

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 7:56 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] Foxendown Lane Meopham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Objection Reasons:

'Gravesham Stage 2 Green Belt Study' identified this area of Green Belt land (HG3) with the highest 'High Harm' impact rating to the Green Belt, if released for development.

In the Local Plan Regulation 18 consultation supporting documents, the 'Gravesham Stage 2 Green Belt study' final report, identified areas of Green Belt land adjacent to the rural settlement boundaries, and each area was allocated a 'Harm' rating if removed from Green Belt status.

This area of land was considered in the Green Belt Study, and was allocated the highest level of harm rating to Green Belt (if released for development) in the whole study.

Site is prime Green Belt land, inappropriate for housing development.

The site is not plan led and appears to a purely opportunistic attempt to gain outline planning on prime high quality Green belt agricultural land (Grade 2) that has been farmed for centuries. 'Google Earth Pro' historical images clearly identify that the land continues to be farmed intensively since the earliest arial images became available. (1945 to present day).

Site would generate unacceptable amounts of additional traffic on both the A227,

and the rural road network, with serious hazards to safety.

This proposal would generate unacceptable amounts of additional traffic on the rural road network, coupled with the impact of the Lower Thames Crossing will only serve to exacerbate this situation.

Water run off from the site location also presents a flooding hazard to the A227, exacerbating a known issue at the junction of the A227 with Norwood Lane.

There is also evidence that the existing waste water drains/sewage runs would be inadequate to support such a development in Meopham.

Lack of facilities to support a significant development.

The site is 1 mile distance from Meopham train station, and there is no disabled access to the platforms. This coupled with the danger to cyclists on the A227, and the limited bus service, makes extensive car travel inevitable for any development within Meopham.

When compared to the current housing level of Meopham, this site proposal would generate a significant population increase for Meopham, and a substantial increase in traffic, which is unsustainable for such a rural environment, and incompatible to achieving a carbon neutrality target by 2030.

Meopham GP surgery has no spaces for new residents, as confirmed in writing by the surgery. The number of doctors available at Meopham Surgery is limited, and the surgery has had to use temporary registrars/trainees to cope with just the current demands. This is backed up by the difficulty in obtaining doctor appointments for the current population of Meopham. In addition, parking is virtually impossible at Meopham Surgery, due to the shared access and parking with Meopham Secondary school, Kinder Young Risers, and Meopham library.

Impact of development

This area of Green Belt Grade 2 agricultural land, currently acts as a key strategic gap to separate the two rural villages of Hook Green from Sole Street. The development proposal of 725 homes, would not just destroy this natural separation, but the light pollution would effectively turn this rural location into a town, but without any of the benefits.

The traffic/road layout proposed is bizarre, as it would restrict traffic from hundreds of existing homes from joining the A227, and instead divert all the traffic to just one location.

Light pollution alone generated from such a large estate would have a huge impact on the current rural environment, and would be visible for miles, from the adjacent Kent Downs National Landscape, and Hook Green Conservation area.

Kind regards