

Dickens' Country Protection Society



Founder Member:

Dr. Colin Smith, MA., BM BCh., MSc., DCH., FRCGP.

Chairman :

Mr R Theobald
'Greenfield'
21 Warren View
Shorne, Gravesend
Kent, DA12 3EJ
Tel: 01474 823674

Hon. Secretary :

Mrs P A Lippiatt
135 Heath Lane
Dartford
Kent
DA1 2TW
Tel: 07968 279761

Gravesham Borough Council
Planning Services
Civic Centre
Windmill Street
Gravesend
DA12 1AU

22nd November 2023

Dear Mrs Parkin

Re Land At Brookers Farm Luddesdown Road Luddesdown Gravesend Kent DA13 0XE
Retrospective application for the necessary engineering operational works to construct a track to service an associated storage area. Planning Application **GR/2023/1116**

Thank you for your consultation letter of 10th November 2023 concerning the above planning application. The Society notes the site is in an area within which Green Belt Policies apply and in the North Downs Area of Outstanding Natural Beauty on the south side of Luddesdown Road north east of the existing farm complex.

The Society notes that compared with application GR/2023/0541 further information has been provided and appreciates the conservation work that is being carried by the applicant. The Society would like to make constructive suggestions but without more detail on the purpose and function of the laydown area this is difficult.

The Society has attempted to identify those elements that jar with the landscape and the openness of the Green Belt. A straight track across the field from the junction of Luddesdown Road and Buckland Road in this context is not a normal occurrence and it leads the eye to where material is stored. Unless there is an operational reason for its location, in the Society's view, it would be less intrusive if the track connected to Luddesdown Road further west (and the present track to the east were lifted and the land restored). The laydown area needs planting to provide screening from both Luddesdown Road and Buckland Road. In this context, the proposed Biodiversity Master Plan makes a positive contribution.

Once the purpose of the laydown area is established, conditions can be framed to manage its use. The Society would be concerned if it became a general dumping area but recognises there will be arisings from the management of the vines that may need to be removed to a central point. Further more it occurs to the Society that in certain circumstances some waste from the vines may need to be