

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/03/2026 10:22 PM from [REDACTED]

Application Summary

Address:	Land North Of Cherry Trees Ridge Lane Meopham Gravesend Kent
Proposal:	Retrospective change of use for the siting of 4 pitches for Gypsy / Traveller occupation to include one static, one touring caravan and one amenity building on each pitch. Associated changes in land levels and hard / soft landscaping.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Ridge Lane Meopham Gravesend Kent

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Ecological damage The clearance of woodland has already removed established habitat and disrupted the wildlife that previously relied on continuous tree cover. This loss of biodiversity is significant and cannot be dismissed as incidental. The environmental harm already caused weighs heavily against granting retrospective permission, as the site once supported a range of species that are now displaced. Highway safety Ridge Lane is an unmade rural track with very limited width, poor visibility, and no dedicated pedestrian space. Its layout and condition make it unsuitable for increased vehicle movements, particularly those involving large caravans, heavy goods vehicles, or commercial traffic. Any intensification of use would introduce manoeuvres and traffic volumes the lane cannot safely accommodate, creating a clear risk to existing users. It also is already in a poor condition full of potholes The works were carried out covertly over the Christmas period, when planning enforcement officers and other relevant authorities were unlikely to be available. Undertaking substantial operational development at a time when intervention was improbable demonstrates a disregard for established planning procedures. National policy recognises intentional unauthorised development as a material consideration that weighs against granting retrospective consent, and the circumstances here fall squarely within that definition.
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Flooding and drainage implications

The raising of land levels and installation of impermeable surfaces has altered natural drainage patterns across the site. These changes increase the likelihood of surface water being displaced onto neighbouring land, heightening the risk of localised flooding. This is particularly concerning given that the road beneath Rhododendron Road already suffers from flooding during periods of heavy rainfall, indicating that the local drainage network is fragile and easily overwhelmed. No assessment was undertaken before the works occurred, leaving surrounding properties exposed to unmanaged run-off.

Impact on the Green Belt

The introduction of hardstanding, domestic fixtures, and residential infrastructure represents an inappropriate encroachment into the Green Belt. These additions erode the openness and rural character that the designation is intended to protect. The resulting urbanising effect conflicts with both national and local Green Belt policy, as the site should remain open countryside free from domestication. This is a precedent which must not be set

Availability of alternative provision

Claims of an urgent need for additional pitches are not supported by local evidence. The nearby Heron Hill site remains significantly under-occupied, demonstrating that existing authorised provision has not been fully utilised. Without any genuine "very special circumstances," there is no justification for permitting further development within a protected Green Belt location when suitable capacity already exists elsewhere.

Kind regards