

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 4:19 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] Meopham

Comments Details

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

Reasons for comment:

Comments:	<p>I wish to formally object to the planning application for the proposed development of 120 residential dwellings on land opposite my property at 32 Longfield Road, DA13 0EN.</p> <p>My property directly faces the application site and would be one of the most significantly affected dwellings by the proposed development.</p> <p>1. Loss of outlook and visual amenity</p> <p>The application site currently compromises open rolling fields which form an important part of the setting, character, and visual amenity of this section of Longfield Road. The proposed development would result in a substantial and permanent loss of this open outlook, replacing it with a dense residential estate directly opposite existing homes.</p> <p>This would have an overbearing and visually intrusive impact on my property and would significantly erode the semi-rural area, which is contrary to local planning objectives that seek to protect the established character and appearance of residential environments.</p> <p>2. Scale, Density and Overdevelopment</p> <p>The scale of the proposal (120 dwellings) represents an intensive form of development that is out of keeping with the immediate surroundings. The density and massing would create stark contrast with the existing nature along Longfield Road and would appear cramped and dominant when viewed from neighbouring properties, particularly those directly opposite the site.</p> <p>This level of development constitutes overdevelopment of the site and would result in unacceptable harm to local character and residential amenity.</p> <p>3. Traffic impact and highway safety</p> <p>Longfield Road already experiences traffic congestion, particularly at peak times. The addition of traffic generated by 120 new dwellings would place significant extra pressure on the local highway network. This raises serious concerns in respect of the following; increased congestion, highway safety, noise and air pollution, and the cumulative impact on residents whose homes front the site. Given the proximity of my property to the proposed development, these impacts would be acutely felt.</p> <p>4. Impact on residential amenity</p>
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The proposed development would result in a material loss of residential amenity for existing occupants due to increased noise, light pollution, activity levels, and prolonged construction impacts.

As a directly facing property, my home would be particularly affected both during construction and once the development is occupied. The scale and intensity of the proposal would fundamentally alter the living environment of nearby residents in an unacceptable way.

To conclude, while the need for housing is acknowledged, national and local planning policy requires new development to be appropriately located, proportionate, and respectful of existing communities.

In this case, the proposal would cause significant harm to visual amenity, residential living conditions, highway safety, and local character. I therefore respectfully request that planning permission be refused, or that the scheme be substantially reduced in scale and density to mitigate its impact.



Kind regards