

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/09/2025 10:00 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:	<p>I am writing to formally object to the proposed development of up to 100 residential units on Blackthorn Farm, Culverstone Green, as submitted by Esquire Developments. While the need for housing is acknowledged, this proposal raises several significant concerns that must be carefully considered:</p> <p>Green Belt Protection Inappropriate Development: The site is designated Green Belt land. The developer's claim that the land performs "poorly" in Green Belt terms is subjective and does not negate its protected status.</p> <p>Loss of Open Countryside: The development would result in the permanent loss of open farmland, which currently contributes to the rural character and ecological value of the area.</p> <p>Precedent for Future Development: Approval could set a dangerous precedent for further erosion of Green Belt protections in the borough.</p> <p>Impact on Local Infrastructure - Traffic and Road Safety: The proposed access road off the A227 Wrotham Road raises serious concerns about increased traffic congestion and road safety, particularly near Heron Lane and village access points.</p> <p>Parking Pressure: Although 216 parking spaces are proposed, this may not be sufficient given the scale of the development, leading to overflow into surrounding areas.</p> <p>Public Services Strain: Local schools, healthcare facilities, and utilities are already under pressure. The influx of residents will overwhelm existing services.</p> <p>Environmental and Ecological Concerns - Biodiversity Loss: Despite claims of ecological sensitivity, it appears the development will disrupt existing habitats, including horse paddocks and adjacent woodland.</p> <p>Surface Water Drainage: The proposed drainage pond may not adequately mitigate flood risks, especially given the scale of hard surfacing and potential runoff.</p> <p>Ancient Woodland Buffer: The proximity to ancient woodland requires stringent protection measures, which are not clearly defined in the proposal so raises concerns.</p> <p>Village Character and Overdevelopment - Scale and Density: The proposal for 100 homes is disproportionate to the size and character of Culverstone Green,</p>
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risking urbanisation of a rural village.

Architectural Integration: While described as "architecturally unique," there is insufficient detail to ensure the design will harmonise with the existing village aesthetic.

Community Impact: The development could alter the social fabric of the village, introducing a population increase that may not integrate easily with the existing community.

Planning Policy and Precedent Contrary to Local Plan: The proposal appears to conflict with Gravesend's Local Plan policies on Green Belt, sustainable development, and rural protection.

Grey Belt Classification: The developer's reference to "grey belt" is not a formally recognised planning designation and should not be used to justify development. This proposal represents a significant and potentially irreversible change to Culverstone Green. The harm to the Green Belt, local infrastructure, environment, and village character clearly outweighs any perceived benefits.

Building many houses on greenbelt land in a village contradicts the very essence of what a rural village is meant to be - small, green, quiet, and community-focused. When a village expands rapidly due to large-scale housing

developments: It loses its rural identity and may become indistinguishable from nearby towns increasing housing density, which shifts the village toward a suburban or urban profile. I urge the council to reject this application in line with national and local planning policies.

Kind regards