

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 8:01 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:	Greenlands Sole Street Gravesend

Comments Details

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

Reasons for comment:

Comments:	Dear Sir/Madam, I am writing to formally object to the proposed development of 725 new houses on agricultural land at 20260207 1. Loss of Agricultural Land The site is currently productive farmland. Once this land is built on, it will be permanently lost to agriculture. At a time when food security and local food production are increasingly important, it is not sustainable to remove high-quality farmland from use. 2. Overdevelopment of the Area A development of this scale is excessive relative to the size and character of the surrounding villages/town. It would significantly and permanently alter the rural landscape, leading to urban sprawl. 3. Inadequate Infrastructure Existing local infrastructure cannot support an additional 725 households. This
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includes:

- Roads - already congested, with limited capacity for increased
- Public transport - limited bus routes and poor frequency mean increased dependency on cars.

No credible infrastructure improvement plan has been presented that adequately mitigates these impacts.

4. Traffic and Highways Concerns

A development of this size will create thousands of extra vehicle movements per week. This raises:

- Road safety risks
- Increased pollution
- Higher congestion on rural roads not designed for high traffic volumes

Transport surveys often underestimate real-life impact, and local communities should not bear the consequences of inaccurate modelling.

5. Environmental and Wildlife Impact

The proposed site is home to a variety of wildlife. Large-scale construction will cause:

- Habitat destruction
- Loss of biodiversity
- Increased flood risk due to loss of natural drainage

Farmland plays a vital role in water management. Replacing permeable land with concrete increases surface runoff and can exacerbate flooding in surrounding areas.

6. Lack of Local Housing Need Evidence

The scale of this proposal does not reflect demonstrated local housing needs. Many council housing assessments show demand for smaller-scale, affordable, and sustainable housing-not mass housing developments that primarily benefit developers rather than residents.

7. Sustainability Concerns

The proposal does not adequately demonstrate sustainable design, energy efficiency, or alignment with the council's climate commitments. Building on greenfield sites contradicts national and local planning policies encouraging brownfield-first development.

Conclusion

For the reasons above, I respectfully request that the council refuse planning permission for this development. It represents unsustainable overdevelopment, harms local infrastructure, and results in the permanent loss of valuable farmland and wildlife habitats.

Kind regards