

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/03/2026 7:09 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] Wrotham Road Meopham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Mrs Katherine Parkin,

I am writing to formally object to outline planning application 20260207 for the proposed development of up to 725 homes on land at Norwood Lane / Camer Road.

1. Inappropriate Development in the Green Belt

The application site lies within designated Green Belt land, where there is a strong presumption against inappropriate development except in very special circumstances. The proposal would result in the permanent loss of open countryside, undermining the fundamental purposes of the Green Belt, including preventing urban sprawl and safeguarding the countryside from encroachment. Furthermore, the site does not appear to be allocated for development within the emerging Local Plan, reinforcing its unsuitability.

2. Harm to Landscape Character and Coalescence of Settlements

The proposed development would erode the distinct identities of Sole Street and Hook Green by contributing to the coalescence of settlements. This would significantly harm the rural character of the area and the setting of nearby valued

landscapes, including the Kent Downs National Landscape.

3. Loss of Biodiversity and Ecological Impact

The site comprises agricultural land and biodiverse woodland copses, including Bundells Shaw, which support a wide range of wildlife such as bats, birds of prey, and other protected species. The scale of development, together with increased light and noise pollution, would result in significant and likely irreversible ecological harm. The proposed mitigation measures are unlikely to adequately compensate for these losses.

4. Infrastructure Capacity and Local Services

Local infrastructure is already under considerable strain. GP surgeries serving Meopham and Istead Rise are operating at or near capacity. There is insufficient evidence to demonstrate that healthcare, education, and other essential services can accommodate the substantial population increase arising from this development.

5. Highway Safety and Traffic Impact

The development is expected to generate a significant increase in traffic, potentially adding over 1,000 additional vehicles to local roads. Access via Camer Road and Norwood Lane raises serious concerns regarding congestion, highway safety, and the ability of emergency vehicles to access properties efficiently. Increased traffic would also contribute to worsening air quality.

6. Accessibility and Transport Sustainability

Public transport provision in the area is limited. The local train station lacks step-free access, making it unsuitable for many users, including those with disabilities and families with prams. This undermines the sustainability credentials of the proposal and increases reliance on private vehicles.

7. Flood Risk and Drainage

The existing open fields play an important role in natural drainage and flood mitigation. Development of this scale risks increasing surface water runoff and exacerbating flooding issues already experienced in surrounding areas, including Norwood Lane and Wrotham Road.

8. Climate Change and Sustainability

The loss of open land, which currently acts as a carbon sink, conflicts with climate change objectives. Large-scale housing development in this location would increase carbon emissions through both construction and long-term car dependency.

9. Cumulative Impact

The cumulative effects of this and other developments in the surrounding area have not been adequately addressed. The combined strain on infrastructure, the environment, and local services must be fully assessed.

Conclusion

For the reasons outlined above, I strongly object to this proposal. The development constitutes inappropriate development in the Green Belt, would result in significant environmental harm, and would place unacceptable pressure on already overstretched infrastructure and services.

I respectfully request that Gravesham Borough Council refuse this application.

Yours faithfully,

[Redacted Signature]

Kind regards