

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/05/2024 12:46 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] Luddesdown Luddesdown, Gravesend

Comments Details

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

Reasons for comment:

Comments:	As a resident on Gold Street I wish to voice my objection to the proposed scheme. I fail to understand the logic behind placing such a large structure in an AONB that will be seen from miles across the valley. However, of even greater importance is the impact that it will have on the lives of not just walkers, but the residents. We use Gold Street every day as well as Batts Road, both in cars and on foot. The introduction of regular heavy vehicles on a road that cannot even take 2 cars abreast is a recipe for disaster. The disruption this will cause will impact our day to day quality of life and add further pressure to the area. With the regular M2 disruptions, Gold Street and Batts Road become rat runs, with drivers not familiar with the country lanes creating havoc. If heavy vehicles are added to that mix we will see frequent gridlock and disruption, undoubtedly manifesting itself in accidents. Of additional concern is the height of the structure. 9 metres high is simply invasive to the natural environment. There are wonderful walks across our valley frequented by people from all over the UK. The proposed structure is far too tall to in anyway blend in. It will be seen from all directions and no amount of trees or hedges will conceal it. It's position on top of the hill should dictate a lowering of this height to be more in keeping with similar agricultural buildings and barns in the area. A normal barn is rarely over 4 metres high, so why are we having to accept something over twice that height? If there is to be a structure, which I challenge the need, I would want it reduced in height so as to minimise its visual impact. I would also not want it to be moved any further south since that would expose it even more to the wider luddesdown valley. A last point of objection is the noise level that will come with any bottling facility.
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The noise of bottles is unique in its ability to carry over great distances. The Cock Inn in luddesdown can be heard all across the valley when they put their bottles out at night. To expect a bottling facility that will run at least 8 hours a day to be acceptable is simply illogical. It will effectively ruin the countryside as we know it and hugely impact the peace a quiet that so many people who live in and visit the area to enjoy. I have concerns also that the wildlife will be disrupted by the structure, increased traffic and noise levels that will come with any development.

Kind regards