

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/03/2026 9:40 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] Baker Close Sole street Cobham, Gravesham

Comments Details

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

Reasons for comment:

Comments: I write to strongly object to the proposed development of over 700 dwellings at Sole Street, Cobham, Kent.

- 1. Harm to the Kent Downs Area of Outstanding Natural Beauty (AONB)**
The site lies within and/or directly affects the setting of the Kent Downs Area of Outstanding Natural Beauty. National planning policy (NPPF) requires that great weight be given to conserving and enhancing landscape and scenic beauty in AONBs. A development of this magnitude would cause substantial harm to the natural landscape, views, and tranquillity of the area.
- 2. Inappropriate Development in the Green Belt**
The site is designated Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl and maintain openness. This proposal clearly conflicts with those purposes, representing inappropriate development that should not be approved except in very special circumstances, which have not been demonstrated.
- 3. Loss of Best and Most Versatile Agricultural Land (Grade 2)**
The development would result in the permanent loss of Grade 2 agricultural land, classified as "best and most versatile." This is a finite national resource, and its loss conflicts with national policy encouraging the protection of high-quality

farmland.

4. Conflict with Gravesham Local Plan Core Strategy

The proposal appears contrary to key policies within the Gravesham Local Plan Core Strategy, including:

Policy CS01 & CS02 - which focus development in sustainable urban areas rather than rural locations.

Policy CS12 - which seeks to protect and enhance the borough's natural environment.

Policy CS19 - which protects the character of the countryside and the Kent Downs AONB.

This site, being rural and environmentally sensitive, is not an appropriate location for development of this scale.

5. Urban Sprawl and Loss of Village Identity

A development of over 700 homes would dramatically extend the built form of Sole Street, leading to coalescence with surrounding settlements and a permanent loss of the distinct rural character of Cobham, Kent. This suburbanisation is wholly out of keeping with the existing village scale.

6. Harm to Biodiversity and Protected Species

The fields and surrounding habitats support a range of wildlife, including birds, bats, and other protected species. Development would lead to habitat loss, fragmentation, and disturbance, undermining biodiversity and conflicting with the requirement to deliver measurable biodiversity net gain.

7. Unsustainable Pressure on Infrastructure

Local infrastructure is already limited. This scale of development would significantly impact:

Road capacity and traffic levels (particularly rural lanes not designed for high volumes)

Local schools and GP services

Drainage and utilities

There is no clear evidence that infrastructure improvements can adequately mitigate these impacts.

8. Flood Risk and Surface Water Drainage

Development on greenfield land reduces natural drainage capacity and increases surface water runoff, potentially exacerbating flood risk both on-site and in surrounding areas.

9. Availability of More Sustainable Alternatives

National and local policy prioritise development on brownfield or less sensitive land. It has not been demonstrated that such alternatives have been exhausted before proposing development in this highly constrained and protected location.

This proposal represents unsustainable development that conflicts with national policy, Green Belt protections, and the Gravesham Local Plan. The scale, location, and impact of the development would cause lasting harm to the landscape, environment, and character of Sole Street and the wider Kent Downs.

For these reasons, I strongly urge Gravesham Borough Council to refuse this application

Kind regards

