

Application: 20250840

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND
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To: **Mr Steve Chappell, Vineyard Farms Ltd
C/O Mr Tim Spicer
DHA Planning Ltd
Eclipse House
Sittingbourne Road
MAIDSTONE
England
ME14 3EN
United Kingdom**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**Brookers Farm
Luddesdown Road
Luddesdown
Gravesend
Kent
DA13 0XE**

and being **Retention/installation of 59 wine tanks and grape presses**. Your application dated 26th August 2025 is permitted subject to the following:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. The development hereby permitted shall be retained in precise accordance with the following schedule of approved plans and details and pursuant to any conditions contained hereinafter:

Application form
Planning Statement
Biodiversity Net Gain Statement
Drawing no. DHA/36436/01 (site location plan)
Drawing no. DHA/36436/02 (existing site layout plan)
Drawing no. DHA/36436/03 (existing elevations)
Drawing no. DHA/36436/04 (existing elevations)
Drawing no. DHA/36436/05 (proposed site layout plan)
Drawing no. DHA/36436/06 (proposed elevations)
Drawing no. DHA/36436/07 (proposed elevations)

Reason: To provide certainty and in the interest of proper planning.

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.

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).

INFORMATIVES:-

1 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

3 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

- i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
- ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
- iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
- iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Dated: 6 February 2026

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

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#### NOTIFICATION TO APPLICANT

#### APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application\*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- **For further information regarding Appeals and to make an application please click the relevant link:**  
<https://www.gov.uk/appeal-householder-planning-decision>  
<https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed

development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

### **\*Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

### **PURCHASE NOTICES**

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.