

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/09/2025 7:08 PM from [REDACTED]

Application Summary

Address:	Brookers Farm Luddesdown Road Luddesdown Gravesend Kent DA13 0XE
Proposal:	Retention/installation of 57 wine tanks and grape presses.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Subject: Formal Objection to Planning Application TS/AN/36369 - Vineyard Farm Limited Facility at Bookers Farm, Luddesdown
Dear Sir/Madam,
I am writing to formally object to Planning Application TS/AN/36369 concerning the Vineyard Farm Limited (VFL) wine-making facility located at Bookers Farm, Luddesdown. My objections are based on several critical concerns regarding infrastructure, environmental impact, planning process, and policy compliance.

Section 1: Introduction

- While the facility is located at Bookers Farm, the only access is via narrow country lanes between Cuxton and Luddesdown, which are unsuitable for the heavy goods vehicles (HGVs) required to service the viniculture industry.
- It is unclear whether Gravesham Borough Council has consulted with Medway Council, despite the significant impact this development has on HGV traffic along the A228, Bush Road, and Warren Road.
- The ambition to cultivate 1,000 acres of vines by 2027 to produce 5 million bottles annually is noted. However, the business plan fails to consider locating the processing and bottling plant in a more appropriate commercial setting, such as a business park.
- Despite VFL's Approved Body Status, the damage caused to lane verges by HGV deliveries appears to contradict the standards expected of such accreditation.

Section 2: The Application Sites

- The application omits any reference to site access, a critical issue highlighted in the 2023 Planning Enquiry, where VFL was criticised for not adequately considering off-site production facilities.
- Planning applications submitted in 2021 and 2023 were retrospective and only granted temporary approval. It is concerning that proper procedures were not followed when 41 storage tanks were installed in 2023.
- The rationale for retaining tanks on-site following the dismissal of the Upper Bush winery application is unclear and unsubstantiated.
- While it is argued that the tanks may not visually impact the Green Belt or AONB, the environmental damage caused by HGV traffic is significant. Roadside

verges and road surfaces between the A228 and Luddesdown have been visibly degraded.

- Cuxton Parish Council and local residents are actively lobbying Medway Council over safety concerns due to increased HGV traffic along Bush Road.

Section 3: Proposed Development

- The VFL business plan appears to be based on assumptions that do not reflect logistical realities. Processing and bottling wine in one location may be ideal, but not when the infrastructure cannot support it.
- The proposed scale of the facility is unsustainable in a rural location. The low bridge at Cobham forces all HGV traffic through Cuxton, resulting in industrial-scale traffic that far exceeds traditional agricultural activity.

Section 4: Planning Policy Framework

- While the development may offer economic benefits to VFL, there is no evidence of social or environmental improvements. On the contrary, environmental damage is already evident.
- The constant noise from vehicle traffic and reversing forklifts is incompatible with the rural character of the area.
- Given the scale and industrial nature of the facility, this application should be considered a major development. It is difficult to see how it aligns with the criteria set out in the National Planning Policy Framework (NPPF).

Conclusion

In light of the above concerns, I respectfully urge Gravesham Borough Council to reject Planning Application TS/AN/36369. The development poses serious risks to local infrastructure, the environment, and community wellbeing, and does not appear to meet the standards required for approval under current planning policy.

Kind regards