

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/03/2026 8:57 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] blenheim close meopham

Comments Details

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

Reasons for comment:

Comments:	I wish to object to the proposed outline planning permission for the construction of 725 dwellings on land at Norwood Lane/Camer Road, Meopham, on the following grounds: Firstly, the site lies within the Green Belt and comprises Grade 2 agricultural land, as well as several biodiverse woodland copses, including Blundells Shaw, which support a wide range of wildlife. As a resident of 18 years, I have personally observed species such as barn owls, swifts, bats, badgers, buzzards and red kites, alongside a rich variety of flora and fauna. The planning system has a clear duty to safeguard the countryside, protect natural habitats and preserve established ecosystems. Development of this scale would inevitably disrupt wildlife corridors, flight paths and feeding grounds, resulting in significant and irreversible ecological harm. Secondly, the site is located adjacent to Camer Park, the Kent Downs National Landscape, and the conservation area of Hook Green. The introduction of a large-scale housing development would result in increased air and light pollution, which cannot be fully mitigated and would detract from the environmental quality and tranquillity of these sensitive and protected areas. Furthermore, the proposed development would contribute to urban sprawl,
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effectively merging the villages of Meopham and Sole Street. This would erode the distinct identity and rural character of both settlements. It is essential that this land remains undeveloped in order to maintain separation between communities and preserve the character of the area.

The cumulative impact of multiple proposed developments must also be considered. There are currently several planning applications under consideration across Meopham and Istead Rise, amounting to approximately 1,800 new homes, with around 1,500 in Meopham alone. The addition of this development would place an unsustainable burden on local infrastructure.

Transport infrastructure in Meopham is already inadequate. The A227 road experiences significant congestion, particularly during roadworks or when traffic is diverted from the A2 or M20. The increase in vehicle numbers associated with such large-scale development-potentially averaging two or more cars per household-would exacerbate existing issues, leading to severe congestion and increased safety risks. Public transport and accessibility are also limited, with no disabled access lifts at Meopham Station and a lack of safe cycling routes connecting to surrounding towns.

In addition, increased traffic associated with wider infrastructure projects, including the proposed Lower Thames Crossing, is likely to further compound these issues and should be taken into account.

Flood risk is another significant concern. Areas such as Hook Green and Wrotham Road near Norwood Lane have historically experienced flooding. The existing open fields play an important role in absorbing rainwater, and their development would likely increase surface water runoff, exacerbating flood risks for existing residents.

Local services are already under considerable strain. GP surgeries, including those serving Meopham and Istead Rise, have indicated that they are operating at full capacity, and Darent Valley Hospital is similarly under pressure. There is insufficient healthcare infrastructure to support a substantial increase in population.

Finally, concerns must be raised regarding water supply and sewerage capacity. Water providers are already struggling to meet demand, with recurring summer hosepipe bans highlighting existing shortages. It has been stated by South East Water that there is insufficient capacity to support the level of housing growth currently being proposed. This raises serious questions about the sustainability and deliverability of developments of this scale.

Kind regards