

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/03/2026 3:51 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:	The Pippins Meopham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly OBJECT to the planning application on Land North of Camer Road Meopham Gravesend Kent for the following reasons:

1. Green Belt Protection and Urban Sprawl

The proposed development site is located within designated Green Belt land and comprises Grade 2 agricultural land currently used for arable farming. The site also contains several biodiverse woodland copses, including Blundells Shaw, which supports a wide range of wildlife species.

This area forms part of an important ecological landscape adjoining Camer Park, the Kent Downs National Landscape, and the Conservation Area of Hook Green, Meopham. Species recorded in the area include barn owls, swifts, bats, badgers and various birds of prey. These species rely on the open land and woodland habitats for feeding, nesting and migration corridors. Increased light pollution, airborne pollution and general disturbance from development would inevitably damage these habitats, and it is unlikely that mitigation measures would adequately compensate for this loss.

The site does not meet the accepted definition of "Grey Belt" land and remains designated Green Belt. Furthermore, it is not included in the emerging Local Plan for Gravesham Borough Council, indicating that the council has not identified this land as appropriate for development.

Green Belt policy is intended to:

- Prevent urban sprawl by keeping land permanently open and avoiding the merging of neighbouring settlements. Development on this site risks the coalescence of Sole Street and Hook Green.
- Safeguard the countryside and protect natural habitats, including ancient ecosystems, wildlife flight paths and mammal hunting grounds.
- Preserve the character and setting of existing villages. The unique rural character of Sole Street and Hook Green would be significantly harmed by a development of this scale and would remove Village Status.

730 new properties is a hugely major development with long term negative implications for Meopham and the surrounding area.

2. Local Infrastructure Capacity

Local infrastructure is already under significant pressure. Both Meopham and Istead Rise GP practices have confirmed that they are currently operating at capacity. Additional housing would place further strain on already overstretched healthcare services.

Transport infrastructure is also limited. Increased housing could result in approximately 1,450 additional vehicles, excluding delivery and service traffic. This would significantly increase congestion and pollution on surrounding roads. In addition, emergency vehicle access to properties along Norwood Lane could be impeded by increased traffic levels.

3. Transport Accessibility

The nearby railway station is not fully accessible, as access between platforms requires crossing a bridge with no lift. This creates barriers for disabled users, elderly residents and people with prams, limiting sustainable transport accessibility.

4. Environmental Impact

Development would introduce increased air pollution, noise and significant light pollution into what is currently a rural environment. These impacts would affect both local residents and wildlife.

Open agricultural land currently performs an important environmental function by acting as a natural carbon sink and contributing to climate change.

5. Flood Risk

The existing open fields play an important role in natural drainage by absorbing rainfall and reducing runoff. Flooding is already a known issue along Norwood Lane and Wrotham Road. Replacing permeable land with hard surfaces could exacerbate this risk despite proposed mitigation measures.

6. Cumulative Development Impact

The cumulative impact of multiple developments within the surrounding area must be properly considered. Continued development risks placing unsustainable pressure on infrastructure, roads and public services.

7. Food Security

The site comprises productive Grade 2 agricultural land. At a time when national food security is an increasing concern, the loss of high-quality farmland should be carefully considered before approving development.

For the reasons outlined above, the proposed development conflicts with established Green Belt policy and would cause significant harm to the countryside, local infrastructure, biodiversity and the character of surrounding villages. I therefore strongly object to this planning application.

Kind regards