

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 30/06/2025 4:18 PM from [REDACTED]

Application Summary

Address:	Cobham House Vineyard Gold Street Cobham Gravesend Kent DA12 3AA
Proposal:	Details related to 20240544 for the Erection of a winery building and hardstanding.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Henley Street Luddesdown

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I am writing to formally object to the above application based on material planning considerations, supported by relevant national and local planning policy, and informed by first-hand experience of the noise and disruption associated with similar developments. 1. Noise and Residential Amenity - Material Consideration The applicant proposes bottling 55,000 to 60,000 bottles annually, which will involve: - Bottle filling, movement, and capping - Pallet stacking and loading - Glass-on-glass handling - Repeated emptying of bottles into bins This level of activity creates a repetitive industrial noise profile incompatible with the rural setting. I live approximately 200 metres from the Cock Inn, and even there, the occasional emptying of glass bottles into bins is clearly audible, with the sharp clatter of glass carrying across open land. However, at the Cock Inn, this noise is intermittent and short-lived. By contrast, a bottling facility processing tens of thousands of bottles a year will produce days or weeks of sustained disruption, especially during loading, forklift use, and waste collection. Nearby homes - some as close as 20-30 metres (e.g. Mulberry House and Hever's Court) - will be severely affected. Even homes in Sole Street will likely experience acoustic intrusion due to the low ambient sound levels typical of this rural area. Relevant Policies: - NPPF (2023), Paragraph 185(b): Planning decisions must mitigate and reduce to a minimum potential adverse impacts resulting from noise, and avoid noise giving rise to significant adverse impacts on health and quality of life.
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- Gravesham Local Plan Core Strategy, Policy CS19: Development must safeguard amenity, including noise for existing and future residents.

This proposal fails to meet these requirements.

2. Impact on the Kent Downs National Landscape - Protected Status

The site lies within the Kent Downs National Landscape (formerly AONB). The proposal introduces built form, traffic, lighting, and mechanical operations into a protected rural setting.

Relevant Policies:

- NPPF (2023), Paragraph 180(b): Great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes.
- Environment Act 2021: Requires statutory bodies to prioritise biodiversity and natural capital.
- Kent Downs AONB Management Plan (2021-2026), Policy SD1: Requires development to conserve and enhance tranquillity, scenic beauty, and natural habitats.

[REDACTED] a nearby resident, has already testified to the cumulative noise and ecological degradation caused by winery activity:

"I live within 200m of the already existing development, and I can testify wholeheartedly to this. Wildlife habitat, natural environment, and biodiversity are ALREADY badly impacted."

This proposal adds to the same trend of harm.

3. Ecological Concerns - Bats and Badgers Present

There is local evidence of protected species on or immediately adjacent to the site, including:

- A badger sett under the fence at Mulberry House
- Regular bat activity in the adjoining woodland

These species are protected under UK law. The applicant's ecological appraisal fails to reflect this, and no mitigation or surveys have been included.

4. Cumulative Impact and Inappropriate Development

This development continues a pattern of unchecked industrialisation under the guise of agricultural diversification.

- NPPF Paragraph 185 and Local Plan Policy CS01 both require sustainable development that enhances quality of life and the environment.
- This proposal lacks enforceable controls over operating hours, vehicle movements, noise levels, or ecological protection.

The shift from farming to bottling represents a change of use with clear environmental and social impact - yet the application is presented as a mere extension of agricultural activity.

5. Conclusion and Request for Refusal

This development would result in:

- Prolonged and repetitive noise disturbance from industrial bottling
- Harm to the residential amenity of homes within 30-100 metres
- Loss of tranquillity and biodiversity in Gravesham's only National Landscape
- A clear breach of 5. Conclusion and Request for Refusal

This development would result in:

- Prolonged and repetitive noise disturbance from industrial bottling
- Harm to the residential amenity of homes within 30-100 metres
- Loss of tranquillity and biodiversity in Gravesham's only National Landscape
- A clear breach of planning policy, including NPPF Paragraphs 180 and 185, and Gravesham Local Plan Policies CS01 and CS19

I would like to request that Gravesham Borough Council either deny this application or, at the very least, refer it to the Planning Committee for full public scrutiny.

Kind regards

[Redacted signature]