



17th March 2026

Planning Department
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Re: Objection to Outline Planning Application 20260207 – Land at Norwood Lane / Camer Road

Dear Planning Officer,

I am writing to submit a formal objection to Outline Planning Application 20260207, which proposes the construction of approximately 725 dwellings on Green Belt land at Norwood Lane and Camer Road.

1. Green Belt Status and Agricultural Value

The proposed development site lies entirely within designated Green Belt and comprises Grade 2 agricultural land. The land includes several biodiverse woodland copses including Blundells Shaw with significant amounts of wildlife, including barn owls, swifts, bats, badgers, and birds of prey. The site is not included in the emerging Local Plan, and the proposed site does not meet the accepted definition of 'Greybelt'. No very special circumstances have been demonstrated to justify releasing this land from Green Belt protection.

2. Prevention of Urban Sprawl and Settlement Merging

The proposal would undermine the Green Belt purpose of preventing settlement merging. The development would result in Sole Street and Hook Green merging, altering the rural character of the area and eroding the distinct identities of both villages.

3. Traffic Impact on the A227 and Local Roads

The A227 is already heavily congested. The proposal is expected to generate around 1,450 additional cars, worsening congestion on the A227 Meopham corridor, increasing safety risks on Norwood Lane, and placing pressure on Camer Road. Emergency vehicle access would also be impeded.

4. Cumulative Impact of the Approved Moto Lorry Park

A new 16-acre Moto lorry park has been approved at Wrotham Water Farm, west of the A20 and north of the M26 Junction 2a. This facility will include secure HGV parking, a fuel station, a service building, and a new roundabout access onto the A20. Some HGVs will inevitably use the A227 and surrounding minor roads, the same roads required to support traffic from the proposed 725-home development. The combined effect of increased HGV movements and new private vehicles would significantly worsen road safety and air quality.

5. Insufficient Local Infrastructure Capacity

Local services are already under strain. Meopham and Istead Rise GP Practices are both at capacity. Rail access is limited due to the station bridge lacking a lift, and public transport links are insufficient.

6. Environmental and Biodiversity Impacts

The site forms part of a wider ecological network adjoining Camer Park and the Kent Downs National Landscape. The development would result in loss of biodiverse woodland, disruption of wildlife habitats, increased light and noise pollution, and fragmentation of ancient ecosystems.

7. Flood Risk and Surface Water Management

Open fields currently capture water and reduce flooding, a major issue on Norwood Lane and Wrotham Road. Replacing permeable farmland with hard surfaces will increase runoff and heighten flood risk.

8. Food Security and Loss of Productive Land

The site comprises high-quality Grade 2 agricultural land, important for national food security. Building over productive farmland is inconsistent with sustainability goals.

Conclusion

For the reasons outlined above, including Green Belt protection, traffic and safety concerns, cumulative impact with the approved Moto lorry park, infrastructure limitations, environmental harm, and loss of agricultural land, I respectfully request that Gravesham Borough Council refuse planning application 20260207.

Thank you for considering my objection.

Yours faithfully,

