

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 18/03/2026 1:07 PM from [REDACTED]

Application Summary

Address:	Land North Of Camer Road Meopham Gravesend Kent
Proposal:	Outline planning application for up to 725 dwellings (Use Class C3), a new two-form entry primary school (Use Class F1), a Local Centre (up to 500sqm of Class E floorspace), the provision of Public Open Space including sport and recreation facilities alongside associated access, landscaping, parking, and infrastructure; with all matters reserved except for access.
Case Officer:	Mrs Katherine Parkin

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] The Russets Meopham Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to formally object to the proposed development under Application Reference 20260207 for land north of Camer Road, Meopham.

My objection is based on the following planning concerns:

Scale and Impact on Village Character..

The proposed development is far too large for a rural village setting. A scheme of up to 725 dwellings would dramatically alter the character of Meopham and the surrounding area. The development would effectively merge neighbouring settlements, eroding the distinct identity and rural appeal that define these communities. This coalescence would permanently urbanise an area that has historically retained a separate village character.

Highway Capacity, Traffic Generation and Road Safety..

The local road network consists primarily of narrow rural lanes that are already congested and unsuitable for substantial increases in traffic. A development of this size would generate a significant number of additional vehicle movements every day, placing severe strain on these roads and increasing congestion, pollution, and the risk of accidents.

The rural nature of this area means that residents are heavily reliant on private

cars. Public transport options are limited, and bus services are infrequent and do not provide a realistic alternative for most daily journeys such as commuting, school travel, shopping, and healthcare appointments. As a result, the vast majority of new residents would depend on private vehicles, greatly increasing traffic levels on roads that were never designed to accommodate such volumes.

Green Belt and Loss of Agricultural Land..

The site forms part of the Green Belt and includes valuable agricultural land. Development would conflict with Green Belt purposes by contributing to urban sprawl and encroaching on open countryside. The loss of productive farmland and open landscape would be permanent and harmful.

Previous Refusal of DevelopmentA previous planning application for this site was refused many years ago when a much smaller scheme was proposed. The reasons included harm to the countryside, traffic concerns, landscape impact, agricultural land issues, and insufficient local infrastructure capacity. These concerns remain relevant today and would be significantly amplified by a development of this magnitude. The historical refusal demonstrates the long-standing sensitivity and unsuitability of this location for large-scale housing.

Pressure on Local Healthcare Services..

Local GP surgeries and hospitals are already operating at full capacity and are unable to accept new patients. A development of this size would place unsustainable pressure on healthcare provision, resulting in longer waiting times and reduced access to essential medical services for existing residents.

Overstretching Local Amenities and Infrastructure..

Village amenities, schools, and community facilities are already heavily used. This proposal would overwhelm existing infrastructure and reduce quality of life for current residents. The scale of growth is disproportionate to the ability of local services to expand.

Water Supply and Flood Risk..

There are serious concerns regarding the capacity of Southern or South East Water to supply the additional demand created by the development. Furthermore, these fields currently act as natural drainage and play an important role in absorbing rainfall. Replacing permeable farmland with extensive hard surfacing would significantly increase surface water runoff and flood risk which the lanes already periodically suffer from.

Loss of Rural Setting..

The development would irreversibly damage the rural setting and peaceful environment that residents value. Transforming open countryside into a dense housing estate would fundamentally change the landscape and village feel.

For all of the reasons above, I strongly urge Gravesham Borough Council to refuse this application.

I also reference the historical planning refusal which highlights that the site has long been considered unsuitable for development, even at a much smaller scale.

Thank you for considering my objection.

Kind regards