Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2026 7:18 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:	
Address:	[redacted]Cheyne Walk Meopham Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object to planning ref 20260207. This significant development of 725/730 houses is vast and will lead to a town being created from a village and merging of populations. I have previously recorded objections to earlier proposals (20251116, 20250992, 20250399) and request also that 20250802 also be taken in to consideration...only when adding this latest proposal to existing plans will one truly see the future of an historic village destroyed for financial gain. With this latest proposal that's around 1500 new homes and conservatively 3,000 additional people. Reference Land west of Norwood Lane; land opposite Camer Parade at Wrotham Road and Longfield Road. Proximity to rail networks and local bus routes is highlighted as a feature of each development though the likelihood is that each household will continue to rely on cars as their primary mode of transport. The bus service currently serving Meopham does not meet current needs and to quote a regular bus service is a myth. Trains into London in rush hour also take one hour so while they may be regular they are not frequent or fast. Reliance on cars for alternative travel options will add further pressure to the road infrastructrure. The proposals for traffic management will create bottlenecks and accident

blackspots at junctions joining the A227.
With regard to planning reference 20260207 and the development of 730 houses the land in question is currently farming land.
There may be some questions on a technicality around whether the land is Greenbelt or Grey Belt, however it is inappropriate for what is currently farmland to be turned in to an area of urban sprawl with villages being merged and new towns created.
The proposed site is not included in the proposed local plan due for release in the near future which means that Gravesham Borough Council have not designated this site suitable for development.
The proposal will impact grade 2 agricultural land currently serving arable crops with several biodiverse woodland copses and local wildlife also impacted.
The area is part of the Kent downs national landscape and includes the conservation area of Hook Green.
No amount of mitigation will alleviate the potential damage due to increased airborne and light pollution caused by the development.
It is noted that moderate impact could well remain for at least 15 years.
As well as a permanent destruction of arable land, natural habitats and ancient ecosystems the character of the area, which generates a significant amount of visitors from outside the area will be irrevocably changed.
The proposals may well be tactical but if realised will destroy the character of the area and excessively impact local services which are already at capacity.
- Both Meopham and Istead Rise GP surgeries have confirmed that they have no additional capacity.
- Southeast water in response to the developments in neighbouring borough of Tonbridge and Malling have raised concerns with government around their concerns to serve proposed developments.
- Local traffic increases could see 1450 extra cars plus local driver vehicles
- Emergency vehicles to houses on Norwood lane would be impeded by the proposed traffic management system
- additional traffic will cause pollution
- development will cause light pollution
- both Meopham and Sole street stations are served by footbridges making access a challenge for those less able and young families
- the existing farmland acts as water capture water reducing flooding with the open land acting as a carbon sump
- a new school is proposed - though there is no indication of where the school leavers will go for further education. Meopham Secondary has been enlarged and is already full.
Allowing developments of this size in the context of Meopham history is a mistake and the sheer scale of the proposals highlighted locally will turn a linear village into a sprawling urban area.
Communities are not built this way.
It is obvious that the proposal is for considerable financial gain.

Kind regards