

Delegated Report

Full Planning Application

Planning Application No:	20260265
Location:	Cellar Door Shop Luddesdown Road Luddesdown Gravesend
Description:	Installation of new windows, doors and awnings and the creation of a patio/terrace for the existing Cellar Door wine shop at Luddesdown.
Applicant:	Mr Steve Chappell, Vineyard Farms Ltd
Site Visit Date:	24 March 2026

Submitted Documents/Plans

Application form
 Drawing no. DHA/35449/400 (Site Location Plan)
 Drawing no. DHA/35449/401 (Existing Site Location Plan)
 Drawing no. DHA/35449/402 (Existing Plan and Elevations)
 Drawing no. DHA/35449/403 (Proposed Site Layout Plan)
 Drawing no. DHA/35449/404 (Proposed Plan and Elevation)
 Planning Statement

Relevant Planning History

There is a fairly extensive planning history for the site; the table below focuses on applications solely related to the wine shop building.

Reference	Description	Decision	Decision Date
20251092	Application for a Proposed Lawful Development Certificate; to create additional ground floor space within existing building for new storage area for wine shop; conversion of existing staff room into storage/wine tasting room; creating internal doorways connecting the wine shop with the adjacent tasting rooms; reconfiguring and replacing ground floor toilets with installation of new external windows on side elevation. Creation of first floor mezzanine floor space for new wine tasting room.	Certificate Granted	09.12.2025
20250934	Advertisement Consent for non-Illuminated fascia sign for Cellar Door Shop.	Consent	17.11.2025
20250839	Application for an Existing Lawful Development Certificate for the continued use of part of the agricultural building as a small wine shop (Cellar Door) and vineyard/farm Offices in association with the existing agricultural operations.	Certificate Granted	15.10.2025
20240039	Prior notification under Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from an agricultural building to a flexible use as offices and	Refused	02.04.2024

	off licence (Use Class E).		
20231252	Prior notification under Part 3 Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the installation of an Agricultural Cellar Door to sell wine and farm produce from the Silverhand Estate.	Withdrawn	16.01.2024
19880177	Erection of two agricultural buildings to form grain store, workshop/general purposes building.	Permitted	23.05.1988
19500058	Alteration of existing and erection of new farm buildings	Permitted	08.05.1950

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS07 – Economy, Employment and Skills
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the identified Highway Network
- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- 2 – Achieving sustainable development
- 6 – Building a strong, competitive economy
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places
- 13 – Protecting Green Belt Land
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG4 - KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)
- Kent Downs AONB Management Plan 2021-2026
- Landscape Character Assessment Update 2020

Consultations, Publicity and Representations

Kent Downs National Landscape Team

On 22 November 2023, all designated Areas of Outstanding Beauty (AONBs) in England and Wales were renamed 'National Landscapes' (NLs). Accordingly, the Kent Downs AONB is now the Kent Downs National Landscape. Its legal designation and policy status remain the same.

Also of note is the changes introduced through the Levelling-Up and Regeneration Act 2023, which came into force on 26/December 2023. The Act amends the Countryside and Rights of Way Act, which is the primary legislation relating to AONBs and replaces the previous Duty of Regard to AONBs set out at S85 with a new, strengthened requirement that:

'In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty in England, a relevant authority other than a devolved Welsh authority must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty'. (Part 12 - Miscellaneous; Section 245. Protected Landscapes; paras (5) - (10).

This places a much stronger duty on relevant authorities, which includes local authorities, to ensure that their actions and decisions seek to conserve and enhance AONBs, marking a significant change to the legal context of AONB policy.

Further guidance is provided in Appendix 2.

The Kent Downs National Landscape team has seen a recent uplift in the number of consultations on planning applications. In accordance with the agreed Kent Downs Planning Protocol, which sets out that the Kent Downs Landscape team will only have a limited land use planning role and will prioritise its involvement in planning to planning policy matters, we will not normally provide bespoke comments on more minor applications such as this. This does not imply support for, or objection to, the proposal. If our input would be particularly valued in this instance, please get in touch and we endeavour to provide informal advice where our current planning capacity allows.

In determining the application, the local planning authority has a new statutory duty, as set out above, to seek to further the purpose of conserving and enhancing the natural beauty of the Kent Downs National Landscape. Further advice on the new duty is provided in Appendix 2 of this letter. The Kent Downs National Landscape team recommends that to help fulfill the new statutory duty, the Local Planning Authority should ensure that the decision is consistent with relevant national and local planning policy and takes into account the aims, objectives and principles set out in the Kent Downs AONB Management Plan and its associated guidance documents. Further details of these are provided in Appendix 1.

APPENDIX 1

Planning consultations with the Kent Downs National Landscape team

Background and context:

The Kent Downs National Landscape partnership (which includes all the local authorities within the National Landscape) has agreed to have a limited land use planning role. In summary this is to:

- Provide design guidance in partnership with the Local Authorities represented in the National Landscape.
- Comment on forward/strategic planning issues-for instance Local Development Frameworks.
- Be involved in development management (planning applications) in exceptional circumstances only, for example in terms of scale and precedence.
- Provide informal planning advice/comments on development control (planning applications) at the request of a Kent Downs National Landscape Joint Advisory member and /or Local Authority Planning Officer.

The Countryside and Rights of Way Act 2000

The primary legislation relating to AONBs is set out in the Countryside and Rights of Way Act 2000. Section 85 of this Act, as recently amended by the Levelling Up and Regeneration Act, requires that in exercising any functions in relation to land in an AONB, or so as to affect land in an AONB, relevant authorities, which includes local authorities, must seek to further the purpose of conserving and enhancing the natural beauty of the AONB. Compliance with this requirement can be demonstrated in part by testing proposals against the policies set out in the Kent Downs AONB Management Plan and its supporting guidance (see below).

Relationship of the AONB Management Plan and Development Management

The CRoW Act requires that a management plan is produced for each AONB, and accordingly the first Kent Downs AONB Management Plan was published in April 2004. The third revision Management Plan (2021-2026) has been formally adopted by all the local authorities of the Kent Downs. The Management Plan may be viewed on the Kent Downs website. Under the CRoW Act, the Management Plan is required to 'formulate the (Local Authority) policies for the management of the AONB and for carrying out their functions in relation to it'. The policies of the Kent Downs AONB Management Plan are therefore the adopted policies of all the Local Authorities in the Kent Downs.

The national Planning Policy Guidance, 2019, confirms that Management Plans can be a material consideration when assessing planning applications (Paragraph: 040 Reference ID: 8-040-20190721) and this view is confirmed in previous appeal decisions, including APP/U2235/W/19/3232201, Cossington Fields Farm North, Bell Lane, Boxley, Maidstone where at paragraph 5 of the Inspectorate's decision letter it is stated that "I am mindful of the policies contained within the Kent Downs AONB Management Plan (2014-2019) requiring development to conserve and enhance natural beauty of AONB to which I attach substantial weight." The decision can be downloaded at:

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3232201>

Any Kent Downs National Landscape team bespoke response to consultations on planning applications will reflect the principles of the Management Plan along with other Kent Downs National Landscape produced guidance which help support the delivery of the principles of the Management Plan, as set out below.

Other Kent Downs AONB/National Landscape Guidance Kent Downs AONB Guidance on the selection and use of colour in development – Guidance

The purpose of this guidance is to provide guidance on the selection and use of colour for building development within the National Landscape and its setting. 'Development' includes any building work, ranging from home extensions and conversions through to house building, agricultural and industrial premises, and retail and office buildings. It also includes infrastructure developments associated with transport, flood defences, power generation and distribution, communications and other utilities.

Kent Downs Landscape Design Handbook

Design guidance based on the 13 landscape character areas in the Kent Downs. Guidance is provided on fencing, hedges, planting, gateways etc. to help the conservation and enhancement of the AONB.

Kent Downs Renewable Energy Position Statement

Provides a clearly articulated position for the Kent Downs AONB partnership with regards to renewable energy technologies. It recognises that each Local Planning Authority must balance the impact of proposals for renewables on the AONB with all the other material planning considerations.

Kent Rural Advice Service Farm Diversification Toolkit

Guidance on taking an integrated whole farm approach to farm developments leading to sound diversification projects that benefit the Kent Downs.

Kent Farmstead Guidance and Kent Downs Farmstead Guidance

Guidance on the conservation, enhancement and development change of heritage farmsteads in the Kent Downs based on English Heritage's Kent and National Character Area Farmstead Statements. Includes an Assessment method and Design Guidance.

Kent Downs Setting Position Statement

An advisory document providing guidance on issues of setting including the legislative basis for considering setting, identification of where setting is likely to be an issue and provision of advice on how to mitigate potential impacts.

The Kent Downs Landscape Character Assessment Update 2020

An update of the original Landscape Character Assessment of the Kent Downs that was published by the Countryside Commission, that identifies 13 different landscape character areas in the Kent Downs, describes their key characteristics and identifies recommended actions, investments and priorities to help with the conservation and enhancement of the Kent Downs National Landscape.

The NPPF and National Landscapes

National planning policies are very clear that the highest priority should be given to the conservation and enhancement of National Landscapes. The NPPF confirms that National Landscapes are equivalent to National Parks in terms of their landscape quality, scenic beauty and their planning status.

Paragraph 189 of the NPPF (December 2024 version) specifies that 'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues.' It is advised that the scale and extent of development within National Landscapes should be limited. Paragraph 190 of the NPPF states that major developments should be refused in National Landscapes except in exceptional circumstances and where it can be demonstrated that they are in the public interest. No definition is given as to what constitutes major development within a National Landscape, however a footnote to this paragraph states that this is 'a matter for the relevant decision taker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined'.

Kent Downs Land Manager's Pack

Detailed guidance on practical land management from how to plant a hedge to creating ponds and enhancing chalk grassland.

Rural Streets and Lanes - A Design Handbook

Guidance on the management and design of rural lanes and streets that takes the unique character of the Kent Downs into account. This document discusses the principle of shared space and uses examples from around the UK and Europe. The Handbook has been adopted by Kent County Council as policy.

Managing Land for Horses

A guide to good practice on equine development in the Kent Downs, including grassland management, fencing, trees and hedges, waste management and basic planning information.

NPPF paragraph 11 explains the presumption in favour of sustainable development. For decision-making this means that proposals in accordance with the development plan should be approved. Part d says that where there are no relevant development plan policies or the relevant ones are out of date (for instance in applications involving new housing where there are housing supply or delivery deficits) then permission should be granted unless:

- "i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies

for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.

National Landscapes are listed in footnote 7 and the most relevant policies in the Framework relating to National Landscapes are paragraphs 189 and 190. A court of appeal case¹ confirms that, if a proposal causes harm to an AONB sufficient to refuse planning permission if there were no other considerations, then the presumption in favour (or ‘tilted balance’ expressed in ii) above) should be disengaged. The decision-maker should therefore conduct normal planning balancing exercise, applying appropriate weight to each consideration, to come to a decision. This will of course include giving great weight to the National Landscape as required by NPPF paragraph 189.

The national Planning practice guidance provides further information on how development within National Landscapes should be approached and advises that all development within Areas of Outstanding Natural Beauty will need to be located and designed in a way that reflects their status as landscapes of the highest quality. (Paragraph: 041 Reference ID: 8-041-20190721, Revision date: 21 07 2019).

APPENDIX 2 : ADVICE ON THE NEW STATUTORY DUTY ON RELEVANT AUTHORITIES, SECTION 245 OF THE LEVELLING UP AND REGENERATION ACT 2023

The Levelling-up and Regeneration Act (2023) amended section 85 of the CROW Act, to create a new duty on public bodies to ‘seek to further the purpose of conserving and enhancing the natural beauty of the area’ when discharging their functions in Areas of Outstanding Natural Beauty (now known as National Landscapes). The single purpose of AONB designation is ‘the conservation and enhancement of natural beauty’.

On 16 December 2024 the Department for Environment, Food and Rural Affairs published “Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes” . This “sets out how the Protected Landscapes duty is intended to operate and provides broad principles to guide relevant authorities in complying with it”. The guidance advises that the new duty is decision making in respect of development management, planning applications and nationally significant infrastructure projects. When seeking to further the purposes, relevant authorities should consider the information contained in a Protected Landscape’s Management Plan.

The Guidance confirms that the duty is an active, not passive one which means that:

- a relevant authority should take appropriate, reasonable, and proportionate steps to explore measures which further the statutory purposes of Protected Landscapes
- as far as is reasonably practical, relevant authorities should seek to avoid harm and contribute to the conservation and enhancement of the natural beauty, special qualities, and key characteristics of Protected Landscapes
- a relevant authority should be able to demonstrate with proportionate, reasoned, and documented evidence the measures to which consideration has been given when seeking to further the statutory purposes of Protected Landscapes
- for development management decisions affecting a Protected Landscape, a relevant authority should seek to further the purposes of the Protected Landscape - in so doing, the relevant authority should consider whether such measures can be embedded in the design of plans and proposals, where reasonably practical and operationally feasible.

It is also advised that the decision maker should consider:

- Whether measures which would further the purposes align with and help to deliver the targets and objectives in the Protected Landscape’s Management Plan?
- Are such measures appropriate and proportionate to the type and scale of the function and its implications for the area? For instance, are measures in keeping with the natural beauty, the special qualities and key characteristics of the Protected Landscape?
- Could the measures contribute to the conservation and enhancement of the Protected Landscape’s

wildlife, ecological value and quality, geological and physiographical features, water environment, cultural heritage, dark skies, tranquillity, opportunities for access to nature, and landscape character for which the area was designated?

In determining this application, the local planning authority should be able to demonstrate how they have actively sought to further the purpose of conserving and enhancing the natural beauty of this National Landscape. The way in which the purpose of designation might be furthered, or the evidence of the genuine attempt to seek to do so, should be open to scrutiny and therefore documented.

Further guidance can be found in an Advice Note produced by the Kent Downs National Landscape team for LPAs on the new duty and in a Guidance Note by the National Landscapes Association Applying the CroW Act section 85 duty to 'seek to further the purpose in National Landscapes (AONBs).

GBC Environmental Protection

There is no objection to this application or adverse comments to make.

Neighbouring properties

The application has been advertised by individual neighbour letters to 5 properties, and on site. The overall consultation period expired on 27 May 2026.

No letters of representation have been received from neighbouring properties

The Parish Council and the Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

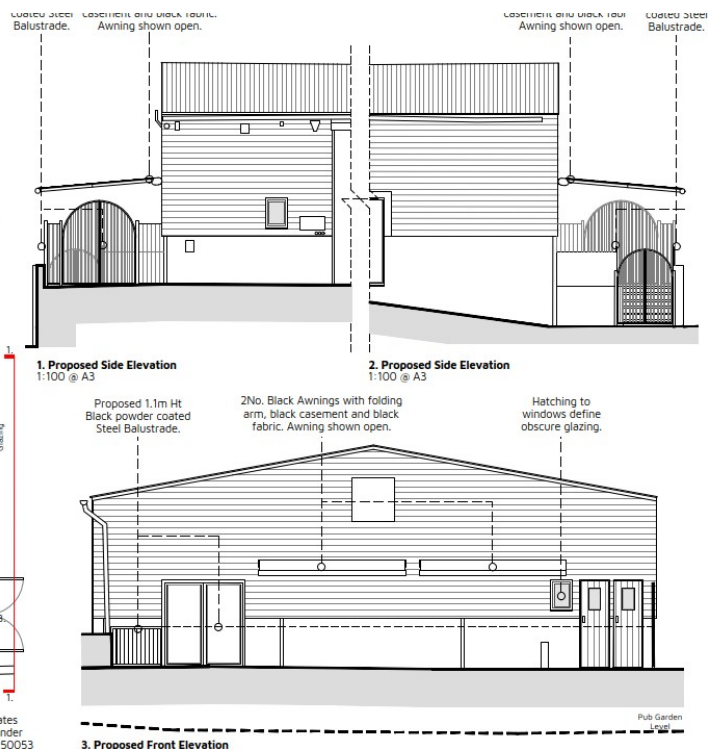
This application seeks full planning permission for the installation of new windows, doors and awnings and the creation of a patio/terrace for the existing Cellar Door wine shop at Luddesdown.

The development seeks to create an external terrace for use by the wine shop for wine tasting events, for the beginning and end of wine tours for briefings and other events during the summer months. To create the terrace, it is proposed to utilise an area of existing hard standing on the western elevation of the wine shop involving a number of external alterations to the western elevation of the building. The proposed works comprise the following:

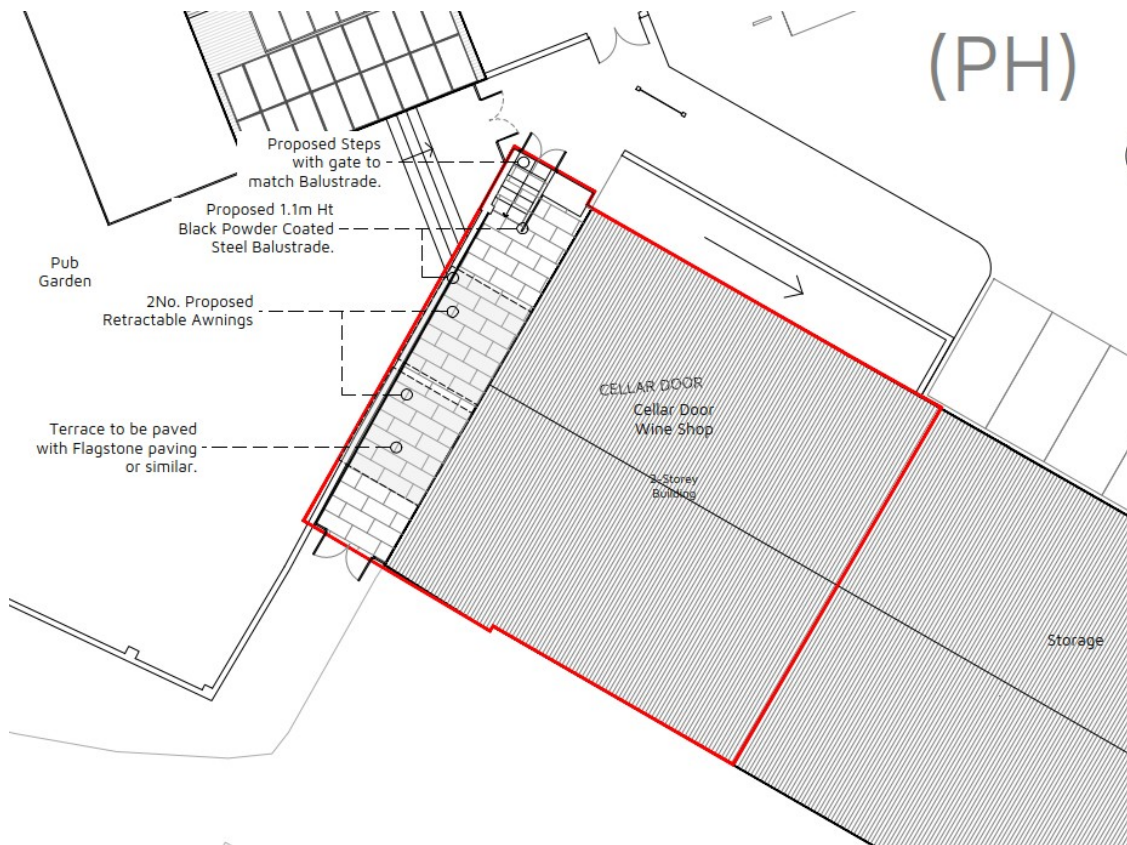
- Installation of flag stone paving on top of the existing hard standing area;
- Installation of a set of new exterior doors providing access to the paved terrace from the wine shop tasting rooms;
- Installation of 2x doors providing access to 2x WCs and associated obscure glazing;
- Installation of a new obscure glazed window to a WC cubicle;
- New stepped access to the side of the main entrance to the Cellar Door and low retaining wall;
- Installation of 2no. black folding summer awnings on the western elevation of the building;
- A black powder coated gated access to either end of the proposed paved terrace area; and
- Installation of black powder coated 1.1m high balustrading fixed to the low retaining wall to the pub garden which separates the Cellar Door from The Lion Pub.

The following photograph of the western elevation of the building and hardstanding is taken from the submitted Planning Statement:

The proposed terrace will remain physically and functionally separate to the pub albeit immediately adjacent to it. The physical separation will be maintained by the installation of gate access and the 1.1m balustrading round the perimeter of the terrace. There will be no direct access from the pub garden to the terrace.

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Page 8 of 14



Principle Issues

Paragraphs 88 and 89 of the NPPF 2024 relate to supporting a prosperous rural economy. The development and diversification of agricultural rural businesses should be enabled, and it should be recognised that proposals to meet local business needs may be required in such areas, in locations that are not well served by public transport. It will be important, however, to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).

Policy CS07 of the Core Strategy 2014 also supports proposals that promote the appropriate expansion and diversification of the rural area economy. Policy CS02 supports development outside rural settlements, including proposals to diversify and maintain the rural economy, where it is compatible with national policies for protecting the Green Belt and policies in this plan.

This proposal is located in the countryside, outside any rural settlement, in the Green Belt, in the Kent Downs National Landscape and Luddesdown Downs Landscape Character Area. The application site relates to the business of The Cellar Door, which is a wine shop located within part of an agricultural building that is part of the Brookers Farm complex. The Cellar Door sells wine from the surrounding Silverhand Estate Vineyard and is part of the operation of wine tours, wine tasting and other associated activities. Alongside the western elevation of the building is the area of hardstanding where the terrace is proposed:



The application site is separated by existing boundary treatment from the Lion pub (currently under refurbishment), which lies to the north and west, and is also owned by the Silverhand Estate.

National and local policy is generally supportive of such rural business development and expansion, subject to compatibility with policies for protecting the Green Belt and other policies in the development plan.

The main issues for consideration in the determination of this application are as follows:

- Appropriateness of development in the Green Belt
- Landscape impacts
- Residential amenity matters
- Parking and highways issues.

Principle of Development in the Green Belt

Policy CS02 of the Core Strategy 2014 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Core Strategy 2014.

Green Belts are of great importance. The fundamental aim of Green Belt policy is to prevent urban sprawl by preserving the open and permanent characteristics of Green Belts (paragraph 142 of the NPPF 2024). Paragraph 153 of the NPPF 2024 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances'

will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations

Local Planning Authorities should regard development as inappropriate in the Green Belt, unless certain exceptions apply (paragraph 154 of the NPPF 2024). In the case of this proposal for a terrace and new windows/doors, the following exception is most applicable:

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

There is no definition within the NPPF of what would be considered 'disproportionate'. The Local Plan 1994 sets out in saved Policy CS13 a general overall limit of one third of the gross floor area of the original dwelling – but this policy is not directly applicable to the proposal as it relates to the extensions of dwellings in the countryside.

The addition of a terrace, new exterior doors, windows and the installation of summer awnings at the side of The Cellar Door farm shop building are not considered to represent 'disproportionate additions' to the building. The terrace will not be visible from a public vantage point outside of the wine shop and pub boundaries, as it is obscured by the approved works to the pub from the pub car park and The Cellar Door shop building itself. The area will also remain open with retractable awnings.

Overall, the proposal is not considered to comprise disproportionate additions and therefore would comply with the requirements of the NPPF, meaning that the proposal is not inappropriate in the Green Belt and it would comply with paragraph 154(c) of the NPPF 2024.

Paragraph 88 of the NPPF 2024 states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas and the development and diversification of agricultural rural businesses. Policy CS07 of the Core Strategy 2014 sets out that proposals that promote the appropriate expansion and diversification of the rural area economy will be supported. The terrace will make use of and improve an area of unused space adjacent the building with the aim of helping to support the wine making business. The proposal would therefore comply with the economic policy aims for the rural area economy and would be acceptable in this regard.

Landscape Impacts

Paragraph 135 of the NPPF 2024 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well-designed and respects the character and appearance of the surrounding area.

Paragraph 187 of the NPPF 2024 aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. The site lies within the Kent Downs National Landscape. Reflective of paragraph 189 of the NPPF 2024, Policy SD2 of the Management Plan 2021-2026 recognises the need to conserve and enhance the local character, qualities, distinctiveness and natural resources of the National Landscape. Principle SD8 seeks to ensure that proposals do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the AONB.

The site is located within the West Kent Downs Landscape Character Area of the Kent Downs Landscape Character Assessment (LCA) Update 2020 and within the Luddesdown Sub Area. Summary characteristics of this Character Area include the dip-slop landform of dry valleys running north-south, interspersed with broad, undulating ridges and plateaux; extensive blocks of woodland, as well as strips on valley sides with the topography and woodland restricting views in much of the area, but with occasional long views along valleys. One of the Landscape Management Recommendations within the LCA includes protecting the deeply rural character of the area, resisting development which gives it a more urbanised character.



The application site is also located in the Luddesdown Downs Landscape Character Area within the Gravesham Landscape Character Assessment and as such, Policy CS12 of the Core Strategy 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham LCA will be taken into account in determining applications. The LCA states the area is defined by very undulating topography with arable farmland and pasture, irregular field patterns, fields divided by native hedgerows and areas of native woodland that all contribute to the rural character of the area. The condition of the landscape is generally good, its sensitivity high. The guidelines for the area focus on conserving the distinctive features that are found in the area to protect and maintain its character and quality, including conserving hedgerows.

The Kent Downs National Landscape team has not raised any specific concerns or comments on the application.

As discussed above, the proposed terrace will not be visible from a public vantage point due to largely being obscured by the pub building and boundaries, as well as the farm shop building itself. There are no permanent enclosures to the space; the proposed awnings for use in the summer months are inobtrusive and retractable, and their use can be conditioned as such.



The proposal is within the boundary of an established farm building and use and will not harm the natural beauty of the wider area, in compliance with the aforementioned landscape policies.

Residential Amenity

The NPPF 2024 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land, and avoid adverse environmental impacts from pollution.

The submitted Planning Statement states that terrace would operate in accordance with the business hours for the farm shop. The boundary treatment along the terrace and the gated access at either end would ensure that users of the terrace would be entirely separate from the business and use of the pub.

The terrace will sit adjacent to the larger pub garden for the Lion and would not significantly increase noise over what is already experienced from this space. Whilst the Council's Environmental Protection team has not raised any adverse comments, it would nevertheless be considered appropriate to condition the hours of use of the terrace to align with the shop.

The additional windows and doors on the building will not cause any overlooking or loss of privacy to any neighbouring residential buildings, as they will only face over the pub garden to the west.

Due to the location away from residential properties, the proposal is considered to safeguard the residential amenity in compliance with Policy CS19 of the Core Strategy 2014 and relevant NPPF paragraphs.

Parking and Highways

The proposal will have no impact on parking or access for The Cellar Door Shop. Associated customers and visitors will continue to use the existing parking facilities.

There would therefore be no adverse parking or highway issues resulting from the proposal, which would comply with Saved Policies T1 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Any Other Material Planning Considerations

Biodiversity

Paragraph 187 of the NPPF 2024 states that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity. Policy CS12 of the Core Strategy seeks to protect sites designated for their biodiversity value based on their level of importance and enhance, restore, recreate and maintain habitats particularly within Biodiversity Opportunity Areas, which is a designation of this site. However, as the works involve a terrace in an area of existing hardstanding and the addition of windows and doors to the building, and there will be no permanent biodiversity impacts and therefore the proposal would comply with the requirements of the aforementioned policies.

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

In this case, the proposed development is exempt as it is partially retrospective (in relation to the terrace).

No lighting is shown on the plans, but it is considered appropriate to require a wildlife sensitive lighting scheme if any such proposal is brought forward.

Heritage

The NPPF 2024 places great significance on the desirability of sustaining and enhancing heritage assets, and on new development making a positive contribution to local character and distinctiveness (paragraph 203). This is echoed in Policy CS20 of the Core Strategy 2014, which states that the significance of the Borough's heritage assets and their setting should always be preserved or enhanced. Saved Policy TC2 of the Local Plan 1994 sets out that for development involving alterations to listed buildings or affecting the setting of listed buildings, the primary consideration is the maintenance of the integrity of the original listed building. Proposals must be sympathetic in terms of their appearance and materials. Saved Policy TC7 states that development on important archaeological sites will not normally be permitted.

As the proposal involves a terrace area and the addition of windows and doors to the farm shop building, it would not have any archaeological impact or impact on the setting of listed buildings, the closest of which lies some distance away (Brookers Farm, Grade II Listed, some 50m to the north-east). The proposal does not introduce any significant built features, and the materials will complement the site and respect the

character and appearance of the area. In this respect the proposal complies with the relevant requirements of saved Policies TC2 and TC7 of the Local Plan 1994, Policy CS20 of the Core Strategy 2014 and Section 16 of the NPPF 2024.

Conclusion

The proposed development is not inappropriate in the Green Belt. The proposal would also be acceptable with regard to landscape, residential amenity, parking and highways, heritage asset and biodiversity impacts, and would therefore be in accordance with the requirements of paragraphs 88, 116, 135, 154, 187, 189 and 203 of the NPPF 2024, Policies CS02, CS07, CS11, CS12, CS19 and CS20 of the Core Strategy 2014 and saved Policies TC2, TC7 and T1 of the Local Plan First Review 1994.

Recommendation

Permission subject to conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	1 June 2026	Dated:	02 June 2026