

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 28/11/2025 8:27 PM from [REDACTED]

Application Summary

Address:	Land South Of White Post Lane White Post Lane Cobham Gravesend Kent DA13 9AX
Proposal:	Change of use of the land for the stationing of 8 mobile homes for gypsy and traveller use, erection of associated day rooms, soft landscaping and laying of hardstanding (part retrospective).
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Cobham Gravesend Kent

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	1. Impact on the Metropolitan Green Belt and Rural Character - The site lies within the Metropolitan Green Belt, where both national policy (NPPF) and the Gravesham Local Plan impose a strong presumption against inappropriate development. - The introduction of eight mobile homes, ancillary day rooms, extensive hardstanding and landscaping would constitute urban encroachment, fundamentally altering the openness and rural character of this agricultural land. - No very special circumstances have been demonstrated to outweigh the harm to the Green Belt. 2. Highway Safety and Access - White Post Lane is a narrow rural highway with no footways or street lighting. - Additional vehicular movements from eight households, plus service vehicles, would exacerbate existing safety hazards for drivers, cyclists, horse riders, and pedestrians. - The submitted transport statement fails to demonstrate safe access, adequate visibility splays, or sufficient turning space. - Past deliveries of caravans have blocked the road, damaged trees and wildlife, and closed the lane without proper notices, contrary to Kent County Council requirements. 3. Flood Risk and Drainage - The locality is prone to surface-water flooding due to clay soils and limited drainage infrastructure. - Proposed hardstanding and impermeable surfaces risk increasing runoff onto adjacent land and the highway. - No Sustainable Drainage Strategy (SuDS) has been provided, contrary to PPS25/NPPF and local policy requirements. 4. Ecology and Biodiversity - Conversion of semi-improved grassland to permanent residential use would
-----------	---

result in loss of habitats supporting ground-nesting birds, reptiles, and invertebrates.

- No ecological assessment or biodiversity mitigation/enhancement strategy has been submitted, contrary to the Wildlife and Countryside Act 1981 and Gravesham Local Plan policies.

5. Sustainability and Accessibility

- The site is remote from shops, schools, medical facilities, and public transport.
- Reliance on private vehicles conflicts with Council objectives to promote sustainable travel, reduce carbon emissions, and support accessible communities.
- No overriding need has been demonstrated that cannot be met on a more sustainable site.

6. Precedent and Retrospective Development

- Works have already been undertaken without planning permission.
- Granting retrospective approval would set a concerning precedent for further unauthorised caravan developments in the countryside, undermining planning control.

7. Planning History and Previous Enforcement

- The site has a long history of traveller applications, often following illegal commencement of works.
- This application is significantly larger than any previous proposals.
- The adjacent site's recent appeal was allowed only for a specialist need and a single residence; no such need exists here.
- Part of the site overlaps with the adjacent site, raising questions about validity.
- An existing injunction remains in place and should be enforced.

Residents of Cobham Parish are deeply concerned that White Post Lane has become a magnet for unauthorised traveller developments. This proposal would cause unacceptable harm to the Green Belt, highway safety, flood risk management, biodiversity, and community cohesion.

I therefore strongly urge the Council to refuse this application in line with national and local planning policy.

Kind regards