

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/09/2025 4:25 PM 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

## Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	

Dear Sir/Madam,

I am writing to register my strong objection to the proposed development of up to 100 residential units on Blackthorn Farm, Culverstone Green, submitted by Esquire Developments. Whilst the need for new housing is recognised in principle, this particular proposal raises a number of serious concerns which I believe outweigh any potential benefits.

### Green Belt and Countryside Protection

The site lies within designated Green Belt land, where national and local planning policy affords the highest level of protection. The applicant's attempt to downplay its Green Belt value is subjective and irrelevant to its safeguarded status.

The scheme would result in the irreversible loss of open farmland, damaging the rural landscape and eroding the countryside setting that defines Culverstone Green.

Allowing such development would set a worrying precedent, opening the door to further encroachment on protected land across the borough.

### Highways and Infrastructure

Access onto the A227 Wrotham Road is already problematic, with congestion and safety concerns at nearby junctions including Heron Lane. The additional traffic from 100 dwellings would exacerbate these issues considerably.

Although over 200 parking spaces are indicated, this is unlikely to be sufficient in practice, creating overspill parking pressure on local roads.

Local infrastructure - schools, GP surgeries, and utilities - are already stretched.

An influx of residents of this scale would place unacceptable additional strain on these services.

#### Environmental and Ecological Impact

The site includes habitats such as paddocks and land adjoining woodland. The proposal risks biodiversity loss despite claims of ecological sensitivity.

Drainage arrangements, particularly the proposed pond, appear inadequate to mitigate flood risks, especially given the scale of hard surfaces to be introduced.

Ancient woodland lies in close proximity. The absence of clear and enforceable buffer protections raises serious concerns about its long-term safeguarding.

#### Impact on Village Character

The scale and density of 100 houses is wholly disproportionate to the size of Culverstone Green. Such a scheme would urbanise the village and undermine its rural identity.

No convincing evidence has been provided to demonstrate that the architecture will complement the existing village character.

The significant increase in population would alter the community balance and threaten the village's sense of scale and cohesion.

#### Policy Context

The proposal conflicts with both national and local planning policies which protect the Green Belt, safeguard rural areas, and require truly sustainable development.

The developer's suggestion of "grey belt" is misleading, as no such classification exists within planning policy and cannot be relied upon to justify development.

#### Conclusion

This application represents inappropriate development in the Green Belt and an unacceptable expansion of Culverstone Green. The harm to the countryside, the environment, local services, and the character of the village clearly outweighs any benefits.

I therefore urge the Council to refuse this application in accordance with established planning policy and in the interests of protecting both Culverstone Green and the wider borough.



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Kind regards