

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 04/12/2025 8:37 AM 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] Willow Walk Meopham

Comments Details

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

Reasons for comment:

Comments:

I wish to register my strong objection to the proposed development of 120 houses on the above site. The proposal is inappropriate for this location and raises several significant planning concerns relating to highway safety and the loss of best-and-most-versatile agricultural land.

The proposed access arrangement is fundamentally unsuitable for a development of this scale.
A site of 120 homes will typically generate over 200 vehicles, in addition to frequent deliveries, service vehicles, and emergency access movements. The existing road network is not capable of accommodating this level of traffic safely.

Introducing a major housing development feeding onto this road would create an unacceptable increase in conflict points, endangering drivers, pedestrians, and schoolchildren.

There are insufficient transport links, safe footpaths, cycle paths and poor bus links - resulting in the necessity of a car.

Longfield Road also serves as a route for regular HGV movements to the weighbridge. These vehicles require wide turning radii and unobstructed access. Additional residential traffic will significantly increase the likelihood of dangerous interactions, particularly in a constrained road environment.

This conflicts with Gravesham Local Plan Core Strategy Policy CS19 (Development and Design Principles)

CS19 requires development to:

Provide safe, well-designed and well-placed access points,
Avoid increased risks to highway users, and
Ensure development integrates safely with the existing transport network.

This scheme fails on all counts.

Kent Design Guide & KCC Highways and Transportation

KCC guidance stresses that major developments must not be served via:
Substandard or constrained roads,
Areas with insufficient visibility splays,
Routes heavily used by HGVs, or
Areas where traffic already presents risk to schools.

Longfield Road meets every criterion for unsuitability.

The development site also comprises high-grade agricultural land that has been farmed for centuries and contributes to national food production. The NPPF directs local authorities to avoid development on Best and Most Versatile agricultural land unless absolutely necessary.

The irreversible loss of such land at a time of increasing food-security concern is not justified by the application.

With reference to National Planning Policy Framework (NPPF, 2023)

The site consists of best and most versatile agricultural land (Grades 1-3a), farmed for centuries and contributing to the local food supply.

NPPF paragraph 174 requires decision makers to:

Protect and enhance valued soils

Recognise the economic and environmental benefits of high-grade farmland.

Paragraph 175 is clear: development of high-grade agricultural land should be avoided unless no other reasonable sites exist. This proposal permanently removes productive farmland at a time when food security and farmland protection are increasing national priorities.

The proposal clearly conflicts with:

NPPF Paragraphs 96, 115, 174, 175

Gravesham Local Plan Core Strategy Policies CS10 and CS19

Kent Design Guide & KCC Highways Guidance

The cumulative harms-dangerous access, severe highway impacts and loss of high-quality agricultural land-are substantial and contrary to adopted policy.

For these reasons, I strongly urge Gravesham Borough Council to refuse this planning application.

Kind regards