

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/11/2025 2:02 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] Wrotham Road Gravesend

## Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing as a resident of Wrotham Road, Meopham, to object strongly to planning application 20250993. My objections are set out below.

### 1. Flooding Risk & Inadequate Drainage Assessment

The Meopham area already experiences surface water flooding during heavy rainfall, particularly along Wrotham Road, Longfield Road, and nearby agricultural land. The topography of this location directs water into the road network and towards properties during storms.

Introducing up to 120 new dwellings on currently permeable farmland will:

Increase hardstanding

Increase surface water run-off

Reduce natural drainage capacity

Overload an already-strained local drainage system

No robust Sustainable Drainage System (SuDS) strategy has been demonstrated, nor any assurance that downstream areas will not face worsened flooding.

This is contrary to the National Planning Policy Framework (NPPF) requirement to avoid increasing flood risk elsewhere and to apply a precautionary approach.

### 2. Highway Safety, Traffic Impact & Parking Pressure

Longfield Road and Wrotham Road already suffer from:

Heavy traffic at peak times

Limited safe overtaking

Bus stops and school traffic contributing to congestion

Narrow road sections and difficult junctions

Adding 120 dwellings will generate hundreds of additional vehicle movements daily. This will:

Increase congestion at the Wrotham Road / Longfield Road junction

Reduce highway safety

Create pressure on roadside parking

Increase risk to pedestrians, schoolchildren, cyclists and horse riders

The transport assessment relies on theoretical modelling rather than the real-world conditions known to residents.

### 3. Harm to Rural Character & Village Identity

Meopham's identity is based on its linear village structure and surrounding open countryside. A 120-house estate would:

Erode rural landscape

Disrupt key views across agricultural land

Extend settlement sprawl

Reduce separation between distinct village areas

This scale and density is entirely out of keeping with the established character of this part of Meopham.

### 4. Loss of Amenity for Existing Residents

The development would negatively affect the living conditions of nearby residents by:

Increasing noise and light pollution

Creating overlooking and loss of privacy

Reducing daylight to some properties

Increasing vehicle noise late into the evening

These changes would significantly alter the quiet, rural character of the immediate area.

### 5. Environmental & Ecological Harm

The site currently provides valuable habitat for:

Birds

Bats

Deer

Foxes

Pollinators

Replacing green fields with housing will result in:

Loss of habitat

Fragmentation of wildlife corridors

Reduction in biodiversity

Increased pressure on the remaining green spaces

No sufficient ecological mitigation or biodiversity net gain has been demonstrated.

## 6. Policy Conflicts

The proposal appears to conflict with policies within:

The Gravesham Local Plan

The NPPF (including sustainable development, flood management, and protection of rural character)

Local environmental and infrastructure requirements

## 7. Cumulative Impact of Multiple Major Developments in Meopham

This application cannot be considered in isolation. Several other large housing developments are currently proposed in the surrounding area:

Application Reference Location Dwellings

20250992 Wrotham Road 350 homes

20251116 Land West of Norwood Lane 150 homes

20250802 Blackthorn Farm, Wrotham Road 100 homes

20250993 (this application) Longfield Road 120 homes

Combined, these proposals total at least 720 new dwellings in the immediate Meopham area.

This would result in:

Thousands of additional residents

Around 1,000-1,400 extra cars

Severe pressure on Wrotham Road, Longfield Road and surrounding junctions

Major drainage and flooding impact

Strain on GP surgeries, schools, utilities and emergency services

The cumulative effect has not been assessed adequately in any of these applications. Approving piecemeal developments of this size would risk uncontrolled urbanisation of Meopham.

Conclusion

For the reasons set out above, I respectfully request that Planning Application 20250993 be refused. The scale, location, and impact of this proposal are incompatible with the character, infrastructure, flood resilience, and sustainability of Meopham.

Should the Council be minded to approve the proposal, I request that stringent conditions be imposed relating to drainage, highway works, ecological protection, and infrastructure capacity.