

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 10:46 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: Planning Application Reference: T9Y4S1HPMTU00
Location: Culverstone Green Valley, Gravesham

Formal Objection

I wish to register a strong objection to this planning application for the reasons set out below. My comments relate solely to land-use planning considerations.

Green Belt Conflict

The application site lies within the Metropolitan Green Belt. National policy within the National Planning Policy Framework makes it clear that development of this nature is inappropriate in the Green Belt and is considered harmful by definition. Planning permission should only be granted where very special circumstances exist, and in this case such circumstances have not been adequately demonstrated. The proposal directly conflicts with the fundamental purpose of safeguarding the openness and permanence of the Green Belt.

Unacceptable Precedent and Loss of Planning Control

Culverstone Green Valley contains a number of undeveloped plots that have remained free from development specifically because of their Green Belt status. Granting permission for this proposal would significantly weaken the Council's ability to resist further similar applications across the valley. Approval would inevitably result in other empty plots being brought forward for

static caravans, hardstanding and associated infrastructure. This would lead to the gradual but irreversible transformation of the entire valley from open countryside into a continuous developed corridor, fundamentally undermining long-standing planning protections and eroding the integrity of the Green Belt.

Impact on Rural Character and Openness

The introduction of caravans, engineered landscaping, fencing and domestic features would materially reduce openness and introduce an urban form of development into an otherwise rural landscape. The cumulative impact would be particularly harmful when viewed in the wider context of the valley.

Ecology and Biodiversity Concerns

The site and surrounding land provide habitat for a variety of wildlife, including bats, owls, woodpeckers and numerous bird and insect species that rely on mature trees and undisturbed green space. The Council has legal duties under the Environment Act 2021 to protect and enhance biodiversity, and bats are afforded additional protection under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. Incremental development across the valley would result in significant habitat loss and fragmentation, contrary to these duties.

Works Undertaken Prior to Determination

There is evidence suggesting that hard landscaping and other preparatory works may already have taken place on the site before planning permission has been granted. This is concerning given the sensitive Green Belt location and should be fully investigated before the application is determined.

Departure from the Development Plan

The proposal is contrary to the Gravesham Local Plan and its objectives to protect Green Belt land, countryside character and biodiversity. Approving this application would represent a clear departure from the development plan and would significantly weaken future planning control in the area.

For the above reasons, I respectfully request that this application is refused.

Kind regards