

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/11/2025 3:16 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: | 18, Long Walk Istead Rise |

Comments Details

| | |
|----------------------|---|
| Commenter Type: | Neighbour |
| Stance: | Customer objects to the Planning Application |
| Reasons for comment: | |
| Comments: | I object to this planning application as it is both unnecessary and inappropriate for the area. This land is in the greenbelt and as published in the 'Your Borough' magazine, it was stated that Brownfield sites would be built on first. There are a number of Brownfield sites available in Gravesham! I also do not believe that there is a need for these houses! |

1. Inconsistency with Green Belt Purposes and Local Plans

A core argument is that this proposed development fundamentally undermines the purposes of the Green Belt. According to the NPPF, the primary purposes of the Green Belt are:

- Preventing Urban Sprawl: This development would cause the unrestricted sprawl of a built-up area.
- This development will result in the merging of villages into one another.
- Safeguarding the Countryside: This development represents an inappropriate encroachment into the countryside.
- Loss of Character: This development would harm the setting and special character of Meopham.

This development is not in a truly sustainable location and it would fundamentally weaken the wider Green Belt's integrity.

2. Insufficient Infrastructure and Services

This is a key material consideration. This development is unsustainable as the existing local infrastructure cannot cope with the increased population.

Specifically:

- Transport Impact: This development would lead to a significant increase in traffic congestion in an area that already suffers, there is a lack of adequate public transport provision from the sub standard public bus service to poorly run and inadequate school services and I believe that this would pose a risk to highway and pedestrian safety.
- Lack of Social Infrastructure: The local community lacks sufficient capacity in schools from secondary to post-16 provision, healthcare facilities (e.g., GP surgeries and hospital), and other public services to support the new homes.
- Drainage and Flooding: The site is at risk of flooding, and the development's drainage strategy is inadequate and would exacerbate flooding in the local area. There have been multiple incidents of this recently.

3. Design, Character, and Amenity Issues

The proposed development will impact the surrounding area and the quality of life for existing residents.

- Design and Appearance: The design, scale, height, or density of the proposed buildings are out of character with the existing street scene and local area.
- Loss of Amenity: The development would cause a significant and demonstrable loss of amenity for neighbours.
- Overbearing Impact: The sheer size or massing of the buildings would be oppressive and visually dominant from neighbouring properties.
- Pollution and Noise: The development would lead to unacceptable levels of noise, light, or air pollution during and after construction.

4. Environmental and Ecological Harm

- Loss of Biodiversity: The development would result in the loss of important habitats for wildlife or remove mature trees and hedgerows that contribute to local biodiversity.

- Irreplaceable Habitats: The land contains irreplaceable habitats, as defined by the NPPF, such as ancient woodland or veteran trees.

Longfield Road Next to Helen Allison School

- Dangerous access to 120 houses - Potentially, 240 cars + Delivery and Service Vehicles.
- Access and building adjacent to Helen Allison School. An SEN school, pupils are highly sensitive and this development will cause alarm, stress and sensory overload. The school depends on a calm, low noise environment and this will all negatively impact the wellbeing of vulnerable children.
- The site is high grade agricultural land farmed for centuries. Land contributes to food production.
- Longfield Road is extremely narrow with residents' cars parked each side and highly congested during school start and finish times.
- Longfield Road is constantly in use by heavy vehicles going to the weigh bridge at Green Street Green.
- Longfield Road speed limit 50 MPH from the houses/schools and people continue at that speed into Meopham which is unsafe.

Kind regards