

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/12/2025 4:16 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:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Re: Objection to Planning Application 20250993

I wish to register my strong objection to planning application 20250993, which proposes significant new housing within Meopham. This application raises serious concerns regarding landscape impact, rural character, and infrastructure capacity, and should be refused for the reasons detailed below.

### 1. Conflict with Rural Settlement Pattern and Local Plan Policies

The proposal does not reflect Meopham's role as a rural village within the borough hierarchy. The scale of development far exceeds what the Local Plan identifies as appropriate. The design and density are inconsistent with the spacious, open, low-density pattern that defines the village.

The application therefore conflicts with planning policies aimed at safeguarding the countryside from inappropriate development.

### 2. Access and Highway Safety Issues

The proposed access arrangements are unsuitable for a development of this magnitude. Concerns include:

- Substandard rural roads not designed for high traffic volumes,
- Increased risk at nearby junctions, particularly during rush hours,
- Lack of pavements or safe walking routes for new residents,
- Potential for parked cars to block emergency vehicle access.

The development would result in unacceptable highway safety risks, contrary to national and local policy.

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### 3. Insufficient Evidence of Infrastructure Capacity

No robust assessment has been provided regarding:

- Local school capacity,
- GP and healthcare provision,
- Parking adequacy both on-site and off-site,
- Drainage and sewage capacity.

Given existing pressure on these services in Meopham, the development is likely to create unsustainable strain on local systems.

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### 4. Harm to Landscape, Views, and Local Identity

The site contributes to the rural landscape that residents value and that defines Meopham. The proposed development would:

- Remove open green space,
- Interrupt long-standing views,
- Introduce massing and urban design inconsistent with local character,
- Contribute to the suburbanisation of a rural community.

This is unacceptable and contrary to landscape protection policies.

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### 5. Environmental Concerns and Loss of Biodiversity

Any development of this size on greenfield land is likely to harm wildlife habitats, potentially affecting birds, small mammals, insects, and flora. No detailed ecological mitigation has been provided, and baseline surveys appear incomplete or insufficient.

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### 6. Impact on Existing Residents' Amenity

New housing could cause loss of privacy, overshadowing, or overbearing impacts on neighbouring properties due to its density and proximity. Increased noise, traffic, and activity also pose risks to the peaceful rural amenity enjoyed by residents.

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### Conclusion

This proposal represents unjustified erosion of rural land, insufficient mitigation of infrastructure impacts, and clear conflict with planning policy. I therefore request that application 20250993 be refused.

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Kind regards