



Application: 20251040

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 2011**

SCREENING OPINION UNDER REGULATION 15
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To: **Mr Sengupta, Cobham House Vineyard Ltd
C/O Mr Dan McEwan, Work By Here Ltd
Suite 230 Afon Building
Horsham
RH12 1TL**

TAKE NOTICE that **GRAVESHAM BOROUGH COUNCIL**, as Local Planning Authority, under the Town and Country Planning Act hereby determines that the development referred to in the letter received on 13th October 2025 does not constitute EIA development and therefore and Environmental Statement. The notice relates to land situated at

**Cobham House Vineyard
Gold Street
Cobham
Gravesend
Kent
DA12 3AA**

and being **Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 in respect of the proposed erection of a winery building and hardstanding.**

GRAVESHAM BOROUGH COUNCIL MAKES THE FOLLOWING COMMENTS :-

1. The development proposed is for the erection of a winery building and hardstanding at Gold Street.

It is concluded that EIA is not required and a negative screening opinion be issued.

The development does not constitute EIA development for the following reasons:

The proposal does not fall within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) regulations 2017, as amended, (referred to as "the Regulations") that would require mandatory Environmental Impact Assessment (EIA).

The development that is the subject of this screening request also does not constitute a Schedule 2 development for the purposes of the 2017 Regulations.

INFORMATIVES:-

1 SUBMITTED PLANS & DOCUMENTS

For the avoidance of doubt, the plans and documents upon which this decision is made comprise:

Supplementary Information - Email from Agent (15/10/2025) - Details Relating to Bottling Plant

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 16 October 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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