

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 8:59 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] Downs Road Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	Planning Objection: Proposed Development of 750 Houses at Norwood Lane, Meopham To: Planning Department, Gravesham Borough Council Re: Planning Application for 750 Dwellings at Norwood Lane, Meopham I am writing to register a formal objection to the proposed development of 750 houses at Norwood Lane, Meopham. This application raises significant concerns regarding the suitability of the location, the impact on neighbouring settlements such as Sole Street, the incompatibility with Gravesham Borough Council's stated objective to reduce car usage by 5%, and the wider detrimental effects on the local area. 1. Unsuitable Location and Disproportionate Scale The proposed site lies on the rural edge of Meopham, an area characterised by open countryside, agricultural land, and low density settlement patterns. Introducing 750 dwellings represents a dramatic and disproportionate intensification of development that is wholly out of keeping with the existing landscape and settlement hierarchy. - Meopham is classified as a rural village with limited infrastructure capacity. - The proposal would effectively create a new settlement rather than a modest extension. - The development would erode the rural character of Norwood Lane and surrounding countryside, contrary to local and national planning policies that
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seek to protect rural landscapes.

This location is fundamentally unsuited to a development of this magnitude.

2. Encroachment Towards Sole Street

The expansion of built form towards Sole Street is a major concern.

- Sole Street is a small, distinct village with its own identity and conservation sensitivities.

- The proposed development would narrow the strategic gap between Meopham and Sole Street, risking coalescence of the two settlements.

- This would undermine the rural separation that local residents and planning policy have long sought to preserve.

Maintaining clear settlement boundaries is essential to protecting the character and individuality of both Meopham and Sole Street.

3. Conflict with Gravesham Council's Objective to Reduce Car Usage by 5%

Gravesham Borough Council has publicly committed to reducing car usage by 5% as part of its sustainability and climate responsibility objectives. This development directly contradicts that goal.

Why the proposal increases car dependency:

- The site is not within walking distance of a full range of essential services.

- Public transport provision is limited, infrequent, and already under strain.

- The topography and road layout discourage active travel such as cycling.

- Residents would inevitably rely on private vehicles for commuting, school runs, shopping, and healthcare.

A development of 750 homes could easily generate 1,500-2,000 additional cars, significantly increasing traffic on Norwood Lane, the A227, and surrounding rural roads. This is the opposite of reducing car usage; it entrenches long term car dependency.

4. Harmful Impact on the Local Area

The cumulative impact on the local area would be severe:

Infrastructure Overload

- Local schools are already near capacity.

- GP surgeries and healthcare services are overstretched.

- Utilities and drainage systems are not designed for such a large influx of residents.

Traffic and Road Safety

- Norwood Lane is narrow, rural, and unsuitable for high volume traffic.

- Increased congestion on the A227 would affect Meopham, Istead Rise and other communities on the A227 route..

- Pedestrian safety would be compromised, particularly for children walking to school.

Environmental Impact

- Loss of greenfield land and wildlife habitat.

- Increased pollution and noise.

- Reduction in biodiversity and disruption of ecological corridors.

Community Character

- The rural identity of Meopham would be fundamentally altered.

- The scale of the development risks overwhelming the existing community and eroding its village feel.

Conclusion

This proposal is unsustainable, inappropriate for its location, and incompatible with Gravesham Borough Council's own environmental and transport objectives. The development would cause irreversible harm to Meopham, Sole Street, and the surrounding countryside.

For these reasons, I strongly urge the Council to refuse this planning application.

Kind regards