

Delegated Report

Application No: 20260341

Location: Brookers Farm, Luddesdown Road, Gravesend

Description: Application for the approval of condition 3 (Logistics Management Plan) and condition 4 (Soft Landscaping Scheme) attached to planning reference number 20250840.

Applicant: Mr Steve Chappell

Submitted Documents/Plans

Application form
Cover letter
Logistics Management Plan
Drawing no. DHA/36436/08 (proposed landscaping plan)

Relevant Planning History

20250840 Retention/installation of 59 wine tanks and grape presses.
Approved 06.02.2026

Consultations, Publicity and Representations

Medway Council

I refer to your letter of consultation regarding the above and would inform you that the Council RAISES NO OBJECTION to it.

1 To allow Medway Council to fully assess compliance with condition 3, the following information is requested:

- o Confirmed HGV delivery numbers for the most recent calendar year, including:
- o total annual arrivals and departures
- o average weekly movements
- o identification of peak delivery periods (e.g. harvest and December)
- o Clarification as to how these recorded figures compare with the forecast movements set out in the Logistics Management Plan

A full assessment can be made once this information is provided, in the future this information will also aid assessment with compliance with the details approved pursuant to the condition. No comment is made on the condition 4 landscaping details as they will have no impact on the Medway Council area.

Additional information was submitted in the updated Logistics Management Plan and Medway Council responded positively and raise no objection.

KCC Highways Officer

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters:

I refer to the above planning application and having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website: <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

Analysis

Condition 3 states:

3. *Within three months of the date of this decision, a Logistics Management Plan in respect of the wine tanks hereby approved (only) shall be submitted to and approved in writing by the Local Planning Authority to help limit the impact of HGV use on the grounds of safety and amenity. The Logistics Management Plan shall include the following:*

- o A commitment to no HGV movements during school arrival and departure hours (8:15 to 9:15 and 15:00 to 16:00)*
- o Delivery management (timings to ensuring HGVs do not meet along Warren Road and Bush Road)*
- o Vehicle types used*
- o Details of expected deliveries and movements generated by the site within the reasonable control of the site operator*
- o Details on how driver awareness of rural roads, school presence and speed limits will be communicated*
- o Details of HGV Routing*

Thereafter, the operation of the business shall continue in accordance with this approved plan unless otherwise varied and agreed with the Council.

Reason: To safeguard highway safety and mitigate the impact on the highway network in accordance with Policy CS11 of the Core Strategy 2014 and Policy T1 of the Gravesham Local Plan 1994.

The Logistics Management Plan states;

- 1.1.3 It should be noted that 52 tanks have been in situ for three years with the now consented application seeking permission for an additional seven new tanks, which are on-site but are not yet in use. The full construction traffic impact on the site will therefore already be present on the local highway network and there will be no further trips relating to tank installation or delivery.

Also;

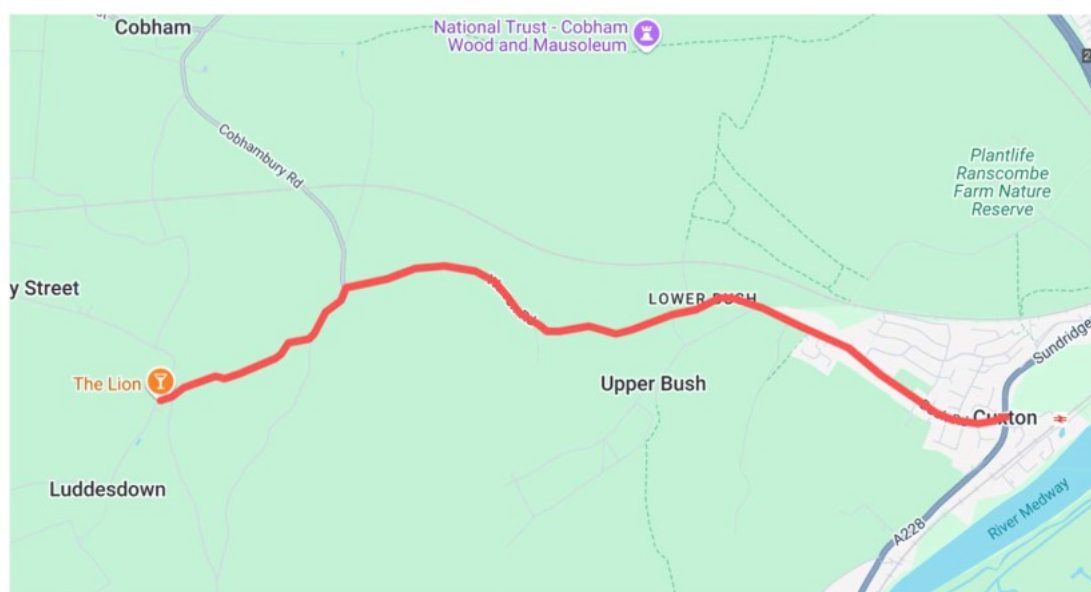
- 2.2.1 In accordance with the planning condition, no HGV movements will be permitted to take place between the hours of 08:15–09:15 and 15:00–16:00. These periods coincide with the local school arrival and departure times and are intended to ensure that operational HGV movements do not coincide with the busiest times for pedestrian, cycle, and vehicle activity in the area.

And;

- 2.2.1 A delivery booking system will be operated to ensure that no two HGVs arrive or depart at the same time. This will provide a record of all scheduled deliveries and enable the Winery to manage activity in advance, avoiding overlap between suppliers. Suppliers will be given instructions asking the vehicle driver to call ahead to ensure that the site is ready to receive a vehicle.
- 2.2.2 Deliveries will be staggered where necessary with adequate buffer time built into the schedule for late and early arrivals.

Also;

- 2.3.1 All HGV vehicles associated with the tanks will use the existing vehicle routing strategy when entering or leaving the site. Vehicles can utilise Luddesdown Road leading east to Warren Road and the A228 as shown in Figure 2-2.



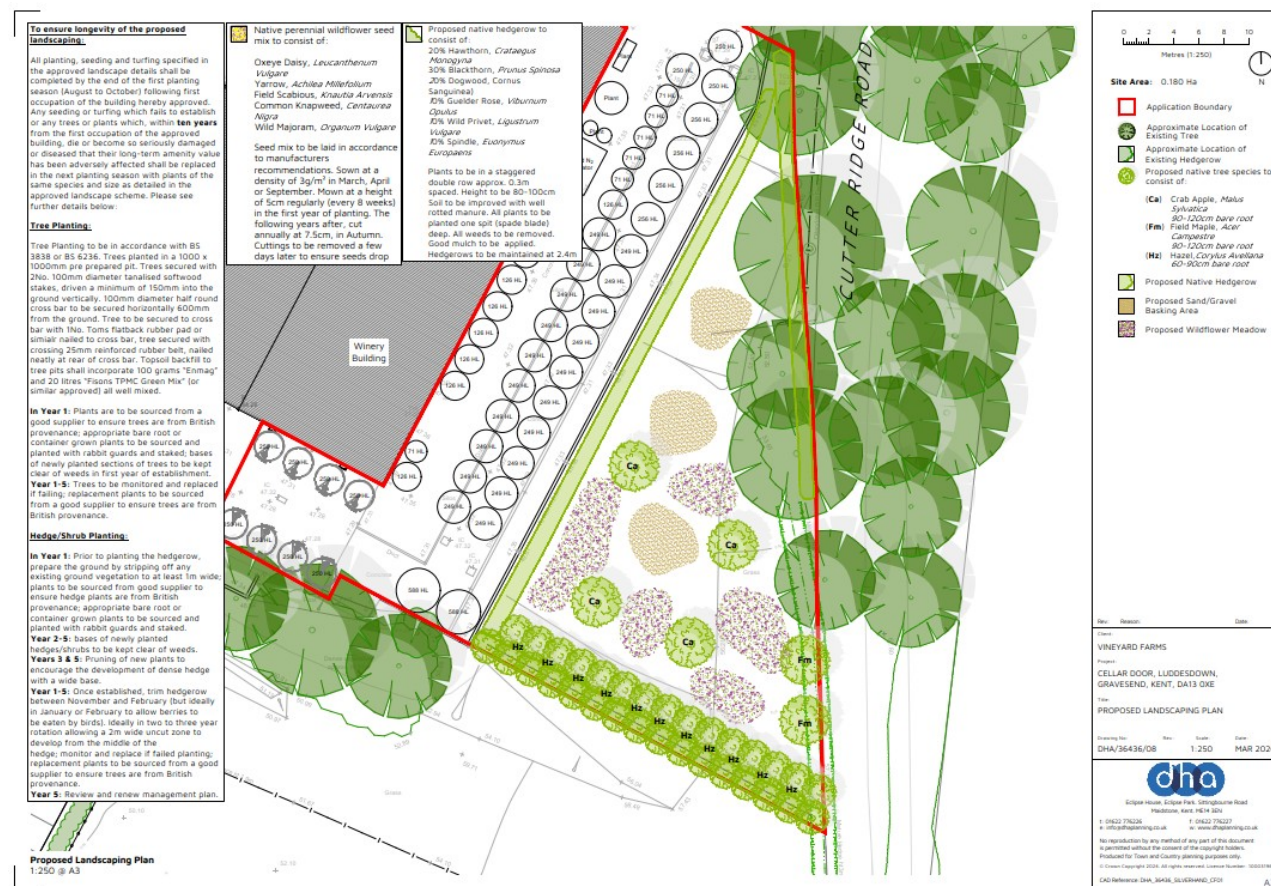
The details within the updated Logistics Management Plan (received 26 May 2026) are acceptable and therefore this condition can be discharged.

Condition 4 states:

4. *Within three months of this decision, details of a soft landscaping scheme to include the planting of trees to the land between the application site and Cutter Ridge Road to the immediate east and south of the tanks herein approved, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. The approved scheme shall be carried out in full during the first available planting season following the approval of details. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the soft landscaping scheme is implemented shall be replaced with a species of a similar size and species during the next available planting season.*

Reason: To safeguard the appearance of the Kent Downs National Landscape and to ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development and the wider area, in accordance with Policies CS12 and CS19 of the Gravesham local Plan Core Strategy (September 2014).

The reason for this condition was to screen the tanks from Cutteridge Road;

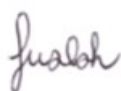


Whilst it is noted that the proposed planting is outside the red line boundary, it is within the applicant's ownership and in the optimal position to provide the screening that is needed. The plants and trees are suitable to screen the development and therefore this condition can be discharged.

Recommendation:

Discharge conditions 3 and 4 of 20260840.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 8 June 2026.	Dated: 08 June 2026