

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 5:54 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 Cobham

Comments Details

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

Reasons for comment:

Comments:	I wish to object to this application on the following grounds: - This new proposal for 8 mobile homes and dayrooms represents a large-scale development much closer to the road, causing substantial harm to the openness and rural character of the Green Belt. - Unauthorised fencing, gates, and groundwork have already reduced openness and negatively impacted the character of the area. - While there is an acknowledged unmet need for Gypsy and Traveller accommodation, the hamlet should not bear the burden of the Council's failure to identify appropriate sites. - Since 2009, the land has been subject to an injunction preventing use as a Gypsy site, which reasonably extends to the current applicant. - Provision should be planned on suitable, unrestricted, and sustainable land-not on a site subject to court orders and enforcement action. - The site is already blighted by domestic paraphernalia, burning waste, and fly-tipping. - Granting approval would legitimise these unauthorised and harmful activities, undermining the planning system and the integrity of the local area. - This site has 8 pitches prepared without permission, close to the road, intensifying harm to landscape and character. - The retrospective nature of the works shows a clear disregard for planning law. - The road is narrow, unlit, and without pavements or verges, already used by walkers, riders, and vehicles. - Additional traffic from caravans, construction, and service vehicles would increase highway danger, contrary to Policy CS19. - The road has been blocked by large vehicles and machinery, creating risks for emergency service access-particularly concerning given the number of elderly residents. - The Council's total pitch requirement is 31 (2017-22) and 60 (2022-40). - A small hamlet like Sole Street cannot reasonably accommodate this scale of need. A strategic solution must be identified, rather than overburdening one
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location.

- Trees have been destroyed, grassed areas tarmacked, and fencing installed without consent.
- Utility connections are likely already in place, again without permission or ecological assessment.
- These works have caused harm to biodiversity and designated habitats.
- The applicant has undertaken extensive works despite injunctions, enforcement orders, and refusal notices.
- Granting approval would reward unlawful behaviour and set a dangerous precedent for other applicants.

This proposal is inappropriate in scale, location, and impact. It undermines the openness of the Green Belt, poses safety risks, damages biodiversity, and disregards planning law.

The application should therefore be refused, and enforcement action strengthened to restore the site.

Kind regards