

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/11/2025 10:23 AM from N [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:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Dear Sir/Madam,
I wish to submit a formal objection to the above planning application for the following reasons:	

1. Inappropriate Major Development in the Countryside

The site lies outside the Meopham settlement boundary, within open countryside that is not allocated for residential development. A scheme of up to 120 dwellings constitutes a substantial expansion of the village and conflicts with the approved spatial strategy, which restricts major development in rural areas.

The proposal would undermine long-established planning policy designed to protect Meopham's rural setting and character.

2. Harm to Landscape Character and Visual Amenity

The location currently comprises open fields that contribute to the rural setting along Longfield Road. Development of this scale would:

- Introduce dense urban form into open countryside,
- Remove rural separation between Meopham and neighbouring areas,
- Increase noise, light pollution and activity,
- Diminish long-range views across the landscape.

The proposal would cause significant landscape harm, altering the character of the area and eroding Meopham's distinctive linear village form.

3. Highway Safety and Access Issues

The application seeks detailed approval for access from Longfield Road, which already experiences issues including:

- Narrow width and limited verge space,
- Limited visibility in sections,
- Existing congestion at peak times,
- High levels of school-related traffic at key times of day.

The introduction of traffic from up to 120 dwellings-potentially 200+ additional vehicles-would exacerbate existing pressure and present increased risks for pedestrians, cyclists, equestrians, and drivers.

The proposed access has not been demonstrated as safe or suitable for development of this intensity.

4. Unsustainable Location - Heavy Reliance on Cars

Public transport in this part of Meopham is limited and infrequent, footways are incomplete or absent, and essential services are not within safe walking or cycling distance.

As a result:

- Private car use would be unavoidable,
- Traffic generation would be high,
- The development would not meet sustainable transport objectives required by the NPPF.

This is a fundamentally unsustainable location for major residential development.

5. Insufficient Local Infrastructure Capacity

The village infrastructure is already under strain:

- Primary and secondary schools are at or near capacity,
- GP and healthcare services face significant demand,
- Local drainage and utilities have known limitations in rural corridors,
- Community facilities do not have capacity to absorb a population increase of this scale.

The application does not provide adequate evidence that these impacts can be mitigated or infrastructure expanded in advance of occupation.

6. Environmental and Ecological Concerns

The site comprises greenfield land with likely presence of:

- Hedgerows of ecological value,
- Wildlife corridors,
- Species such as bats, birds, badgers and reptiles.

The development risks the loss of biodiversity and habitat fragmentation. Insufficient ecological detail has been provided to demonstrate protection or meaningful biodiversity net gain.

Additionally, large-scale hard surfacing would increase surface water run-off, posing a potential flooding and drainage risk to Longfield Road and neighbouring land.

7. Prematurity in Advance of the Local Plan Review

This proposal seeks to secure a large residential commitment ahead of the emerging Local Plan, pre-empting strategic decisions about appropriate growth locations.

Approving such an application now would:

- Predetermine major settlement expansion,
- Undermine the plan-led system,
- Encourage further speculative countryside development.

This is a classic example of premature development contrary to national planning guidance.

Conclusion

For the reasons outlined-countryside harm, unsustainable location, highway safety concerns, infrastructure limitations, environmental impact, and clear conflict with the plan-led strategy-I respectfully request that the Council refuses this outline application.

Yours faithfully,

Sara Sparling

Kind regards