

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/10/2025 2:48 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:	Mrs Natalie Jackson
Email:	clerk@cuxtonparish
Address:	Cuxton Parish Council, The Pavilion, Cuxton Recreation Ground Bush Road, Cuxton. ME2 1EZ Rochester

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Cuxton Parish council, feel compelled to make a representation on this planning application, due to its unquestionable impacts on the village of Cuxton. The tanks in question are serviced by rigid and articulated HGV vehicles, suited to motorways and A-roads. However, due to the height restrictions of the railway bridge on Cobhambury Road, the only access for high-sided vehicles, to the site, is via Bush road and Warren Road in Cuxton. This application is therefore of direct relevance to the residents of Cuxton, as well as those of Luddesdown. Bush Road is a central village route, with a notorious junction to the A228. It has signage to demonstrate the lack of suitability for HGVs and is flanked with parked cars and traffic calming chicanes. It also passes two schools that are attended by over 600 students, over 70% of whom are driven into the village each day, creating two significant spikes in both vehicle and vulnerable pedestrian congestion, every weekday. Bush Road eventually becomes Warren Road, a rural track weaving through the complex topography of designated and highly protected National Landscapes, which becomes gridlocked for hours every time there is an issue on the nearby M2. We have already seen that the size of the vehicles servicing Brookers Farm is damaging trees and critically eroding verges, (which in turn is further destabilising adjacent trees). Broken branches and dislodged flint currently litter the road surface, which itself is being continuously riven into a patchwork of potholes. The consequence of this is that vehicles trying to avoid the rocks and potholes are creating further erosion of the banks, many of which house hedgerows vital to local wildlife. The record of 'retrospective' applications has facilitated a surreptitious 'creep' in the number of these tanks, and accordingly, in the number of attending vehicle movements. Additionally, the somewhat fluid assertion that the tanks were, or will be, temporary is of little comfort as this application, if granted, will provide
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permanent licence for an additional 50 tanks, over the 9 currently permitted. (The fact that so many extra tanks are already in situ, and so quickly, demonstrates both a startling capacity for growth and a curious regard for regulation.)

A two-way link count, from ATC equipment installed at the junction of Bush Road and the A228 in June of 2024, shows a daily total of 11 articulated HGV movements. Recent monitoring has shown peaks of up to 36 movements a day, an unsurprising but concerning increase.

We will of course be continuing to discuss these figures and trends with the Road Safety Engineering Department of Medway Council, along with Medway's senior leaders, councillors and our MP, but we would urge a measured and cohesive response to this application, incorporating input from both Medway and Gravesham authorities given the cross-boundary nature of this issue.

Naturally, Cuxton Parish Council are keen to avoid the continual increase in HGV movements as this is unsustainable, both through our village environment and the surrounding National Landscapes, so we respectfully request that this application is denied.

Kind regards