

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/09/2025 5:22 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 at Blackthorn Farm, Culverstone Green, as submitted by Esquire Developments.</p> <p>While the need for new housing is recognised, this application raises a number of serious concerns that, in my view, clearly outweigh any potential benefits. These are outlined below:</p> <p>1. Green Belt Protection and Inappropriate Development</p> <p>The site lies within designated Green Belt land. Despite the developer's claim that it performs "poorly" in Green Belt terms, this remains a subjective assessment and does not diminish its protected status.</p> <p>The development constitutes inappropriate use of Green Belt, directly conflicting with both national and local planning policies aimed at preserving open countryside.</p> <p>2. Loss of Open Countryside and Ecological Value</p> <p>The site currently comprises open farmland that contributes to the rural character and biodiversity of the area. Its loss would result in permanent and irreversible harm to the local landscape and environment.</p> <p>3. Precedent for Further Green Belt Erosion</p> <p>Approval of this application risks setting a dangerous precedent, potentially opening the door to further Green Belt development across the borough.</p> <p>4. Infrastructure Concerns</p> <p>Traffic and Road Safety</p>
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The proposed access from the A227 Wrotham Road raises serious concerns regarding increased congestion and road safety, particularly near Heron Lane and existing village access points.

Parking Provision

Although 216 parking spaces are included, this may prove inadequate for a development of this scale, potentially resulting in overspill parking in surrounding areas.

Strain on Public Services

Local schools, GP surgeries, and utilities are already under pressure. An influx of new residents will likely overwhelm existing services and infrastructure.

5. Environmental and Biodiversity Impacts

Habitat Disruption

Despite assurances of ecological sensitivity, the development threatens existing habitats, including horse paddocks and adjacent woodland.

Surface Water Drainage

The proposed drainage pond may be insufficient to mitigate flood risk, especially considering the extent of hard surfacing and associated runoff.

Ancient Woodland Proximity

The site borders ancient woodland. The proposal lacks clear and enforceable protection measures for this sensitive area.

6. Impact on Village Character and Scale

Overdevelopment

The proposed 100 homes represent a disproportionate increase in housing for a rural village like Culverstone Green, risking urbanisation and a loss of village identity.

Architectural Integration

While described as "architecturally unique," there is insufficient detail to guarantee that the design will harmonise with the existing built environment.

Community Cohesion

A development of this size risks altering the social fabric of the village and may not integrate well with the existing community.

7. Policy Conflict and Misrepresentation

Local Plan Conflict

The proposal appears to conflict with the Gravesham Local Plan, particularly policies relating to Green Belt protection, sustainable development, and rural character.

"Grey Belt" Terminology

The developer's reference to "grey belt" is misleading; this is not a recognised planning designation and should not be used to justify development on protected land.

Conclusion

This proposal represents a significant and potentially irreversible change to the character, landscape, and infrastructure of Culverstone Green. The cumulative harm to the Green Belt, the environment, local infrastructure, and the identity of

the village far outweighs any purported benefits.

Large-scale developments of this kind contradict the very principles of rural living - peace, green space, and tight-knit community. Rapid expansion risks turning villages into indistinct suburban extensions of nearby towns.

I strongly urge the council to reject this application in accordance with both national planning guidance and Gravesham's Local Plan policies.

Kind regards