

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 3:37 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] Gravesend

Comments Details

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

Reasons for comment:

Comments:	Dear Sir / Madam,
I wish to object to the above planning application. My objections are based on the following material planning grounds:	

Grounds for Objection

1. Traffic generation, highway safety, and access concerns
 - The proposed vehicular access from Longfield Road will significantly increase traffic on what is currently a local road - potentially leading to congestion, particularly at peak times.
 - Increased traffic volume raises serious concerns for pedestrian safety, especially for children walking to nearby schools or families accessing local amenities.
 - There is insufficient evidence of how the existing road infrastructure will cope with the additional demands - no details on junction improvements, visibility splays, or mitigation of traffic impacts have been provided.
2. Overdevelopment and adverse impact on local character / landscape
 - A development of up to 120 dwellings represents a major change for what appears to be a semi-rural / suburban area in Meopham. Such a development would significantly alter the character and appearance of the locality.
 - Given that this is an outline application with all other matters reserved (layout, scale, appearance, landscaping, etc.), it is impossible to fully assess whether the development would be appropriate in scale or design for the area. [REDACTED]
 - There is a real risk of 'town cramming' - too high density, loss of green and open land, and reduction in open-space character that currently benefits local residents.
3. Insufficient infrastructure and services capacity

- Local services (such as schools, healthcare, drainage/sewer capacity, public transport, parking) may not be sufficient to absorb the increased demand from up to 120 new dwellings.
- There is no clear evidence submitted as part of the outline application that shows how the developers intend to mitigate or accommodate increased demand on community infrastructure.

4. Environmental, ecological, and biodiversity impacts

- The development would likely result in loss of green space or open land - with consequences for local biodiversity, wildlife habitat, drainage, and flood risk.
- No detailed landscaping, habitat protection or biodiversity mitigation strategy has been provided (understandable given "all matters reserved" status), which makes it impossible to assess environmental impacts properly.

5. Lack of sufficient detail due to "all matters reserved"

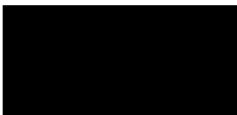
- As this is an outline application with only access proposed for approval, key elements - including layout, building scale, design, density, landscaping, servicing, drainage - are not defined or fixed. This makes it very difficult for the community to properly evaluate likely impacts or benefits. [88]
- For a development of this scale, submitting a full or partial (some matters) application would allow for proper scrutiny. Granting "in principle" permission at this stage risks approving a scheme that could be poorly planned, out of character, or unsustainable.

6. Conflict with local planning policy & sustainable development principles

- The development risks undermining the rural/suburban character and sense of place in Meopham.
- The proposal may conflict with the aims of local and national planning policy to protect rural landscapes, manage sustainable growth, and avoid over-intensification of housing in sensitive areas. Material considerations - including traffic, local amenity, landscape, biodiversity, and infrastructure capacity - must be given due weight. [88]

Conclusion

For the reasons above - increased traffic and safety risks, overdevelopment and loss of local character, inadequate infrastructure, environmental and biodiversity concerns, and the lack of required detail at this outline stage - I strongly object to this application and urge the Council to refuse permission.



Kind regards