

Gravesham Borough Council
Civic Centre,
Windmill Street,
Gravesend,
Kent
DA12 1AU

Date 31 January 2023
Our ref: 1040

Dear Ms Joyce,

APPLICATION: 20221272

PROPOSAL: Application for the approval of condition 2,3,4,6 attached to planning permission reference number 20220154 relating to a scheme detailing works to improve visibility at the site access (2) a landscaping scheme showing hard and soft landscaping and boundary treatments (3) , details of all external lighting (4) and details of secure and weather proof cycle storage and electric vehicle charging points for each dwelling (6)

ADDRESS: Former Stables, South Street Farm, Wrotham Road, Meopham Gravesend Kent

Following our recent emails, please find attached and below the additional information requested:

Condition 3. Landscaping

Enclosed Site Plan drawing 1040.A1.19.B showing the revised Landscaping scheme.

NEW PLANTING

Proposed low level ground cover shrubs, all to be under 0.85m in height.

Not to encroach on visibility splay.

Bare root plants, density of 5-7 per metre.

Approx. total 96No, planted in groups of 3 & 5, to include:

20%	cotoneaster	<i>Cotoneaster conspicuus</i>
10%	cinquefoil	<i>Potentilla fruticosa</i>
20%	hebe	<i>Hebe mackenii</i>
50%	euonymus	<i>Euonymus fortunei</i>

Proposed native mix of blackthorn hedging to feature a good selection of species already growing on the established boundaries of South Street Farm, and would therefore blend with the trees/bushes growing on the front boundary facing Wrotham Road.

The hedging plants, once established, will in time provide wildlife food and shelter.

Bare root blackthorn-based mixed native hedging, density 3-5 per metre.

Approx. total 680No, to include:

50% blackthorn	<i>Prunus spinosa</i>
10% bird cherry	<i>Prunus padus</i>
10% field maple	<i>Acer campestre</i>
10% dog rose	<i>Rosa canina</i>
10% hazel	<i>Corylus avellana</i>
10% hawthorn	<i>Crataegus monogyna</i>

Planting to be implemented within the first year of occupation.

New planting areas should be monitored regularly and any failures within 5 years of planting to be replaced within the next planting season with appropriate plants ensuring that vulnerable areas are subsequently protected until established.

Material to be ensured stable and in upright position. If provided, guards, shelters and canes are to be uprighted and checked for stability and security in ground.

New hedge planting to be watered once per month for a period of 2 years with watering frequencies reduced to the growing season only for the third year. During the first two years, include a seaweed liquid feed at 1:100 mix with water. Watering of each plant within the hedge to receive at least 3-5 seconds of water during early morning or late afternoon. Water plant base at the soil and not leaf & stem. During hot dry periods, water to be applied to tree base at least twice a week to ensure healthy growth and rejuvenation.

Selective pruning of hedging material should be undertaken to remove dead, damaged, or diseased wood. Plants should be cut back to healthy tissue any trimmings removed from site - this is to be kept to a minimum to ensure that a good dense buffer zone is achieved. Encroachment of the hedge on to pedestrian paths and roads should be prevented by pruning any overhanging branches.

Prune shrubs to encourage root development and to form a strong and balanced branch structure permitting the entry of light and air to the centre of the plant to encourage young vigorous growth from the base. Unbalanced shrubs should be pruned on the weak side to encourage eventual balance. Remove any dead, damaged or diseased wood by cutting back to healthy tissue and remove trimmings from site.

PAVING

Extent of paving shown on drawing 1040.A1.19.B

Castacrete concrete block paving, aged effect collection, colour: autumn mix.

www.castacrete.co.uk/concrete-block-paving/aged-effect-block-paving-collection/autumn-mix

Condition 4. Details of external lighting

Enclosed Elevation drawings 1040.A1.20, 1040.A1.21, 1040.A1.22, 1040.A1.23 showing location of the wall and soffit lights. Number as per specification below. The client has decided to remove the post lights from the specification.

The specifications aim to balance the important safety and amenity needs of future occupiers of the property with the requirement to minimise impacts upon biodiversity features on and adjacent to the site.

All external light fittings to automatically switch off both when there is enough daylight and also when not required at night (PIR sensors, timers, etc.). Security lights fitted with passive infra-red detectors (PIRs) and/or timing devices should be adjusted so that they minimise nuisance to neighbours and are set so that they are not triggered by traffic or pedestrians passing outside the property.

Single adjustable wall light, powder coated aluminium, black
154mm H x 78mm W
4.5w warm white 2700K LED, 35°
fitted near entrance doors & doors to garden
15 No



IP65 rated outdoor LED soffit light
100mm Ø, powder coated aluminium, black
4.5w warm white 3000K LED, 38°
tilt adjustable
60 No



Exterior lighting will incorporate the following features:

- Light levels will be as low as possible, and the number of fixtures kept to the minimum required, to fulfil the lighting need;
- Lighting will aim to minimise light spillage towards boundary features and adjacent ponds;
- Lighting should have a maximum of 7.5 to 10 lux;
- LED lights will be installed, using the warm white (or amber) spectrum, with peak wavelengths >550nm (2700 or 3000°K) and no UV component;
- Lighting will be directed to where it is needed, with horizontal spillage towards retained habitats minimised. This can be achieved on the building by restricting the height of the lighting installation and the design of the luminaire;
- Luminaires will have an upward light ratio of 0%, mounted on the horizontal;
- Where appropriate (e.g. patios and porch) lighting should incorporate Passive Infra-Red (PIR) motion sensors and timers to minimise the lit time, set to the minimum to minimise the duration of disturbance;
- As a matter of last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill;

Condition 6. Cycle storage

Off the shelf Double door Cycle store, pent roof - felt finish, walls - featheredge cladding.

www.shedszen.com/products/6x4-wooden-garden-bike-store-double-door-pent-roof-felt-wood-garden-shed-storage



I trust you will find these documents self-explanatory, but if you have any queries, please do not hesitate to contact us.

I look forward to hearing from you in due course.

Yours sincerely

Matthew Kettle
BA Hons Dip Arch