

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/04/2025 5:34 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

[Click for further information](#)

Customer Details

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

Comments Details

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

Reasons for comment:

Comments: ear Planning Colleagues

Please register this supporting information in support of my objection to Application 20240544

I object based on the following concerns:

1. Possibility of significant environmental effects including ecology (especially bats, newts, badgers, owls) which are noted to be confirmed in the area (see video, links below and emails) and for which there is a realistic risk as indicated by advice I was given by GBC previously in relation to an application on my property..

<https://youtu.be/QThkhKJRbVQ?feature=shared>

2. Environmental effects subject to EIA assessment and requiring assessment
<https://www.luddesdown.org/s/Technical-Report-Presumption-for-EIA-Assesment-Cobham-House-Winery-Bottling-Facility-April-2025-Dr-R.pdf>

<https://www.luddesdown.org/s/Technical-Report-BS4142-Failures-In-Noise-Assessment-Cobham-House-Vineyard-April-2025-Dr-R-Minhas-1.pdf>

3. Site is inaccessible and unsustainable as proposed

<https://youtu.be/radyg6coLXE?feature=shared>



[REDACTED]

Further to my request for site photographs, our KCC Biodiversity adviser has come back with the following comments:

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, the photos provided by the planning application and the

information submitted with the planning application, we advise that further information is sought from the applicant with regards to the potential for ecological impacts to arise.

We have taken this view as the photos indicate that there are a number of tiles on the roof and widows are proposed to be installed within the roof. It is possible that bats may roost

under the raised tiles. The which are raised which may be used by roosting bats As such, an Ecological Impact Assessment (EclA) should be undertaken by a suitably qualified

ecologist1, in accordance with good practice guidelines.

The EclA will include the following:

- Details of the impacts of development proposals on the ecological baseline established via a Preliminary Roost Assessment and any emergence surveys undertaken;
- Details of any necessary and achievable ecological mitigation and/or compensation measures;
- Details of ecological enhancement measures, and;
- Provision of sufficient information to determine whether the project accords with relevant nature conservation policies and legislation.

To ensure that the planning determination is adequately informed in respect of all potential ecological impacts, we advise that the EclA is sought prior to determination of the planning

application. This is in alignment with paragraph 99 of ODPM 06/2005 which states "it is essential that the presence or otherwise of protected species and the extent that they may

be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in

making the decision".

We highlight that a preliminary roost assessment can be carried out at any time of the year but if any emergence surveys are needed they cannot be carried out until at least May

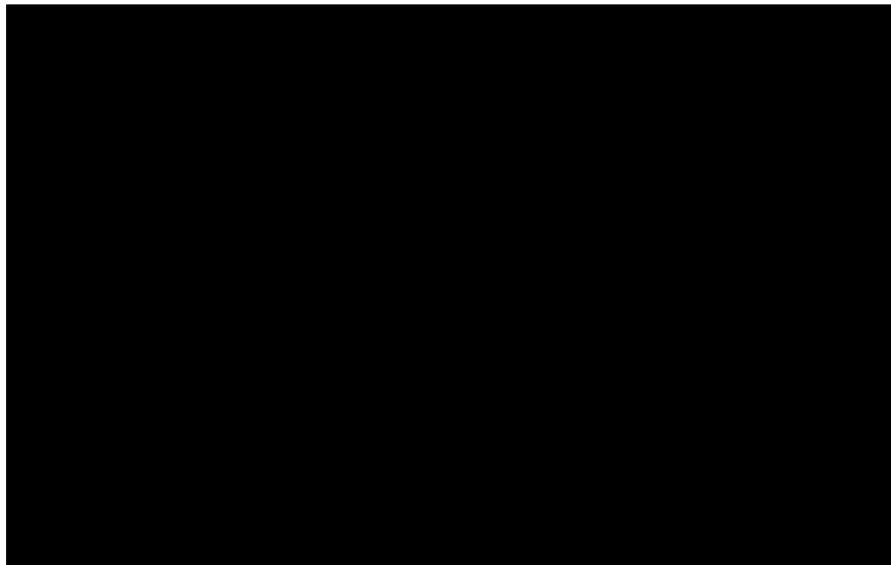
2023.

The EclA will also ensure alignment with the National Planning Policy Framework (NPPF) 2023 and the Natural Environment and Rural Communities Act (NERC) Act 2006. Under

section 40 of the NERC Act 2006 and paragraph 174 of the NPPF 2023 biodiversity should be maintained and enhanced through the planning system.

Whilst I have no other concerns with the proposal, the above matter should be addressed prior to determination. You may wish to withdraw the current application until this issue has been addressed. Please let me know how you wish to proceed.

Kind regards,

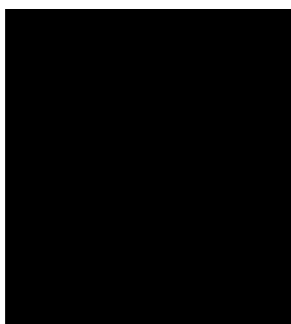


Dear 

Thank you for your email. Whilst I have passed your comments on to KCC, and it may be the case that bats are not present, I do have to request the details they have asked for as an expert survey is required to check for the presence of these protected species.

As I said, it would be worth withdrawing the application until you have the required details. You can re-submit the application within a year with no additional application fee.

Please let me know how you wish to proceed.





Kind regards