

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 10:20 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] Beechwood Drive Culverstone Meopham

Comments Details

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

Reasons for comment:

Comments:

1. Inconsistency with Green Belt Purposes. The proposed development fundamentally undermines the purposes of the Green Belt, even if the land is classified as "grey belt." According to the National Planning Policy Framework (NPPF), the primary purposes of the Green Belt are:

- Preventing Urban Sprawl: The development would cause the unrestricted sprawl of a built-up area.

- Preventing Merging: The development would prevent neighbouring towns or villages from merging into one another.

- Safeguarding the Countryside: The development represents an inappropriate encroachment into the countryside.

- Loss of Character: The development would harm the setting and special character of a historic area.

2. Insufficient Infrastructure and Services

- Transport Impact: The development would lead to a significant increase in traffic congestion, lack of adequate public transport provision, or pose a risk to highway and pedestrian safety.
- Lack of Social Infrastructure: The local community lacks sufficient capacity in schools, healthcare facilities (e.g., GP surgeries), and other public services to support the new homes.
- Drainage and Flooding: The site is at risk of flooding, or the development's drainage strategy is inadequate and would exacerbate flooding in the local area.

3. Design, Character, and Amenity Issues

- Design and Appearance: The design, scale, height, or density of the proposed buildings are out of character with the existing street scene and local area.
- Loss of Amenity: The development would cause a significant and demonstrable loss of amenity for neighbours, such as through:
 - Overlooking/Loss of Privacy: The new homes would directly overlook existing properties, causing a loss of privacy.
 - Overshadowing/Loss of Light: The height or proximity of the development would result in a significant loss of sunlight or daylight for neighbouring homes and gardens.
 - Overbearing Impact: The sheer size or massing of the buildings would be oppressive and visually dominant from neighbouring properties.
 - Pollution and Noise: The development would lead to unacceptable levels of noise, light, or air pollution during and after construction.

4. Environmental and Ecological Harm

Even if the land is considered "grey belt," it may still have environmental value that must be protected.

- Loss of Biodiversity: The development would result in the loss of important habitats for wildlife or remove mature trees and hedgerows that contribute to local biodiversity.
- Contamination: The site is contaminated and the developer's plan to mitigate this risk is insufficient or poses a risk to health and the environment.
- Irreplaceable Habitats: The land contains irreplaceable habitats, as defined by the NPPF, such as ancient woodland or veteran trees.

Kind regards