

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/03/2026 9:56 AM 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] Manor Road, Sole Street, Cobham Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Objection to Planning Application 20260207 - Proposed Development of 725 Dwellings on Norwood Lane, Between Meopham and Sole Street/Cobham I am writing to register my strong objection to planning application 20260207, which proposes the construction of 725 new houses on land off Norwood Lane, between Meopham and Sole Street/Cobham. This development is wholly inappropriate for the location and would cause significant, irreversible harm to the local area. 1. Harm to the Green Belt and Countryside Character The proposed site lies within protected Green Belt, whose purpose is to prevent urban sprawl, safeguard the countryside, and preserve the openness of rural land. A development of 725 houses represents a major urban extension that would: - Destroy open countryside and rural landscape character - Create coalescence between Meopham, Sole Street, and Cobham - Permanently erode the strategic gap between villages This scale of development is fundamentally incompatible with Green Belt policy, and no "very special circumstances" have been demonstrated. 2. Severe Impact on Local Roads and Transport Infrastructure
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Norwood Lane, White Post Lane, and surrounding rural roads are narrow, winding, and already under pressure. Adding traffic from 725 homes would:

- Create dangerous congestion on roads not designed for high volumes
- Increase risks at already hazardous junctions, including A227 and Sole Street
- Overwhelm Meopham and Sole Street stations' parking and access routes
- Encourage rat-running through small villages

There is no realistic transport mitigation that could accommodate development of this magnitude without compromising safety and mobility.

3. Inadequate Local Services and Infrastructure

Meopham, Sole Street, and Cobham already face pressure on essential services.

This development would significantly worsen:

- GP and healthcare capacity, already stretched
- School places, with local primaries and secondaries near or at capacity
- Water supply and sewage infrastructure, which is fragile in rural areas
- Emergency services response times, due to increased congestion

The application does not provide credible, deliverable solutions to these issues.

4. Environmental and Ecological Damage

The site contains valuable habitats, hedgerows, and wildlife corridors.

Large-scale construction would:

- Destroy habitats for protected species
- Increase pollution, noise, and light disturbance
- Reduce biodiversity in an area that forms part of a wider ecological network

The environmental impact is disproportionate and unacceptable.

5. Unsustainable Location for Major Housing Growth

National and local planning policy emphasises sustainable development, yet this site:

- Is poorly served by public transport
- Requires car dependency for almost all daily needs
- Is remote from employment centres
- Lacks the infrastructure to support major growth

This is not a sustainable location for a development of this scale.

6. Out of Keeping with Village Scale and Character

Meopham, Sole Street, and Cobham are historic rural villages with distinct identities. A 725-home estate would:

- More than double the size of nearby settlements
- Overwhelm the existing community
- Permanently alter the rural character of the area

This is a disproportionate and inappropriate proposal.

Conclusion

For the reasons outlined above-Green Belt harm, transport impacts, infrastructure inadequacy, environmental damage, and incompatibility with local character-I urge the Council to refuse planning application 20260207 in full.

This development is neither sustainable nor appropriate and would cause long-term harm to the local area and its residents.

Kind regards