

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 10:17 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:

I am writing to express my strong opposition to the proposed residential development of more than 100 dwellings at Blackthorn Farm, Culverstone Green, submitted by Esquire Developments.

The site in question lies within designated Green Belt territory. The purpose of Green Belt designation is to prevent urban sprawl and safeguard the countryside - this development undermines that principle. The transformation of open farmland into a housing estate would irreversibly alter the landscape. This area contributes significantly to the rural charm and ecological diversity of Culverstone Green. Once lost, such countryside cannot be reclaimed.

Allowing this development could open the floodgates for further encroachments into protected land. It sends a message that Green Belt boundaries are flexible, which could have long-term consequences for the borough's planning integrity. The proposed access via the A227 is deeply concerning. This stretch of road already experiences congestion, and additional traffic would exacerbate safety risks. The parking provision will likely fall short, leading to overflow into nearby residential streets.

The Local amenities - including schools, medical practices, and utilities - are already stretched. A development of this scale would place unsustainable pressure on these services, to the detriment of both existing and future residents. Culverstone Green is a small village. Introducing over 100 new homes would dramatically alter its scale and character, pushing it toward suburbanisation. The architectural language of the development is vague, and there is little assurance that it will complement the existing built environment.

This development represents a fundamental shift in the nature of Culverstone Green. The cumulative harm - to the environment, infrastructure, and community - far outweighs any potential benefit. Villages like Culverstone Green are defined by their tranquility, green spaces, and close-knit communities. Large-scale developments erode these qualities and risk turning rural settlements into indistinct suburbs.

I respectfully urge the planning authority to reject this application in accordance with national and local planning frameworks.

[REDACTED]

Kind regards