

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/03/2026 8:38 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:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to register my strong objection to the proposed development of 730 homes on land between Meopham and Sole Street, as referenced in the Environmental Impact Assessment (EIA) scoping submission by the McManus family and reported publicly.

This proposal represents a disproportionate, unsustainable, and harmful expansion that would fundamentally alter the character, infrastructure, and environmental quality of this rural area.

Key Grounds for Objection

Harm to the Rural Character & Green Belt Setting

- The site sits within a sensitive rural landscape that forms an essential green buffer between Meopham and Sole Street.
- A development of 730 homes would effectively merge two distinct villages, eroding their historic identities and creating unwarranted urban sprawl.
- The scale is wholly incompatible with the existing settlement pattern, which is characterised by low-density housing, farmland, and woodland.

Severe Impact on Local Roads & Transport Infrastructure

The local road network-particularly Camer Road, Whitepost Lane, Sole Street,

and the A227-is already under pressure.

- These roads are narrow, winding, and not designed to support thousands of additional vehicle movements per day.

- The development would significantly worsen congestion, especially around:

- o Meopham Station

- o Sole Street Station

- o A227 junctions

- Public transport capacity is already stretched; rail services from both stations are frequently crowded at peak times.

The proposal fails to demonstrate how such a dramatic increase in population could be accommodated without major, unrealistic infrastructure upgrades.

Insufficient Local Services (Schools, Healthcare, Utilities)

Local services are already at or near capacity:

- Schools in Meopham and surrounding areas are oversubscribed.

- GP surgeries and dental practices have long waiting times and limited ability to take on new patients.

- Water supply, drainage, and sewage systems are under strain, with parts of Kent experiencing recurring issues with water pressure and wastewater capacity.

A development of this magnitude would require substantial new infrastructure, none of which is guaranteed or realistically deliverable.

Environmental & Ecological Harm

The area contains valuable habitats, hedgerows, mature trees, and wildlife corridors.

- Large-scale construction would cause irreversible loss of biodiversity.

- Increased hard surfacing would worsen surface water runoff, raising flood risks downstream.

- The proposal conflicts with local and national commitments to protect natural landscapes and promote sustainable development.

Disproportionate Scale & Lack of Local Need

- The number of homes proposed is far beyond what Meopham or Sole Street could reasonably absorb.

- The development appears targeted at executive-style housing, not genuinely affordable homes for local people.

- It does not align with the Gravesham Local Plan or the scale of growth previously identified for rural villages.

Precedent for Further Development

Approving this scheme would set a dangerous precedent:

- It would signal that large-scale speculative development in rural Kent is acceptable.

- It risks opening the door to further erosion of countryside between villages.

Conclusion

For the reasons outlined above-environmental harm, infrastructure inadequacy, loss of rural character, and incompatibility with planning policy-I urge Gravesham Borough Council to reject this proposal in full.

This development is not sustainable, not locally supported, and not in keeping with the long-term interests of Meopham, Sole Street, or the wider borough.

Kind regards