

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/09/2025 9:02 AM from [REDACTED]

Application Summary

Address:	Blackthorn Farm Wrotham Road Meopham Gravesend Kent
Proposal:	Outline planning application for up to 100No. residential dwellings (including affordable housing), with all matter reserved except for access and creation of a new access from A227/South Street.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Meopham Gravesend

Comments Details

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

Reasons for comment:

Comments:	<p>Dear Planning Officer,</p> <p>I strongly object to this planning application and urge the Council to refuse it for the following reasons:</p> <p>1. Inappropriate Development in the Green Belt</p> <p>This proposal constitutes inappropriate development within the Green Belt, which is by definition harmful and should not be approved except in "very special circumstances" (NPPF, para. 147-151). The applicant has not demonstrated any such circumstances.</p> <p>The fundamental aims of Green Belt policy are to:</p> <ul style="list-style-type: none">- Prevent urban sprawl by keeping land permanently open,- Safeguard the countryside from encroachment, and- Preserve the setting and character of rural communities. <p>This development would directly conflict with these aims by replacing open countryside with a large, urbanising estate.</p> <p>2. Harm to Local Character and Community</p> <p>Culverstone is a semi-rural settlement characterised by dispersed housing, woodland, and open land. A concentrated estate of up to 100 dwellings would be wholly out of scale and character with the area, eroding its rural identity and altering its settlement pattern.</p> <p>The proposal would urbanise a rural community, set a precedent for further development, and undermine the sense of place valued by current residents.</p> <p>3. Infrastructure Capacity and Public Services</p>
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The application fails to demonstrate that local infrastructure can accommodate this scale of growth:

- Highways and Traffic: The A227 is already congested, particularly at peak times, and has known safety issues. Adding potentially 200+ cars from 100 new dwellings will worsen traffic, increase accident risk, and heighten air pollution.
- Schools and Healthcare: Local primary schools and GP surgeries are already overstretched, with long waiting lists and limited capacity. No clear provision is made to address this.
- Utilities and Drainage: There is no adequate evidence that existing water, sewage, and drainage infrastructure can cope without risk of flooding or service failures.

4. Environmental and Ecological Impact

This site is currently open countryside, supporting biodiversity and contributing to local climate resilience. Development would result in:

- Permanent loss of greenfield land,
- Habitat destruction for birds, mammals, and pollinators,
- Increased pollution (air, light, noise), and
- A reduction in carbon sequestration from soils and vegetation.

Such harms are contrary to local and national policy objectives for protecting and enhancing the natural environment.

5. Sustainability Concerns

The proposed site is car-dependent, with limited access to public transport, employment, and key services. This directly conflicts with national policy objectives for sustainable development (NPPF, Section 9). Residents would be reliant on private vehicles, increasing carbon emissions and undermining climate change commitments.

6. Precedent and Cumulative Impact

Approving this scheme would create a dangerous precedent for further large-scale development in the Green Belt across Culverstone and Gravesham. Once openness is lost, it cannot be recovered. This cumulative erosion would undermine the very purpose of the Green Belt designation.

Conclusion

This application represents inappropriate, unsustainable, and harmful development in the Green Belt. It conflicts with the NPPF and the adopted Gravesham Local Plan. The applicant has not demonstrated the "very special circumstances" required to justify such a loss.

For the reasons set out above - including harm to the Green Belt, the semi-rural character of Culverstone, pressure on infrastructure and services, environmental damage, and sustainability failures - I respectfully urge the Council to refuse this application.

Kind regards