

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 5:04 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] Sallows Shaw Sole Street, Cobham GRAVESEND

Comments Details

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

Reasons for comment:

Comments:	This is a planning application to build on Green Belt land. It has not been included in the Local Plan which means Gravesham Borough Council have not designated this site as suitable for development. When you look at the "Advice on the role of the Green Belt in the planning system" on the Gov.UK website it is clear that the Council have taken the correct decision on this site in the Local Plan. The key steps in assessing Green Belt include evaluating the contribution the area makes to three Green Belt purposes. Two of those are particularly relevant to this application. They are: Purpose A - to check the unrestricted sprawl of large built-up areas, and Purpose B - to prevent neighbouring towns merging into one another If the development were to go ahead Meopham would be directly linked to Sole Street for all intents and purposes. This would be even more so should the Longfield Road and Wrotham Road proposals go ahead. The Gov.UK advice also highlights factors that strongly contribute to Green Belt objectives and the site fully meets the following criteria: It is free of existing development
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It forms a substantial part of a gap (between Meopham and Sole Street)

The development would be likely to result in the loss of visual separation between Meopham and Sole Street

It is only if the area is not judged to strongly contribute to any one of the three purposes that it can be identified as grey belt land. Given that the site strongly contributes to at least two of the purposes the planning application should be refused on those grounds alone.

Not only is the site Green Belt land it is good agricultural land used for food production. Given the uncertain state of the world at present food security is particularly important and we should not reduce the amount of land used for this purpose. There are also several biodiverse woodlands on the site which is next door to Camer Park and Kent Downs National Landscape. It is used by Buzzards, Barn Owls, Swifts, Bats, Foxes and Badgers. To build on it would have a devastating impact on them.

The proposed development is bounded by Norwood Lane and Camer Road. Norwood Lane is a narrow rural lane and Camer Road is not much bigger. In Norwood Lane it is impossible for two cars to pass by each other, other than at the few passing places. In Green Lane there is a pinch point, just after Tradescant Drive going towards the A227, where it is almost impossible for two cars to pass. Along the whole of Camer Road if a bus or a lorry is coming in the opposite direction a car has to pull over and stop to let them safely through.

Those roads are completely unsuitable to take heavy construction traffic and, what could be nearly 1,500 additional cars if this development goes ahead. Any junctions for the roads going into the site will be dangerous.

At the start and end of the school day there is considerable traffic going to Meopham Secondary School leading to long delays on both the A227 and Camer Road. This will only increase if 725 new homes are built without a new secondary school.

The road from Cobham to the A227 is already a rat run at rush hour, particularly if there is a problem on the A2. This will get worse when construction of the Lower Thames Crossing begins. Adding more housing here will exacerbate the problem even more.

The bus service that runs between Meopham and Cobham is extremely limited and of little practical use. The train service from Meopham and Sole Street stations is also poor. Sole Street only has one train per hour, two at rush hour. Although Meopham has two, the additional train arrives only 19 minutes before the one that stops at Sole Street. Neither station has accessibility for disabled people on the coast bound platforms. This will inevitably increase the amount of traffic on rural roads.

When all the developments that are being proposed are taken into account they will put an intolerable strain on the local GP, NHS and dentistry services which struggle to cope with the existing population, which contains a high number of older people.

Kind regards