

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/03/2026 11:25 AM 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] Sallows Shaw Sole street Cobham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I write to formally object to this Planning Application.

Having carefully reviewed the application, I have significant concerns regarding the proposal and its impact on the local area. My objections are as follows:

1. Inappropriate Development in the Green Belt

The site is designated Green Belt land and, as such, benefits from strong protection against inappropriate development. The proposal clearly conflicts with the fundamental aim of Green Belt policy, which is to prevent urban sprawl and preserve the openness and permanence of the Green Belt.

Furthermore, the land is classified as Grade 2 agricultural land, representing high-quality and versatile farmland. Development on such land should be avoided unless there is a clear and overriding need, which has not been demonstrated in this case.

The site does not meet any recognised or accepted definition of "Grey Belt" land. It is not previously developed land, nor does it exhibit characteristics that would justify a relaxation of Green Belt protections. As such, the proposal constitutes inappropriate development for which no very special circumstances have been convincingly established.

2. Conflict with the Emerging Local Plan

The site is not allocated for development within the emerging Local Plan. This strongly indicates that the local planning authority does not consider the site suitable for development, either now or in the foreseeable future. Granting permission would therefore be premature and undermine the plan-led approach to sustainable development.

3. Overdevelopment and Density

The scale and density of the proposed development are excessive and wholly out of keeping with the rural character of the surrounding area. This represents an overdevelopment of the site that would erode the openness of the countryside.

4. Severe Traffic Impact and Highway Safety

The development is expected to generate traffic associated with approximately 1,450 additional cars. This is entirely incompatible with the existing road infrastructure. The surrounding roads are narrow, rural lanes that are unsuitable for such a substantial increase in traffic.

This would lead to:

- Increased congestion and delays
- Significant highway safety risks
- Difficulties for vehicles passing on narrow roads
- Greater risk to pedestrians and cyclists

The application fails to demonstrate that these impacts can be safely mitigated.

5. Inadequate Public Transport Provision

The site is poorly served by public transport, with limited and infrequent bus services. This makes the development heavily reliant on private car use, further compounding traffic and sustainability concerns.

6. Pressure on Local Infrastructure (Healthcare and Education)

Local services are already under severe pressure:

- The local GP surgery is oversubscribed and unable to accommodate further demand
- Local schools are also oversubscribed, with little or no spare capacity

The application does not provide adequate or credible measures to address these constraints, placing unacceptable strain on essential community infrastructure.

7. Impact on Residential Amenity

The scale of development would result in increased noise, disturbance, and general activity, negatively affecting the amenity of existing residents.

8. Environmental Concerns

There is insufficient information regarding the impact on drainage, biodiversity, and air quality. The loss of high-grade agricultural land and increased vehicle emissions are of particular concern.

Conclusion

For the reasons outlined above-most critically the inappropriate development within the Green Belt, loss of Grade 2 agricultural land, conflict with the emerging Local Plan, severe traffic impacts, and unsustainable pressure on local infrastructure-I strongly urge the Council to refuse this application.

The proposal fails to meet fundamental planning policy requirements and does not represent sustainable or appropriate development

Kind regards