

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/03/2026 7:39 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:	[REDACTED]
Address:	[REDACTED] Whitepost Lane Meopham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I write to formally object to the above outline planning application for up to 725 dwellings and associated development on land north of Camer Road, Meopham.

My objection is based on the following key planning grounds:

The proposed development represents a significant encroachment into designated Green Belt land. The scale and nature of the scheme are fundamentally at odds with the core purposes of the Green Belt, particularly in preventing urban sprawl and safeguarding the countryside from encroachment. The applicant has failed to demonstrate the "very special circumstances" required to justify such inappropriate development.

Even under recent policy considerations relating to so-called "grey belt" land, this site does not meet the necessary criteria. It is not previously developed land and contributes positively to the openness and function of the Green Belt. As such, its release for development would set a harmful precedent.

The site includes areas of diverse woodland and natural habitats that support local biodiversity. Development would result in irreversible ecological harm, including loss of habitats and fragmentation of wildlife corridors. This conflicts with national and local policies aimed at protecting and enhancing the natural

environment.

Local infrastructure in Meopham and surrounding areas is already under considerable strain. This includes healthcare services, schools, drainage systems, and utilities. The scale of this proposal would exacerbate these pressures significantly, with no clear or deliverable mitigation strategy provided.

The development would generate a substantial increase in traffic on already constrained rural roads, particularly along Camer Road and surrounding routes. This raises serious concerns regarding congestion, road safety, and the impact on residential amenity.

Meopham is characterised by its rural setting and small village identity. A development of this magnitude would fundamentally alter the character of the area, resulting in urbanisation that is entirely out of keeping with the existing settlement pattern.

Granting permission for such a large-scale development in this location risks undermining plan-led development and could contribute to harmful cumulative impacts when considered alongside other proposals in the wider area

For the reasons outlined above, this application is contrary to established planning policy and would result in significant and lasting harm to the Green Belt, local environment, infrastructure, and community character. I therefore respectfully request that the application be refused.

Kind regards