

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/03/2026 5:03 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] Round Street Sole Street, Cobham GRAVESEND

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Sir/Madam,

I am writing to object to the outline planning application for up to 725 dwellings (Use Class C3), a two-form entry primary school (Use Class F1), a Local Centre (up to 500sqm of Class E floorspace), public open space, landscaping, access, parking, and associated infrastructure.

This objection is based on conflicts with the adopted Gravesham Local Plan Core Strategy, saved policies, Supplementary Planning Guidance, and the Emerging Local Plan 2026.

1. Conflict with Spatial Vision & Development Strategy

The Core Strategy requires sustainable development and proper integration with infrastructure. The scale of 725 dwellings conflicts with strategic distribution

principles.

2. Insufficient Infrastructure Capacity

Transport, education, healthcare, and utilities capacity concerns are not properly addressed. The Core Strategy requires developments to be infrastructure-led.

3. Environmental Impacts

The Local Plan Strategy Review highlights flood risk, water stress, and environmental pressures affecting Gravesham. This proposal fails to demonstrate adequate mitigation.

4. Design, Layout & Local Character

Policy CS19 and Saved Policy TC1 require development to respect character and avoid harm to amenity. An outline of this magnitude lacks assurance of appropriate design, density, and massing.

5. Amenity Impact - SPG2 Residential Layout Guidelines

There is insufficient evidence that required separation distances, daylight, outlook, and amenity standards can be achieved.

6. Deliverability & Phasing Issues

A development of this scale must demonstrate phasing and guaranteed delivery of the school, open space, utilities, and related infrastructure.

7. Public Open Space Concerns

The application lacks detail on quality, accessibility, and long-term management of open space, contrary to local requirements.

8. Conflict with Emerging Local Plan 2026

The Emerging Local Plan has reached Regulation 19 stage and carries material weight. The proposal is premature, unallocated, and inconsistent with the plan's infrastructure-led and environmentally constrained approach.

- Cabinet approved the Regulation 19 draft for consultation in February 2026.

- Evidence highlights flood risk, water stress, and pressures on natural habitats.

- The Emerging Plan emphasises carefully controlled, plan-led growth, which this site is not part of.

- The villages of Meopham and Sole Street should not be merged, this is clear from the Emerging Local plan and must be adhered to. This application runs roughshot over this important National and Local policy.

- There is no cumulative impact assessment when taking both this and other sites currently in the local plan or in EAI scoping.

Conclusion

The scale, impacts, and conflicts with adopted and emerging policies render this proposal unacceptable. I respectfully request that Gravesham Borough Council refuse planning application 20260207.

Kind regards