

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/10/2025 5:35 PM from [REDACTED]

Application Summary

Address: Brookers Farm Luddesdown Road Luddesdown Gravesend Kent DA13 0XE

Proposal: Retention/installation of 59 wine tanks and grape presses.

Case Officer: Mrs Alison Webster

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Kent Gravesend

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

1. The current winery setup is already inappropriate for its setting. It is an commercial undertaking to process grapes and produce wine on an already industrial scale in a small rural village setting which is supposed to have ANOB protection. The current manifestation is at odds with both its rural setting and the supposed current legal restraints. To allow the expansion of this enterprise in its current location further exacerbates both the above. This should not have been allowed in the first place even though the permission is temporary.

2. The application is for expansion of the existing facilities i.e. additional tanks and the granting of permanence for the complete, enlarged installation. The application for expansion is dealt with in 1. above.

The granting of permanence for the installation will mean that the property - Brookers Farm - will in all likelihood never be returned to its original form i.e. a small agricultural facility which was appropriate for its location in an ANOB and quiet, peaceful and serene rural area. It is assumed that temporary permission was granted on the basis that Vineyard farms would, on the expiry of the permitted period, remove the expanded industrial setup and return the immediate surroundings to its original condition allowing a period of time for nature to re-establish.

We understand that Vineyard Farms have stated that they have no intention of permanently using Brookers Farm for its function i.e. the large scale production of bottled wine. They have stated that they intend to set up a processing facility at another location which would not affect Luddesdown village or its surroundings. If this is the case there is no reason for an application for permanence or reason for Gravesham BC to entertain the application.

By granting this application, Gravesham BC will give Vineyard Farms the right to renege on their undertaking to move the large scale wine production to another site. Equally, large corporations frequently change their minds on these matters. Vineyard Farms will have the option to continue these operations if they so desire.

3. The granting of this application will permanently change the planning designation of the site from a small agricultural service facility to a large industrial scale facility. This will assist any current or future owner of the land in future

developments on around this location because precedent will have been established. The baseline for any future applications will have been changed, which will make it far easier to gain permission for development such as leisure facilities etc. The baseline for ANY development in this area should remain as it was originally - i.e. a small agricultural service facility in a rural village within an Area of Outstanding Natural Beauty.

4. By permitting the works outlined in this application, Gravesham BC risk an increase in HGV traffic through the most populated street in the parish. We understand that because of the nuisance and disruption caused by heavy goods vehicles through Cuxton, Medway Council are considering measures to restrict/ban HGV's from driving through the village. If this goes ahead the only viable route for HGV's to access/depart the Brookers Farm site will be along Henley Street. This is completely inappropriate. It is very difficult for HGV's to navigate Henley Street. This is the most densely populated area in the parish with many young families. It is currently difficult for cars to pass. The frequent use of Henley Street by HGV's would cause mayhem. We understand that traffic counts in Cuxton have established up to 30 HGV's pass through the village per day with the majority of these vehicles being related to Vineyard Farms. This would make Henley Street unusable and extremely dangerous for the people living along it. It would also accelerate the degradation of the road surface - it is currently used by HGV's very occasionally. It is plainly not suited to frequent usage by HGV's.

If Gravesham BC grant this application and Medway Council implement their proposed HGV traffic calming measures, Vineyard Farms will be able to argue that Gravesham BC have implicitly approved the use of Henley Street for HGV access as they must have known of Medway Council's intentions. They will have approved the further industrialisation of the site and given permanent permission for this use.

This situation must be avoided in the first instance by not granting the application. If the application is granted the living environment of the Henley Street residents will be destroyed.

Gravesham BC cannot approve this application if they care at all about retaining a tranquil rural haven in their Borough or the living environment of the people who reside there. It is an inappropriate use of the site in the first place and this should not be allowed to continue let alone be expanded.

Kind regards