

Sent: Wednesday, January 29, 2025 4:14 PM
To: Ethan Bonthron
Subject: Cobham House Vineyard 20240544

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Dear Mr Bonthron

Thank you very much for taking the time to talk to me today. Please find below the 'flyer' produced by Cobham House Vineyard regarding their plans. I feel that the site is both misleading and inconsistent with the actual facts on the application.

One of my concerns is the information noted under Cobham House Business Plan:-
Similarly, the vineyard will not be dependent on public visits or events though there will be a small number annually - the current intention is six
I don't believe that events have been mentioned in this planning application.

Also under the heading of Vehicle Movement:-

In regard to the public, and again emphasizing that they are not the main thrust of Cobham House project, visitors will be encouraged to arrive by train and walk to the vineyard via the public footpaths

Again, discussing visitors to the site and suggesting access via public footpaths, these are through fields and would discriminate the less abled. If these visitors would choose to walk, a majority of Sole street does not have footpaths and Gold Street is a country lane with no street lights or footpaths and would be hazardous for walkers.

As promised, i have reiterated below our major concerns. I understand as per our conversation you can only consider the current application however the application fails to mention major intentions.

- Location, sited at the highest position (preferred location sited left of the current entrance) We currently have no light/noise pollution in our lane, the current location would be prominent from several locations)
- Size of the proposed barn in relation to size of field - two floors and basement (preferred a barn to house machinery only)
- No mention of car park (would be required for farm workers if intention is just that)
- New entrance on a blind bend/country lane (page 12 of the acoustic report)
- KCC response using date from September 2014
- Full planning permission needed
- Additional intentions for the site (at the parish council meeting they confirmed the 'juice' would not leave the site, does this mean they would sell from the vineyard?)

In response, we have submitted our own detailed reports, supported by variable data and reviewed by industry officials. These reports accurately reflect the reality of the matter and provide a clear unbiased representation of the circumstances.

We urge you to carefully review our submissions along side the reports provided by the applicant to ensure decisions are based on factual and reliable information for your reference, our reports include the following:-

Viticulture expert report - Mr Stephen Skelton

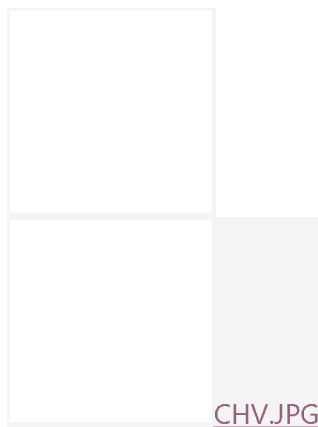
Traffic Report - TDYdynamics

Noise Survey - Lustra

Serious concern letter sent to GBC

Letter of concern - National Landscapes

We believe that this application will only be able to be approved if full planning application is submitted and not trying to sneak a significant development through on national landscape, below the radar under permitted development.



Thank you so much for taking the time to read my concerns and again thank you for taking me phone call today. I am available to meet in person or on the phone with any other information required.

