

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 11:43 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] Camer Street Gravesend

Comments Details

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

Reasons for comment:

Comments: I am writing to formally object to the outline planning application for up to 725 dwellings and associated infrastructure on Land North of Camer Road. This proposal represents an unsustainable and inappropriate scale of development that would cause irreparable harm to the Green Belt, the setting of the Kent Downs National Landscape, and the rural character of Meopham.

My objection is based on the following material planning considerations:

1. Failure of Statutory Duty Regarding the National Landscape:
The application site sits within the immediate setting of the Kent Downs National Landscape (KDNL) and is visible from the protected escarpment. Under Section 245 of the Levelling-up and Regeneration Act 2023, Gravesham Borough Council has a strengthened statutory duty to "seek to further" the purpose of conserving and enhancing the natural beauty of the area. This is an active duty that goes beyond merely avoiding harm; the council must proactively further the statutory purpose. The proposed introduction of 725 dwellings would create a "hard edge" of built form along an 800-metre frontage with the KDNL, fundamentally conflicting with this duty.

2. Inappropriate Development in the Green Belt:
The site is located within the Metropolitan Green Belt. National policy and the

Gravesham Local Plan Core Strategy dictate that inappropriate development should only be approved in "very special circumstances" where benefits clearly outweigh harm. The Borough's own Green Belt Study Stage 2 indicates that the release of such land often results in "high harm" to Green Belt purposes, specifically the prevention of urban sprawl and the safeguarding of the countryside. This development would lead to the coalescence of the settlements of Hook Green and Meopham, destroying the strategic green gap that maintains their rural identity.

3. Conflict with Local Planning Policy and Landscape Character

The proposal conflicts with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014. Policy CS19 requires development to make a positive contribution to the character of the area. Appeal precedents in the Meopham Downs Landscape Character Area (LCA) have shown that domesticating agricultural land with residential paraphernalia creates an "urbanising effect" that undermines the LCA's rural qualities. Furthermore, the scale of 725 units vastly exceeds the local housing needs identified in the Meopham Parish Design Statement, which previously cited a requirement for only 23 to 35 properties.

4. Severe Infrastructure and Environmental Risks:

Southern Water has identified significant technical deficiencies in the current proposal. There is insufficient information regarding foul and surface water drainage disposal, which is critical in a "water-stressed" area like Gravesham where the Medway catchment water quality is already rated as "poor". Furthermore, Southern Water requires a mandatory 15-metre "non-habitable" buffer zone around any adoptable pumping station to protect residents from noise, vibration, and odor - a requirement that is not currently reflected in the site's layout. The urbanisation of Camer Road through realignments and roundabouts would also destroy its current rural character.

5. Relevant Appeal Precedents & Landscape Scenic Beauty:

Planning inspectors have consistently dismissed appeals for developments of a much smaller scale when they threatened the setting of the Kent Downs. The 725 units proposed here represent a significantly greater threat to the landscape scenic beauty that must be given "great weight" under NPPF paragraph 189.

For the reasons stated above, this application fails to meet national and local policy requirements and should be refused.

Kind regards