

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 7:58 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:	Scratton Fields Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to formally object to the proposed development of 725 homes within our village and request that the Planning Inspector gives careful consideration to the cumulative and long-term impacts this development would have on the local community, infrastructure, environment, and character of the area.

1. Unsustainable Scale of Development

The scale of the proposed development is disproportionate to the size and capacity of our village. A development of 725 homes represents a significant urban expansion rather than organic village growth and would fundamentally alter the rural character and identity of the community. The proposal risks transforming a small, historically peaceful village into a high-density residential area without the infrastructure typically required to support such growth.

2. Traffic Congestion and Highway Safety

Traffic flow within the village is already problematic. Existing roads regularly experience congestion, particularly during peak hours, and are not designed to accommodate a substantial increase in vehicle movements.

The addition of hundreds of new households would inevitably lead to:

- Increased congestion on already constrained roads;
- Greater risk to pedestrian and cyclist safety;
- Longer journey times and reduced accessibility for emergency services;
- Accelerated deterioration of road surfaces that are already under strain.

Many local roads are narrow, rural in character, and unsuitable for sustained high traffic volumes. The proposal does not adequately demonstrate how these limitations will be safely or sustainably addressed.

3. Impact on Rural Character and Peacefulness

One of the defining qualities of the village is its peaceful rural environment. The scale of this development would introduce significant noise, light pollution, and continuous traffic movement, fundamentally changing the nature of village life.

Planning policy places importance on protecting the character and tranquillity of rural settlements. This proposal would erode those qualities and diminish the wellbeing of existing residents who chose to live here specifically because of its rural setting.

4. Environmental and Ecological Concerns

The surrounding countryside and natural habitats are already under pressure from traffic, pollution, and road damage. Increased vehicle use and construction activity would likely result in:

- Further degradation of local wildlife habitats;
- Increased air and noise pollution;
- Damage to verges, hedgerows, and surrounding natural landscapes;
- Greater surface water runoff and potential environmental strain.

The long-term environmental impact appears insufficiently mitigated within the proposal.

5. Pressure on Local Infrastructure and Services

Local infrastructure, including roads, healthcare services, schools, and community facilities, already operates close to capacity. A development of this magnitude would place substantial additional pressure on services without clear evidence that equivalent infrastructure improvements would be delivered in advance of occupation.

Without guaranteed and timely infrastructure provision, the development risks creating lasting strain on both residents and public services.

Conclusion

While the need for housing is recognised, development must be sustainable, proportionate, and appropriate to its setting. This proposal represents an excessive expansion that fails to respect the scale, infrastructure capacity, and environmental sensitivity of the village.

For the reasons outlined above, I respectfully request that the appeal be dismissed and that the proposed development be refused.

Kind regards