

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 10:23 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] White Post Lane, Sole Street Gravesend

Comments Details

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

Reasons for comment:

Comments:	I strongly object to the proposed development of up to 725 homes between Sole Street and Hook Green (Meopham). The application is unsuitable for this location and would cause significant long-term harm to the environment, local character, and essential infrastructure. **1. Loss of Grade 2 Agricultural Land **The site is productive Grade 2 Agricultural Land, not Greybelt, and currently supports arable farming and provides important habitat for wildlife including bats, birds of prey, and badgers. Developing high-quality farmland directly contradicts principles of sustainable land use and permanently removes a valuable food-producing resource. 2. Pressure on Local Infrastructure Local GP practices and schools are already at or beyond capacity and serve people from multiple surrounding villages. The proposal provides no realistic plan for mitigating the significant additional pressure this development would create. Existing rural roads are narrow and not designed for large-scale residential growth. Routes such as Cobham High Street are already heavily used and would face severe congestion and safety risks. 3. Public Transport Limitations
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Sole Street train station has non-accessible platforms and no step-free access, limiting use for people with mobility issues, wheelchair users, parents with prams, and older residents. While the station is not currently busy at peak times, a development of this scale would overwhelm its limited facilities and increase parking pressure on nearby residential roads. Many residents would be forced to drive to larger stations such as Meopham, adding further congestion.

4. Traffic and Pollution

An increase in vehicles from 725 homes would worsen traffic, air pollution, and light pollution. The area already suffers from repeated fly-tipping, and increased population pressures would make these problems harder to control. The resulting environmental degradation would be significant and difficult to reverse.

5. Ecological Impact

The development would destroy and fragment habitats used by protected species, increase noise and light disruption, and permanently alter the ecological balance of the area.

6. Harm to Rural Character and Countryside

Sole Street and Hook Green are historic, rural villages with a strong sense of identity, open views, and countryside character. This proposal would effectively urbanise the landscape and merge distinct villages. Increased congestion and visual intrusion would also reduce the appeal of nearby Areas of Outstanding Natural Beauty, impacting residents, walkers, and local tourism.

In conclusion, this proposal is disproportionate, environmentally damaging, and incompatible with local infrastructure and the rural setting. For these reasons, I urge the planning authority to refuse the application.

Kind regards