

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/07/2024 8:13 AM from [REDACTED]

Application Summary

Address:	Land At Cobham House Vineyard Gold Street Cobham Gravesend Kent DA12 3AA
Proposal:	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.
Case Officer:	Mr Ethan Bonthron

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Gold Street Cobham

Comments Details

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

Reasons for comment:

Comments:	I strongly object to this application, I'm so disappointed that a Developer would want to ruin this beautiful part of the lovely Area of Outstanding Natural Beauty (AONB). The vast building could be much smaller if some of the processing and bottling activities took place offsite using existing local facilities. The siting would be far less prominent and intrusive if it were located on lower ground. From the plans, it looks like an exploitation with no consideration of the rural landscape. This over-development seems excessive for an 11 hectare site, particularly with the local above mentioned facilities already available. Gold Street is a narrow single lane with banks of earth on either side, many bends and no designated passing places; cars that meet, frequently have to reverse and the road has been designated as unsuitable for HGVs (any goods vehicle over 3.5 tonnes). Access and additional traffic is a serious safety concern. Residents have witnessed many accidents, particularly on the blind bends. An AONB suggests tranquility and peacefulness in which a beautiful landscape can be enjoyed, this designation would be ruined not only by the vastness and prominence of the structure but also by the noise of the bottling plant and the machinery involved in the process (beeping forklift trucks etc.). It will also be detrimental to the wildlife living in these fields and the surroundings (deer, rabbits, badgers, foxes etc. and an abundance of bird life). Security lights, vehicle movements, bottling and associated noise (requiring ear defenders according to the HSE) are likely to drive this wildlife away, as well as cause a major disturbance to the environment. The size of the building suggests an industrialisation that is incongruous with the existing natural landscape. The building's impact could be mitigated somewhat by choosing a less prominent location, less likely to result in such a major change in character of the area. It would be somewhat easier to conceal a smaller more
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respectfully sited building on a lower elevation. The position currently planned means the industrial unit would be seen from far and wide.

I understand that the Council has a duty to protect the AONB which can be scrutinised. The obligation is to prevent environmental disturbance and damage wherever possible. On this occasion, there are alternative sites lower down the field that would result in a lesser disturbance.

Rumours that the unit will develop into a Visitor Centre are a further cause of great concern, for the same points mentioned above. This would not be in keeping with the rural character of the natural environment. A covenant preventing the building's use for hospitality, sales, public visitors, car parking should be imposed.

Construction traffic and associated activities are a major concern. The removal of spoil from the site (particularly in excavating the basement) and subsequent arrival of concrete lorries to fill the foundations and cast the slabs as well as sheet metal, steel beams and construction material plus the noise would not be appreciated by walkers, cyclists, dog walkers, residents and visitors who enjoy the peace and tranquillity of this beautiful area of the North Downs.

In summary, the AONB is a beautiful place; this is a vast, imposing building in excess of

40 x 15 x 9 metres, a few impacts being:

- Change in character of the area - looking at and listening to a processing plant on the most visible part of the field does not fit within the beauty of this rural landscape, the site can be seen from many miles away, as well as the properties that overlook the AONB
 - Visual impact on the landscape - part of the Kent Downs National Landscape
 - Loss of tranquillity - industrial processing isn't quiet "bottling lines are a common source of high noise levels, posing particular problems for noise reduction" (hse.gov.uk)
 - Disturbance - to wildlife, to traffic, to ecosystems etc.; security lighting doesn't fit with an AONB
 - Reduction in residential amenity - the overall quality, experience, and nature of views and outlook available to visitors and occupants of the nearby properties will be damaged irreparably.
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Kind regards