

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 9:02 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:	Eustace Crescent Strood

Comments Details

Commenter Type:	Member of the Public
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:

Inadequate Infrastructure Capacity

Local infrastructure is already under significant strain and would be unable to accommodate development on this scale. GP surgeries in Meopham and Istead Rise are operating at full capacity, and Darent Valley Hospital is also struggling to meet demand. There is insufficient healthcare provision to support a substantial population increase.

Water Supply and Sewerage Constraints

There are serious concerns regarding the availability of water resources and sewerage capacity. Water providers are already struggling to meet demand, as evidenced by regular hosepipe bans during summer months. South East Water has indicated that there is insufficient capacity to support the scale of housebuilding being proposed, raising concerns about the long-term

sustainability of this development.

Transport and Highway Impact

The local road network is inadequate for the level of additional traffic that would be generated. The A227 road already experiences frequent congestion, particularly during roadworks or when traffic is diverted from the A2 or M20. An increase of potentially two or more vehicles per household across this and other proposed developments would significantly worsen congestion and road safety.

Public transport and accessibility are also limited, with no disabled access lifts at Meopham Station and a lack of safe cycling routes connecting to nearby towns. The impact of the proposed Lower Thames Crossing is also likely to further increase traffic in the area. Buses are infrequent.

Flood Risk and Drainage Concerns

Areas such as Hook Green and Wrotham Road near Norwood Lane have historically experienced flooding. The existing open fields play a crucial role in absorbing rainfall. Development of this land would increase surface water runoff and is likely to exacerbate flood risk for existing properties.

Loss of Green Belt and High-Quality Agricultural Land

The site lies within the Green Belt and consists of Grade 2 agricultural land. Development would result in the permanent loss of valuable countryside, contrary to the fundamental aim of Green Belt policy to prevent urban sprawl and protect rural landscapes.

Harm to Biodiversity and Natural Habitats

The site includes biodiverse woodland copses, including Blundells Shaw, which support a wide range of wildlife. Species observed in the area include barn owls, swifts, bats, badgers, buzzards and red kites, alongside a rich variety of flora and fauna. Development would disrupt established ecosystems, including bird flight paths and mammal foraging areas, causing irreversible ecological harm.

Impact on Nearby Protected Landscapes and Heritage Areas

The site is adjacent to Camer Park, the Kent Downs National Landscape, and the conservation area of Hook Green. Increased air and light pollution from a development of this scale would harm the setting, tranquillity and environmental quality of these sensitive areas, and such impacts cannot be fully mitigated.

Urban Sprawl and Loss of Settlement Identity

The proposed development would lead to the coalescence of the Hook Green area of Meopham with Sole Street, eroding the distinct character and identity of both settlements. This land should remain undeveloped to preserve the separation and rural nature of the area.

Cumulative Impact of Multiple Developments

Consideration must be given to the cumulative effect of multiple proposed developments in Meopham and Istead Rise. There are currently proposals totalling approximately 1,800 new homes, with around 1,500 in Meopham alone. Taken together, these developments would place an unsustainable burden on infrastructure, services and the environment, and fundamentally change the character of the area

Kind regards