

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 9:14 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:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I object to this application for the following reasons.

Gravesham Local Plan:

The Gravesham Local Plan remains the guiding framework for local development, enforcing protection of the Green Belt, and supporting sustainable and contextually sensitive growth in Meopham.

National Planning Policy Framework (NPPF, 2025)

The most recent revision of the NPPF (2025) reinforces national priorities, and I draw attention below to specific paragraphs relevant to this application:

- Paragraph 145/6: Protecting the Green Belt - development should not be approved except in very special circumstances. The Gravesham latest local plan has not released this land from the green belt boundary
- Paragraph 149: Defining inappropriate development and the strict conditions under which exceptions may be made.
- Paragraph 135: Achieving well-designed places that are sympathetic to local character, history, and landscape.
- Paragraphs 8-11: Presumption in favour of sustainable development, balancing economic, social, and environmental objectives, and guiding the location of growth.
- Paragraph 8: Conserving and enhancing the natural environment, including

minimising impacts on biodiversity and achieving net gains.

- Paragraphs 104-106: Promoting sustainable transport and addressing the impact of development on local transport networks.

Material Considerations

A. Harm to the Green Belt

This development is located within the Green Belt and fails to justify the 'very special circumstances' required for approval, as outlined in Paragraphs 146 and 149 of the NPPF. The proposed scheme would diminish openness and encourage further incursion into protected countryside, in clear breach of national and local planning policy.

B. Impact on Local Character and Landscape

The proposal is inconsistent with the character and landscape of Meopham. In accordance with Paragraph 135 of the NPPF, development must respect and enhance local distinctiveness. The application does not achieve this, resulting in adverse effects on visual amenity and the surrounding rural environment.

C. Sustainability and Infrastructure

The NPPF (Paragraphs 8-11) seeks sustainable development, ensuring new growth aligns with infrastructure capacity and does not generate unsustainable patterns. This application fails to demonstrate adequate support from local services and infrastructure, risking increased pressure and adverse impacts on the community. The local GP is already very difficult to get an appointment and unlikely to be able to accommodate the extra demand

D. Biodiversity and Environmental Impact

The application does not comply with the NPPF, which requires developments to protect and enhance biodiversity and deliver net gains. Insufficient assessment of local wildlife and habitats, as well as the lack of measures to achieve net biodiversity gain, render the proposal unsatisfactory. The site is also located near where badgers are known to reside.

E. Highways and Traffic Concerns

The impact on local transport and highways is not sufficiently addressed, breaching Paragraph 116 of the NPPF. Meopham already experiences congestion and limited public transport; further development would worsen these issues without suitable mitigation or sustainable transport solutions. The proposed access road is also a risk to road safety. The impact of additional traffic along the already congested A227, will only worsen once the lower Thames crossing is opened

Kind regards