

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 10:44 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 Culverstone

Comments Details

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

Reasons for comment:

Comments: Objection to Planning Application

I object to this planning application for the following reasons, all of which are material planning considerations.

Conflict with Green Belt Policy

The site is located within designated Green Belt land. National planning policy set out in the National Planning Policy Framework establishes that development of this nature is inappropriate in the Green Belt and should only be permitted where very special circumstances exist. No such circumstances have been clearly evidenced. As a result, the proposal would cause harm to the openness, permanence and function of the Green Belt.

Cumulative Impact and Precedent

Culverstone Green Valley is characterised by a series of undeveloped plots that have remained free from development due to long-standing planning protection. Granting permission in this instance would materially weaken the Council's position when determining future applications on neighbouring plots. It is foreseeable that approval would lead to further proposals for static caravans, hardstanding and associated domestic development across the valley, resulting in cumulative harm and a fundamental change to the character of the area.

Landscape and Visual Harm

The introduction of built form, hard landscaping and domestic features into this open valley setting would significantly detract from the rural landscape and reduce openness. The visual and spatial impact would extend beyond the application site and affect the wider Green Belt environment.

Biodiversity and Legal Duties

The surrounding land supports a diverse range of wildlife, including protected species such as bats, as well as birds and insects dependent on existing trees and vegetation. The Council is required under the Environment Act 2021 to conserve and enhance biodiversity and ensure biodiversity net gain. Incremental loss of habitat as a result of development across the valley would be contrary to these statutory duties. Additionally, bats are protected under the Wildlife and Countryside Act 1981 and associated regulations.

Unauthorised Works

There are concerns that hard landscaping or other preparatory works may have commenced prior to the determination of this application. Given the Green Belt location, any unauthorised activity should be investigated before a decision is taken.

Departure from the Development Plan

The proposal conflicts with the Gravesham Local Plan objectives to protect Green Belt land, countryside character and ecological assets. Approval would undermine the effectiveness of these policies and set a damaging precedent for the wider area.

For these reasons, the application should be refused.

Kind regards