

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/12/2025 7:59 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] Cobham

## Comments Details

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

Reasons for comment:

Comments: I wish to OBJECT to this planning application.

The application fails to address the cumulative impacts of this proposal when considered alongside three other known and potential developments in the immediate area, which together would form a near-continuous belt of development. These schemes collectively amount to approximately 1,350 dwellings, comprising:

- Application 20250992 - Land east of Wrotham Road (350 dwellings)
- Application 20250993 - Longfield Road (120 dwellings)
- Application 20251116 - Land west of Norwood Lane (150 dwellings)
- Application 20250900 - Land north of Camer Road (up to 730 dwellings)

Taken together, these developments would place unacceptable pressure on local roads, the natural environment, wildlife habitats, and the sustainability of local services and resources. The application considers this proposal in isolation and does not provide a credible assessment of the combined effects.

The submission also fails to take account of the additional impacts arising from the Lower Thames Crossing, particularly in relation to traffic flows, air quality, noise, and effects on the natural environment. When combined, these impacts would be significant, and the mitigation measures proposed are wholly inadequate.

Green Belt sites such as this should only be considered through a comprehensive Local Plan process, ensuring that genuine local housing need is clearly identified and that supporting infrastructure and services are planned and delivered in a coordinated manner. This has not occurred.

The proposal would result in the permanent loss of high-grade agricultural land, which is increasingly important for food security, carbon sequestration, and aquifer recharge that supports local water supplies. The local authority has not demonstrated that it has first optimised development on brownfield land or lower-grade agricultural land within its area, as required by national planning policy.

The proposed lighting strategy is also inappropriate for a rural village setting, where street lighting is currently limited to essential locations such as junctions. Introducing estate-wide lighting would lead to increased light pollution, harming the night-time skyline and negatively affecting wildlife. This is of particular concern given the site's proximity to the Kent Downs National Landscape and nearby designated nature conservation areas.

The application places emphasis on the proximity of Meopham and Sole Street railway stations, yet fails to acknowledge that peak-hour services to London Blackfriars have been withdrawn and not replaced, nor does it demonstrate that there is spare capacity on the route. Peak trains already have passengers standing from Meopham and Sole Street stations. In addition, proposed cycle links to East Gravesend are misleading, as they rely on public rights of way designated as footpaths across open countryside, which are neither suitable nor lawful for cycle use.

The development would generate substantial peak-time traffic. Eastbound movements in particular would have a detrimental impact on traffic conditions near the primary and special schools and would further worsen congestion and safety at the A227 junction.

#### Conclusion

The cumulative impacts of this and neighbouring developments would cause significant and lasting harm. The application fails to provide adequate assessment or mitigation and should be refused.

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Kind regards