

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 9:11 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:	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 wish to formally object to the proposed development on land at Norwood Lane / Camer Road.

Greenbelt and Urban Sprawl

The proposed site lies within designated Greenbelt and consists of high-quality Grade 2 agricultural land currently used for arable farming. The land contributes to the openness of the countryside and helps maintain the clear separation between the settlements of Sole Street and Hook Green. Development of this site would erode this important gap and contribute to urban sprawl, undermining one of the fundamental purposes of Greenbelt policy.

The site includes and is surrounded by ecologically valuable habitats, including woodland copses such as Blundells Shaw, which support a variety of wildlife including owls, swifts, bats, badgers and birds of prey. The land is also located close to Camer Park, the Kent Downs National Landscape and the Hook Green Conservation Area. The introduction of housing and associated infrastructure

would result in increased light and air pollution, which would harm these habitats and reduce biodiversity. The level of harm to the local environment cannot be fully mitigated.

Importantly, the site has not been allocated for development within the emerging Local Plan and does not meet the criteria for Grey Belt classification. This indicates that the Local Planning Authority has not identified the land as suitable for development at this time.

Greenbelt policy exists to:

- Prevent the coalescence of nearby settlements and protect the countryside from encroachment
- Safeguard natural habitats and ecosystems
- Preserve the character and setting of rural communities

The proposed development would conflict with these key objectives.

Impact on Local Infrastructure

Local infrastructure is already under significant pressure. GP surgeries serving the area, including those in Meopham and Istead Rise, are operating at or near capacity. A development of this scale would place further strain on essential healthcare services.

The local road network is not well suited to accommodate the significant increase in traffic likely to result from the development. Estimates suggest the addition of approximately 1,450 vehicles, in addition to existing local traffic. Increased congestion may delay emergency service access to properties along Norwood Lane and surrounding roads.

Transport Accessibility

Public transport accessibility is limited. The local train station has a footbridge without step-free access, which presents difficulties for disabled passengers and those with pushchairs or mobility needs. This raises concerns about the sustainability and inclusivity of the proposed development.

Environmental Concerns

Open fields currently provide natural drainage, helping to manage surface water and reduce flood risk in surrounding areas, including Norwood Lane and Wrotham Road. Development could reduce the land's ability to absorb rainfall, potentially increasing the risk of localised flooding.

The land also plays an important role in carbon sequestration and contributes to food production. The loss of productive agricultural land conflicts with broader environmental and food security considerations.

Cumulative Impact

The cumulative impact of multiple developments in the wider area should also be taken into account. Incremental growth can collectively place significant pressure on infrastructure, services and the rural character of the area.

Conclusion

For the reasons outlined above, the proposed development would result in harm to the Greenbelt, local environment, infrastructure capacity and the character of the surrounding area. The site has not been identified as suitable for development within the Local Plan, and the negative impacts appear to outweigh any potential benefits.

I respectfully request that the application be refused.

Kind regards