

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/07/2024 1:14 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] Sole Street Gravesend

Comments Details

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

Reasons for comment:

Comments: Objection - Building in an Area of Outstanding Natural Beauty (AONB) -

Dear Sir/Madam,

Re: Objection to Planning Application 20240544.

I am writing to formally object to the planning application referenced above for the proposed construction, which is designated as an Area of Outstanding Natural Beauty (AONB). I have several serious concerns regarding this development.

1. Impact on Natural Beauty and Landscape:
The proposed building will significantly alter the natural landscape of this cherished area. The AONB is renowned for its diverse wildlife, and natural beauty. Construction in this location would disrupt these landscapes and set a dangerous precedent for future developments in protected areas.
2. Environmental Impact and Noise pollution:
The rural roads surrounding the proposed development site are narrow and not designed to handle high volumes of traffic or heavy goods vehicles. The increase in traffic during and after construction will exacerbate congestion and greater wear and tear on the roads. Additionally, the increased traffic poses a serious risk to road safety, particularly for pedestrians, cyclists, and local wildlife that frequently cross these roads.
The construction activities and subsequent commercial use will lead to a significant increase in noise pollution. Currently, the area enjoys a serene and quiet atmosphere that is highly valued by both residents and visitors. Increased

noise levels from construction equipment, vehicles, and future use of the building will disrupt this tranquility, adversely affecting the well-being of the wider community and wildlife.

3. Inconsistency with Planning Policies:

The proposal appears to be inconsistent with both local and national planning policies aimed at protecting AONBs. The National Planning Policy Framework (NPPF) emphasizes the importance of conserving and enhancing the natural environment, particularly in designated areas like AONBs. This development contravenes these principles by prioritizing short-term gains over long-term conservation.

4. Impact on Local Community:

The local and wider community value the AONB for its tranquility.

The rural roads surrounding the proposed development site are narrow and not designed to handle high volumes of traffic. The increase in vehicular traffic during and after construction will exacerbate congestion, leading to longer travel times and greater wear and tear on the roads. Additionally, the increased traffic poses a serious risk to road safety, particularly for pedestrians, cyclists, and local wildlife that frequently cross these roads.

Conclusion:

In light of the above points, I urge the Planning Department to reject this application. The long-term preservation of our AONB should take precedence over short-term development interests. It is crucial to maintain the integrity of these natural landscapes for future generations to enjoy.

Thank you for considering my objection. I trust that the Planning Department will recognize the value of preserving our natural heritage and act accordingly.



Kind regards