

Dickens' Country Protection Society



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Gravesham Borough Council
Planning Department
Civic Centre
Windmill Street
Gravesend
DA12 1AU

8th July 2025

Dear Sirs

Re Cobham House Vineyard, Gold Street, Cobham Gravesend, DA12 3A
Details related to 20240544 for the erection of a winery building and
hardstanding. Ref: GR/2025/0604

The Site is in an area where Green Belt Policies apply and North Downs National Landscape Area. The Society is concerned this is a large building in the countryside on relatively high ground in a sensitive landscape area. The Society notes that the earlier application made under reference 20240544 was refused as being an inappropriate procedure.

In these circumstances the Society would have expected a fresh application with all the documentation under a single reference rather than implied cross referencing. The Society remains opposed to the application in its present form. In the Society's view the application remains deficient.

As far as the Society is aware the highway rebuttal report provides an indicative bellmouth design but none of the submitted drawings give details of the proposed point of access or the route of track/roadway linking the building with Gold Street i.e. the means off access to the building. This deficiency should be remedied so that it can be properly considered.

Yours faithfully

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Mrs P Lippiatt
Hon. Secretary