

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 9:23 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:	Manor Gardens North Ash Road new ash green

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object on the following grounds: -

- Loss of Green Belt and Agricultural Land

The application site is located within the designated Green Belt and comprises Grade 2 agricultural land. The fundamental purpose of Green Belt policy is to prevent urban sprawl and to keep land permanently open. Development of this scale would cause substantial harm to openness and undermine the function of the Green Belt. In addition, the loss of high-quality agricultural land conflicts with national objectives to safeguard the best and most versatile farmland.

- Urban Sprawl and Coalescence of Settlements

The proposal would result in the merging of the Hook Green area of Meopham with Sole Street, eroding the clear separation between settlements. This would significantly alter the rural character of the area and diminish the distinct identity of both communities. Retaining this land as open countryside is essential to prevent coalescence.

- Impact on Landscape Character and Designated Areas

The site lies adjacent to Camer Park, the Kent Downs National Landscape, and the Hook Green Conservation Area. A development of this scale would introduce urbanising effects including visual intrusion, noise, air pollution, and light

pollution. These impacts would harm the setting, tranquillity and scenic quality of these sensitive and protected areas, and cannot be fully mitigated.

- Harm to Biodiversity and Natural Habitats

The site includes biodiverse woodland copses, including Blundells Shaw, supporting a wide range of wildlife. Over many years, species such as barn owls, swifts, bats, badgers, buzzards and red kites have been observed in the area. These habitats form part of an established ecological network. Development would fragment habitats, disrupt feeding and breeding patterns, and lead to a significant and irreversible loss of biodiversity.

- Flood Risk and Drainage Issues

The area, including Hook Green and Wrotham Road near Norwood Lane, has a known history of surface water flooding. The existing undeveloped land plays an important role in absorbing rainfall and managing runoff. Its loss would increase impermeable surfaces, likely exacerbating flood risk for both existing and future residents.

- Transport and Highway Constraints

The local road network is already under pressure and is not capable of accommodating the additional traffic that would arise from this development. The A227 road regularly experiences congestion, particularly when affected by roadworks or diverted traffic from the A2 and M20. A substantial increase in vehicle movements would worsen congestion, reduce road safety, and negatively impact daily life for residents.

Public transport and accessibility are limited, with poor facilities at Meopham Station, including a lack of step-free access, and no safe, integrated cycling routes. The development would therefore increase reliance on private vehicles, contrary to sustainable transport objectives.

The potential cumulative impact of the proposed Lower Thames Crossing is also likely to further increase traffic in the area and must be taken into account.

- Pressure on Local Infrastructure and Services

Essential services are already operating at or beyond capacity. Local GP practices are unable to accommodate significant population growth, and Darent Valley Hospital is under considerable strain. There is insufficient evidence that the necessary infrastructure improvements can be delivered to support this scale of development.

- Water Supply and Sewerage Limitations

Concerns remain regarding the ability of water and wastewater infrastructure to support additional housing. Existing supply is already stretched, with frequent summer shortages. South East Water has highlighted capacity issues, raising doubts about whether this level of development is feasible or sustainable in the long term.

- Cumulative Impact of Development

This proposal must be considered alongside other developments in Meopham and Istead Rise. There are currently proposals totalling approximately 1,800 dwellings, with around 1,500 in Meopham alone. The combined impact would place unsustainable pressure on infrastructure, services, and the environment, fundamentally changing the character of the area.

- Failure to Achieve Sustainable Development

Overall, the proposal does not represent sustainable development. It would result in significant environmental harm, place undue strain on infrastructure, and promote car-dependent living. As such, it conflicts with the core principles of the National Planning Policy Framework, particularly those relating to environmental protection, sustainable transport, and the preservation of the Green Belt.

Kind regards