

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/09/2025 7:16 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] Rochester |

## Comments Details

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

Reasons for comment:

Comments:

I write to formally object to the above planning application. [REDACTED] neighbouring parish of Cuxton, and the impacts of this proposal will directly affect my local community.

The only available access to the application site is via narrow, rural lanes between Cuxton and Luddesdown. These routes are wholly unsuitable for the type and volume of heavy goods vehicles (HGVs), particularly six-axle lorries, that are already being seen using them.

The number of HGV movements passing through Cuxton and onwards to Luddesdown has been steadily increasing, especially since the winery development. Roads such as Warren Road and Luddesdown Road are simply not designed for such traffic. Despite existing signage from the A228 indicating that these roads are unsuitable for HGVs, drivers continue to use them, causing significant and growing issues.

My objection is based on the following material considerations:

- 1. Inadequacy of Local Infrastructure**  
Bush Road, Warren Road, and Luddesdown Road are wholly unsuitable for large HGVs. Their narrow, winding nature makes them unsafe for both local residents and through traffic, and the road layout cannot accommodate large vehicles without damage or obstruction.
- 2. Environmental and Amenity Impacts**  
The presence of these vehicles is leading to the destruction of road surfaces and verges, as well as increased air and noise pollution. Congestion in Cuxton, particularly during school drop-off and pick-up times, poses safety risks for children and pedestrians.
- 3. Shortcomings in Previous Applications**  
The applicant appears to have disregarded planning requirements in the past, and there is little evidence that appropriate mitigation measures have been put in place.
- 4. Non-Compliance with National and Local Policy**  
The proposal conflicts with the National Planning Policy Framework (NPPF) and the new provisions of the Levelling-up and Regeneration Act 2023 (Section 245 -

Protected Landscapes). This Act strengthens the duty on relevant authorities to seek to further the statutory purposes of Protected Landscapes. In this case, that means avoiding harm and positively contributing to the conservation and enhancement of the natural beauty and special qualities of the surrounding landscape.

[Reference: <https://www.gov.uk/government/publications/the-protected-landscapes-duty/guidance-for-relevant-authorities-on-seeking-to-further-the-purposes-of-protected-landscapes>]

Although the site falls within Gravesham, the impacts extend into Medway, and therefore a consistent and cooperative approach between both Local Authorities is essential.

The ongoing disregard shown by the applicant towards planning controls is concerning and suggests an approach that prioritises commercial interests over community wellbeing and environmental protection.

#### Conclusion

For the reasons set out above, I respectfully but firmly urge Gravesham Borough Council to refuse this application and to act upon their statutory duty to further the purposes of Protected Landscapes, as required under the Levelling-up and Regeneration Act 2023.

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Kind regards