

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

Date 28 November 2022
Our ref: 1040

Dear Sir/ Madam,

APPLICATION: 20220154

PROPOSAL: CONVERSION OF FORMER STABLE BLOCK TO CREATE 1No 3 BEDROOM DWELLING AND 1No 3 BEDROOM DWELLING WITH ANNEXE, ASSOCIATED WORKS TO THE ACCESS, PARKING AND LANDSCAPING

ADDRESS: SOUTH STREET FARM, WROTHAM ROAD, MEOPHAM, GRAVESEND, DA13 0QJ

Herewith find enclosed a detailed application to remove the conditions imposed at Planning stage.

Condition 2. Details for improving visibility at the site access

Shown details on Site Plan drawing 1040.A1.19.A.

New visibility splay 2.4m x 120.0m x 120.0m

All fencing to block paved apron entrance to be removed, all vegetation to be cleared

Sections of hedgerow & fencing to be removed, armco barrier to remain, post and rail fence to be relocated behind visibility splay, with introduction of low level ground cover shrubs to soften edges to parking area.

Condition 3. Landscaping

Enclosed Site Plan drawing 1040.A1.19.A showing Landscaping scheme.

Proposed low level ground cover shrubs, all to be under 0.85m in height. Not to encroach on visibility splay. Plant in groups of 3, 5. To include:

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

New hedgerow comprised of native species and allowed to establish to approximately 2.0m+ in height with repositioned post and rail fencing behind. The berry bearing bushes will also encourage birds. Hedge & fence not to encroach on sightline. To be comprised of species already growing around the grounds, such as:

blackthorn	<i>Prunus spinosa</i>
hawthorn	<i>Crataegus monogyna</i>
buckthorn	<i>Rhamnus cathartica</i>
holly	<i>Ilex aquifolium</i>

Proposed native tree copse to contain domestic boundary & screen.
Plant in groups of 3, 5. To include a selection of native trees such as:

silver birch	<i>Betula pendula</i>
beech	<i>Fagus</i>
cherry	<i>Prunus avium</i>
crab apple	<i>Malus sylvestris</i>
hornbeam	<i>Carpinus betulus</i>
rowan	<i>Sorbus aucuparia</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.

Condition 4. Details of external lighting

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 (and to comply with the relevant wildlife legislation).

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.



Outdoor LED post light
powder coated aluminium, black
7W warm white 3000k LED
250mm H x 90mm Ø
fitted near parking areas, gates & feature trees



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



IP65 rated outdoor LED soffit light
100mm Ø
powder coated aluminium, black
4.5w warm white 3000K LED, 38°
tilt adjustable

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;
- Low level bollard lighting design will reduce spillage to the rear and above the unit, should incorporate sensors and timers where possible to minimise the lit time.

Condition 6. EV charging points

Shown 2No EV charging points on Site Plan drawing 1040.A1.19.A near porches for Unit A and Unit B.



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