



Planning Department
Civic Centre,
Windmill Street,
Gravesend
DA12 1AU

Our ref: TS/36396

25 March 2026

Dear Sir/ Madam,

APPLICATION TO DISCHARGE PLANNING CONDITIONS 3 AND 4 RELATING TO PLANNING PERMISSION 20250840 AT BROOKERS FARM LUDESDOWN ROAD LUDESDOWN GRAVESEND KENT DA13 OXE

This letter accompanies an application to discharge Condition 3 (Logistics Management Plan) and Condition 4 (Soft Landscaping) on behalf of our client Vineyard Farms Ltd in relation to the above permission.

Condition 3 – Logistics Management Plan

"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:

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

Kent Gatwick London Leeds

01622 776226 01293 221320 020 3005 9725 0113 323 6669

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Email: info@dhaplanning.co.uk

Web: www.dhaplanning.co.uk

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Condition 4 – Soft Landscaping

"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)."

Submitted Documents

This letter should be read in conjunction with the following plans and document:

- Logistics Management Plan - DHA Transport
- Proposed Landscaping Plan - Drawing no. DHA/36436/08

The Logistics Management Plan (LMP) has been produced and submitted to discharge Condition 3. The LMP sets out the following:

- How grapes harvested in the surrounding Luddesdown estate are transported to the site;
- The vehicle movements required for winemaking and bottling process;
- Confirmation that finished wine will be transported off-site via a 26-tonne rigid-body HGV;
- Details of the vehicle movements associated with distributing wine off-site, including seasonal variations during the harvest period;
- Confirmation that a delivery management strategy, using a booking system, will be implemented to manage deliveries in advance and avoid overlapping supplier arrivals;
- Measures to ensure delivery drivers are provided with safety instructions about the route to the site; and
- A routing strategy for the 26-tonne HGV, accessing the site from the A228 at Cuxton.

A Proposed Landscaping Plan (drawing no. DHA/36436/08) is submitted showing the location of tree planting, the type and species of planting to be carried out, include their quantity and size as well as arrangements for aftercare to meet the requirements of Condition 4.



I can confirm that the applicant has paid the £383 application fee (including the planning portal admin fee) via the Planning Portal.

I trust you have sufficient information to validate the application, and I look forward to receiving an acknowledgement of its receipt. If, however, you require additional information, please let me know.

Yours sincerely,



Seth Tyler MRTPI
Senior Planner

Email: seth.tyler@dhaplanning.co.uk