

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 11:31 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] Camer Street, Meopham Gravesend

Comments Details

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

Reasons for comment:

Comments: LOSS OF RURAL LANDSCAPE: The proposed development will fundamentally change the character of the area from being rural with nucleated village settlements linked by a rural lane to being one large town. The land is green belt, the core purpose of which is to prevent neighbouring towns from merging and it is farming land, which should be protected for food security. New developments should be built within existing urban centres and on brownfield sites (of which there are a number in Gravesham). This view is backed up by the consultee response from the Kent Downs National Landscape which points out that some of the assertions in the submission misrepresent the impact of the development on the landscape. The submission also underestimates the 'receptor sensitivity' and impact of all the listed buildings in the vicinity whose setting will be negatively impacted.

The large development borders the Kent Downs National Landscape, with houses being built right up to the boundary (replacing open farmland) and changes the boundary with the National Landscape from a rural road with no markings to one with a roundabout. This impacts on the National Landscape's rural setting. The planning submission's assertions to the contrary are disingenuous. Land immediately south of Camer road (within the National Landscape) is represented in the concept masterplan as being residential gardens whereas in reality it is historic orchard; to suggest that it is already

domestic (as the masterplan and environmental statement chapter 2 seems to do) is deliberately misleading to seek to minimise the landscape impact.

UNTENABLE INCREASE IN TRAFFIC: The lane between Meopham and Sole Street is already very busy at peak times, and comes to a complete standstill when the A2 is blocked (which happens often). The introduction of 725 new houses, all with vehicles (there are no supermarkets within walking distance and many commuters drive to Ebbsfleet) plus the school which (if built) will take pupils from beyond the development hugely increase road journeys on a network (including the A227) that is already under strain. The calculations (only allowing for an extra 2000 journeys per day) in the transport submission are unrealistic and do not take into account these additional journeys to and from schools, shops, socialising and Ebbsfleet or deliveries. They also overestimate people's willingness to walk rather than drive (expecting people to walk up to 2Km to small local shops is unreasonably optimistic).

ECOLOGY: We know there are buzzards nesting in the two shaws and regularly see barn owls, little owls and tawny owls in the immediate vicinity of the proposed development. The planning proposals implies that by retaining the shaws the wildlife will be preserved, but in reality, these sorts of birds will not nest tiny pockets of woods within a development of 725 houses.

AMENITIES: Local service are already at capacity. The applicant's health submission states that there is enough primary care capacity, but this is contradicted by both the NHS consultation response which states "the need from this development, along with other new developments, will need to be met through the creation of additional capacity in primary and community care facilities" and by the current residents lived experience of difficulties accessing primary and acute care. There is no increase in secondary school provision not proposed. Local grammar schools and Meopham secondary are already over-subscribed; similarly no consideration of early years provision. For shops and entertainment, residents will have to drive elsewhere.

CONCLUSION This proposal does not respond to local or even regional requirements; it is developer led and will create a car-dependent urban sprawl which will severely harm the character of the rural villages of Meopham and Sole Street.

Kind regards