

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 6:16 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] Pitfield Drive Meopham Kent

Comments Details

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

Reasons for comment:

Comments: I wish to object to planning application 20260207 for the proposed development of up to 725 dwellings.

Green Belt Harm and Coalescence - The site lies within the Metropolitan Green Belt. The scale of development would result in significant loss of openness and represent clear encroachment into the countryside.

The site currently forms an important gap between Meopham and Sole Street. Development would erode this separation and result in the effective merging of the two settlements, contrary to a fundamental purpose of the Green Belt.

Disproportionate and Unsympathetic Scale - The proposal for up to 725 homes is wholly disproportionate to the scale of Meopham and would represent a substantial expansion of the village.

Meopham is a historic linear settlement, and this form of large-scale estate development is entirely at odds with its established character and pattern. The proposal would fundamentally alter the character and identity of the village.

Impact on Character and Landscape - The site forms part of the rural setting of Meopham and contributes to its historic character. Development of this scale

would urbanise an open countryside location and erode the distinct character of the area.

Loss of Agricultural Land - The site comprises Grade 2 agricultural land, representing Best and Most Versatile farmland. Its loss would be permanent and conflicts with national policy to protect such land.

Ecology and Biodiversity - The site currently supports wildlife and forms part of a wider rural landscape network. The application fails to demonstrate that the ecological impacts, including potential harm to habitats and protected species, can be adequately mitigated.

Traffic and Infrastructure - The development would generate significant additional traffic on rural roads not designed for such volumes and would place further strain on already stretched local infrastructure.

Amenities - There are simply not sufficient amenities within the local area to support such a large scale development.

Conclusion

The proposal represents inappropriate development in the Green Belt and would result in significant harm, including the merging of Meopham and Sole Street and the loss of the village's distinctive linear character.

I respectfully request that planning permission is refused.

Kind regards