

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/08/2025 1:42 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] MANOR ROAD SOLE STREET

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Grey Belt -In a recent application for the siting of 1 Mobile Home, 1 Touring Caravan, & 1 Dayroom, it was accepted that there would be a limited adverse impact to the openness of the Green Belt, given the scale & location of the development. This application is for 8 mobile homes & associated day rooms is large scale and closer to the road. Unmet need -There is an unmet need by GCC to facilitate housing for the Gypsy community. Our Hamlet should not have to bear the weight of GCC's failure to forward plan for sites. Hamlet residents make applications for additional dwellings on their properties & these are refused & considered over builds that will affect the composition of the Hamlet. Since 2009, this land has an Injunction preventing use as a Gypsy site. It relates to 'unknown parties', which could reasonably include the applicant. The starting position should not be land subject to Court Orders preventing this use. GCC should find land that has no restriction, is safe & sustainable for this community. Reduction in spatial aspect of openness -Whether Green belt/Grey belt, the spatial aspect will & has already been affected. Fencing & electric gates have been erected around the land. No permission has been sought for work & is outside the keeping of the area. Groundwork is ongoing, even with an Injunction & Enforcement Order applying to the land. Domestic paraphernalia across the site -Building waste/fly tipping/burning rubbish has increased around the area. Allowing 8 caravans/day rooms to be sited will increase the domestic waste that is already growing. Current damage/waste is notable, & many complaints made to the Council. Set close to the road - Paragraph 16 of a similar appeal decision in App. 20241164 the Inspector notes "The earlier Inspectors found moderate harm from those respective proposals; however, the location of those developments & the extent of built forms were different to this appeal, particularly as they were closer
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to the road. I also note the comments of interested parties regarding the trees that have been removed...nearby & the works undertaken for example on White Post Lane. While I observed those works have altered the character of part of White Post Lane & the works are of course regrettable, they are nonetheless outside the scope of the appeal before me & matters relating to enforcement would be for the Council."

8 sites have already been prepared by the applicant, very close to the road, without permission, as confirmed by this "part retrospective" application. There's been disregard for the planning Framework by the applicant, who has undertaken work without any consideration for the law or the community. There's an enforcement order in place preventing the work from continuing. The applicant has ignored the legal framework that is in place & has continued to destroy land & build a site in contravention of the Council's decisions, orders, notices & injunctions.

Sustainability of site location -The Inspector noted that the road is narrow, unlit, busy, & without any footpaths or verges. Residents walk/ride horses down this road. It is not safe for children to walk along. The land is not in a sustainable location & the proposal would conflict with Policy CS19 of the CS. There's ongoing blocking of the lane with diggers, trucks & grab lorries. It's impossible for 2 vehicles/riders/walkers to pass safely because of this. There's no pavement & increased danger. The lane was recently blocked overnight which prevents emergency services getting to the hamlet via this route. There's a significant number of elderly residents in the hamlet & ambulances need to travel here.

No space for 'Total Pitch Requirement' -The hamlet cannot facilitate a Total Pitch Requirement of 31 pitches for 2022-2017 & 60 pitches for the period 2022-2040. Sole Street is too small to accommodate the needs of this community, & a much larger, long-term solution should be found.

Personal circumstances - A similar application was recently allowed relating to 1 family. The personal circumstances of the family presented a need for this caravan to remain. It is my view that the personal circumstances of any family will be unique & the priority of every applicant. A 'flood gate' situation will occur should the circumstances of every family be the deciding factor.

Designated habitats & effects on biodiversity -Trees have already been destroyed by moving the caravans in. Since November 24, further destruction to the land has taken place. Tarmac has been poured on the grass, large fencing installed, electric gates & other work. As there are residents there, I assume sewage, water & electricity have also been installed. There's been no regard for the biodiversity or designated habitats in the area.

There's been a lack of compliance with the law, framework, injunctions & enforcement orders. To grant permission to an applicant who is asking for forgiveness rather than permission would send the wrong message.

Kind regards