

Delegated Report

Application No: 20260160

Location: Land On East Side Of Dean Lane, Harvel, Gravesend

Description: Application for the approval of condition 6 (Materials), condition 7 (Drainage for parking), condition 8 (Soft Landscaping), condition 12 (Hard Landscaping), condition 13 (Drainage), condition 14 (Ecological Scheme) and condition 15 (Lighting) attached to planning reference number 20250521.

Applicant: D Tuppett

Submitted Documents/Plans

Application form
Cover letter
Condition Compliance Matrix
Planning Condition Discharge Report
Lighting Specification Note
Landscaping and Ecology Plan
Landscape, Arboricultural and Hard Works Scheme
Landscape and Ecological Enhancement Plan
Fencing Specification
Condition 15 Lighting Specification Note
Ecology and Lighting Response
Drainage Technical Note and Manufacturer Specification
Ecological Management, Planting and Lighting Strategy
Ecological Enhancement Key (to amended plan CLN-ECO-01 Rev A)
Drainage Details (Drawing DS1203)
Drainage Technical Note and Manufacturer Specification
Arboricultural Compliance Statement
Ecological Enhancement and Lighting Strategy Plan (CLN-ECO-01 rev A)
Dayroom specification
Drawing no. T1264-004 (layouts and elevations)
Drawing no. T1249-003 rev A (proposed block plan)

Relevant Planning History

20250521	Part Retrospective application for 1no mobile home, 1no touring mobile, 1no dayroom, hardstanding, fencing and associated soft landscaping.
Allowed at appeal	18.12.2025

Consultations, Publicity and Representations

KCC Biodiversity Officer (20 February 2026)

Condition 14 (Ecological Scheme)

A drawing has been noted within the LEEP that notes the location of the following:

- Native hedgerow reinforcement planting
- Wildflower meadow margin enhancement
- Bat roosting box installation
- Bird nesting box installation
- Hedgehog connectivity gaps
- Deadwood habitat piles
- Development free ecological buffer zone
- Wildlife sensitive lighting

The proposed block plan shows; Native hedgerow reinforcement planting and Development free ecological buffer zone but not the location for the other items. The condition also requires detail on maintenance measures. We require a plan with all features shown and a list of management measures that will be carried out. We recommend a list of species for planting is provided

Condition 15 (Lighting) condition

The LEEP states a drawing shows ecological sensitive lighting but the proposed block plan submitted does not show any lighting. We note the planning condition discharge report states low level downlighting LED on motion sensors will be provided but this has not been shown on a plan as required by the condition. We expect fitting type also to be provided. We note a lighting specification report is listed which is not available.

*Lighting plan required

KCC Biodiversity (16 April 2026)

CONDITION 14 DISCHARGE

We have reviewed the submitted documents in relation to condition 14 of permission 20260160 and advise that insufficient ecological information has been provided to discharge the condition.

As a general comment, it would be simpler to understand the submission if it was clear which documents were superseded (if any) and if all relevant information on landscaping was in a single document and if all relevant information on lighting was in a single document. The applicant should undertake a review to ensure that information is consistent across all relevant submission documents.

We note that submitted information indicates: "All ecological and landscaping measures shall be implemented during the first planting season following completion of development and shall be maintained for a minimum period of five years". We are unclear whether this document has been superseded, but Condition 14 requires that the measures in the scheme be 'thereafter maintained'. We assume this to mean for the lifetime of the development, and this should be reflected in all submission documents which are not superseded.

Further additional information required includes the following:

- Exactly where and how much reinforcement planting is proposed;
- The density of reinforcement planting and percentage composition of each proposed species to be planted;
- Updated management prescriptions for hedgerows following our below recommendations;
- Details pertaining to how the ecological buffer zone shall be protected from the impacts of horse grazing;
- Movement of the gate or realignment of the ecological buffer zone to reflect that an ecological

buffer zone is not possible at the entrance to the field where horses and people will regularly be passing through;

- Explanation of the structure presence within the ecological buffer zone, and/or realignment of the buffer zone to reflect the presence of this structure;
- Details of the exact habitats anticipated within the ecological buffer zone and how those habitats will be managed (e.g., scrub planting and wildflower meadow clearly shown on plans);
- Details of the exact seed mix and supplier for the wildflower meadow;
- Incorporation of the details on suitable placement for the bird and bat boxes as per our comments below into the submission material;
- Details of the make and model of the proposed bird and bat boxes as per our comments below;
- Movement of the hedgehog passages to cover a greater area across the site, as per our comments below.

We are unable to comment on aspects of this application regarding details of trees and tree protection. A tree officer can be consulted for these comments. Our detailed comments are provided below.

Hedgerow Planting

It is not clear from the submitted information where reinforcement planting is occurring nor in what density, nor the relative proportions (percentage composition) of each of the following species:

- Hawthorn (*Crataegus monogyna*)
- Blackthorn (*Prunus spinosa*)
- Field Maple (*Acer campestre*)
- Hazel (*Corylus avellana*)
- Dog Rose (*Rosa canina*)
- Guelder Rose (*Viburnum opulus*)
- Spindle (*Euonymus europaeus*)
- Wayfaring Tree (*Viburnum lantana*)

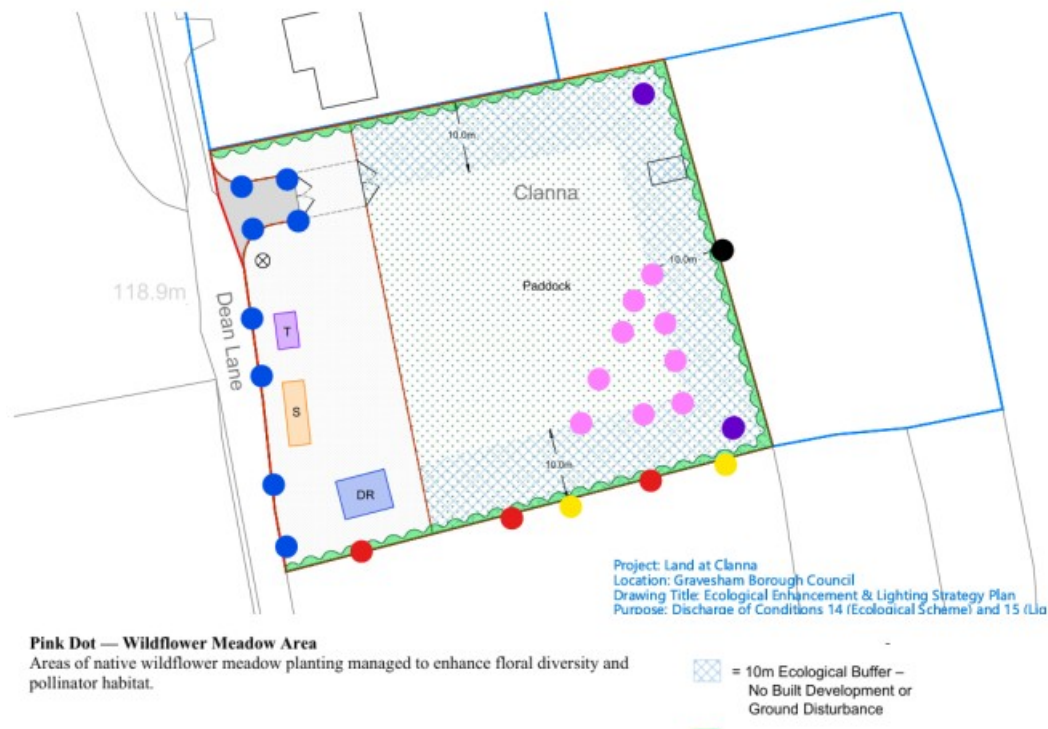
This information should be provided in advance of condition discharge and links to the requirements of condition 8.

We would also recommend that management provisions of established hedgerows include the following more specific provisions:

- Cutting outside nesting season (as specified) during peak bird nesting season, but prioritised in January and/or February.
- Hedges will be cut on a two or three year rotation, targeting different sections each year (e.g., north hedgerow year 1, east hedgerow year 2, southern hedgerow year 3).
- Hedgerows will be managed to achieve at least 1.8m height and 1.5m width.

Wildflower Meadow Planting and Ecological Buffer Zone

We note that the positions of the wildflower planting have been provided.



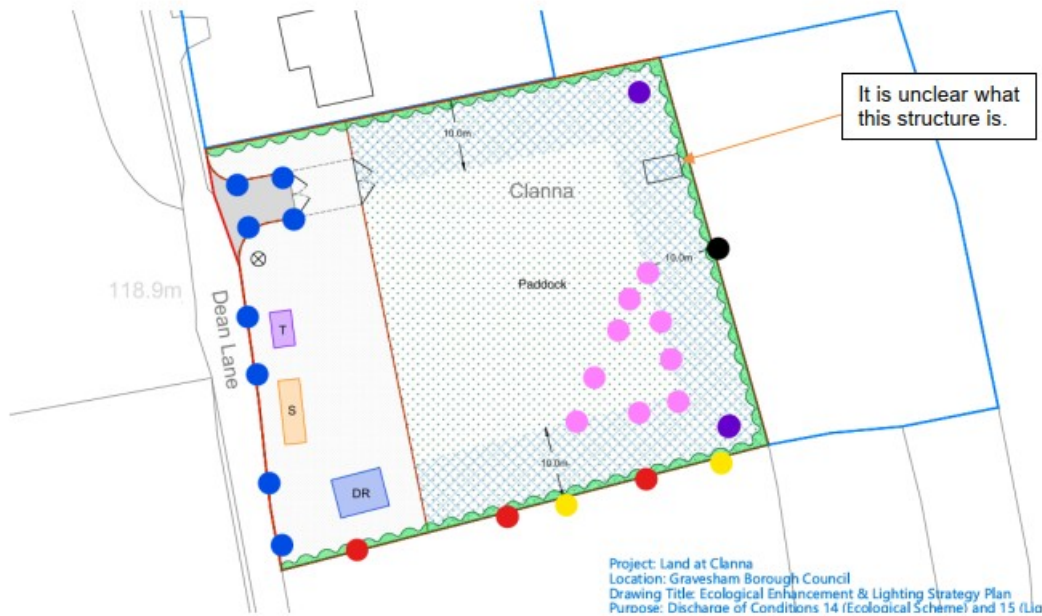
However, we note that this planting is both within an 'ecological buffer' and paddock area. It is not clear how the paddock area, to be grazed by horses, will be kept separated from the ecological buffer zone. It is likely that grazing pressure, unless fencing prevents it, will prevent a suitable ecological buffer from establishing. It is also likely to be unrealistic to include a wildflower meadow area within an area of grazing paddock. The habitat proposed will be unachievable and annual cutting unlikely to be necessary as the horse(s) are likely to maintain the area quite short grazed.

We would anticipate that the ecological buffer would be the place to introduce a wildflower meadow, but that this should be kept separate from the horses (i.e., they should have no access to it) for the majority of the year. It may be possible to allow some very limited grazing instead of cutting and collecting at certain times of year.

We request that the exact product (i.e., exact seed mix and origin) to be used to create the meadow be specified within the submission to ensure that it is suitable.

What habitats are envisaged within the ecological buffer zone, and how they are to be managed needs to be clearly set out. The ecological buffer zone could comprise some wildflower meadow, but may also benefit from the introduction of some trees/scrub and this may link to the requirements of condition 8.

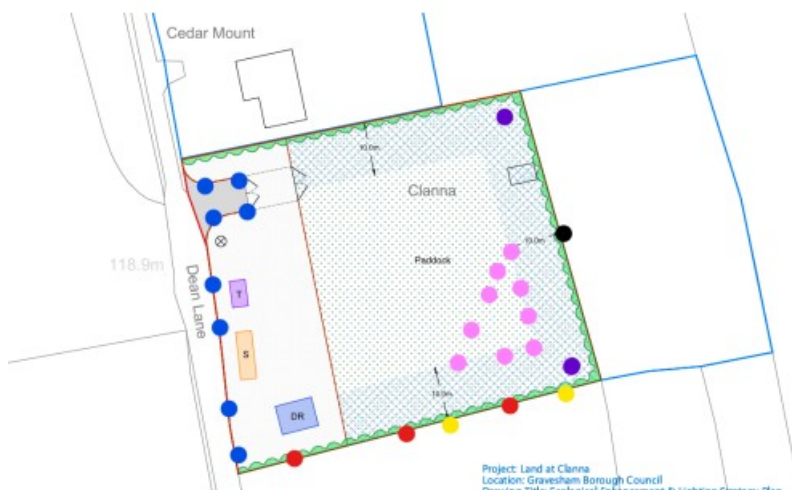
We note that a gate and structure appears to be proposed/present within the ecological buffer zone. This is likely to be inappropriate. The gate into the ecological buffer zone will allow horses to likely erode the habitat in this area, particularly in wet weather. The submitted information also indicates that there will be no disturbance or development in the ecological buffer zone, yet there appears to be a structure in this area (a stable/horse shelter?).



Bat and Bird Box Installation

Details on the rough locations of bat and bird boxes have been provided. However, confirmation needs to be provided that the bird and bat boxes will be installed on a mature or semi-mature tree at 3-5m height. If no mature trees are available, it will not be possible place any bird boxes around the paddock area, the boxes will need to go on a structure to the west of the site. Bat boxes would need to either go on a structure to the west of the site, or be pole mounted in the locations specified.

There also needs to be a clear flight path to and from the boxes. Bird boxes will need to face north or east, and the bat box face south. The make and model of the bird and bat boxes need to be provided, and the boxes should be made of woodcrete for longevity and to protect against squirrel damage. The bird boxes should be targeted at appropriate species of conservation concern. We recommend starling or house sparrow boxes. This information needs to be specified in the submission material.



Yellow Dot — Bird Nesting Installations

Locations of bird nesting boxes installed to provide enhanced nesting opportunities for common and priority species.

Black Dot — Bat Box Installations

Locations of bat roosting boxes positioned to avoid artificial illumination and support bat roosting and commuting.

Hedgehog Passages

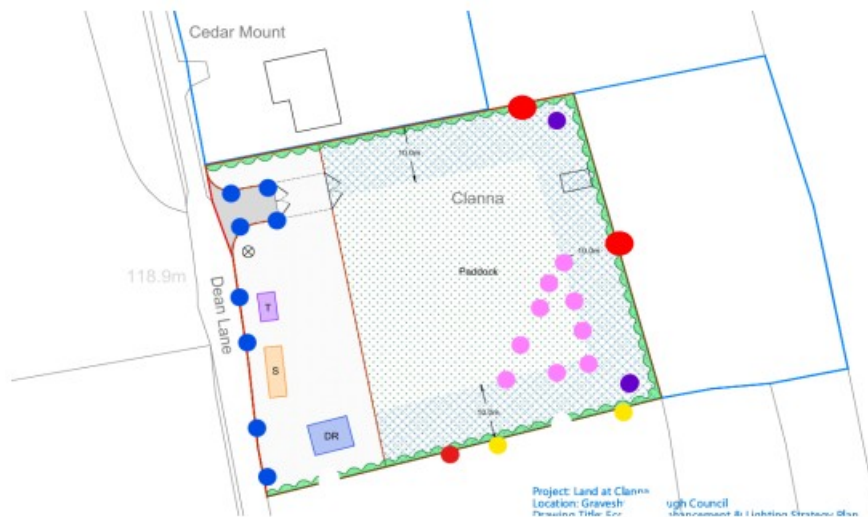
We note that a plan has been provided to show the locations of 13x13cm hedgehog passage points. We note that these are all located along one side of the development.



Red Dot — Hedgehog Connectivity Gaps

Locations of gaps within boundary treatments (minimum 130mm x 130mm) to allow movement of hedgehogs and maintain site permeability.

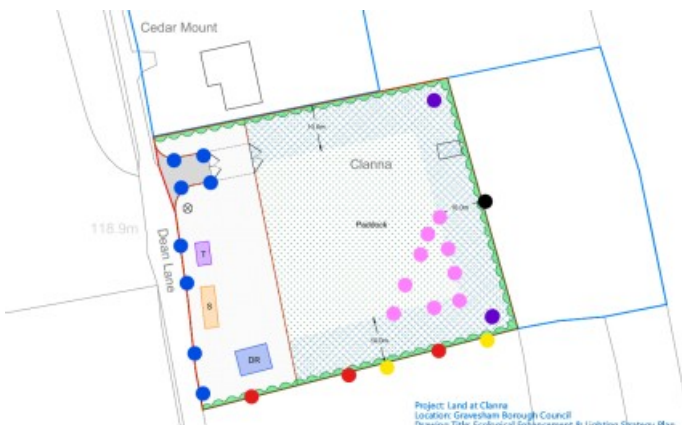
We would recommend instead that one gap be provided in the southern, eastern and northern fencing as shown below. This will maximise hedgehog passage to adjacent habitat:



CONDITION 15 DISCHARGE

We have reviewed the submitted documents in relation to condition 15 of permission 20260160 and advise that insufficient ecological information has been provided to discharge the condition.

We note that the proposed positions of lighting has now been provided:



Blue Dot — Wildlife Sensitive Lighting

Locations of low-level, wildlife sensitive lighting designed to minimise light spill and maintain dark corridors in accordance with ecological lighting principles.

We note that the submitted material indicates that lighting will meet the following criteria:

External lighting associated with the development will comprise low-level wall-mounted LED luminaires designed specifically to minimise light spill and avoid upward light emission. The fittings will be:

- Hooded or cowled LED bulkhead or directional downlight units
- Warm white colour temperature not exceeding 3000 Kelvin
- Fully shielded to direct light downward only
- Equipped with integrated PIR (passive infrared) motion sensors
- Low output suitable for access and safety lighting

- Installed at low mounting heights to reduce light spread Indicative fitting type: Dark Sky compliant hooded LED wall light with PIR sensor, or equivalent meeting the above performance criteria. Final product selection will comply with these parameters.

The lighting layout has been designed in accordance with established ecological good practice to:

- Minimise light spill beyond the immediate area of need
- Avoid illumination of boundary vegetation, ecological buffer zones and habitat features
- Maintain dark corridors for nocturnal species including bats and hedgehogs
- Limit lighting duration through use of motion sensors
- Provide only the minimum illumination necessary for safe access

We note that no lux level contour plan has been provided. This would rely on understanding the exact luminaire specifications at this stage. We request that this information be provided to allow us to better understand the potential impact of proposals.

In summary, a lux level contour plan and exact luminaire specifications for lighting proposals should be provided prior to condition discharge.

This response was submitted following consideration of the following documents:

Apex Strategies (February, 2026) Land at Clanna, Ecological Enhancement and Lighting Strategy Plan. CLN-ECO-01 Rev A.

Unauthored (Undated) Ecological Management, Planting and Lighting Strategy. Land at Clanna – Gravesham Borough Council. Discharge of Conditions 14 (Ecological Scheme) and 15 (Lighting).

Unauthored (Undated) Landscape and Ecological Enhancement Plan. Clanna, Dean Lane, Meopham.

Unauthored (Undated) Lighting Specification Note. Land at Clanna, Dean Lane, Meopham – Gravesham Borough Council. Discharge of Condition 15 (Lighting).

Unauthored (Undated) Landscape, Arboricultural and Hard Works Scheme. Land at Clanna, Dean Lane, Meopham – Gravesham Borough Council. Discharge of Conditions 8 (Soft Landscaping), 11 (Trees) and 12 (Hard Landscaping)

Unauthored (Undated) Ecological Enhancement Key (Refer to Amended Plan Drawing No. CLN-ECO-01 Rev A).

KCC Biodiversity (11 June 2026)

CONDITION 14 DISCHARGE

We have reviewed the submitted documents in relation to condition 14 of permission 20260160. We advise that the majority of our previous comments have been addressed and the provided information much clearer. However, there are a few points that would benefit from clarification prior to condition discharge:

- The proposed management for the wildflower grassland;
- Species mix and proposed planting density of the scrub and its proposed management;
- Explanation of the structure present within the ecological buffer zone (as shown on plans); and
- Confirmation that the bird boxes will be located on mature or semi-mature trees or on a structure to the west of the site.

If the applicant can confirm that meadow management will follow RHS guidance (Wildflower Meadow Maintenance | RHS Advice), we do not need to be reconsulted.



If the applicant can confirm that the scattered scrub will be planted between November and March within the area shown at a planting density of one plant per m² (60-80cm high), and comprise a mixture of hawthorn (*Crataegus monogyna*) 40%, blackthorn (*Prunus spinosa*) 20%, hazel (*Corylus avellana*) 20%, elder (*Sambucus nigra*) 10%, dog Rose (*Rosa canina*) 10%, we do not need to be reconsulted.

If the applicant can confirm that the scrub will be managed by cutting small patches of the scrub on rotation in autumn or winter to avoid disturbing breeding birds and to prevent the scrub from significant encroachment into the wildflower area, we do not need to be reconsulted.

If the structure showing on plans is not present and will not be present within the ecological buffer we do not need to be reconsulted. If the structure is not and will not be in use and does not require access to it, we do not need to be reconsulted. If the structure is a stable or other structure that does require regular use and access, we will need to be reconsulted.

If the applicant can confirm that bird boxes will be located on mature or semi-mature trees or on a structure to the west of the site, we do not need to be reconsulted.

We are unable to comment on aspects of this application regarding details of trees and tree protection. A tree officer can be consulted for these comments. Our detailed comments are provided below.

Wildflower Meadow Planting and Ecological Buffer Zone

We are content with the proposed separation of the ecological buffer from the grazed paddock, although we anticipate that with the proposed fencing, horses may still be able to graze a limited area within the ecological buffer zone. The chosen fencing should prevent this as far as possible.

We cannot see that any management has been proposed for the wildflower meadow or scrub planting. We cannot see a proposed species mix or planting density for the scrub.

The submitted information shows a structure in the ecological buffer zone and we request further information on this.



Bat and Bird Box Installation

We request confirmation that the bird boxes will be located on mature or semi-mature trees or on a structure to the west of the site.

CONDITION 15 DISCHARGE

We have reviewed the submitted documents in relation to condition 15 of permission 20260160. We advise that the information that has been presented is much better and a clear luminaire specification has been provided. However, the exact luminaires have not been chosen to demonstrate deliverability. Gravesham Borough Council will need to decide whether sufficient information has been provided.

This response was submitted following consideration of the following documents:

Apex Strategies (February, 2026) Land at Clanna, Ecological Enhancement and Lighting Strategy Plan. CLN-ECO-01 Rev A.

Unauthored (Undated) Ecological Management, Planting and Lighting Strategy. Land at Clanna – Gravesham Borough Council. Discharge of Conditions 14 (Ecological Scheme) and 15 (Lighting).

Unauthored (Undated) Landscape and Ecological Enhancement Plan. Clanna, Dean Lane, Meopham.

Unauthored (Undated) Lighting Specification Note. Land at Clanna, Dean Lane, Meopham – Gravesham Borough Council. Discharge of Condition 15 (Lighting).

Unauthored (Undated) Landscape, Arboricultural and Hard Works Scheme. Land at Clanna, Dean Lane, Meopham – Gravesham Borough Council. Discharge of Conditions 8 (Soft Landscaping), 11 (Trees) and 12 (Hard Landscaping)

Unauthored (Undated) Ecological Enhancement Key (Refer to Amended Plan Drawing No. CLN-ECO-01 Rev A).

Environment Agency

Thank you for consulting us on the above proposal.

This application relates to conditions that were not requested by us, we therefore have no comments to make with regards to the discharge of conditions.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

If you have any other queries, please email KSLPLANNING@environment-agency.gov.uk.

Southern Water 2 March 2026

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

Following a review of the documents submitted Southern Water is happy to discharge condition 7 (Drainage for parking) & condition 13 (Drainage).

We do not have any comments on condition 6 (Materials), condition 8 (Soft Landscaping), condition 9 (Landscaping), condition 10 (Tree Work), condition 11 (Landscaping), condition 12 (Hard Landscaping), condition 14 (Ecological Scheme), condition 15 (Lighting) & condition 16

(Vision Splays).

Southern Water 10 February 2026

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

Southern Water are unable to discharge Conditions 7 (Drainage for parking) & 13 (Drainage), as the following supporting documents have not been made available;

- Sustainable Drainage Strategy
- Manufacturer Specifications
- Tank Installation Details

We do not have any comments on condition 6 (Materials), condition 8 (Soft Landscaping), condition 9 (Landscaping), condition 10 (Tree Work), condition 11 (Landscaping), condition 12 (Hard Landscaping), condition 14 (Ecological Scheme), condition 15 (Lighting) & condition 16 (Vision Splays).

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Southern Water (2 March 2026)

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

Following a review of the documents submitted Southern Water is happy to discharge condition 7 (Drainage for parking) & condition 13 (Drainage).

We do not have any comments on condition 6 (Materials), condition 8 (Soft Landscaping), condition 9 (Landscaping), condition 10 (Tree Work), condition 11 (Landscaping), condition 12 (Hard Landscaping), condition 14 (Ecological Scheme), condition 15 (Lighting) & condition 16 (Vision Splays).

KCC Flood and Water

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;
- b) Waste development;
- c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph
- (c) (i);
- d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or

e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Notwithstanding the above, please feel free to contact us again if you consider there to be local flood risk issues on this site that may require further consideration.

Procedural Note

Originally the application sought to also discharge conditions 9, 10, 11 and 16 however these do not require an application and therefore have been removed.

Analysis

Condition 6 (Materials):

No development of the utility buildings shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

The 'Condition Compliance Matrix', 'Materials Specification' and drawing T1264-004 (layouts and elevations) have been submitted in support of this condition discharge. This states that the day room will consist of traditional and sympathetic materials including horizontal timber cladding, concrete roof tiles and white UPVC fenestration. The details provided are acceptable and this condition can be discharged.

Condition 7 (Drainage for parking):

Within 3 months of the date of this decision details of drainage and surfacing of the area shown for the parking of vehicles on drawing no. T1249-003 (proposed block plan), including a timetable for implementation and completion, shall be submitted to the Local Planning Authority. The works shall be carried out in accordance with the approved details, and those areas shall thereafter be kept available at all times for the parking of vehicles.

The 'Condition Compliance Matrix' and 'Drainage Technical Note and Manufacturer Specification' have been submitted in support of the discharge of this condition. These state that the hardstanding and parking areas will utilise permeable surfacing materials including permeable paving grids and porous asphalt. Southern Water has raised no objection and therefore the details supplied are acceptable and this condition can be discharged.

Condition 8 (Soft Landscaping):

Within 3 months of the date of this decision a soft landscaping scheme for the whole site, including a timetable for implementation and completion, shall be submitted to the Local Planning Authority. The works shall be carried out in accordance with the approved details. The scheme shall include:

- *A survey of the position of trees within 10 metres of the site boundary, including their spread and root protection area and details of measures for their protection, including their canopy and root systems, throughout the construction phases of the development.*
- *Details of the number, density, species, heights and position of all trees, shrubs and hedges to be planted.*

The 'Condition Compliance Matrix', 'Landscape, Arboricultural and Hard Works Scheme', 'Arboricultural Compliance Statement' and 'Landscape and Ecological Enhancement Plan' have been provided in support of discharging this condition. This includes details of planting and maintenance. The information submitted is acceptable and this condition can be discharged.

Condition 12 (Hard Landscaping):

Within 3 months of the date of this decision details of hard landscape works, including a timetable for implementation and completion, shall be submitted to the Local Planning Authority. The works shall be carried out in accordance with the approved details. These details shall include:

- *earthworks showing existing and proposed finished levels or contours;*
- *means of enclosure and retaining structures;*
- *boundary treatment[s];*
- *hard surfacing materials;*
- *lighting, floodlighting and CCTV;*
- *details of bin storage areas;*
- *an implementation programme.*

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

The 'Landscape, Arboricultural and Hard Works Scheme' has been submitted in support of discharging this condition. Ground levels are to stay broadly the same and the hardstanding is to comprise compacted permeable gravel.

The fencing specification has been supplied in support of discharging this condition. The specification shows post and rail fencing finished in treated timber. This is acceptable and this condition can be discharged.

Condition 13 (Drainage):

Within 3 months of the date of this decision details of a means of foul and surface water drainage, including a timetable for implementation and completion, shall be submitted the Local Planning Authority. The works shall be carried out in accordance with the approved details and thereafter retained.

The 'Drainage Technical Note and Manufacturer Specification' has been submitted in support of the discharge of this condition. Southern Water has raised no objection and therefore the details supplied are acceptable and this condition can be discharged.

Condition 14 (Ecological Scheme):

Within 3 months of the date of this decision an ecological mitigation scheme, including an implementation timetable and on-going maintenance measures, shall be submitted in writing to the Local Planning Authority in consultation with Kent County Council. The scheme will maximise delivery of measures for mitigation in the space available on the site. The approved scheme shall be implemented in accordance with the approved details and timetable and thereafter maintained.

The 'Ecological Management, Planting and Lighting Strategy' and 'Landscape and Ecological Enhancement Plan' have been submitted in support of discharging condition 14. An 'Ecology and Lighting Response' has been provided following consultation with KCC. The County's Ecologist has been consulted on this and additional information and, subject to the applicant confirming a

number of points (which they have by email dated 12 June 2026), raise no objection to the proposals.

Condition 15 (Lighting):

No further development shall commence until a lighting plan for biodiversity is submitted to, and approved in writing by, the Local Planning Authority. Lighting will be designed in accordance with the Bat Conservation Trust's 'Guidance Note 8: Bats and Artificial Lighting 08/23'.

The Plan will show the type and locations of proposed external lighting, as well as the expected light spill in lux levels on both vertical and horizontal planes, to demonstrate that areas to be lit will not adversely impact biodiversity. This will include details of any measures to reduce impacts from emitted internal lighting, such as cowls, recessed lighting or glazing treatments. All lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter. No additional lighting will be installed without prior written approval from the Local Planning Authority.

The 'Ecological Management, Planting and Lighting Strategy' has been submitted in support of discharging condition 15. An 'Ecology and Lighting Response' has been provided following consultation with KCC and a 'Lighting Specification Note'. Drawing no. CLN-ECO-01 rev A and 'Ecological Enhancement Key' have also been provided showing lighting, habitat piles, hedgehog gaps, bird and bat nesting installations and a wildflower meadow area.

The County's Ecologist has advised that the additional information that has been presented is much better and a clear luminaire specification has been provided. However, the exact luminaires have not been chosen to demonstrate deliverability. They state that it is for the Council to decide whether sufficient information has been provided. The Council is content that the information submitted is sufficient and the condition can be discharged.

Recommendation:

Discharge conditions 6 (Materials), 7 (Drainage for parking), 8 (Soft Landscaping), 12 (Hard Landscaping), 13 (Drainage), 14 (Ecological Scheme) and 15 (Lighting) attached to planning reference number 20250521.

See draft Decision

Case Officer: Alison Webster	Team Leader: Richard Hart
Signed: 	Signed: R Hart
Dated: 16 June 2026	Dated: 16th June 2026