

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/03/2026 12:52 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] Sole Street cobham

Comments Details

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

Reasons for comment:

Comments:	I strongly object to application 20260207 for up to 725 dwellings, a two-form entry primary school, a local centre up to 500 sqm, public open space and associated infrastructure on land north of Camer Road, Meopham. This is an outline application with all matters reserved except access. I live in Sole Street and I know exactly what this part of the borough is like day to day. This proposal is far too large for this location. It is not a small extension to the village. It is a major estate that would fundamentally change the character of the area and pile even more pressure onto roads and services that are already stretched. What concerns me most is the scale. Gravesham's own earlier allocation work referred to land north of Camer Road, Hook Green, Meopham as a site of around 17.21 hectares with an approximate yield of 520 dwellings. This live application is now for up to 725 homes, plus a school and local centre. That is a major uplift and it demands far tougher scrutiny, not a rubber stamp. From a Sole Street resident's point of view, the road issue is obvious. Extra traffic from a scheme of this size will not stay neatly on the site boundary. It will spread onto the wider network used every day by people travelling through Meopham, Hook Green, Sole Street and surrounding routes for school runs, commuting,
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station access and basic daily life. Once outline permission is granted, local residents are left arguing over details while the principle has already gone. That is the wrong way round.

This part of Gravesham still has the feel of a village and countryside edge. That matters. It is one of the main reasons people choose to live here. A development of this scale would urbanise open land, weaken the rural break around Meopham and push the area further towards suburban sprawl. However the drawings are presented, 725 houses, roads, parking, a school and a local centre are not a light-touch change. They are a permanent and substantial transformation.

The council's own planning framework is clear that the adopted development plan still includes the Gravesham Local Plan Core Strategy 2014 and saved policies, while the newer site allocations document is still being prepared. The current Local Development Scheme says the council is still working on the partial review of the Core Strategy, the Site Allocations and Development Management Policies Document, and an updated policies map. That means this application must be judged very carefully against the adopted plan and evidence base, not treated as a done deal.

The council's own evidence base shows how sensitive this issue is. Gravesham has been reviewing settlement hierarchy, Green Belt release, landscape capacity and environmental constraints as part of the local plan work. In that settlement hierarchy work, Sole Street is identified as a fourth tier settlement, while Hook Green, Meopham sits higher in the hierarchy. That underlines the point that this is a sensitive rural area where the consequences of large-scale expansion spread beyond the application site and into surrounding communities like ours.

This application also needs to be tested properly on infrastructure. A school and some open space on a masterplan do not solve everything. Roads, drainage, utilities, healthcare capacity, recreation pressure and day-to-day local service demand all matter. Gravesham's own local validation list makes clear that for development of this nature and scale the council can require proper supporting information including transport assessments and travel plans, utilities, sewage and surface water drainage strategy or assessment, tree surveys, and other technical material where these are material to the decision. That is because these issues are not side matters. They go to the heart of whether the scheme is acceptable at all.

There is also a basic point of fairness. Local people are constantly told that growth must be sustainable, infrastructure-led and respectful of local character. Fine. Then apply that standard properly here. Do not approve a development of this scale first and hope the problems can be cleaned up later.

In plain terms, this proposal is too big, too intrusive and too harmful for this location. It would place unacceptable pressure on local roads and services, damage the rural character of Meopham and the wider area, and permanently alter the setting experienced by nearby communities including Sole Street.

This application should be refused.

Kind regards