

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/12/2025 1:44 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:	<ul style="list-style-type: none">- Dangerous Access Arrangement The proposal would funnel all traffic from 120 new homes-potentially 240+ cars, in addition to frequent delivery and service vehicles-onto a single access point. This represents a serious safety hazard for existing road users and pedestrians, increasing the likelihood of conflicts, queueing, and reduced emergency access.- Harmful Impact on Helen Allison School (SEN) The site directly borders Helen Allison School, which supports children with significant special educational needs. Many pupils are highly sensitive to noise, traffic, and environmental overstimulation. Increased vehicle movements, construction noise, and general disturbance would cause alarm, stress, and sensory overload, undermining the calm, low-stimulus environment essential to students' wellbeing and safeguarding.- Loss of High-Grade Agricultural Land The site comprises long-established, high-quality agricultural land that remains actively and productively farmed. Its loss would reduce local food-producing capacity and erode valuable agricultural resources that have supported the community for centuries.- Severely Constrained Longfield Road Longfield Road is narrow and frequently obstructed by vehicles parked along both sides. It already becomes heavily congested during school start and finish times. These constraints make it wholly unsuitable for accommodating any significant increase in traffic associated with the development.- Regular Heavy-Vehicle (HGV) Activity

The road is routinely used by HGVs accessing the weighbridge at Green Street Green, demonstrating that it is already under substantial pressure. Introducing further traffic would heighten safety risks and worsen congestion.

- **Unsafe Speed Environment**

A 50 mph speed limit applies from the residential and school area along Longfield Road, and many drivers continue at this speed into Meopham. Adding large volumes of additional traffic would significantly increase collision risks and endanger pedestrians, school users, and local residents.

- **Green Belt Policy Conflict**

The site lies within designated Green Belt land that has not been released or reallocated through any adopted local plan process. Development here is therefore inappropriate and directly contrary to established national and local Green Belt policy.

- **Significant Additional Traffic Generation**

The proposal is expected to generate approximately 1,440 additional vehicle movements, with the A227 acting as the primary access route to and from Meopham. This would lead to a substantial increase in traffic volumes on a route already under pressure.

- **Existing Congestion and Road Constraints**

The A227 is already heavily used as a cut-through, including by HGVs, despite its narrow carriageway and constrained pavements. The road network becomes gridlocked whenever incidents occur on nearby major roads, demonstrating its limited resilience.

- **Inadequate Local Side Roads**

Nearby side roads are wholly unsuitable to accommodate diverted traffic. During diversions, they experience severe congestion, safety risks for pedestrians and cyclists, and reduced accessibility for emergency vehicles.

- **Impact of the Lower Thames Crossing**

Traffic modelling associated with the forthcoming Lower Thames Crossing indicates further increases in traffic flows on the A227, which would compound existing and proposed development impacts.

- **Insufficient Public Transport Capacity**

Rail capacity is already overstretched, with commuters routinely standing on peak-time services from Meopham and Sole Street stations. The local bus service is limited in frequency, unreliable, and not equipped to absorb demand from a development of this scale.

- **Disproportionate Population Growth**

The proposal could result in a one-third increase in Meopham's population. Such a large and sudden rise would place disproportionate pressure on already constrained local infrastructure and services.

- **Healthcare Services at Capacity**

Local GP surgeries and wider NHS services are already operating at capacity. Additional housing would significantly exacerbate pressures on essential healthcare provision, reducing access for existing residents.

Kind regards