

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/03/2026 11:49 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:	HADLEY CLOSE MEOPHAM

Comments Details

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

Reasons for comment:

Comments:	1. Average house cost will conservatively be £400,000 therefore the estate should generate sales of approx. £300 million. 2. Application was submitted on 23h Feb '26 and includes over 100 sets of documents, some of which run to over 90 pages each. It is impossible for individuals or local groups to assess these 1000s of pages of data by the 25th March. A substantial extension of the time limit for comments is therefore called for. 3. Based on the original scoping document, and this application is essentially the same, GBC decided not to include the development in the Draft Local Plan. The development would effectively merge Meopham and Sole St. They also did not need this Green Field site to meet their housing needs. 4. As GBC decision not to include this site could be challenged it is essential to consider the total number of homes in Meopham and Istead Rise for which 6 applications have been made and those 6 additional sites included in the Draft Plan. 5. The potential number of new homes would then be over 2300 in Meopham and Istead Rise. The cumulative effect must be assessed.
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6. The 725 home site, will potentially result in an additional 1700 residents who will need medical care. The Meopham Surgery do not have the medical staff, or buildings to meet the need. Indeed, they struggle now.
7. Darent Hospital already struggles to cope and there are massive building projects in Dartford and Ebbsfleet, which will create a huge additional need.
8. The applicants Health Impact Assessment, says that there will be a positive effect on all assessed determinations of health!! What evidence do they have for this?
9. The site will introduce an additional 1500 cars, the rule of thumb of transport groups, is that each house will on average generate 5.5 journeys per day including service and deliveries. This would create approx. 4000 additional vehicle movements per day, or 1.45 million in a year.
10. The worse case scenario is that all 2300 homes are built then this would generate 12,650 additional journeys per day and 4.6 million over a year.
11. The Travel Plan states "frequency of bus services may reduce the viability of daily bus travel, including to places of employment"
12. It also states Meopham and Istead Rise are only 5Km away from the Nat Cycling Route 177 which links the employment centres of Strood and Northfleet. Their original traffic survey clearly identified that almost no-one cycles along the A2237 or Camer Road, as we all know it is too dangerous. So how do they get to the cycle way?
13. Both rail stations have only a stepped bridge to access the trains travelling from London and therefore unsuitable for many disabled and elderly people.
14. The A227 and Longfield Road are handling more and more very large container lorries as I can personally testify to following incidents on the 18th and 19th March '26. This will become substantially worse with the proposed new lorry park at Wrotham.
15. Housing proposal at Borough Green for 2000 new homes, access to Blue Water etc would be via A227.
16. Lower Thames Crossing and disruption of the A2 will mean more traffic on the A227.
17. With all the global strife it is vital we safeguard our own food production and therefore preservation of high quality agricultural land is essential. Once lost it is gone forever
18. Kent Downs Nat Landscape has replied "...strongly contest the claims in the submission that the proposal would result in the conservation and enhancement of the KDNL, and it is our view the application would fail to either conserve or enhance the natural beauty of the national Landscape.
19. The 47 hect. Site would, according to the applicant ,result in a 16 hect becoming Sealed Surface land, which would no longer have any ecological value. This is totally incorrect, it currently has an ecological value, so the concreting over will in fact have a negative value.
20. The application talks about biodiversity gains, this cannot be true, the night time light pollution of 725 homes and the noise pollution of 1500 cars and 1700 people will have a negative impact on all wildlife. Every child knows, tap on the window and the bird /fox will fly or run off.

21. Flooding on the A227 at the junction with Norwood Lane is a regular occurrence and the pictures and videos are available to show the severity.

22. Southern Water statements regarding developments in Meopham indicate capacity constraints in the local sewer network, threaten to increase the risk of foul flooding.

23. 70% of the water for the Meopham area is from groundwater aquifers. Building over agricultural land combined with climate change and increased population, could put future supplies at risk.

Kind regards