

# 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 10:54 PM 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                                                                                                                                                                                                                                                               |

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## 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: [REDACTED]

I think I have a fairly unique insight into Luddesdowne. I see it for its outstanding natural beauty, the views that I've grown up seeing and the sights that people travel for miles to walk through. [REDACTED]

[REDACTED] I understand exactly how much labour goes into maintaining agricultural land. [REDACTED]

[REDACTED]

I want to be extremely clear that I am firmly FOR agricultural development in Luddesdowne. I love to see the land used what it is intended for, and have spent the last 25 years walking through the surrounding fields and have seen many varieties of crops through the years and seasons. I am not at all against the new vineyard, or even hypothetically against a bottling line. It's a respectable and exciting business venture.

I am however, ENTIRELY opposed to the proposed placement of the winery. It's absurd and seems purposefully cruel, and I don't use those words hyperbolically. They seem to have looked at the whole 28 acres of potential land and chosen the worst place. It is possible to develop in farmland thoughtfully and in discussion with the local neighbourhood - Silverhand Estate are the perfect example of this.

This new proposed winery is situated right by the main road in and out of Luddesdowne, right up to the tree line where it's most visible. It's also inexplicably placed as close as possible to the three houses that border the land. I cannot possibly fathom the reason that the winery would have been proposed here. As well as how ugly and imposing it would be in an AONB, how it would ruin the view and light to the residents of the houses it's planted right next to, the noise pollution would be horrendous.

■ Bottling lines are extremely noisy to run. [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED] It will directly negatively impact the quality of life of those residents and will be immensely disturbing.

As well as all this I simply don't understand how they intend to receive deliveries from large vehicles and HGVs. The road is explicitly not suitable for HGVs and never has been. Silverhand Estate receive their deliveries via Cuxton because of this very reason. The road isn't wide enough, there are no passing spaces. It's a one track road with blind bends, with frequent traffic at school times and whenever the A2 is remotely blocked (which is a daily occurrence), as people use Henley Street as a cut through. It would be obscene to assume HGVs will suddenly be able to fit down this road with no turning spaces, passing spaces, or room for a large vehicle to make a significant turn into a yard.

To summarise: I object so firmly to this placement of the new winery. The height is necessary, the placement is unnecessary, the way in which the company has gone about trying to get the building approved without the notice of the residents of Luddesdowne says it all. I speak from the experience of a Luddesdowne resident and an agricultural worker: it is not fair and does not make sense.

Ultimately what I believe it comes down to is this:

If the residents of the homes that will be affected by this new winery could have decided whether or not to build their houses next to a loud, imposing and busy production line; they would not have. The impact to their life would be incredibly negative. The vineyard can choose to build their winery elsewhere, the residents cannot chose to move their houses. The houses were there first. They get priority. The winery can not go forward as proposed as if they do not exist, and reasonable and human decisions need to be made as to where the winery can be moved to that does not disturb an entire village. As the winery does not exist yet, changes can still be made to its plans. Changes cannot be made to the infrastructure and housing of Luddesdowne. Please, please recognise how cruel this is. I would be happy to anyone in person to emphasise my points.

Thank you for reading.

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Kind regards