

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 01/12/2025 9:06 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] GRAVESEND

Comments Details

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

Reasons for comment:

Comments:	1. Conflict with National and Local Policy The National Planning Policy Framework (NPPF) states that Green Belt development is inappropriate except in "very special circumstances," which must clearly outweigh harm to the Green Belt. Gravesham Borough Council's Core Strategy (2014) and emerging Local Plan reaffirm the importance of protecting Green Belt land to prevent urban sprawl and maintain rural character. No exceptional circumstances have been demonstrated to justify this release. 2. Harm to Rural Character and Landscape Meopham is a historic rural parish, and development would erode its identity, merging villages such as Sole Street and Meopham. This directly conflicts with the Local Plan's objective to maintain settlement separation and protect countryside views. 3. Infrastructure and Services Pressure The A227 road network is already congested and unsafe for pedestrians and cyclists. Adding significant housing will worsen traffic and air quality. Local schools, healthcare facilities, and utilities are not scaled for such growth, and no robust mitigation plan has been provided. The A227 Wrotham Road near Meopham has a poor safety record, with multiple serious incidents reported in recent years: - Major Collision (May 2024): A crash between a tractor and a school bus on the A227 near Culverstone Green left 12 children and the bus driver injured, with four
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children in serious condition. Kent Police investigated this as a case of dangerous driving, highlighting the vulnerability of this route during peak school travel times. [standard.co.uk]

- Frequent Accidents: The A227 has seen closures due to crashes, such as the August 2024 incident where a car struck an electricity pole, shutting the road in both directions. [kentonline.co.uk]

- High Traffic Volumes: Traffic data shows the A227 carries over 10,000 vehicles daily, including heavy goods vehicles, despite being a rural road with limited pedestrian infrastructure. [roadtrafficstats.uk]

- Speed Enforcement: The presence of multiple speed cameras (e.g., Meopham Green and Wrotham Road) indicates ongoing concerns about speeding and collision risk.

4. Environmental Impact and Flood Risk

Green Belt land provides essential drainage and biodiversity. Development will increase surface water runoff, exacerbating flood risks on the A227 and harming wildlife corridors identified in Gravesham's environmental priorities.

5. Availability of Brownfield Sites

Gravesham has brownfield land and regeneration opportunities (e.g., Ebbsfleet area) that should be prioritized over Green Belt release. National policy encourages brownfield development first, and this approach aligns with sustainable planning principles.

There are 3604 potential dwellings that have been refused permission for development on the Brownfield Land register part 1. As per guidelines these sites already meet criteria.

Sites to be included in Part 1 of Gravesham's brownfield land register must meet the following criteria:

- an area of at least 0.25 hectares or capable of supporting at least 5 dwellings
- suitable for residential development
- available for residential development and
- residential development of the land is achievable

6. Traffic and Pollution

Meopham has poor public transport links, meaning new housing will increase car dependency, worsening congestion and air pollution on rural roads.

7. Loss of Agricultural Land

The proposed sites include productive farmland, reducing local food security and undermining sustainable land use.

Conclusion

This proposal conflicts with national and local planning policy, harms the rural character of Meopham, and fails to demonstrate exceptional circumstances. I urge Gravesham Borough Council to reject this development and prioritize brownfield regeneration instead.

Kind regards