

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 1:43 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] White Post Lane Cobham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	1. Overdevelopment and Impact on Local Character The proposed scale of up to 725 dwellings represents a significant overdevelopment of the site, which is likely to be out of keeping with the existing character, density, and grain of the surrounding area. Such a large-scale development risks urbanising what may currently be a more open or semi-rural setting, leading to a loss of local identity and visual amenity. 2. Traffic and Highway Safety Concerns The application only seeks approval for access at this stage, yet the full transport implications of a development of this size have not been adequately demonstrated. An additional 725 homes, along with a school and local centre, will generate substantial traffic movements. This is likely to: Exacerbate congestion on already strained local roads Increase journey times and reduce road safety
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Create hazardous conditions, particularly during school drop-off and peak commuting hours

Without clear, robust mitigation, this proposal raises serious highway safety concerns.

3. Pressure on Local Infrastructure and Services

The development will place significant additional strain on existing infrastructure, including:

GP surgeries and healthcare services

Secondary schools and childcare provision

Utilities and drainage systems

While a primary school is proposed, there is no guarantee it will be delivered in a timely manner or adequately meet demand. Furthermore, secondary education provision has not been addressed.

4. Environmental Impact and Loss of Green Space

The proposal would result in the loss of open land, which may currently provide ecological, recreational, or landscape value. Concerns include:

Loss of biodiversity and wildlife habitats

Increased surface water runoff and flood risk

Reduction in green buffer zones between settlements

The cumulative environmental impact has not been sufficiently mitigated or justified.

5. Prematurity and Lack of Detail

As an outline application with most matters reserved, there is insufficient detail available to fully assess the impact of the development. Key aspects such as layout, scale, appearance, and landscaping are unknown, making it difficult to determine whether the proposal can be delivered in an acceptable manner.

Granting permission at this stage would be premature and could limit the ability to properly scrutinise the development in future stages.

6. Impact on Residential Amenity

Existing residents are likely to experience:

Increased noise and disturbance

Loss of privacy

Increased light pollution

The scale of development risks significantly altering the living conditions of neighbouring properties.

Conclusion

In summary, the proposed development is excessive in scale, inadequately

supported by infrastructure, and lacking sufficient detail to ensure it can be delivered sustainably and safely. The adverse impacts on traffic, environment, local services, and community character outweigh any potential benefits.

Kind regards