

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/02/2026 10:35 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:	[REDACTED] Rhododendron avenue Meopham

Comments Details

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

Reasons for comment:

Comments: Planning Application Reference: T9Y4S1HPMTU00
Site Address: Land at Culverstone Green Valley, Gravesham (as described on the application)

Planning Objection - Material Considerations

I object to this application on the following material planning grounds:

1. Inappropriate Development in the Green Belt

The site lies within designated Green Belt. National planning policy in the National Planning Policy Framework (NPPF) states that inappropriate development in the Green Belt is harmful by definition and should not be approved except in very special circumstances. No very special circumstances have been demonstrated that clearly outweigh the harm to openness and rural character. Green Belt serves to prevent urban sprawl, retain a clear distinction between settlements, and protect the countryside for the long term. [REDACTED]

2. Severe Precedent Risk and Area-Wide Harm

Culverstone Green Valley contains multiple undeveloped plots currently protected by Green Belt designation.

If this application is permitted, it will establish a powerful planning precedent that effectively opens all remaining empty plots in the valley to similar development and static caravan siting. Over time, this will lead to a continuous pattern of caravan sites and hardstandings, fundamentally altering this part of the Green Belt from open countryside into a semi-urban landscape. This would erode the

very purpose and permanence of the Green Belt and make it extremely difficult, if not impossible, for the Council to resist further similar applications on adjacent plots.

3. Landscape Character and Openness

The development and associated hard landscaping, domestic paraphernalia and engineered features would cause significant harm to the openness of the Green Belt and the wider rural landscape setting, contrary to the fundamental protections in the NPPF and the aims of Gravesham's development plan. [OBJ]

4. Ecology, Biodiversity and Legal Protection

The valley supports a wide range of wildlife, including species such as owls, woodpeckers, bats, insects and other birds reliant on trees and undisturbed habitats. Local planning authorities have a statutory duty under the Environment Act 2021 to conserve and enhance biodiversity, including delivery of biodiversity net gain. Bats are also a European Protected Species under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations. Any loss or disturbance of habitats must be supported by robust ecological surveys and mitigation, which does not appear to have been adequately demonstrated.

5. Unauthorised Works and Prematurity

It appears that works (including hard landscaping) have commenced on site prior to any planning permission being granted. If confirmed, this raises concerns regarding unauthorised development in a sensitive, protected area and should be fully investigated before any decision is made.

6. Conflict with Local Plan Policies

The Gravesham Local Plan (Core Strategy 2014 and saved policies) defines areas for protection, including Green Belt, and requires development decisions to accord with the development plan unless material considerations indicate otherwise. The submitted proposals clearly conflict with this framework. [OBJ]

For the reasons above, this application should be refused.

Kind regards