



20240544|Application to determine if prior approval is required for a proposed;
Erection of a winery building and hardstanding for Agricultural or Forestry use of the
Town and Country Planning (General Permitted Development) (England) Order 2015
(as amended) - Schedule 2, Part 6. |

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

Cobham Parish Council objects to this planning application.

We have already objected to this, but we would also like the following email to GBC
to be logged as an objection :

From: steve.dyer@cobham-kent-pc.gov.uk

Date: 20 September 2024 at 23:50:58 BST

To: stuart.bobby@gravesham.gov.uk, tom.reynolds@gravesham.gov.uk, Shazad
Ghani <shazad.ghani@gravesham.gov.uk>

Cc: Samir Jassal <samir.jassal@gravesham.gov.uk>, Mike Booth
<mike.booth@cobham-kent-pc.gov.uk>, Clerk <clerk@cobham-kent-pc.gov.uk>,
nick.johannsen@kentdowns.org.uk, katie.miller@kentdowns.org.uk

Subject: Cobham House Vineyard - 20240544

Dear Mr Bobby and Gravesham Borough Council Officers

& copy to:

Kent Downs National Landscape CEO - Nick Johannsen

Kent Downs National Landscape Planning and Place Officers - Katie Miller

Gravesham Borough Council Ward Councillor - Samir Jassal

Cobham Parish Council Chair - Mike Booth

Cobham Parish Council Clerk - Charles Amis

With regard to the following:

20240544 - Application to determine if prior approval is required for a proposed;
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Town and Country Planning (General Permitted Development) (England) Order 2015
(as amended) - Schedule 2, Part 6. - Land At Cobham House Vineyard Gold Street
Cobham Gravesend Kent DA12 3AA

It has come to our attention that the deadline for determining the above application
has been extended following an exceptionally large number of objections, totalling
approximately 320, and your receipt of several technical reports. These indicate very



widespread public concern that the proposed siting of the development within the designated National Landscape has seriously adverse consequences upon it.

We are writing to you to record our extremely serious concerns that approval of this application will place Gravesham Borough Council in breach of its statutory duty, under Section 85 of the Countryside and Rights of Way Act (CROW) , "to seek to further the purpose of conserving and enhancing the natural beauty of any landscape with an AONB designation, such as the Kent Downs1."

This legislation came into force in December 2023 and places an active duty on the Council to avoid harm. We note that you are not in receipt of any consultation from the Kent Downs National Landscape. As you are unable to demonstrate due regard to your active duty you should, as a matter of urgency, ensure an assessment is undertaken by the Kent Downs National Landscape. The nature of the planning application, whether it be a 'prior approval' (GPDO) or a full planning application, is not an assurance of avoiding harm to the National Landscape and does not provide an exemption from Section 85 duties.

The application proposes a large building to be erected, with impacts from associated and ancillary activities, and disturbance, at the top of a hill in the North Kent Downs. The Kent Downs are noted and valued for their hills. It is proposed this should take place at such an elevation that it will be visible from 5 different Public Rights of Way, including one located 1.3km away in the National Landscape, and another that it bisects and where it gives rise to serious safety concerns. It is further proposed that this should take place at a sensitive village boundary that forms a highly valued landscape in the character of that settlement.

As these are matters of fact, we urge you ensure that a competent assessment is conducted by the Kent Downs National Landscape Team, or alternatively, you must refuse this application to avoid failing to comply with your statutory duty to further the conservation and enhancement of a protected National Landscape.

Cobham Parish Council