

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 8:35 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] Birtrick drive Meopham

Comments Details

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

Reasons for comment:

Comments: I strongly object to this proposed development, particularly its scale, location, and the clear lack of adequate infrastructure planning.

First and foremost, the proposal would result in the irreversible loss of high-quality fertile farmland, which is both environmentally damaging and contrary to the need to protect valuable agricultural land. This loss cannot be justified by an overdevelopment of housing in an area that is not equipped to sustain it.

The scheme proposes far too many houses within a poorly conceived layout, with little regard for the existing character of the area or the capacity of local infrastructure. The density is excessive and entirely out of keeping with the surrounding environment.

A major concern is the significant increase in traffic, with estimates of up to an additional 2,000 vehicles. This increase would place enormous strain on single-track and narrow B roads, which are wholly unsuitable for such volumes. The local road network is already under pressure, and this development would exacerbate existing issues to an unacceptable degree.

The proposed site access points are located in inherently dangerous positions, further compounding safety risks. In particular, the plan to make Norwood Lane a

one-way route would displace traffic onto Green Lane, which is already heavily congested. This change would inevitably worsen traffic conditions, leading to longer delays, increased pollution, and reduced safety.

The junction of Green Lane with the A227 is already inadequate to handle current traffic levels, especially during peak periods or when traffic is diverted from the A2. The situation is frequently made worse when the A2 experiences disruption, turning Green Lane into a "rat run" with traffic backing up beyond the Norwood Lane junction. Adding substantial new traffic from this development would make an already problematic situation untenable.

Furthermore, the lack of a self-regulating roundabout at the A227/Green Lane junction is a serious omission. This junction is already considered dangerous, and the absence of meaningful improvements demonstrates a failure to address known safety concerns.

The proposal also includes three-storey dwellings, which are entirely out of character for the area. There are no comparable buildings of this height locally, and their inclusion would be visually intrusive, undermining the established character and appearance of the community.

Finally, the plan appears to rely on a single access point into the new development, which is wholly inadequate. This would inevitably lead to congestion, particularly at peak times, and would create additional risks for residents, especially those attempting to access homes, schools, and local services.

In summary, this development represents an over-intensive, poorly planned scheme that fails to address fundamental issues of traffic, safety, infrastructure, and environmental impact. It would place an unacceptable burden on the local area and significantly degrade both the character and functionality of the community.

For these reasons, I urge that this proposal be refused.

Kind regards