

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/03/2026 7:52 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] Willow Walk Culverstone Green

Comments Details

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

Reasons for comment:

Comments:	I wish to formally object to Application 20260207 for up to 725 dwellings on land north of Camer Road between Meopham and Sole Street. While I recognise the need for housing, this proposal conflicts with key principles of the National Planning Policy Framework (NPPF) and would result in significant harm to the local area. 1. Infrastructure and Transport (NPPF Sections 8 & 9) The local road network, particularly around Camer Road and connecting routes, is already constrained and experiences congestion at peak times. The addition of up to 725 dwellings will significantly increase traffic, with no clear evidence that the existing infrastructure can accommodate this growth. Public transport options are limited, meaning future residents will be heavily reliant on private vehicles, contrary to the NPPF's aim of promoting sustainable transport. 2. Education Provision - Lack of Secondary Capacity (NPPF Section 8) While the inclusion of a two-form entry primary school is acknowledged, the proposal fails to address secondary education provision. This is a critical omission. A development of this scale will generate substantial demand for secondary school places, yet no on-site provision is proposed. This will increase pressure
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on already oversubscribed schools in the wider area and lead to additional travel, further exacerbating congestion and reducing sustainability.

3. Loss of Settlement Gap and Coalescence (NPPF Section 12)

The site forms an important gap between Meopham and Sole Street, helping maintain their distinct identities. Development of this scale risks merging the two settlements, resulting in coalescence and the loss of rural character.

The NPPF requires development to be sympathetic to local character; this proposal represents a significant and harmful urbanisation of the countryside.

4. Environmental Impact (NPPF Section 15)

The development would result in the loss of greenfield land and potential harm to biodiversity. Increased traffic will also contribute to air and noise pollution.

There are further concerns regarding surface water drainage and flood risk, particularly given the scale of development and increased hard surfacing.

5. Sustainability Concerns (NPPF Sections 2 & 9)

The site is not well located for sustainable living. Limited access to services, lack of secondary education provision, and reliance on car travel indicate that this is not an appropriate location for a development of this size.

6. Scale and Overdevelopment

Up to 725 dwellings, alongside a local centre and associated infrastructure, represents overdevelopment of a rural location. The scale is disproportionate to the existing settlements and would place unacceptable pressure on local services.

Conclusion

Although the provision of a primary school and local centre is noted, this does not outweigh the significant harms identified-particularly the lack of secondary education provision, infrastructure constraints, and the loss of the important gap between Meopham and Sole Street.

For these reasons, the proposal conflicts with the National Planning Policy Framework and should be refused.

Kind regards