

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 9:58 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 wish to register my objection to the proposed development on the land at Norwood Lane / Camer Road.

Impact on Greenbelt

The application site is located within designated Greenbelt land and currently forms part of an open rural landscape that separates nearby communities. One of the principal purposes of Greenbelt policy is to maintain openness and prevent neighbouring settlements from merging. Development in this location would reduce the physical gap between Sole Street and Hook Green, fundamentally altering the character of the area and contributing to gradual urban expansion.

The land is also classified as Grade 2 agricultural land, representing a valuable resource for food production. Its loss would reduce the availability of productive farmland and conflict with wider sustainability objectives.

Ecology and Landscape Setting

The site is close to sensitive landscapes including Camer Park, the Kent Downs National Landscape and the Hook Green Conservation Area. It also includes nearby woodland habitats such as Blundells Shaw, which support a wide range of wildlife species including birds, bats and mammals. Increased lighting, traffic and general activity associated with development would inevitably disturb these habitats and diminish biodiversity. Such impacts are unlikely to be fully offset by mitigation measures.

The site has not been allocated for development within the emerging Local Plan and does not fall within areas identified for potential Grey Belt release. This indicates that the Local Planning Authority has not considered this land appropriate for development at this stage.

Pressure on Local Services

Local services are already experiencing high levels of demand. GP practices serving the area, including those in Meopham and Istead Rise, are operating at or close to full capacity. A significant increase in local population would place additional pressure on healthcare provision and other community facilities.

Traffic and Highway Safety

The surrounding road network is limited in capacity and is not designed for substantial increases in traffic flow. The proposed development could result in a large number of additional vehicle movements, adding congestion to local roads. Increased traffic levels may also affect the ability of emergency vehicles to access properties efficiently, particularly along Norwood Lane.

Accessibility and Sustainability

Public transport accessibility in the area presents challenges. The nearby railway station does not provide step-free access across platforms, which limits accessibility for those with mobility needs, disabilities or pushchairs. This raises concerns about whether the location is suitable for development that aims to promote sustainable travel options.

Flood Risk and Environmental Considerations

Existing open land plays an important role in absorbing rainfall and managing surface water. Development may increase hard surfaces and reduce natural drainage capacity, potentially increasing the likelihood of flooding in nearby areas such as Norwood Lane and Wrotham Road.

In addition, undeveloped land contributes to carbon storage and supports local food production. The loss of this land would reduce these environmental benefits.

Cumulative Development Impact

Consideration should also be given to the combined impact of multiple developments in the surrounding area. Even individually modest schemes can collectively place considerable strain on infrastructure, transport networks and the rural character of the locality.

Summary

For the reasons outlined above, the proposal would harm the openness of the Greenbelt, place additional strain on local infrastructure and services, and negatively affect the character and environmental value of the area. As the site has not been identified as suitable for development within the Local Plan, I respectfully request that planning permission is refused.

Kind regards