

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/12/2025 6:22 PM from [REDACTED]

## Application Summary

Address:	Land Adjacent To Longfield Road Meopham Gravesend Kent DA13 0EW
Proposal:	Outline application for the erection of up to 120 residential dwellings, public open space and associated works. Approval is sought for the principal means of vehicular access from Longfield Road and all other matters are reserved.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

## Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I live directly opposite this development & object because:  <b>LOSS OF LAND &amp; NATIONAL FOOD SECURITY</b> - This is fertile & productive agricultural land. We all need to eat. Food production is essential, locally & nationally. This development will destroy it. Forever. This problem is doubly intensified by a similar loss of vital agricultural land beneath 'solar-farms'.  <b>EDUCATIONAL DISRUPTION:</b> - This development and its vehicular access will be adjacent to 2 schools: Helen Allison SEN (Autistic) School & Meopham Community Academy. The pupils in both schools require a quiet and pollution-free learning environment. The building phase will generate significant noise & pollution. Inevitably, this will disrupt the children's learning. (A similar problem will be caused by the development on the east side Wrotham Road - 20250992).  <b>EXISTING TRAFFIC HAZARDS:</b> - Longfield Road is very narrow. Parked cars already restrict traffic to single file. This causes tail-backs in both directions. Cars block pavements. School children are forced to walk in the road. Crossing the road is hazardous, bordering on lethal. I have witnessed accidents, and children hit, caused by this situation.

EXTRA CARS ESCALATE EXISTING PROBLEMS:

- 120 new houses will mean at least 240 extra cars. They will need access to Longfield Road. Access will be beside those schools and neighbouring properties. This will worsen existing problems. It will be especially bad at peak times. The length and duration of the traffic jams will increase. Inevitably, the noise, the pollution and the danger to pedestrians will be extended and increased to intolerable levels.

#### DIVERSIONS & 'CUT-THROUGHS':

- Longfield Road is already a cut-through - to Wrotham Road (A227) and the A20/M20 - from other villages and the A2. Commercial and HGV traffic also use it throughout the day. This is especially true when the motorways are closed and Longfield Road becomes a major diversion.

#### WROTHAM ROAD JUNCTION 'BOTTLENECKS':

- So, the junction of Longfield Road with Wrotham Road is already a 'bottle-neck'. This is undeniably true at peak times, especially during school-run and rush-hour. An extra 240 cars (plus the extra 1000 cars from the other two developments - 20250992 & 20251116 - a total of 1240 extra cars) demanding access will exacerbate that problem. It will create noisy, polluting, immovable and hazardous gridlocks at the junctions with Wrotham Road.

#### SIDE ROADS & RAT RUNS:

- Longfield Road, although very narrow, is still one of the main routes through Meopham. It is already a hazardous bottleneck at its junction with Wrotham Road. This causes drivers to look for 'cut-throughs' and parking places in even narrower, residential side roads. This creates even more hazards, more pollution, more noise and blockage. The extra 1240 cars from these 3 developments would choke these quiet residential roads and bring movement to a standstill.

#### UNSUSTAINABLE POPULATION INCREASE:

- The population of Meopham was 6795 in 2021. The national average occupancy per household is 2.5 people. So, 120 new houses will add another 300 residents to Meopham. On top of this, the 500 houses of the other 2 developments would add another 1250 people. In total, Meopham's population would be increased by 1550 people, or nearly 25%. Healthcare facilities, schools and other local amenities are already over-subscribed in Meopham. This influx of people would make those facilities finally inaccessible.

#### OTHER PROPOSED DEVELOPMENTS:

Not mentioned so far is another proposed development - by Iceni Projects & the McManus family - in Meopham. This development - north of Norwood Lane and Camer Road - proposes the building of another 730 homes. This would introduce another 1460 cars and 1825 people. Access will be via Green Lane / Camer Road. This road is even narrower and more rural than Longfield Road. It is barely wide enough for two cars to pass each other safely. At one end it is restricted in the small villages of Sole Street and Cobham, at the other end is the bottle-neck junction with the Wrotham Road (A227). Adding another fifteen hundred cars to it at peak times would make it utterly impassable.

If all these developments are permitted then:

- an additional 1350 houses will be built in Meopham (population 6795);
- there will be an additional 2700 cars creating road hazards and traffic congestion on narrow rural roads, near schools and at bottle-neck junctions with the Wrotham Road (A227);
- the population of Meopham will be increased by 3375 or 50%;

These imposed increases of traffic & population will be unsustainable.

**FINALLY - FINANCIAL INCENTIVES:**

The average house price in Meopham is £600,000. The development of 120 houses in Longfield Road is worth £72 million. If all developments are permitted then the total value will be £810 million. Unfortunately, the financial incentive - nearly £1 billion for all beneficiaries - will make permission for these developments hard to refuse.

---

Kind regards