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 10:19 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:	
Address:	[redacted] Tradescant Drive Meopham Gravesend Kent

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object to the application for the following reasons: - 1. There would be an unacceptable impact on highway safety. The proposed widening of only part of Camer Road and not widening Green Lane, (from Norwood Lane to Wrotham Road) would be catastrophic. 2. The residual cumulative impacts on the road network, even following mitigation, would be severe, taking into account all reasonable future scenarios. 725 new houses will mean a minimum of 1,450 additional cars on the surrounding roads. The existing road network cannot cope as it is. The main road through the village is the A227. It is used as a "cut through" from the A2 to the M20 by thousands of vehicles every day. The situation is made worse if there is a problem on the M25 which frequently there is. There is a constant stream of traffic on this road. Currently from very early in the morning until after the schools have started, it can take up to 15 minutes in a queue to exit Green Lane onto the A227. Adding potentially another 1450 cars to this queue would be disastrous. This nightmare scenario would be repeated in the reverse direction at the end of the working day. 3. The documents included in the application mention 27 Heavy Duty Vehicle Construction Trips per day. The construction is expected to take 5 years. The air pollution from these vehicles alone will have a seriously negative impact on the health and wellbeing of everyone living in the vicinity. 4. The proposed access from Camer Road is a "Pie in the Sky" idea clearly

thought up by someone with absolutely zero knowledge of the local area. I beg any member of the planning authority that might be considering this application to make a personal visit to the proposed development area. Please take a walk from Wrotham Road, along Green Lane, if you can manage it in the rush hour, (you will be taking your life in your hands), within 50 metres you will see a sign saying "road narrows, unsuitable for heavy vehicles". Clearly this means that no construction traffic will be able to access the site from here. You will then pass on your left, the entrance to Tradescant Drive. You will then pass a sign indicating the National Speed Limit. After this, the road narrows, there is no footpath at some points. Further on, there is a sharp bend to the left and then Green Lane becomes Camer Road, with Norwood Lane off to the left. The proposed site is then everything to the left, with the suggested road widening only starting at this point. You will have walked down a leafy country lane leading to views of open countryside. The applicant seems to think it would be acceptable to build a massive "blot on the landscape" on this site. The whole idea is totally unacceptable from multiple viewpoints.
5. The suggested access from the Sole Street end of Camer Road is equally problematic. The existing bus stop is off the carriageway, allowing traffic to pass in both directions. The proposal to move the bus stop onto the carriageway will obviously cause a lot of traffic disruption and the potential for many more accidents. From the train station, the point where the proposed road widening ends, within 50 metres is a sign warning that the road narrows even more to the left. This road then continues through the village of Sole Street. It is extremely narrow and towards the end there is a weight restriction that would prevent the access of all construction traffic. This narrow country lane could not support the addition of the number of cars that the proposed development would bring.
6. Basically, the proposed access point is unworkable. It is irrelevant that the applicant proposes widening a small stretch of Camer Road, the simple fact is that on either side of that, going in both directions, are extremely narrow country lanes that struggle to support the current weight of traffic, let alone the addition of potentially in excess of 1450 cars on a daily basis.
7. The local authority has already declared a "climate emergency". Any development, however small, will have an adverse effect in terms of noise, air and light pollution, traffic and CO2 emissions. This proposed development is not small, it is gigantic. It will obviously generate more air pollution, traffic and CO2 emissions.
8. But, apart from the obvious, the light pollution is really important. Meopham Village has absolutely minimal street lighting because it would "spoil the character of the village" if the street lighting was increased. This means that current residents, not just Meopham, but all the surrounding villages enjoy dark skies with stunning views of stars. This is part of the quality of life that the Gravesham Local Development Scheme at 2.8.1, says, there is "a need to ensure that existing communities gain benefits as a result of new developments in their area". Under the same development scheme there is a "Vision for Kent" to ensure "quality of life is high for everyone". There will be absolutely no benefit gain from this application and the quality of life will be reduced for hundreds of existing residents.
9. This application is not in accordance with the current development plan.
10. The land is Green Belt, (NOT grey). The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, inappropriate development is, by definition, harmful to the Green Belt and can only be approved in very special circumstances see Policy CS02: Scale and Distribution of Development of the Local Plan Core Strategy. This proposed development is totally inappropriate in this rural setting. The NPPF states that the construction of new buildings in the Green Belt is not appropriate. There are absolutely no "very special circumstances" for approval, apart from the greed of the landowner and developer. It is also outside the existing rural settlement boundary.
11. The proposal would merge two currently separate and distinctive settlements, in breach of all planning policy.
12. The land in question is farmed agricultural land. Over the years many

different crops have been grown on this land. Kent is supposed to be the "Garden of England", if you build over the garden, where are you going to grow the food?
13. The plot of land subject to this application borders directly, at its south-east corner, with the nationally important landscape, the Kent Downs Area of Outstanding Natural Beauty. The NPPF clearly states that local authorities should "conserve the landscape and scenic beauty of areas of Outstand Natural Beauty and well as protect and enhance valued landscapes". It won't remain an area of outstanding natural beauty if you build a housing estate on its border. A rural landscape remains rural because it does not change over decades.
14. The application says "the site was chosen because it meets a clear need for new homes in Gravesham". There is no proven need for any new houses in this rural location. There are no jobs locally. There may be a need for additional housing in other areas of Gravesham. If that is the case, the housing should be provided in that local area. There are also multiple Brownfield sites in Gravesham that should be developed before even considering this site.
15. The proposal to build a new primary school for 373 children is ridiculous. Where are these children going to go to secondary school? The current provision, Meopham School, says on the opening page of its website, "Meopham School is a warm and inclusive community, set in a beautiful rural setting in the historic village of Meopham. Our picturesque and inspiring location offers students a truly unique opportunity to be educated and inspired around the beauty of nature and village life." This development, if allowed to proceed, blows that statement out of the water. This school currently has 130 pupils over its capacity.
16. One of the supporting documents to this application states, "it will potentially reduce levels of deprivation within the existing community". What deprivation? Where? There is none in the immediate vicinity of either of the villages, namely Meopham and Sole Street.
17. Impact on health services - Meopham has one health centre. The existing services are already overstretched, the medical centre cannot cope, with a 4 to 5 week wait for a GP appointment. There is not an NHS dentist in the village. NHS Medway has already commented that "The need from this development, along with other new developments, will need to be met through the creation of additional capacity in primary and community care facilities." "The availability of NHS capital funding for estate development is severely constrained. Annual capital is allocated by NHS England to NHS Kent and Medway based on existing footprint and is directed towards specific spend on the current estate. There is no allowance for additional footprint in that general allocation. There is no funding programme for new premises required as a result of population growth". In other words, there is no money for additional health services. New housing developments should not negatively impact the existing population's access to healthcare services.
18. It is very worrying that many of the documents lodged in support of this application are factually incorrect and/or misleading. For example, Appendix 12.8 - Visual Assessment Table. This states that "Residents on Tradescant Drive are set back behind an intervening field, and therefore do not experience direct visibility of the Site. I live on Tradescant Drive. The "intervening field" is totally flat and I have 100% clear visibility of the site. From my bedroom windows I can see clearly for miles over beautiful, rolling, green countryside that at certain times of the year has crops growing on it. The assessment that this development will have "medium" and "minor averse" effect on the landscape and visual impact is severely underestimated. It will have an absolutely huge impact on the view from my home and the landscape; it will destroy it completely.
19. Cumulative effect. This application should not be considered as a stand-alone application. It needs to be considered at the same time as applications 20251116 (Land West Of Norwood Lane Meopham Gravesend Kent DA13 0YE) and 20250992 (Land At Wrotham Road Meopham Gravesend Kent DA13 0AA).
20. In November 2023 Gravesham Borough Council produced a 116-page document "Design for Gravesham Baseline Analysis". At pages 94 and 95 it states "Gravesham's rural area is populated with villages and rural settlements

each with its own unique identity which the Design Code aims to embrace and protect". It identifies 7 "Rural Character Areas". One of the 7 identified is "North Downs: Sole Street, Meopham/Hook Green and Meopham Green". The best way to embrace and protect this rural character area is to refuse this application and the two others mentioned above.

Kind regards