

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] Norwood Lane Meopham

Comments Details

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

Reasons for comment:

Comments: I strongly oppose the proposed development 20260207 for, but not limited to, the following reasons.

1. Not only would this scheme irreversibly damage the character of Meopham, it would cause an unmanageable influx of people to the local area. According to census data from 2021, 6,795 people reside in Meopham over a wide area. This proposal of 725 homes could add in the region of 2,175 additional people in the area based on 3 people per home, which would be a 32% increase to the population on a single country road, which just isn't feasible. Additionally, the height of the proposed buildings added to the incline they would sit in on relation to surrounding areas would dominate the landscape and detract from the natural character of Meopham.

2. This proposal would cause urban sprawl by connecting Sole Street and Hook Green resulting in loss of character of Meopham. The increase in light pollution would really change the character of Meopham at night and also disrupt local animal species.

3. The land is Green Belt and an area of natural beauty. A very diverse range of wildlife frequents and inhabits the land, which I witness on a daily basis as a neighbour, including but not limited to; skylarks, owls, swifts, swallows,

woodpeckers, kestrels, bats, slow worms and lizards. There is not a description that would class this land as Grey Belt. Examples of Grey Belt are areas in Green Belt where the land has already been developed (such as a petrol station) and therefore does not provide any natural beauty. This land does not fit the description of Grey Belt in the slightest.

4. The application states 725 proposed parking spaces for 725 homes, which is not nearly enough parking spaces when you consider that most houses will have multiple occupants and therefore multiple more than one car. There will not be enough space for parking which will cause huge strain on the local infrastructure. The current roads surrounding the proposed development barely have enough capacity for current local residents, let alone a new development which would result in 1,065+ cars (based on the 1.47 average of cars per household in Kent, although this would likely be higher in Meopham due to its rural setting.)

5. Sewage is proposed to be connected to the mains sewage on Norwood Lane. This sewage line is already going to be connected to the other development on the land west of Norwood Lane (ref: 20251035). It would be unviable to connect this many additional homes to the existing sewage infrastructure. Additionally, capacity should be reserved first for existing houses and then the homes that may be built in areas marked for residential development in the latest Gravesham Borough plan. The capacity of the sewage system should be assessed based on this application plus the other applications and potential for further houses in the new residential zones outlined in the latest Gravesham Borough Council local plan.

6. The water pressure for the area is already low; any development would need to have its own water source and system to distribute and manage sewage as it would cause too much strain on the local area.

7. The Application form answered 'No' to 'Will the proposal increase the flood risk elsewhere', which I believe to be completely false. The land on which the development is proposed regularly floods, particularly on its edge closest to Norwood Lane. Considering the field is already a natural sink and floods in places, removing this natural sink will surely create flooding issues on Norwood Lane, which is prone to flooding already. The huge scale of this proposal will massively increase the flood risk to the local area and potentially even cause flooding onto the railway lines it is situated next to, which could be incredibly dangerous.

8. The development will make it very dangerous to access Camer Park on foot from Norwood Lane due to the heightened level of traffic and no provisions have been made in the plans for footpaths from Norwood Lane to Camer Park Road, which is used daily by locals. Large amounts of traffic would be created with cars trying to access Wrotham Road, which is already severely congested during the mornings and afternoons. The plan also appears to show blocking off Norwood Lane which would mean we have to take a longer commute to access Cobham on a twice daily basis.

9. There is not enough capacity at the local doctor surgery to cope with this many additional people, let alone the other local developments being proposed.

10. The local employment market is incredibly weak due to Meopham's rural setting and limited industry, meaning any social housing development for those on benefits and/or unemployed and will not provide any opportunities for them to find work. This could in turn lead to social unrest and increased levels of crime in the local area, putting a further strain on public resources to tackle these issues.

Kind regards

