

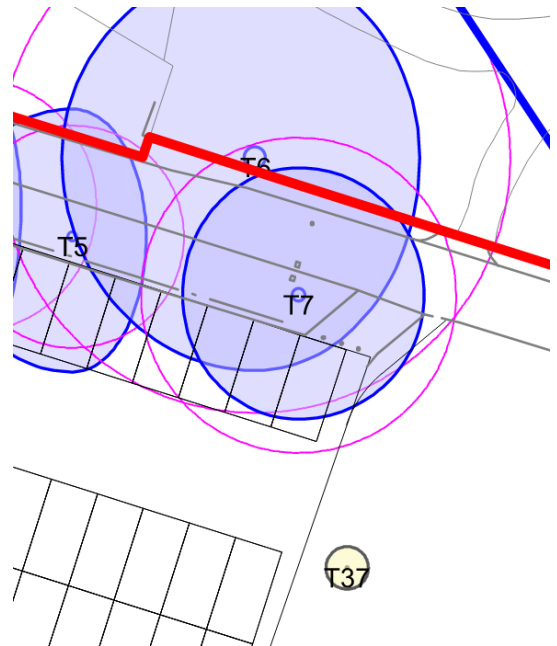
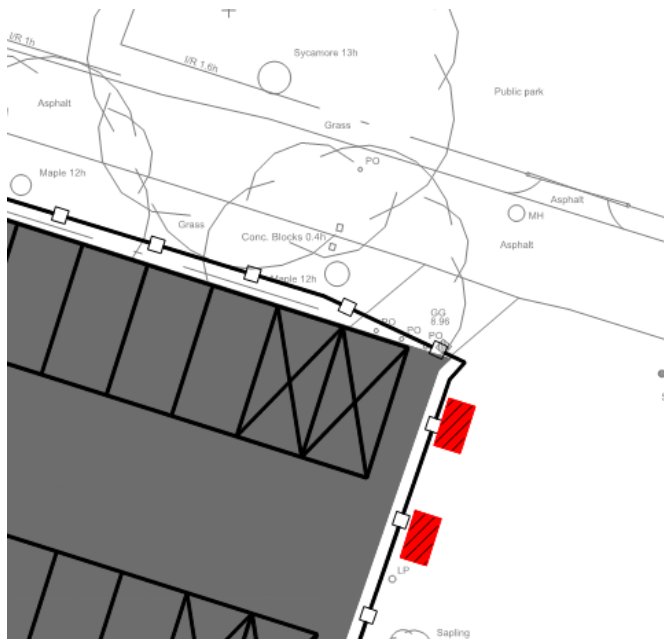
Agent response to GBC Horticulture Comments 6 February 2026

Many thanks for your responses - please see my comments regarding condition 8 below in red:

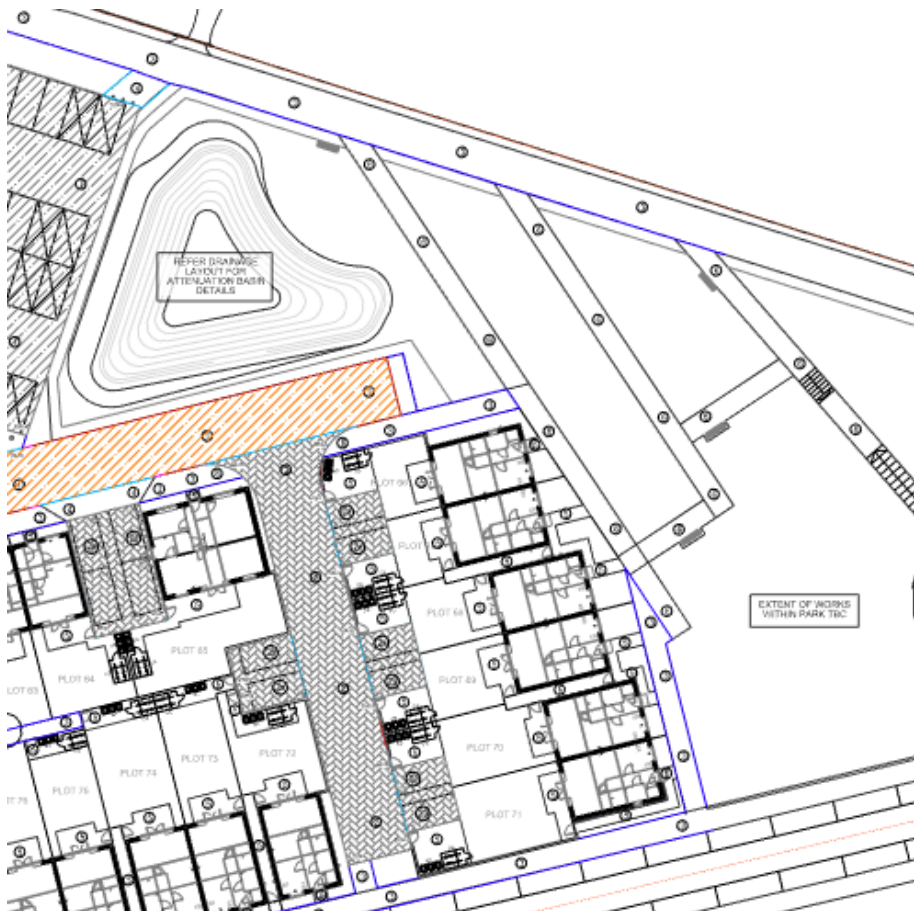
- Highlighted for removal are T53, G51 and T50, but these don't seem to be an obstruction to the planned development and sit on void land to the edge of the boundary. **T50 & G51 obstruct the proposed footpath as below on landscaping plan. T53 obstructs the proposed retaining wall foundations. See proposed landscaping in comparison to the arb extract:**



- To that point it would be good to know the plans for this section of land adjacent to Milton Place. **As seen above.**
- T7 has been suggested for a crown lift but I not sure why access would be required from this edge of the car park. **Large HGV access has been included within the car park design, as they have used this route for previous fairs etc that occur in the field behind – therefore, T7's crown lift will be required due to the size of vehicles travelling near/under the tree. See proposed car park plan against arb extract:**



- What are the proposed plans for this area of open space to the rear of the development, as it seems rather landlocked. **As seen on Engineers external works plan.**



- Can I flag this oddity within the plans, that seems to suggest the road leads up to the cul-de-sac for residents parking but provides a dead end of parking, dumping or ongoing issues. **Please**

see below refuse strategy, showing that this area is required as a reversing / turning access point for refuse vehicle accessibility.

Refuse Vehicle Accessibility & Collection

Refuse Strategy

The site and refuse strategy has been designed to ensure compliance with Gravesham Borough Council's requirements, providing safe and efficient access for refuse vehicles to service the site.

Swept path analysis has been undertaken which demonstrates that delivery vehicles and refuse collection vehicles can access and egress the site in forward gear performing a turning manoeuvre within the space provided. Within the site, the carriageway is sufficiently wide to allow other vehicles to pass delivery and servicing vehicles as required.

For the apartment building, the refuse store is located on the ground floor at the northernmost point of the building. This location allows for straightforward collection from the northern access road off Milton Place. A management company will oversee the store, ensuring bins are rotated as needed to maintain clear access within the storage area.

For the houses, individual bin stores are provided in back gardens, with designated collection points positioned for ease of access by refuse vehicles.

All bin haul routes are fully compliant with BS5906 and Building Regulations Approved Document H6, ensuring no haul route exceeds the maximum distance of 30m. This comprehensive strategy ensures a seamless and efficient refuse collection process across the site.



- Final point to mention is about the 97 individual trees that are being suggested as mitigation for the loss but it is unclear as to the location of the hedges, and where the individual trees will be planted... and their aftercare provision. **Please see attached landscaping GA showing location of planting.**

Hopefully the above is enough clarification for a formal discharge of this condition, but please let me know if you require anything else.