

## 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 9:30 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                                                                                                                                                                                                                                                                                                                                                           |

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### 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: | <p>Application reference: 20260207<br/>Site: Land at Norwood Lane / Camer Road</p> <p>I wish to object to the proposed development on land at Norwood Lane / Camer Road due to concerns regarding the impact on Greenbelt, local infrastructure, the environment and the overall suitability of the site for development.</p> <p>Greenbelt Policy and Settlement Separation</p> <p>The site lies within designated Greenbelt countryside which currently provides an important buffer between nearby communities. One of the key purposes of Greenbelt designation is to maintain openness and prevent the gradual joining of neighbouring villages. Building on this land would reduce the gap between Sole Street and Hook Green, altering the rural setting and contributing to the spread of built development into the countryside.</p> <p>The land is also identified as Grade 2 agricultural land, which represents a valuable natural resource capable of supporting food production. The permanent loss of such land should be carefully weighed against the benefits of development.</p> |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The site has not been identified for development within the emerging Local Plan and has not been classified as Grey Belt land. This indicates that the principle of development in this location has not been established through the local planning framework.

### Character of the Area and Impact on Landscape

The surrounding area is characterised by open countryside and natural features which contribute to its rural identity. The proximity of the site to valued landscapes including Camer Park, the Kent Downs National Landscape and the Hook Green Conservation Area highlights the sensitivity of this location.

Nearby woodland areas such as Blundells Shaw provide habitat for a variety of wildlife species. Increased lighting, activity and vehicle movements associated with new housing could disturb wildlife and reduce the ecological value of the area. Development would also change the visual character of the landscape and diminish the sense of openness currently enjoyed.

### Local Services and Facilities

Local services are already under pressure, particularly healthcare provision. GP surgeries serving this area, including those in Meopham and Istead Rise, are understood to be operating at capacity. Additional housing would inevitably increase demand on services that are already stretched.

### Highways and Traffic Concerns

The surrounding road network is relatively limited and may struggle to accommodate the level of additional traffic likely to be generated by the development. Increased vehicle movements could lead to congestion on local roads, including Norwood Lane, and may create difficulties for emergency vehicles needing timely access.

### Transport Accessibility

Public transport accessibility is limited and does not fully support inclusive travel. The local railway station requires the use of steps to move between platforms, meaning that step-free access is not available for all users. This presents challenges for those with mobility difficulties, wheelchair users and families with young children, and raises questions about whether the location is suitable for sustainable development.

### Drainage and Flood Risk

The existing open fields play an important role in absorbing rainfall and helping to manage surface water. Development would introduce additional hard surfaces which may increase runoff and place additional pressure on local drainage systems. There are concerns that this could increase the risk of flooding in nearby areas including Norwood Lane and Wrotham Road.

Open land also contributes to environmental sustainability through carbon storage and supports agricultural productivity. The loss of these benefits should be considered as part of the overall planning balance.

### Cumulative Effects

It is also important to consider the cumulative effect of development in the surrounding area. Incremental increases in housing can collectively place significant strain on infrastructure, increase traffic levels and gradually erode the rural character of the locality.

### Summary

The proposal would result in harm to the openness of the Greenbelt, place additional pressure on local infrastructure and services, and negatively affect the environmental quality and character of the area. As the site has not been allocated for development within the Local Plan, there is insufficient justification to support the proposal.

I respectfully request that planning permission is refused.

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Kind regards