

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/09/2026 8:52 PM from [REDACTED]

Application Summary

Address:	Woodlands Farm Wrotham Road Culverstone Gravesend Kent DA13 0RQ
Proposal:	Outline planning application for the development of 67 dwellings, public open space and associated works, with approval sought for the principal means of vehicular access from Newlands Lane. All other matters are reserved.
Case Officer:	Ms Amanda Cue

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Mountfield Close Meopham Gravesend Kent

Comments Details

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

Reasons for comment:

Comments:	1) This land is Metropolitan Green Belt - it exists for a reason and has successfully prevented the urban sprawl from London for many years. This application is not only detrimental to the rural environment in Culverstone, it will, if approved lead to similar attempts to develop Green Belt land throughout this area. 2) This is, I believe, the 5th major planning application in the Meopham parish since the Government changed the planning rules and introduced the "Grey Belt" concept". 3) Grey belt is a planning policy category in England for lower-quality or previously developed land within the protected Green Belt that makes a limited contribution to core Green Belt purposes. 4) Grey belt land is defined as: a) Previously developed land (brownfield) or other parcels of Green Belt land b) Land that does not strongly contribute to specific Green Belt purposes, such as checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns from merging, or preserving the character of historic towns. c) Land that EXCLUDES important protected areas or environmental assets (such as national parks, SSSIs, or heritage sites) that would otherwise restrict development.
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- 5) Grey belt is an assessment category used in planning decisions, not a physical reclassification or removal of land from the wider Green Belt.
- 6) It is supposed to be comprised of small infills (such as disused petrol stations, surface car parks, or scrubland).
- 7) It has Sustainability Requirements: Sites must have good access to local infrastructure, public transport, and amenities to qualify for sustainable residential or mixed-use development.
- 8) The developers are clearly gaming the "Grey Belt" concept..
- 9) This development will fill part of the gap between the parishes of Meopham and Vigo - the prevention of settlements merging into one another is a primary reason for the Green Belt.
- 10) On the sustainability criteria, surely this application cannot be properly considered until the outcome of the earlier applications are determined?
- 11) Even when considered in isolation, 67 homes will overwhelm Culverstone village. The bus service is a skeleton service that does not run in the evening or on Sundays, so every household will need one or more cars. There is just one doctors surgery miles away in Meopham (that has already said it cannot take on any more residents), there is just one local primary school, the secondary school is miles away in Meopham and the school buses to the Gravesend Grammar schools are full.
- 12) This is the urbanisation of a small rural village that will change its character forever, not the gradual addition of new homes into the village from utilising brownfield sites
(such as the development of the former Meopham Police Station).
- 13) The access road (Newlands Lane) is a tiny single track road with no passing spaces - I would never choose to drive on it.
- 14) These fields are right next to the borders of the Kent Downs Area of Outstanding Natural Beauty, there is the loss of green fields, both as a visual amenity to humans and to the wildlife that currently inhabits the area,
- 15) There will be an impact on the drainage of water, which already floods White Post Lane down Newlands Lane when it rains hard, This will get even worse as the fields are concreted over and can no longer act as a sponge to absorb the rainfall.
- 16) The extra traffic will slow and congest the A227 which is the only route out of the village - this road is already congested at school arriving/leaving times and whenever there are road works that always involve traffic lights.
- 17) Now that the Lower Thames Crossing (LTC) is definitely going ahead, the A227 will become even more congested as it will be used as a North/South route to the LTC.
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Kind regards