

Delegated Report

Condition Discharge Application

Planning Application No: 20250787

Location: Brookers Farm, Luddesdown Road, Luddesdown, Gravesend

Description: Application for the approval of condition 8 (Soft Landscaping Scheme) attached to planning reference number 20240091.

Applicant: Vineyard Farms Ltd (c/o DHA Planning)

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
Covering letter dated 21 July 2025
Plant Selection Spreadsheet 2025
Soft Landscaping Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20240091	Engineering works to construct a formal car parking area for Vineyard Farms Ltd office, winery and vineyard workers, and other users of Brookers Farm.	Permitted	05.04.2024

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS12 – Green Infrastructure
- CS19 – Development and Design Principles

National Planning Policy Framework (2024)

- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)
- Kent Downs AONB Management Plan 2021-2026
- Landscape Character Assessment Update 2020

Consultations, Publicity and Representations

External Consultees

KCC Biodiversity

The submitted landscaping plan does not include any/very few native species but it has included species which will benefit pollinators. As such we are satisfied that the proposed landscaping can benefit biodiversity.

Neighbour Representations

As this is an application for the discharge of conditions there is no requirement to consult neighbouring properties. However, one letter has been received from a member of the public, commenting that an increase in HGVs along single-track roads endangers lives and makes the road impassable.

Officer's Analysis

Condition 8 (Soft landscaping scheme)

Condition 8 states as follows:

Notwithstanding the details shown on the approved plans, submitted documents and application form, before the development as hereby permitted is brought into use, a soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details and retained thereafter. Any trees or plants that die, are damaged, removed or become diseased within five years from the implementation of the soft landscaping scheme shall be replaced with trees or plants of a similar size and species during the next available planting season.

Reason: In the interests of the visual amenity of the development and having regard to the location of the site within and adjacent to a conservation area and to provide satisfactory screening to neighbouring properties, in accordance with adopted Local Plan Core Strategy Policy CS19: Development and Design Principles and to ensure that the landscaping is established and maintained in the longer term.

A soft landscaping plan and plant selection spreadsheet has been submitted in relation to this condition. The proposals will benefit biodiversity and soften the appearance and surroundings of the car park.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 8. The details would maintain visual and residential amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and the reason for condition 8. Condition 8 can therefore be discharged.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20240091 for engineering works to construct a formal car parking area for Vineyard Farms Ltd office, winery and vineyard workers, and other users of Brookers Farm. It is considered that condition 8 can be discharged and there are no further details required.

Recommendation

Approval of details.

(For informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
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Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	24 September 2025	Dated:	24th September 2025