

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/03/2026 5:24 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] Hadley Close Meopham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Objection to Proposed Development Between Sole Street and Meopham

I wish to register my strong objection to the proposed development covering the land from Sole Street Station along the railway line to the Meopham Sidings and Norwood Lane. This proposal would effectively merge the distinct rural villages of Meopham and Sole Street, causing irreversible harm to their character, landscape, and sustainability.

1. Green Belt and Local Plan Non-Compliance

The site remains within the Green Belt boundary and has not been released for development.

It is not included in Gravesham's draft Regulation 19 Local Plan, meaning it has not been assessed or allocated for future growth.

National planning policy requires a brownfield-first approach, which has not been followed here.

2. Loss of Agricultural and Environmental Assets

The development would permanently destroy high-quality agricultural land, which is vital for future food security, flood mitigation, and carbon sequestration.

The site lies adjacent to the Kent Downs National Landscape, and the scale of development would negatively affect its setting.

Building on this key open landscape would contribute to urban sprawl, removing the vital countryside gap between Meopham and Sole Street.

3. Harm to Rural Character, Heritage and Landscape

The open land separating both villages is fundamental to their heritage, rural identity, and visual character.

Infilling this area would cause clear, demonstrable harm to the countryside setting of Meopham.

4. Scale of Development and Population Impact

The proposal has the potential to increase the population of Meopham by approximately one third, which is wholly disproportionate for a rural village and inconsistent with sustainable growth principles.

5. Severe Infrastructure Constraints

Road access is dependent on Green Lane and Camer Road, which are not designed to cope with substantial increases in traffic.

The development would add around 1,450 additional vehicles, plus delivery and service vehicles.

Meopham relies almost entirely on the A227, which already suffers from congestion. Increased traffic threatens road safety, emergency vehicle access, air quality, and the viability of local businesses.

Local side roads cannot support additional traffic flows or diversions.

6. Public Transport Limitations

Peak-time trains from both Meopham and Sole Street are already overcrowded, with many commuters standing daily.

The bus service is inadequate and unreliable, and there is no direct bus connection from Meopham to Ebbsfleet International Station.

This development would increase private car dependency, directly contradicting national sustainability objectives.

7. Education, Health and Water Services Already Overstretched

GP and NHS services in the area are under significant strain.

Local schools, including those in Meopham, are already at full capacity.

The proposed 420-pupil primary school is poorly located and would exacerbate severe peak-time congestion during drop-off and pick-up times.

Meopham lies within a seriously water-stressed area, and the development would substantially increase water demand where supply is already constrained.

8. Inadequate Access to Essential Services

The proposed development does not comply with recognised walking-distance standards for access to essential facilities.

Although Camer Parade provides some local shops, most residents would rely on the A227 to reach supermarkets and key shopping centres, worsening congestion.

This application represents an unjustified and unsustainable expansion into the Green Belt, causing profound harm to the landscape, infrastructure, heritage, and character of Meopham and Sole Street. It is contrary to national and local planning policy, and the site has not been allocated or assessed for such development.

For these reasons, I strongly urge the local planning authority to refuse this application in full.

Kind regards