

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 4:46 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 object to the above planning application. As a long-standing resident of Luddesdown, I am deeply concerned by the growing trend of industrial-style development in this nationally protected landscape. The application for a winery and bottling facility at Cobham House Vineyard presents several significant planning issues, all of which should be properly scrutinised and weighed against relevant policy. 1. Noise from Glass Bottling Operations The proposal to bottle up to 60,000 bottles per year will inevitably result in intense and repetitive noise, including: - Glass-on-glass handling - Pallet and forklift movement - Rinsing, filling, and capping machinery - Bottle waste disposal into bins I understand from my [REDACTED] professional submission - and from our direct personal experience - just how far this kind of noise can travel in a quiet, rural valley. We live approximately 200 metres from the Cock Inn, and we frequently hear the sound of bottles being emptied into their bins. Even though that pub only disposes of bottles occasionally and in limited volumes, it is clearly audible and often startling. By contrast, a dedicated winery operating on an industrial scale will produce that same jarring glass noise for hours at a time, across multiple days, and with far greater intensity. This will significantly harm the peace and amenity not only of nearby homes but also of anyone walking, cycling or riding through this tranquil rural area. 2. Incompatibility with the Kent Downs National Landscape (AONB) This area forms part of the Kent Downs National Landscape, the only nationally designated protected landscape in Gravesham. The proposal involves
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commercial buildings, mechanical processes, and delivery vehicles - none of which align with the duty to conserve and enhance natural beauty and tranquillity.

Relevant policy includes:

- NPPF Paragraph 180(b): Great weight should be given to conserving landscape and scenic beauty in National Landscapes
- Kent Downs AONB Management Plan Policy SD1: Development must protect special qualities including tranquillity and biodiversity
- Environment Act 2021: Places a statutory duty on public bodies to support nature recovery and natural capital

This proposal does the opposite. It introduces industrial activity into a landscape that is explicitly valued for its unspoiled, rural character.

3. Ecological Impact

As someone who spends a great deal of time walking and observing wildlife in the area, I am personally aware of the presence of bats and badgers in and around Gold Street. There is a known badger sett at Mulberry House, immediately adjacent to the development boundary, and bat activity is regularly visible at dusk along tree lines and open fields.

These species are legally protected, and yet the applicant's ecological documents fail to account for this properly or propose any mitigation. This is deeply concerning and undermines confidence in the robustness of the entire application.

4. Failure to Address Cumulative Impact

This application is not happening in isolation. Over the past two years, Luddesdown has experienced multiple piecemeal developments under the label of 'agricultural growth' - many of which have resulted in industrial-style impacts, including increased vehicle traffic, lighting, noise, and building massing.

Planning policy, including NPPF Paragraph 185 and Gravesham Local Plan Policy CS01, requires local authorities to take cumulative effects into account. If these effects are not properly recognised, the special status of this landscape will continue to be eroded through a series of 'minor' approvals - each of which has a disproportionate effect on a peaceful, highly sensitive location.

5. Conclusion

This development would cause:

- Long-term noise disruption from glass bottling, handling, and waste
- Loss of residential and rural amenity
- Increased disturbance to wildlife, including protected species
- Degradation of the Kent Downs National Landscape
- Non-compliance with national and local planning policy

For all these reasons, I respectfully request that the application be refused in full. Should officers consider approving it, I would strongly urge that it be brought to the Planning Committee for open and public scrutiny.

Kind regards