

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/12/2025 6:43 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] Tradescant Drive Meopham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	OBJECTION TO PLANNING APPLICATION 20250993 Land Adjacent to Longfield Road, Meopham, Gravesend, Kent DA13 0EW Outline application for up to 120 dwellings

I wish to register a strong objection to planning application 20250993 for the erection of up to 120 residential dwellings, public open space and associated works, with vehicular access from Longfield Road. My grounds for objection are as follows:

1. Conflict with Green Belt Purposes and Local Policy

Even if the site is treated as "grey belt" under the NPPF, it still forms part of the wider Green Belt and performs key Green Belt functions. The development would:

Cause unrestricted urban sprawl, extending built form into open countryside.

Risk settlement merging, eroding the physical and visual separation between Meopham and neighbouring settlements.

Encroach into the countryside, contradicting the fundamental aim of Green Belt policy to safeguard rural character.

Harm village identity, undermining Meopham's historic linear settlement pattern and rural setting.

This is contrary to NPPF Green Belt objectives and to local policy requiring development to protect rural character.

2. Insufficient Infrastructure and Public Services

This proposal is unsustainable due to the lack of suitable infrastructure to support 120 additional homes:

Road capacity is inadequate, and the development would significantly increase traffic volumes on Longfield Road, a route already under pressure.

Public transport options are poor, with limited and unreliable bus services.

Pedestrian safety would be compromised, particularly for schoolchildren and vulnerable users.

Local schools, healthcare services and community facilities are already at capacity. No evidence has been provided that these essential services can be expanded to support the additional population.

3. Impact on Helen Allison School (Special Educational Needs School)

The site sits in close proximity to Helen Allison School, which supports children with complex autism and high-level needs. Increased traffic, noise, construction disruption and changes to the tranquillity of the surrounding area would have severe detrimental impacts on pupils who rely on a calm, predictable environment.

This is a material safeguarding consideration and has not been satisfactorily assessed or mitigated.

4. Flooding and Drainage Concerns

Parts of the site are known to be at heightened flood risk, and the submitted strategy does not convincingly demonstrate that runoff can be safely managed. Development would likely increase surface-water flooding for surrounding homes and infrastructure.

5. Design, Character and Residential Amenity

Even at outline stage it is clear that a development of this scale would be:

Out of character with surrounding low-density, rural-edge housing.

Likely to cause overlooking, loss of privacy, and loss of light to nearby properties.

Visually overbearing, altering the rural streetscape.

A source of significant noise, lighting and air pollution during construction and through long-term traffic increases.

6. Environmental and Ecological Harm

The site contains important habitats, including mature trees and hedgerows that support wildlife. Development would result in:

Biodiversity loss, contrary to NPPF requirements for measurable net gains.

Risk to any irreplaceable habitats on or near the site, including veteran trees.

Soil and land disturbance that may expose or spread contamination. Proposed mitigation is insufficient and lacks detail.

7. Cumulative and Precedent Impacts

Approval of this application would create a dangerous precedent for further development along the Longfield Road corridor, progressively eroding Meopham's rural setting and weakening Green Belt integrity.

Conclusion

This proposal is inappropriate, unsustainable, and contrary to national and local planning policy. It would cause significant environmental harm, create unacceptable pressure on local services, disrupt a nearby special-needs school, and damage the rural character of Meopham.

For these reasons, I respectfully request that planning application 20250993 is refused in full.

Kind regards