

From: [REDACTED]
Sent: 04 June 2025 12:27
To: Amanda Cue
Cc: Planning Admin; shazad.ghani@graveshamplanning.co.uk
Subject: Re: Bowesden Lane No 20250346 -. Siting of a mobile home dwelling .

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**Dear Ms. Amanda Cue ,
Thankyou for your email ..Most appreciated .**

**Re: Stables / Paddocks Bowesden Lane . Owned
by [REDACTED] currently/
Application 2025026 made by 3 rd party /
possible transfer of Ownership .**

—

**Please read extract of email sent to me
from [REDACTED] / Lower Thames Crossing
/Land and Property , London email received**

1.

2. [REDACTED]

I have amended and your points below.

It is a technical point, but there is no CPO (Compulsory Purchase Order), the LTC project was consented via the Development Consent Order (DCO) process under the Planning Act 2008, this is a different route legal route to the CPO process.

1. The LTC DCO was made on 25 March 2025, known as 'the Order'. This enables National Highways (NH) to construct and operate the Project as detailed in the DCO plans and documents. The land at Bowsden Lane shown as plots 03-93 and 03-110 on the [Land Plans](#) is identified for permanent acquisition. When the works are due to commence, NH would take temporary possession of the land under Article 35 of the Order, the acquisiton of the land

would then follow. As discussed, we do not expect possession of the land to be taken for 2-3 years.

2. Gravesham BC planning meeting 6th June 25 As you are aware there is an outstanding planning application (20250110) (Gravesham BC from a potential purchaser on 03/101 which, if successful, would lead to the placement of a 2 bedroom Mobile home (plus study) 66ft x 22ft) on the site. National Highways has no comment other than the land will be acquired for the LTC project in due course.
3. NH have aspirations that these 2 plots of land would eventually be incorporated into the North Kent Woods and Downs National Nature Reserve.

Kind regards

Tim


Land and Property
Lower Thames Crossing

**2 . I strongly Object to siting of a new dwelling
- (Application 20250346 caravan ancillary to the
lawful agricultural use) . on Green belt land (this
is not agricultural land)**

**Of A large mobile home 65 ft x 22ft , 2 bedroom
plus ‘Study ‘(potential to be a 3rd bedroom) ,
kitchen , shower toilet etc. to be sited on
designated Greenbelt land**

**Land is also on border perimeter of SSSI Great
Crabbles Woods(part of Darnley Estate) + also
borders KCC footpath too .**

**(purpose of the green belt, is to
safeguard the countryside from encroachment
and preserve its openness.)**

Planning Application 20250346 land is in close proximity to

‘ Crabbles Bottom ‘ - maintained by Shorne Parish Council - (Crabbles Bottom now part of the new ‘North Kent Woods and National Nature Park. ‘

A caravn or mobile home has Never been sited PERMANENTLY on land 20250346 previously . A Horse trailer box, yes has been parked there for short periods of time.

- Size of Mobile Home/ planning application 20250346 - why does it need to be this size ! to just make tea , coffee in , use a toilet when people are looking after horses / ponies . Why are 2 bedrooms , plus a Study needed?
- Clearly for family to live in !
- Lane Residents were advised some years ago .. that Stables /Paddocks (and adjoining field owned by another local family) -would be planted up by LTC eventually with ‘Young trees to offset carbon emissions ‘ from Thames tunnel / new roadworks etc.

-
- The person who has made this planning application is NOT currently the OWNER of Stables paddocks .
 - 2 planning applications have been made by this new family recently - using 2 different Residents homes as their Residences on applications (Silver Birches & Furzelea) ! !!
 - A large 3 bed mobile home sited on this land / is it more likely to be used as a Home plus Business ?
 - possible Dog breeding ? Beauticians/ Tanning Salon? / Clothes Selling? etc. / yard for Commercial vehicles? / Paving/ Roofing/ Garden businesses etc. ?
 - Field track access to Paddocks / Stables is next to boundary fences of 3 detached houses back gardens . Fairacre / Silver Birches/ Furzelea
 - .if Council Planning allows this application , this could then lead to more Applications for additional Caravans / Mobile homes on the Site . !!
 - A similar site in Kent I believe was given permission for one Mobile Home , now has 37 caravans ! !!Huge rental income for Owner
 -
 - New ‘North Kent Woods and Nature Downs Nature Park.’ This paddock land .. borders SSSI Great Crabbles Woods(part of Darnley Estate) / KCC footpaths / next to edge border of Crabbles Bottom ‘ maintained by Shorne PC . Crabbles Bottom is included in the new Nature Park . Bowesden Lane Residents had hoped when LTC / Highways Compulsary Purchase Stables/ Paddocks in the future - to plant young trees- that consideration could be

given to incorporate these stables & paddocks + (adjoining field owned by a other family) into the North Kent Woods and Downs National Nature Reserve 🙌

- Potential Lane damage . Bowesden lane is narrow lane , huge caravans / mobile homes would have great difficulty negotiating lane width .
- Increased traffic likely if permission granted - A quiet rural residential lane would have increase in traffic visiting site .
- 2 normal size Cars can not pass each other in Bowesden lane . !!Cars have to pull into Residents driveway entrances to allow a car to pass by
- Driving wide haulage truck down KCC lane - Ancient Oak trees would be damaged on lane sides! !!At its narrowest Bowesden Lane is 10 ft wide ! (Oak Tree to Oak tree) edges of KCC lane .
-
- When a large mobile home was brought into Whitepost Lane , Sole Street during a weekend Dec 2024 - 50 trees!! / hedges on verge sides were either damaged / or felled to get Haulage transporter / carrying a large mobile home into Site ! High court action was in place also at the time ! !!Whitepost Lane is a wider road than Bowesden Lane !!

- Refuse - where would Refuse go ?

Would Gravesham BC Refuse take mobile home's dustbin rubbish away ? Residents would not want increase of Rats /Mice in area / ! Gravesham Dustbin Lorries can not drive past Furzelea house (last house in left before field track to Stables)there is nowhere for wide lorry to turn around !

- Increased traffic likely if permission granted - A quiet rural residential lane would have increase in traffic visiting site .
- Likely a TARMAC base will be needed to site mobile home on 'Greenbelt land.' . Tarmac lorry !
- Bowesden lane often has numerous pot holes / constant damage from fresh spring water that flows from Lane banks / hillsides any increase in traffic especially work vehicles , Lorries will cause more damage to KCC lane .
- It's likely a large mobile home will have people possibly sleeping/ living in it . Council tax ? What happens with that .
-
- Southern Water - There is Water to site for Horse use (not sure if there is Water Meter installed at Stables connection ? All other Bowesden Lane Residents homes x 21 homes have Water Meters) . Increase of water use for mobile home- would this 'weaken ' other Residents water pressure nearby.. !!water pressure is not particularly good to Residents homes in lower part of Bowesden Lane , pressure is worse since Southern Water meters installed .There is no Southern Water Pumping Station in Bowesden Lane . Sewage from Mobile home where will this go ?
- Even if a portable toilet is brought in it needs ripping out when full ! Also it would be using chemicals/ ripping away on land so where would likely kill wildlife too !
- Washing their clothes etc . Using a generator . Would soap water , (and sewage water !) flow into adjoining nature field (different owner's field) full of wildlife living breeding feeding on land ! Many endangered wildlife species - Kent Dormice/ Hedgehogs (I have released 'Rescue Hedgehogs' to lane gardens for many years to live / bred with Shorne's existing population / adder snakes have been seen nearby too / badger sets / foxes etc. stag beetles bats/ owls red kite / hawks etc . hunt on paddock's and wildlife field. Many animals also come from SSSI Great Crabbles woods to feed too .

- Internet - We do not have fast Internet connection in Bowesden lane - service comes overground through cables along Telegraph poles / uphill from centre of Shorne- / then downhill into Bowesden Lane across telegraph poles to individual homes .
- it is likely wide haulage lorry carrying a mobile home (even if mobile home is 'split in to two pieces to transport') very likely transporting a mobile home in heavy / wide haulage transporter would causing 'Considerable damage ' to some telegraph poles too / telephone and internet cables / lane sides / tree branches above lane etc.
-
- Would new owners expect internet to large Mobile home ? To install a long length of overground cables would likely 'Weaken' an already 'Poor Internet slow upload/ download service' that current Bowesden lane Residents receive via BT/Sky/EE etc. at present . (today my own house BT Internet has 24.46 download / upload less than 5.0!!)
- The person who has made this planning application is NOT currently the OWNER of Stables paddocks . Land has been owned by same family (Priors since 1986) . I believe the person making this application is well known for applying for permission for Travellers - using easier options with Councils to try to obtain permission .
- 2 planning applications have been made recently to Gravesham BC by same man (not the house owners !!) - using 2 different Residents homes / saying it was his address !!! 1st Silver Birches & 2nd Furzelea) ! Both houses , their gardens back into field track to Stables / Paddocks .
- A large 3 bed mobile home sited on this land / is it more likely to be used not only as a Residential home but also as a Business ?
- Dog breeding ? Beauticians/ Tanning Salon? / Clothes Selling? etc. / yard for their Commercial vehicles to park / Paving / Roofing / Garden businesses etc. ?
- Noise from Mobile Home / loud music (I understand this has already been a problem at times on Traveller site in Pear Tree Lane/ Shorne Ridgeway)
- Bright lights at night shining out may become a problem too for near neighbours here .
-
- .if Council Planning allows this application , this could then lead to more Applications for additional Caravans / Mobile homes on the Site ?
- A similar site in Kent I believe was given permission for one Mobile Home , now has 37 caravans ! Huge monthly rental income for Owner of site !
-
- Potential Lane damage . Bowesden lane is narrow lane , huge caravans / mobile homes would have great difficulty negotiating lane width . Ancient Oak trees would be damaged on lane sides! At its narrowest Bowesden Lane is 10 ft wide ! (Oak Tree to Oak tree) edges of lane .
- When a large mobile home was brought into Whitepost Lane , Sole Street during a weekend!!(council offices. Closed) Dec 2024 50 trees / hedges on large verge sides were either damaged / or felled to get Haulage transporter / carrying a large mobile home into Site ! !!
-
- Likely a TARMAC base will be needed to site mobile home on 'Greenbelt land. '
- KCC highways - Bowesden lane often has numerous pot holes / constant damage from fresh spring water that flows from Lane bank / hillsides .increase in traffic will cause more damage to KCC lane .
- It's likely a large mobile home will have people possibly sleeping in it . Council tax ? What happens with that ? Will they pay council tax?
- will Gravesham council take their Rubbish away on Bin Day ?
-

- Internet - We do not have fast Internet connection in lane - service comes overground through cables along Telegraph poles / uphill from centre of Shorne- / then downhill into Bowesden Lane across telegraph poles to individual homes .
 - it is likely wide haulage lorry carrying a mobile home (even if mobile home is 'split in to two pieces to transport') very likely transporting huge mobile home in heavy / wide haulage transporter would causing 'Considerable damage ' to some telegraph poles too / telephone and internet cables / lane sides / tree branches above lane etc.
- Would new owners expect internet to large Mobile home ? To install a long length of overground cables would likely 'Weaken' an already 'Poor Internet slow upload/ download service' that current Bowesden lane Residents receive via BT/Sky/EE etc. at present .

- Southern Water - Water connection to site for Horse use currently - not sure if there is Water Meter installed as other Bowesden Lane Residents have . Increase of water used for mobile home, new pipes Installed - would this 'weaken ' other Residents water pressure nearby.. ?
- Pressure of Bowesden lane water to Residents homes on hillside of land is not as good as it was - pre Southern Water meters being installed !
- !! Sewage from Mobile home where will this go ? Traveller families 'rarely ' I believe use toilets in their caravans / mobile homes . <https://www.ladbible.com/community/traveller-lifestyle-tiktok-caravan-toilets-185628-20230122>

Bowesden lane ALL Homes on steep hillside of lane have No main drainage - therefore use .. Cess Pools / Septic Tanks ..

(only a few houses at top

of Bowesden Lane Nr. See Ho Public House have 'main drainage' connected to drainage systems on Shorne Ridgeway / these homes are situated on flat area of Bowesden lane)

Any house on steep hillside of lane has 'septic tank ' or Cesspool requiring regular emptying .. (there is NO Southern Water 'pumping station' in Bowesden Lane)

- Right of Way - Please Note : Current owner of Stables /Paddocks are given 'right of way ' over Field Track from Bowesden Lane . They do not Own Access track from Bowesden Lane .

!!Please note - there is a Strong possibility that the easier way of bringing in a wide haulage lorry with mobile home on .. could be through Crabbles Bottom / Crutches Lane .. no houses nearby / flat ground take down gates fences . Drive though grass meadow / chainsaw young newly planted apple trees /

A Grant funded project/ Brogdale orchards Faversham trees . .. chain saw anything else in pathway ..

drive up Bowesden land past empty Park Pale farm house owned by LTC now , take out highways barrier (putting in to stop Bikers !) . Nr house gates .. turn into field track to stables !

Would be easier way into site - similar damage to trees etc .. similar to what happened in Whitepost Lane . Sole street !

End of my comments/ objections .

Yours sincerely



Bowesden lane
Shorne
DA12 3LA

Resident of Bowesden Lane

Admin for Bowesden Lane 's neighbourhood what's app group .

Sent from my iPhone

On 3 Jun 2025, at 12:49 pm, Amanda Cue <amanda.cue@gravesham.gov.uk> wrote:

Dear

Thank you for your email. I am sorry you are having problems submitting comments.

Firstly, with regard to Planning Application 20250346 – Land at Bowesden Lane, Shorne. This is an application for a Lawful Development Certificate and is assessed against the General Permitted Development Order (GPDO) and is not reliant on planning policy. This type of applications are also not subject to public consultation. It is for the planning officer to assess the application against the GPDO and it is either lawful or not. It will not be going to Planning Committee and remains within the Planning Service to determine.

With regard to Planning Application 20250110 – Land South of Pear Tree Lane. This application is being presented to Planning Committee on 11th June 2025. The time of the Committee Meeting is 7pm at the Civic Centre.

I hope the above is of assistance.

Kind Regards

Amanda Cue BA (Hons)
Senior Planner (Development Management)
Planning and Regeneration Services
Gravesham Borough Council
☎ 01474 33 74 22
✉ amanda.cue@gravesham.gov.uk

Draft Design for Gravesham – Design Code Supplementary Planning Documents (SPD) Public Consultation 1 December 2023 to 17:00 29 December 2023 – please visit our [public consultation pages](#) to comment on the Draft SPD

Development Plan and Supplementary Planning Documents including informal design guidance are available at <https://www.gravesham.gov.uk/local-plan-policy>

The Council has adopted a Local List of Validation Requirements (April 1st 2020)
Before you formally submit your application check that you have all the relevant documents, by reading our [Local Validation List](#). Failure to meet these requirements will lead to delays in processing your application, and it may not be registered.

Please consider the environment before printing this email

From: [REDACTED]
Sent: 02 June 2025 18:18
To: Amanda Cue <amanda.cue@gravesham.gov.uk>
Cc: planningenforcement@gravesham.gov.uk
Subject: Bowesden Lane planning application No 20250346 - if Amanda Cue not available Tuesday 3 rd June - can another member of staff please ring me or email me back on Tuesday 3 rd June please

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Hello Ms. Amanda Cue , I tried to ring you today [REDACTED]
[REDACTED] I spoke to Man in your Dept today ..
I 'm having great difficulty sending in an objection to a Planning Application
No **20250346** Application for a Proposed Lawful Development Certificate for the
siting of a caravan ancillary to the lawful agricultural use.-
Each time I copy and paste my Objection - screen goes white - then comes up with
a Server Error- I ve tried Sat Sun and this afternoon Monday 2nd June . What is
wrong with this page . We only have 30 objections so far . I wonder if others have
had same problem . Please advise what I should do . I need to send in an
Objection ASAP . What is Cut Off date for **20250346 . Date of
Planning Meeting - is it 11th June ? Time of Meeting please ?**
2. Will Planning Application No: 20250110 be in the same Planning
Meeting ?

20250110	
Alternative Reference	PP-13734585
Application Received	Mon 10 Feb 2025
Application Validated	Fri 21 Feb 2025
Address	Land South Of Pear Tree Lane Pear Tree Lane Shorne Gravesend Kent

Proposal	Change of use of the land for the stationing of 2 static homes for touring caravans and shared day room for Gypsy/Traveller occupation. Associated hard and soft landscaping.
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I look forward to hearing from you 3rd June 25. . Thank you . Kind regards

[REDACTED] Bowesden Lane Shorne DA12 3LA [REDACTED]



Sent from my iPhone

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