

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 01/07/2025 12:35 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, Kent

Comments Details

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

Reasons for comment:

Comments:	I am writing to object to this proposal based on a number of grounds that have, thus far, not been considered in appropriate detail. Luddesdown is a designated National Landscape area. This proposed development is utterly at odds with this designation. First, the noise from bottling operations and glass handling needs to be fully and independently assessed. From my personal experience of living approximately just 200m from the Silverhand development (which should also have had a full impact assessment), I can confirm that noise levels are loud, clear, and often disturbing. These sounds carry across large distances, disturbing not only the natural peace of the environment, but the wildlife that we seek to preserve. The scale of the development means that an industrial site will be placed in the centre of a rural community, going under the radar of agricultural development. Bottling has never been an agricultural sound. It is at odds with the environment. Furthermore, there are strong ecological concerns, given the presence of bats and badgers on the site. The applicant's ecological assessment does not appear to reflect local knowledge. Bats and badgers are known to be active along Gold Street. In particular, there is a badger burrow underneath the front fence at Mulberry House, which abuts the proposed development site. The woodland behind that property extends to the rear boundary of the site. Bats also inhabit many sites in the area. Given that both badgers and bats are protected species under UK law, their known presence in the immediate vicinity should trigger precautionary measures and further investigation. This development proposal demands proper scrutiny. It is not a minor rural enterprise, it is an industrial-scale development in a sensitive, peaceful, location and a designated National Landscape. The impacts of bottling noise, bottle deliveries, forklift use, and ecological disruption have not been properly assessed or disclosed. I urge the Council to give full weight to these concerns, particularly where local evidence directly contradicts assumptions made in the applicant's documentation. There has already been a complete failure to fully assess the impact of another vineyard development in Luddesdown. There is now an
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extensive development at the lower end of the village, many aspects of which do not have planning permission, or are sought retrospectively once the damage is done. For GBC to permit another unscrutinised such development at the top end of the village would appear lax, at the very least.

Kind regards