



Land North of Camer Road, Meopham

Statement of Community

Involvement

Iceni Projects Limited on behalf of
The McManus Family

January 2026

Iceni Projects

Birmingham: The Colmore Building, 20 Colmore Circus Queensway, Birmingham B4 6AT

Edinburgh: 14-18 Hill Street, Edinburgh, EH2 3JZ

Glasgow: 201 West George Street, Glasgow, G2 2LW

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Manchester: WeWork, Dalton Place, 29 John Dalton Street, Manchester, M26FW

t: 020 3640 8508 | w: iceniprojects.com | e: mail@iceniprojects.com

linkedin: linkedin.com/company/iceni-projects | twitter: [@iceniprojects](https://twitter.com/iceniprojects)

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1. INTRODUCTION

1.1 This Statement of Community Involvement has been prepared by Icen Projects Limited on behalf of The McManus Family (the 'Applicant') for an outline planning application for the Land North of Camer Road, Meopham.

1.2 This report sets out a summary of consultation activities which have taken place, including:

- Emails to the Leader of Gravesham Borough Council, Ward Councillors and Meopham Parish Council and Cobham Parish Council.
- Emails to key stakeholders, local businesses and community organisations.
- Distribution of 1637 consultation leaflets to residents, businesses and community organisations in the area surrounding the site
- A dedicated consultation website with a feedback form, which was completed 113 times online and 102 times on paper
- A dedicated email address and telephone number to receive feedback
- Two public consultation events, attended by a total of 306 local residents

2. OVERVIEW OF THE SITE AND THE PROPOSED DEVELOPMENT

- 2.1 The Site comprises 44.32ha and sits within the Gravesham Borough Council Local Planning Authority.
- 2.2 This Statement of Community Involvement (SCI) has been prepared to support an outline planning application with all matters reserved except access:

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.

3. SUMMARY OF CONSULTATION ACTIVITIES

Consultation website

- 3.1 A dedicated consultation website was produced and made live prior to the start of the consultation period.
- 3.2 The website can be accessed at: www.camer-road-consultation.co.uk
- 3.3 The website consists of the following pages:
- *'Welcome'* – An introduction to the website and to the Proposed Development
 - *'Proposals'* – A more detailed overview of the plans
 - *'About Us'* - Information about The Applicant and Iceni Projects
 - *'FAQs'* – Answers to questions commonly asked by the community about the Proposed Development
 - *'Have Your Say'* – A feedback form that can be completed online and information about the consultation events
 - *'Next Steps'* - Contact details and next steps including approximate submission date
- 3.4 The website remains live and as of 24th November 2025, has received 1591 visits.
- 3.5 A selection of stills from the website can be found in Appendix I.
- 3.6 The consultation period ran from 8th September 2025 to 23rd September 2025.
- 3.7 Emails were sent to the following Councillors and other politicians, providing them with information about the Proposed Development, inviting them to provide any feedback and to meet with the project team to discuss the plans further if they wished:
- Councillor John Burden – Leader of Gravesham Borough Council
 - Councillor Shane Mochrie-Cox – Deputy Leader of Gravesham Borough Council and Cabinet Member for Planning & Business Development

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- Councillor Lee Croxton – Chair of the Gravesham Borough Council Planning Committee
 - Councillor Dakota Dibben – Ward Councillor for the Istead Rise, Cobham & Luddesdown Ward on Gravesham Borough Council
 - Councillor Samir Jassal – Ward Councillor for the Istead Rise, Cobham & Luddesdown Ward on Gravesham Borough Council
 - Councillor Gary Harding – Ward Councillor for Meopham North Ward on Gravesham Borough Council
 - Councillor Frank Wardle – Ward Councillor for Meopham North Ward on Gravesham Borough Council
 - Councillor Diane Morton – Gravesham Rural Ward Councillor on Kent County Council
 - Lauren Sullivan – Member of Parliament for Gravesham Constituency
 - Meopham Parish Council
 - Cobham Parish Council

3.8 Emails were also sent to the following stakeholder groups, providing them with information about the Proposed Development, inviting them to provide any feedback and to meet with the project team to discuss the plans further if they wished:

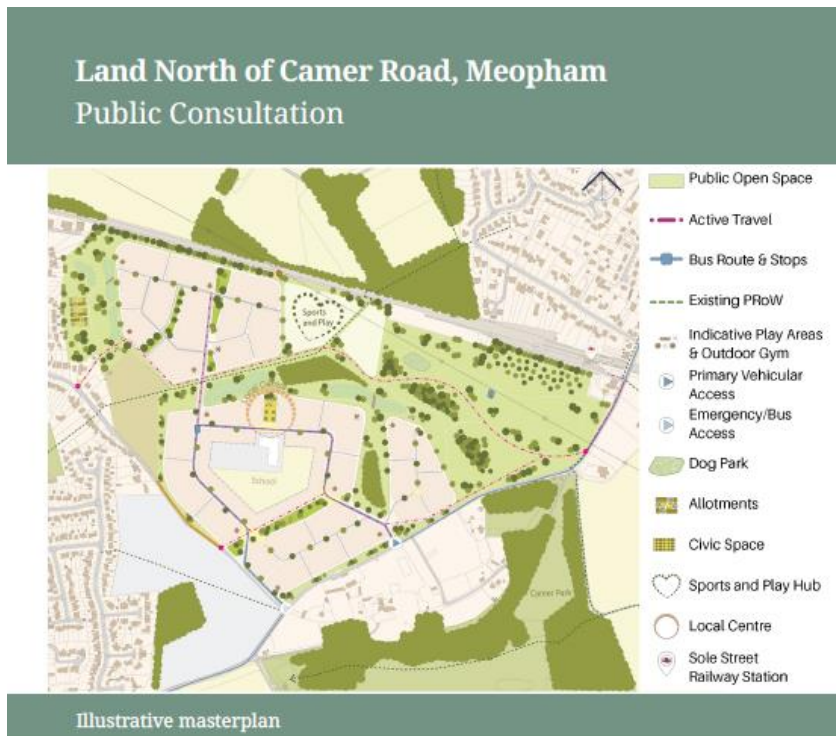
- Camer Park (Explore Kent)
- Meopham Station and Sole Street Station (Southeastern Railways)
- Royal Hounds Dog Park
- St Paul's Catholic Church
- White Horse Farm
- National Autistic Society – Helen Allison School
- Meopham Community Academy

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- Chestnuts Home for the Elderly
 - Meopham Carers Support Group
 - Young Farmers – Meopham and District
 - MEPARA – Meopham Active Retirement Association
 - Meopham Garden Association
 - Meopham School
 - Rimtec Alloy Wheel Refurbishes

Consultation leaflet

- 3.9 A two-sided A5 leaflet with an overview of the proposals, link to the website, an invitation to provide feedback via email or telephone and attend one of the two consultation events taking place was prepared.
- 3.10 Image 1 and Image 2 depict the consultation leaflet.

Image 1



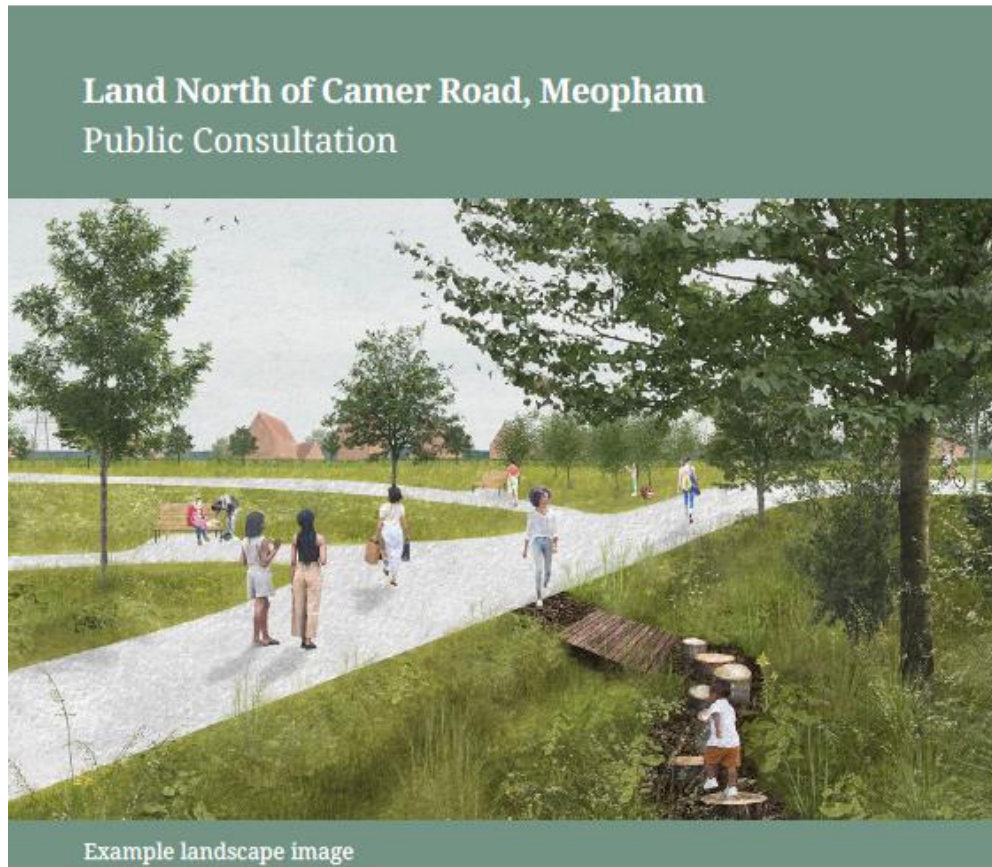
Dear Resident

We are currently preparing an outline planning application for the Land North of Camer Road, which will provide a new primary school, public open space and new homes. The site sits in a highly sustainable location, providing access to both Meopham Station and Sole Street Station.

The plans include:

- Land reserved for a 2-form intake primary school to address local need identified by Kent County Council
- Up to 730 predominantly family homes, in keeping with the local character
- A mix of private sale and affordable homes to meet a wide range of needs
- High quality landscaping, with over 50% of the land being provided as public green space including allotments, playing fields and play space
- Provision of pedestrian and cyclist connectivity between Meopham and Sole Street
- Changes along Norwood Lane to allow active travel improvements in the locality
- Retention of existing woodland and sustainable features including electric vehicle charging facilities and the use of efficient building fabric materials
- Financial contributions to improve local infrastructure, such as secondary education, transport and healthcare

Image 2



Have your say

Iceni Projects is preparing an outline planning application on behalf of the McManus family. We welcome all feedback from the community. We will be holding two drop in consultation events for you to meet the team, ask any questions that you may have and provide us with feedback.

Drop-in and meet the team

Sunday 14th September 10am-1pm and
Monday 15th September 5pm-8pm:

Outside 1st Meopham Scout Hut, Judson's
Recreational Ground, Wrotham Road,
Meopham, Kent, DA13 0JE

Get in touch

Please get in touch with feedback or questions before Tuesday 23rd September 2025.

Email: consultation@iceniprojects.com

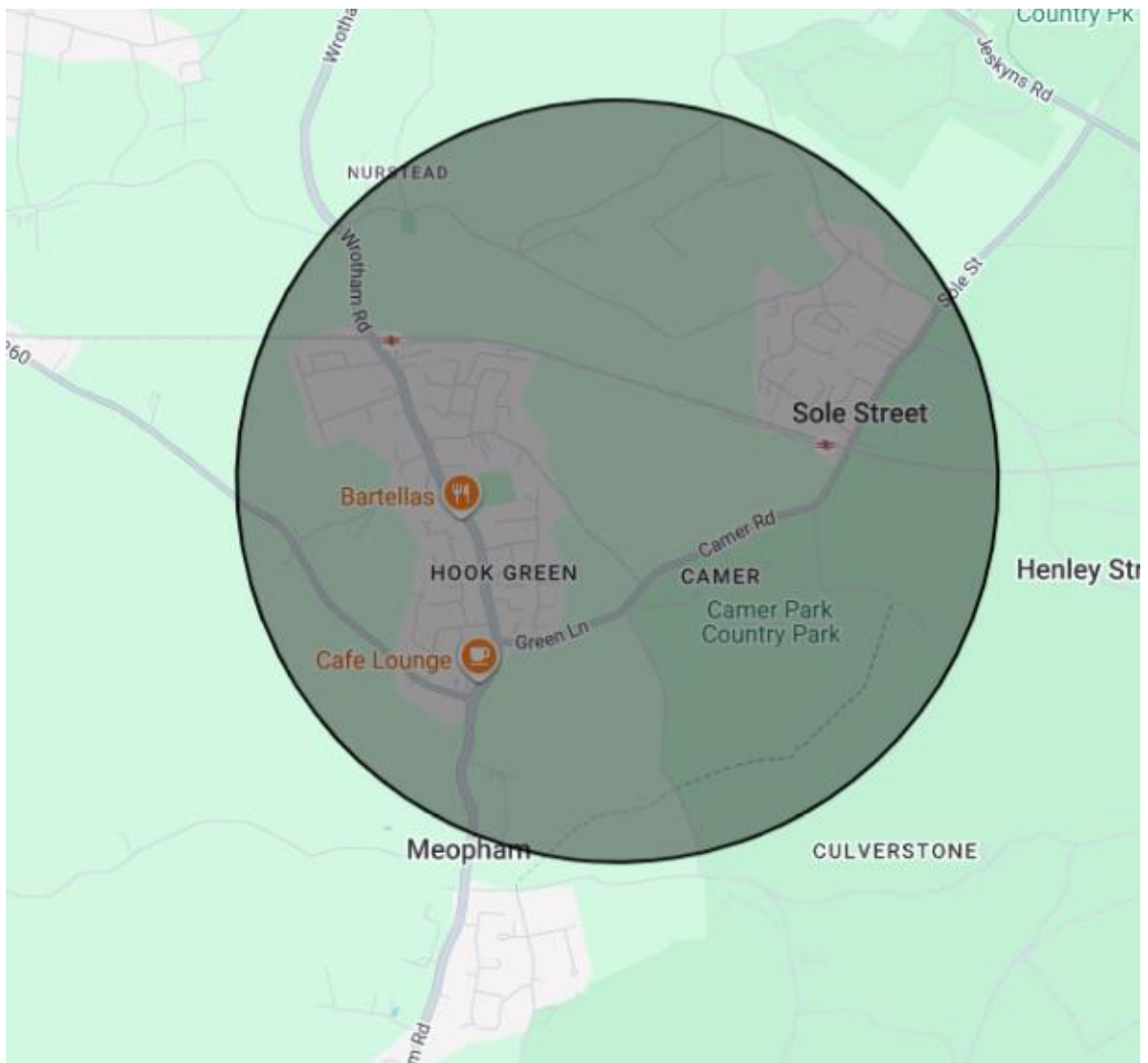
All the feedback received will be summarised in a report as part of the outline planning application, to be submitted later this year.

Find out more and have your say:
www.camer-road-consultation.co.uk



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- 3.11 The leaflet was posted first class to 1637 addresses neighbouring the site.
- 3.12 The radius of addresses to be included in the leaflet distribution was determined due to close proximity to the site, covering both residential and business addresses. The map was devised by an independent company, who carried out the printing and distribution of the leaflets.
- 3.13 The radius of the addresses included in the leaflet drop is shown in Image 3 below.

Image 3



Consultation events

- 3.14 Two consultation events were advertised via the consultation website and leaflet.
- 3.15 These consultation events provided the opportunity for the local community to view consultation boards with more information about the proposals, meet the project team, ask questions and provide feedback verbally or using a feedback form.
- 3.16 The consultation banners that were displayed at both events can be found in Appendix II.
- 3.17 The first consultation event took place on Sunday 14th September 2025, between 10am and 1pm outside 1st Meopham Scout Hut, Judson's Recreational Ground, Wrotham Road, Meopham.
- 3.18 Members of the project team covering Engagement, Planning and Transport services attended.
- 3.19 188 members of the local community attended the first consultation event, including representatives from Meopham Parish Council.
- 3.20 Verbal feedback was recorded, as well as attendees being invited to fill in a paper feedback form or complete the feedback form online. An analysis of all feedback can be found in the Feedback Analysis and Design Response section of this report.
- 3.21 The first consultation event is depicted in Image 4 and Image 5 overleaf.

Image 4



Image 5



- 3.22 The second consultation event took place on Monday 15th September 2025, between 5pm and 8pm inside 1st Meopham Scout Hut, Judson's Recreational Ground, Wrotham Road, Meopham.
- 3.23 Members of the project team covering Engagement, Planning, Transport and Design services attended.
- 3.24 118 members of the local community attended the second consultation event, including representatives from Meopham Parish Council.
- 3.25 As with the first consultation event, verbal feedback was recorded, as well as attendees being invited to fill in a paper feedback form or complete the feedback form online. An analysis of all feedback can be found in the Feedback Analysis and Design Response section of this report.

3.26 The second consultation event is depicted in Image 6 and Image 7.

Image 6



Image 7



4. FEEDBACK ANALYSIS AND DESIGN RESPONSE

4.1 13 emails were received from the public, which included the following concerns about:

- Loss of green belt land and loss of agricultural land
- Capacity of existing infrastructure, including doctors and dentists
- Capability of the road network to cope with increased traffic
- Increased pollution, light and noise
- Loss of local character and 'village feel'
- Parking
- Impact on wildlife such as skylarks
- Access to the site
- New properties overlooking existing properties, with potential loss of privacy and sunlight

4.2 Verbal feedback was recorded at both consultation events. Common themes in the verbal feedback recorded included:

- Concerns about increased traffic
- The capacity of existing infrastructure, particularly doctors
- The potential loss of 'village feel'
- Concerns about the volume of the proposals and other proposals coming forward in the area at the same time
- Questions regarding the affordability of the properties
- Some interest in sales from existing local residents

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- 4.3 A total of 215 responses were received to the feedback questionnaire, which was available to complete on the consultation website, or on paper at the two consultation events. Of these 215 completed feedback forms, 113 responses were received online, and 102 responses were received in written form.
- 4.4 The questions from the questionnaire and a summary of responses are set out below.
- 4.5 The questionnaire began with the options for respondents to provide their name, email address, age and if they lived locally and/or worked locally to the site.
- 4.6 The ages of respondents were as follows:
- 6 respondents (3%) were 25 years old and under
 - 22 respondents (10%) were 26-40 years old
 - 31 respondents (15%) were 41-55 years old
 - 80 respondents (37%) were 56-70 years old
 - 50 respondents (23%) were 71 years old and older
 - 26 respondents (13%) did not provide an answer to this question
- 4.7 In response to the question as to whether respondents lived locally or worked locally (or both) to the site:
- 184 (86%) of respondents said that they lived locally
 - 15 (7%) of respondents said that they work locally
 - 24 (11%) of respondents said other or did not provide an answer to this question
- 4.8 **Question 1: Do you support the delivery of a new primary school?**
- 14 respondents (6%) said 'Yes' or that they were in support
 - 126 respondents (59%) said 'No' or that they did not support this

-
- 75 respondents (35%) responded with other comments or did not provide an answer

4.9 **Question 2: What types of housing do you think would best meet local need?**

- “None” was the most commonly occurring answer to Question 2, with 63 respondents (29%) including this in their answer. After this, other suggestions included:
- *“Affordable and medium size”*
- *“It needs a genuine mix - larger families, multi generational homes. Plus good older persons homes. Small flats/ properties for starters.”*
- *“Bungalows”*
- *“Affordable housing for young people, less than 250k. Retirement housing”*
- *“Nursing homes, care homes. Elderly homes”*
- *“Smaller properties for downsizers which would free up the larger family houses locally. Older people in the parish do not wish to move away from their support group.”*
- *“There are a considerable number of single / widowed people living in large houses because there is virtually nowhere to downsize. I would willingly move to such accommodation if it were available and allow a family to move into my pad...”*
- *“Affordable housing for young people.”*
- *“Affordable home. Great for young families to get onto the property ladder”*
- *“Two, three and four bedroom houses but not apartments.”*

4.10 **Question 3: Do you support the provision of new open space, allotments and sports facilities?**

Responses to this question included:

- *“Allotments yes. Dog walking paths and play areas.”*
- *“Open spaces are welcome in principle, but they do not offset the damage caused by over-development. More residents inevitably bring litter, noise and misuse of green areas.”*

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- *"Yes 100%. I think this is important to everyone in the local area to have these spaces"*
 - *"Yes, this is useful for the existing residents of Camer Park and Meopham"*
 - *"Yes - but not in the proposed locations for reasons shared - accessibility/ safety"*
 - *"no, we have all of above supported locally and in other areas."*
 - *"we already have lovely green open spaces and sports facilities"*
 - *"already have them in our village"*
 - *"You're removing open space by proposing to develop. Meopham already had allotments and sports facilities that could be upgraded."*

4.11 Question 4: What sports facilities would you like to see provided for the local area?

Suggestions provided in response to this question included:

- *"cycle ways, footpaths"*
- *"Open gym"*
- *"The area needs accessible sports for all. Padel. Tennis, dog parks, football play equipment, outdoor gym (mixed types, older people/ SEN), basket ball, table tennis."*
- *"Swimming pool, open space for walking"*
- *"swimming pool"*
- *"bowling green"*
- *"There is already plenty. Meopham Gym could be updated and possible padel courts."*
- *"Badminton, swimming, and any flat surfaces for running and cycling would be fantastic but I'm open minded"*
- *"Courts for different sports - basketball, netball, football"*

-
- *“Judo exercise classes, Something for teens to do.”*
 - *“Swimming pool, youth facilities I.e. football pitch, tennis court. Similar to Becketts sports centre in Dartford”*

4.12 Question 5: Do you support better walking and cycling links between Meopham and Sole Street, including both Meopham and Sole Street railway stations?

- 24 respondents (11%) answered yes or in support
- 83 respondents (39%) answered no or not in support
- 108 respondents (50%) gave other answers or did not answer

4.13 Question 6: Do you have any other comments for the team?

Comments provided in response to this question included:

- *“Roads not big enough”*
- *“I do not support this current proposal - the housing will not be affordable and the current infrastructure of Meopham cannot support such an increase in the population. New green spaces yes - new housing school no.”*
- *“Care homes. Greenbelt land”*
- *“It's greenbelt land - should be preserved as such”*
- *“access is a big problem and lack of amenities”*
- *“very keen to understand the full ecological impact on protected spaces.”*
- *“very worried about extra traffic which will be generated on local roads - in particular through Sole Street, Cobham”*
- *“I do not want to see this project go ahead but if it does then I'd like to see a reduction in the number of properties near Sole Street, please also restrict buy to let landlords purchasing the properties. Additionally, please ensure there are truly affordable properties built for*

younger people. Allow the houses to have individual space around them and not overlooking each other at close quarters like other new estates.”

- *“We would like to see a significant distance of at least 20-25m, consisting of pathway, verge, grass lined swale (with pedestrian bridges), screening, trees, fencing, new access roadway and new front gardens prior to the start of any house construction at the boundary with Camer Road; affordable housing located to the north of the site adjacent to the mainline railway with more executive 3 and 4 bedroom houses to the south of the site adjacent to Camer Road; a roundabout to the top of Norwood Lane rather than a T junction; a continuous pathway or means for the public to walk safely from Green Lane to Sole Street; introduction of street lighting and speed restrictions along Camer Road.”*
- *“Excited to see the development take place.”*
- *“I can not see any evidence to support the demand for this development where it is being proposed other than the land owner wants to recoup the most profit out of their specific plot.”*
- *“...There is no mention of a further GP surgery who would service the needs of up to 2500 extra residents that 730 new homes would reasonably bring thus putting strain on the current facility. ..Meopham already provides the largest primary facility and secondary schooling facilities in the local area, surely there are more suitable sites further out that call for such a development and that are not on top of the current facilities?”*
- *“Yes I moved to Meopham 6 months ago with my wife and two young girls to get away from the noise then to be sprung with potentially 730 homes being built along with the 1400+ cars. While I understand home are needed 730 homes is just ridiculous”*

Design Response to Feedback

- 4.14 The design of the proposed development has evolved in response to the feedback received from the community, local stakeholders, and statutory consultees. The scheme seeks to balance the delivery of up to 725 new homes and supporting community infrastructure with the protection of Meopham’s rural character and landscape setting. Further refinement will take place at the Reserved Matters stage, ensuring continued responsiveness to local feedback.

1. Green Belt and Landscape Sensitivity

- 4.15 While acknowledging local concerns regarding the loss of open land, the design approach aims to retain and enhance key landscape features, while delivering a new publicly accessible country park, that will contribute to the local open space network.
- 4.16 The masterplan dedicates approximately 50% of the Site to open space, incorporating green corridors, extensive tree planting, and buffer zones to protect key views and maintain separation between settlements.

2. Local Character and Village Identity

- 4.17 To reflect Meopham's established character, the proposed layout and design approach will:
- Adopt a low-density edge treatment, particularly along Camer Road and Norwood Lane, including landscape buffers and tree planting.
 - Use a variety of housing typologies and traditional materials, that will reflect the local vernacular.
 - Incorporate a tree-lined primary loop road complemented by green open spaces to provide visual relief and create a layout with strong connections to the surrounding countryside.

Further detail is set out in the Design and Access Statement that accompanies this application.

3. Transport and Highways

- 4.18 In response to local concerns regarding traffic and access, a comprehensive Transport Assessment will accompany the application to ensure the scheme provides safe and efficient connections to the local road network.
- 4.19 The proposed new roundabout, together with a speed reduction along Camer Road, will deliver a safe and controlled point of access into the development. The design will also explore junction improvements along Norwood Lane, including measures to restrict private vehicular access along its southern extent to prevent through-traffic.
- 4.20 The scheme promotes sustainable travel through the provision of new walking and cycling links to Meopham and Sole Street railway stations, enhancing local connectivity and encouraging active travel. On-site parking will be provided in accordance with adopted standards, with visitor spaces carefully distributed to prevent on-street congestion.

4. Infrastructure and Community Facilities

4.21 Feedback highlighted the need for adequate community infrastructure, accordingly:

- Land is safeguarded within the development proposal to accommodate a new 2fe primary school
- The development will make financial contributions (via Section 106 obligations) towards healthcare, education, and local services.
- A significant amount of new public open space, including allotments, dog parks and play areas, alongside sporting facilities, will be provided within the Site, accessible to both new and existing residents. This will be developed further at Reserved Matters stage to ensure the needs of the local community are met.

5. Ecology and Biodiversity

4.22 In response to concerns about wildlife impact, the scheme will deliver Biodiversity Net Gain (BNG) through:

- Retention of existing hedgerows and mature trees where possible.
- Creation of wildlife corridors, ponds, and green swales.
- Planting of native species to support local ecosystems.

6. Affordable and Specialist Housing

4.23 The scheme will include 50% affordable housing with a focus on first-time buyers and downsizers, responding to local needs identified during consultation.

Summary of Feedback and Design Response

4.24 In conclusion, the project team has sought to balance the need for new housing with the protection of Meopham's distinctive rural character and environmental quality. The proposals have evolved through a process of active listening and responsive design, ensuring that community input has directly shaped the layout, landscape, and infrastructure strategy for the Site. It should be noted that this is an outline application, and therefore further design development would occur at Reserved

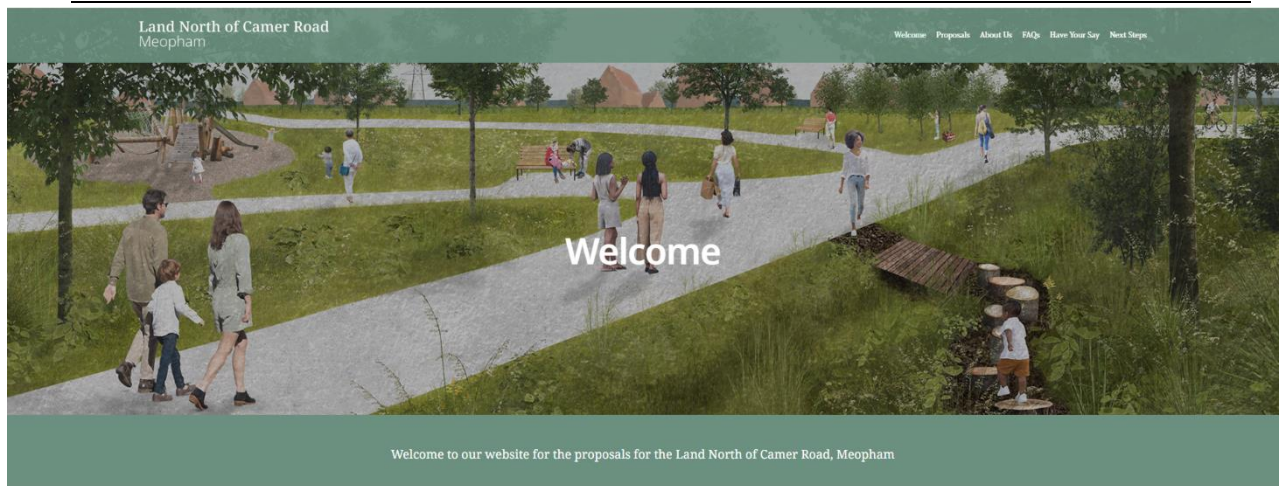
Matters stage. The project team would continue to consult with the local community and key stakeholders throughout this process.

5. CONCLUSION

- 5.1 This Statement of Community Involvement was prepared by Icen Projects Limited on behalf of the McManus Family (the 'Applicant') for an outline planning application at land North of Camer Road, Meopham.
- 5.2 As detailed by this report, a comprehensive engagement programme took place, which included setting up a bespoke project website, distributing consultation leaflets across the local area, emails to key political, community and business stakeholders, and two public consultation events.
- 5.3 The project team has taken on board all feedback received during the consultation period and remains committed to engaging with the local community and key stakeholders.

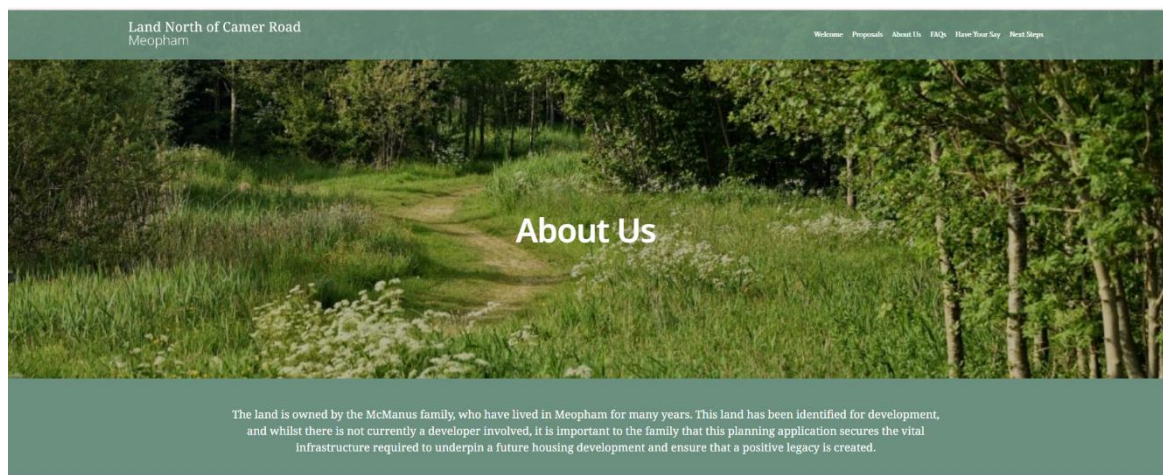
A1. APPENDIX I

Website stills



Work has begun on an outline planning application for the Land North of Camer Road, which will provide a new primary school, public open space and new homes. The site sits in a highly sustainable location, providing access to both Meopham Station and Sole Street Station.

[Click here](#) to Have Your Say on the plans. We are also holding two consultation events outside 1st Meopham Scout Hut, on Sunday 14th September 10am-1pm and Monday 15th September 5pm-8pm, where you can meet the team and provide your feedback.



Izeni Projects is providing planning consultancy and community engagement services on behalf of the McManus family. You can find out more about Izeni at: www.izeniprojects.com

FAQs

– What is an outline planning application?

We are proposing to submit an outline application, with all matters reserved except for access. An outline application can be used to gain an understanding as to whether the nature of a development is acceptable, but it does not result in a detailed planning permission. The nature of this outline application will seek to secure the principle of development and provide key identified infrastructure. Subsequent Reserved Matters applications will need to be submitted to agree the appearance, landscaping, layout and scale of the proposals. These applications will also be consulted upon with the community and will be subject to the same level of scrutiny.

– When will you be submitting the outline planning application?

We are hoping to submit the outline application to Gravesham Borough Council later in 2025, once we have spoken to the community and finalised our proposals.

+ How can I view the outline planning application once it has been submitted to the Council?

+ If the outline planning application is approved, what will be the next steps?

Next Steps

All the feedback will be summarised in a report to be submitted as part of an outline planning application

We hope to submit the outline planning application to Gravesham Borough Council later in 2025. The application will be supported by a suite of technical reports, which will all be made available on the Council's planning portal.

We are accepting feedback until 23rd September 2025.

Get in touch

Please drop us a line if you would like to ask a question or make a suggestion:

Email: consultation@iceni-projects.com

Land North of Camer Road
Meopham

Welcome
Proposals
About Us
FAQs
Have Your Say
Next Steps



A2. APPENDIX II

Consultation event banners

Land North of Camer Road, Meopham Public Consultation

Welcome



Welcome to our consultation event for the Land North of Camer Road, Meopham. We are currently preparing an outline planning application for the site, which will provide a new primary school, public open space and new homes. The proposals include:

-  Land reserved for a 2-form intake primary school to address local need identified by Kent County Council
-  Up to 730 predominantly family homes, in keeping with the local character
-  A mix of private sale and affordable homes to meet a wide range of needs
-  High quality landscaping, with over 50% of the land being provided as public green space including allotments, playing fields and play space
-  Provision of pedestrian and cyclist connectivity between Meopham and Sole Street
-  Changes along Norwood Lane to allow active travel improvements in the locality
-  Retention of existing woodland and sustainable features including electric vehicle charging facilities and the use of efficient building fabric materials
-  Financial contributions to improve local infrastructure, such as secondary education, transport and healthcare

www.camer-road-consultation.co.uk

Land North of Camer Road, Meopham Public Consultation

Green Space



We are allocating 50 acres (over half the site) to green community space. The total green area is 25% larger than Camer Park. Plans include:

-  All weather, wheelchair friendly accessible footways with no width restricting features such as stiles or gates
-  Safe cycle and walking routes to Meopham and Sole Street
-  Footpath links to Camer Park, Sole Street station, Kent Downs footpath network
-  Children's play areas and activity landscaping along footpaths
-  Large multi sports area
-  Community allotments
-  Allocated dog walking area
-  Picnic spaces
-  Preservation of two areas of Kent coppiced woodland and planting of additional woodland and community orchards
-  Expanses of grassland dotted with trees for walking, play and relaxation
-  Active measures to support and encourage wildlife throughout the site
-  Access by foot from Meopham, Sole Street, Camer Park and public transport by train and bus

www.camer-road-consultation.co.uk

Local Centre and New Primary School



Around 2 hectares will be safeguarded for Kent County Council to construct a new primary school to serve the new development and provide accessible school infrastructure, including:

-  Proximity to sports fields and outdoor areas for nature studies
-  Walking and cycle access to school from Meopham and Sole Street
-  Parking and drop off without disturbing local residents or disrupting road network
-  Public transport access by bus and train

A neighbourhood hub will be established within the heart of the development to provide important day-to-day facilities such as:

-  Child centred outdoor gym and play area
-  Parcel pick up / drop off
-  Small local shops
-  EV charging
-  Other resident-led community facilities

www.camer-road-consultation.co.uk

Land North of Camer Road, Meopham

Public Consultation

Have Your Say

We are here today to answer your questions and gather feedback to help inform the plans. Please share your views with us and have your say.

You know Meopham best. What would you like to see on our site?
What are your concerns?

Speak with a member of our team, complete a paper form or have your say on our website.

✉ Email: consultation@iceniprojects.com

🌐 Visit: www.camer-road-consultation.co.uk

You can provide
feedback by
scanning the
QR code.

The consultation
will be open until
23rd September 2025.



All the feedback will be summarised in a report to be submitted as part of an outline planning application, submitted to Gravesham Borough Council later in 2025.



www.camer-road-consultation.co.uk
