



27th September 2025

Planning Department
Gravesham Borough Council
Civic Centre Windmill Street Gravesend DA12 1AU

Re: Objection to Planning Application 20260207

Dear Sir/Madam,

I am writing to strongly object to the proposed large-scale housing development on the Land North of Camer Road between Meopham and Sole Street. While I understand the need for new homes, this proposal raises serious concerns about its impact on the area and local community.

My objections are as follows:

1. Traffic and road safety

The development would bring a significantly higher volume of traffic onto narrow country roads that are simply not designed to handle this level of use. These routes already experience congestion, and there is a real risk that the area will become a bigger "rat run" through nearby villages as drivers seek alternative routes to access the expected building of the Thames Tunnel and the A227, M20 and A2. There is already a chicane through Cobham impacting the houses that open onto that road. This would have a major negative impact on road safety, noise levels, and air quality for residents. There is no footpath from Meopham at Camer Corner through to Sole Street and onto Cobham. This road already has significant traffic, especially at peak times. It will destroy local communities and people living in the villages of Sole Street and Cobham. At present I have difficulty getting onto the Sole Street Road from my driveway because of heavy traffic at peak times and have restricted view out from my driveway. This council has talked about putting in a footpath for countless years in Sole Street and it has never been constructed! For years it has been dangerous to walk along that road, especially if wanting to walk from the station to home at night. Children also disembark school buses and have to navigate the narrow road to homes in Sole Street.

2. Insufficient access and infrastructure strain

No adequate plans have been provided for improving road access to the site or mitigating the additional traffic pressures this development would cause. With the Thames Tunnel project already likely to affect local traffic, the cumulative impact of this and other proposed developments in the area has not been fully assessed.

Current rail services are limited from Sole Street and there is no seating available during peak times. An increase in commuter numbers will put further strain on the rail system, something developers are not required to fund or address. Parking is limited, especially at Sole Street Station.

3. Pressure on essential services

There are currently no plans for additional doctors' surgeries or extra hospitals in the Gravesham & Dartford area. Both local healthcare and education facilities are already under strain, and the proposed development would place even greater pressure on these essential services without clear solutions in place. No extra doctors' surgeries are in the planning and even if the building is supplied the developers cannot provide the staff required to meet demand. The extremely high increase in housing in these Dartford and Gravesham is already putting Darent Valley hospital under severe pressure. Adding a primary school to this site is irrelevant as there is sufficient room to expand Meopham Primary school and Meopham Secondary school with the purchase of land adjoining these schools. We have green spaces with Camer Park, nearby Jeskyns and Shorne Country Park and, at present, countryside walks with designated footpaths. We do not need another manufactured green space. Finally, we have recently been advised by the water companies that the supply could not be guaranteed for the proposed extra housing on this site and the other ones that are under consideration in the area.

4. Impact on local character and environment

This large-scale development would change the character of what is currently a rural area, with increased traffic, noise, and urbanisation affecting residents' quality of life and increases pollution. The absence of a robust environmental and infrastructure plan makes this development unsustainable in its current form.

5. Highways infrastructure

The A227 is already a busy road and congested at peak times, the Meopham Parade of shops has insufficient parking and there is already danger in exiting the slip road due to traffic. There have been traffic calming measures introduced which have not reduced the volume of traffic. Green Lane is extremely narrow and if larger vans or lorries are on the road it is impossible to pass. Norwood Lane is extremely dangerous accessing Green Lane, regardless of altering the access. It is too narrow and impossible to widen to access the A227 because of the proximity of housing, this will result in even more traffic exiting this development onto the Sole Street/Green Lane roads. Sole Street Station is poorly serviced at present, and this will see the demise of our village station which is used by locals and the nearby villages at present. There is insufficient parking at both Meopham and Sole Street Stations. The road linking Meopham/Sole Street/Cobham already has heavy, fast, inconsiderate drivers going through as it is used as a "Rat Run" linking the A227 with the A2/M2 the road after the railway bridge narrows considerably and for years, we have been requesting a footpath as it is extremely dangerous for pedestrians.

Conclusions

Gravesham has a bank of brownfield sites which should be used for development prior to considering building on green belt. Developers like green spaces because there is greater financial gain to be made and given that houses in Meopham and Sole Street sell at a premium, profit is being put before consideration for local people. Building three large housing estates will destroy the rural character of the villages and will join Meopham and Sole Street together, creating a large urban area out of keeping with the rural environment.

For the reasons outlined above, I respectfully urge the council to refuse planning permission for this development unless and until these serious issues are properly addressed.



