

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/03/2026 9:22 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] Tradescant Drive Meopham Gravesend

Comments Details

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

Reasons for comment:

Comments: Application reference: 20260207
Site: Land at Norwood Lane / Camer Road

I am writing to object to the proposed development on land at Norwood Lane / Camer Road.

Loss of Greenbelt Land

The application site is currently designated as Greenbelt and forms part of an important open landscape that helps maintain the distinct identity of surrounding rural communities. Developing this land would reduce the openness of the countryside and weaken the separation between Sole Street and Hook Green. Protecting this gap is consistent with the core purpose of Greenbelt policy, which seeks to prevent incremental expansion that can ultimately lead to neighbouring settlements merging together.

The site is also classified as Grade 2 agricultural land, which is considered good quality farmland. The permanent loss of land capable of supporting food production should be carefully considered, particularly given the increasing importance of protecting productive agricultural resources.

Effect on the Natural Environment

The area surrounding the site includes valued countryside and sensitive landscapes, including nearby woodland habitats such as Blundells Shaw, along with the setting of Camer Park, the Kent Downs National Landscape and the Hook Green Conservation Area. These environments support a range of wildlife species and contribute to the rural character of the locality.

Development would introduce additional lighting, vehicle movements and general disturbance, all of which have the potential to negatively affect local ecosystems. Such changes would diminish the tranquil nature of the area and may result in harm to biodiversity.

The site has not been identified for development within the emerging Local Plan and does not fall within land proposed for release from Greenbelt designation. This suggests that the principle of development in this location has not been supported through the plan-led process.

Local Infrastructure Capacity

Existing local infrastructure is already under pressure. Healthcare services, including GP practices serving Meopham and Istead Rise, are reported to be operating at capacity. Additional housing in this location would increase demand on services that are already stretched.

Traffic and Road Network

The local road network, including Norwood Lane and surrounding routes, has limited capacity and is likely to experience increased congestion as a result of the development. A significant increase in vehicle numbers would add pressure to already busy roads and could impact journey times and road safety.

Higher traffic volumes may also affect emergency vehicle access within the area, particularly where roads are narrow or already congested.

Accessibility Issues

Public transport options are relatively limited, and the nearby railway station does not provide full step-free access between platforms. This creates accessibility challenges for individuals with reduced mobility, wheelchair users, and families with pushchairs. The lack of accessible infrastructure raises questions about the sustainability of locating new housing in this area.

Flooding and Environmental Role of Open Land

Undeveloped land plays an important role in natural drainage by allowing rainwater to soak into the ground. Replacing permeable fields with buildings, roads and hard surfaces can increase surface water runoff and may contribute to flooding in nearby locations including Norwood Lane and Wrotham Road.

Greenfield land also plays a role in carbon storage and contributes to environmental sustainability. Its loss would reduce these benefits.

Combined Impact of Development

The wider area is already experiencing development pressures. It is important that decision-makers consider the cumulative effect of multiple schemes on infrastructure, traffic levels and the rural character of the locality.

Conclusion

Overall, the proposed development would harm the openness and purpose of the Greenbelt, place additional pressure on local services and infrastructure, and negatively affect the character and environmental quality of the surrounding area. As the site has not been allocated for development within the Local Plan, there are strong reasons to refuse this application.

For these reasons, I respectfully request that the application is not approved.

Kind regards