

## 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 8:26 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                                                                                                                                                                                                                                                                                                                                                           |

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### Customer Details

|          |                                                     |
|----------|-----------------------------------------------------|
| Name:    | [REDACTED]                                          |
| Email:   | [REDACTED]                                          |
| Address: | [REDACTED] Greenlands, Sole Street Cobham Gravesend |

### Comments Details

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

Reasons for comment:

Comments:

#### 1. Conflict with the Gravesham Local Plan and the Rural Character of Meopham

Meopham is a linear rural village with a distinctive countryside setting that Gravesham Borough Council has consistently sought to protect. This proposal- 725 dwellings plus a school and commercial floorspace- is entirely out of scale with the settlement and is not allocated for development in the Gravesham Local Plan Core Strategy.

Such a large, unplanned expansion would fundamentally alter the character of Meopham and undermine the borough's plan-led approach to sustainable growth.

#### 2. Severe Highways and Transport Impacts on Meopham's Constrained Road Network

The A227, which forms the spine of Meopham, already suffers from congestion, narrow sections, and limited junction capacity. Adding traffic from 725 homes, school movements, and commercial trips would:

- significantly increase congestion
- worsen road-safety risks

- encourage rat-running through Harvel, Culverstone, and surrounding lanes
- place further pressure on Meopham Station and local parking

Public transport is limited, and Meopham Station is already at capacity during peak hours. The application does not demonstrate that these impacts can be mitigated.

### 3. Insufficient Infrastructure Provision for a Rural Village

Meopham does not have the infrastructure to support a development of this magnitude. GP surgeries, dental practices, community facilities, and utilities are already stretched. The proposal does not provide clear, deliverable commitments to expand essential services, nor does it demonstrate that emergency services or public transport can scale up to meet the increased demand.

### 4. Lack of Sewage and Wastewater Capacity

Sewage capacity is a major concern in Meopham. The existing wastewater network is already under strain, with limited capacity and known issues during periods of heavy rainfall.

The application fails to demonstrate:

- that the current sewage network can accommodate the increased load
- that Southern Water has confirmed capacity or committed to upgrades
- that necessary improvements are funded and deliverable before occupation
- that the development will not contribute to sewage discharge or overflow events

Approving a development of this scale without robust wastewater solutions would be irresponsible and contrary to sustainable development principles.

### 5. Local Flooding History and Flood-Prone Areas in Meopham

Meopham has a well-recorded history of surface-water flooding, with several locations repeatedly affected during heavy rainfall. The village's clay soils, sloping topography, and limited drainage capacity make it particularly vulnerable. Adding 725 homes, a school, and commercial floorspace would significantly increase impermeable surfaces and exacerbate these existing problems.

Specific flood-prone areas include:

- A227 Wrotham Road (multiple sections)

Frequent pooling and surface-water flooding due to inadequate drainage.

- Meopham Green and surrounding roads

Poor drainage causes water to collect on the Green and on nearby roads such as The Street and Green Lane.

The application does not provide:

- evidence that the drainage network can cope with increased runoff
- confirmation of capacity upgrades from Southern Water or Kent County Council
- a detailed, enforceable SuDS strategy
- modelling of downstream impacts on Culverstone, Harvel, and other vulnerable areas

Given Meopham's documented flooding history, this development would increase flood risk for existing residents and worsen road safety.

### 6. Environmental and Landscape Harm

The proposal would result in the loss of significant greenfield land, harm local biodiversity, and erode the countryside gap between Meopham and neighbouring settlements. The outline nature of the application provides no certainty regarding biodiversity net gain or long-term environmental management.

#### 7. Public Open Space and Recreation Provision Lacks Certainty

Although the application references public open space and recreation facilities, the outline format provides no assurance regarding quality, accessibility, or long-term maintenance. Meopham's existing open spaces are already heavily used, and vague commitments are not sufficient for a development of this scale.

#### 8. Questionable Need for Additional Housing Given the Scale of Development at Ebbsfleet

Thousands of new homes have already been delivered-and continue to be delivered-at Ebbsfleet Garden City, a nationally designated growth area.

#### 9. Prematurity and Lack of Strategic Justification

Gravesham Borough Council is currently updating its Local Plan. Approving a development of this scale before the completion of that process would be premature and would prejudice the council's ability to plan strategically for housing, infrastructure, and environmental protection.

Major growth should be guided by a democratically adopted plan, not by speculative applications.

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Kind regards