

Reference: 20240544

Land at Cobham House Vineyard
Gold Street
Cobham
Gravesend
Kent
DA12 3AA

Sender: Kent Down National Landscape Management Unit

11th November 2024

The National Landscape Team raised it as an issue as we think that the Millington Case is ambiguous on whether all winery proposals fall within the remit of an agricultural building given the very clear proviso in the Supreme Court decision that the decision fell on the particular circumstances of that case and in particular the small scale of the premises involved. It is our common-sense approach that making wine on the scale proposed at Gold Street, is an industrial process like, for instance, manufacture/processing and packing of other food and drink products.

As the determining planning authority, Gravesham will need to reach its own view on this matter. However, in light of your email, and in view of the increasing number of wineries being proposed in the Kent Downs, we have asked for advice from KCC legal services on this issue (the Kent Downs NL Team is hosted by KCC) with a view to potentially commissioning advice from Counsel on the matter.