



Delegated Report

Application No: 20250492

Location: Shorne Mead, Pear Tree Lane, Shorne, Gravesend

Description: Application for approval of conditions 3, 4, 5, 7, 13 and 14A attached to planning permission reference number 20241166 relating to details and/or samples of all external facing materials, full details of hard landscaping and surface finishes, a soft landscaping scheme, a bat mitigation strategy, a construction environmental management plan (CEMP) and an archaeological watching brief.

Applicant: Mr Gavin Coward

Submitted Documents/Plans

Application form
Covering letter
Written Scheme of Investigation for an Archaeological Watching Brief by Ravelin
Archaeological Services April 2025
Photo of bat boxes
Details of lights
Materials Schedule
Construction Environmental Management Plan by H2Ogeo (3 September 2025)
Bat Emergence Survey by Calumma Ecological Services
Drawing no. C2145D-DTL-XX-XX-DR-E-1002 rev P01 (external site plan – lighting spill)
Drawing no. C2145D-DTL-XX-XX-DR-E-1001 rev P01 (external site plan – lighting layout)
Drawing no. 3316-020 rev I (site plan)
Drawing no. 0759/25/B/1 (landscape planting plan)

Relevant Planning History

20241166 Demolition of existing dwelling, garage and outbuilding. Erection of a self-build detached two storey dwelling with submersed basement for parking and entertainment facilities.

Approved 13 February 2025

Consultations, Publicity and Representations

GBC Environmental Protection Officer

None of these conditions are relevant to Environmental Protection in terms of the reasons for their attachment to the planning permission (which are mainly for ecological/species protection reasons). Therefore, no comments to make.

KCC Ecological Officer (1 July 2025)

We have reviewed the documents for the discharge of conditions.

Condition 5 requires a revised landscape plan to include the following further information

- Reference to the tree report, Silva Arboriculture Dec 24 within the plan
- If bee boxes are proposed their location needs to be noted on the plan and key
- Two integrated bat tubes should be detailed as per the bat mitigation strategy
- The bat box needs to be added to the key for reference
- The narrative for bat features needs to match the above 2 points

Condition 7

- a revised bat mitigation strategy is required

Condition 9

- a detailed lighting plan showing light fitting type, locations and light spill is required

Condition 13

- A Construction Environment Management Plan is required

We have not provided comments for condition 3 Materials, 4 Hard landscaping and 14 Archaeology as these are not our area of expertise.

Condition 5

Following the demolition of the existing dwelling and prior to any ground works taking place, a soft landscaping scheme shall be submitted to and approved in writing by the plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the following:

- The location of every tree on site, their species, the extent of crown spread and an assessment of their health and stability.
- Details of those trees to be retained and those to be removed.
- Details of hedgerow planting.
- Details of additional native tree and shrub planting within the site to include their quantity, size and arrangements for aftercare.
- Details of location for hedgehog boxes and log piles.
- Details of how the development will enhance biodiversity to include outlined management measures to achieve the proposed habitat target conditions, native and wildlife-friendly planting, and integrated durable bat and bird boxes aimed at species of conservation concern.

Any identified trees or plants that die, are damaged, removed or become diseased within five years from the first occupation of the dwelling hereby permitted shall be replaced with a species of a similar size and species during the next available planting season. The landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use 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.

A landscaping plan has been submitted. This includes the location of trees, species, crown spread and it relates to the tree report, Silva Arboriculture Dec 24, by using the tree reference number, where condition assessments are also located. We would expect the plan to note the tree references relate to that document and suggest that it is added for reference. No tree removals are proposed.

Hedgerow detailing and tree and shrub planting, with aftercare arrangements have been provided. Two hedgehog boxes and two log piles are shown next to hedgerows which is appropriate positioning. Bee posts are listed in the narrative but not shown in the plan or key. If these are to be provided the plan requires an update with these.

The bats boxes proposed do not match the proposals in the outline bat mitigation strategy, Calumma, Jul 24, which requires

- a single tree mounted bat box as a temporary roost for during the demolition and
- two bat tubes within the southern/southwestern elevation.

The landscape plan detail for bats does not correspond with above, either in the narrative or the plan. We request a revised plan to show the location of all the bat features above and amended key and narrative to match.

Condition 7

Prior to the demolition of the house, a bat mitigation strategy based on the information within the Preliminary Ecological Appraisal (Bats) by Calumma Ecological Services, reordered to include the single tree mounted temporary bat box required as a temporary roost for any bats found during demolition as the first item, must be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy must be implemented as approved unless varied by a European protected species licence issued by Natural England, and shall be maintained thereafter.

The preliminary ecological appraisal with the outline mitigation strategy has been resubmitted for this condition. This has not been changed to be reordered to have the first action as the installation of the temporary bat box, as required by the condition.

We also highlight the discrepancies above with bat boxes and tubes on the landscape plan detail.

Condition 9.

Prior to the installation of any external lighting and prior to the first occupation of the dwelling (whichever is earliest), a detailed lighting plan to include the following:

- Plan showing location of lighting, light fittings and light spill
- Downward facing
- On a motion sensor (where possible)
- Follow the recommendations within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night'

must be submitted to and approved in writing by the Local Planning Authority. It must demonstrate that the lighting plan has been designed in accordance with Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting' guidelines (or subsequent editions/updates) and the replacement bat roosts will not be impacted by artificial lighting. The plan must be implemented as approved and maintained thereafter.

Some general narrative detail on lighting requirements has been provided on the landscaping plan, however, a detailed lighting plan has not been submitted, showing light fitting type, locations and light spill. As this property contains roosting bats and mitigation is required, we require the above further detail to discharge this condition.

Condition 13.

Prior to commencement of works (including site clearance), a construction environmental management plan (CEMP) will be submitted to and approved in writing by the local planning authority. The CEMP will be based on the recommendations in section 8.6 of the Preliminary ecological appraisal, Calumma, Oct 24 and Bat report, Calumma 30/4/24 and

include the following:

- a) Risk assessment of potentially damaging construction activities;
- b) The identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs;
- c) Reference to the relevant, granted, protected species licences (e.g., bats) obtained in advance of site clearance/construction and any relevant mitigation measures required;
- d) Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction for bats, badgers, birds, dormice and hedgehogs (may be provided as a set of species or habitat-specific method statements);
- e) The location and timing of sensitive works to avoid harm to biodiversity features;
- f) The times during construction when specialist ecologists need to be present on site to oversee works;
- g) Responsible persons and lines of communication;
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person, and;

The approved CEMP will be adhered to and implemented throughout the construction period in accordance with the approved details.

The document submitted is the quote for the CEMP and not the CEMP. We request the final CEMP document for review in relation to this condition.

Following amended plans KCC commented with the following (6 August 2025):

We have reviewed the documents for the discharge of conditions. We consider that sufficient information has been provided for the discharge of condition 5

We require the following further information for these conditions.

Condition 7

- a revised bat mitigation strategy is required

Condition 9

- a detailed lighting plan showing light fitting type, locations and light spill is required

Condition 13

- A revised Construction Environment Management Plan is required to include ecology

We have not provided comments for condition 3 Materials, 4 Hard landscaping and 14 Archaeology as these are not our area of expertise.

Condition 5

Following the demolition of the existing dwelling and prior to any ground works taking place, a soft landscaping scheme shall be submitted to and approved in writing by the plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the following:

- The location of every tree on site, their species, the extent of crown spread and an assessment of their health and stability.
- Details of those trees to be retained and those to be removed.
- Details of hedgerow planting.
- Details of additional native tree and shrub planting within the site to include their quantity, size and arrangements for aftercare.
- Details of location for hedgehog boxes and log piles.
- Details of how the development will enhance biodiversity to include outlined management measures to achieve the proposed habitat target conditions, native and wildlife-friendly planting, and integrated durable bat and bird boxes aimed at species of conservation

concern.

Any identified trees or plants that die, are damaged, removed or become diseased within five years from the first occupation of the dwelling hereby permitted shall be replaced with a species of a similar size and species during the next available planting season. The landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use 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.

We have reviewed the revised landscaping submitted. All amendment recommended have been completed and we are satisfied with the information provided and the condition can be discharged.

Condition 7

Prior to the demolition of the house, a bat mitigation strategy based on the information within the Preliminary Ecological Appraisal (Bats) by Calumma Ecological Services, reordered to include the single tree mounted temporary bat box required as a temporary roost for any bats found during demolition as the first item, must be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy must be implemented as approved unless varied by a European protected species licence issued by Natural England, and shall be maintained thereafter.

As previously commented, the preliminary ecological appraisal with the outline mitigation strategy has been resubmitted for this condition. This has not been changed to be reordered to have the underlined action above completed. The mitigation action that needs to be reorder is the following

- A single tree mounted bat box will be required as a temporary roost for any bats found during demolition, such as: • eco kent bat box (wildcare.co.uk)

Condition 9.

Prior to the installation of any external lighting and prior to the first occupation of the dwelling (whichever is earliest), a detailed lighting plan to include the following:

- Plan showing location of lighting, light fittings and light spill
- Downward facing
- On a motion sensor (where possible)
- Follow the recommendations within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night'

must be submitted to and approved in writing by the Local Planning Authority. It must demonstrate that the lighting plan has been designed in accordance with Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting' guidelines (or subsequent editions/updates) and the replacement bat roosts will not be impacted by artificial lighting. The plan must be implemented as approved and maintained thereafter.

As previously commented, some general narrative detail on lighting requirements has been provided on the landscaping plan, however, a detailed lighting plan has not been submitted, showing light fitting type, locations and light spill. As this property contains roosting bats and mitigation is required, we require the above further detail to discharge this condition.

Condition 13.

Prior to commencement of works (including site clearance), a construction environmental management plan (CEMP) will be submitted to and approved in writing by the local

planning authority. The CEMP will be based on the recommendations in section 8.6 of the Preliminary ecological appraisal, Calumma, Oct 24 and Bat report, Calumma 30/4/24 and include the following:

- a) Risk assessment of potentially damaging construction activities;
- b) The identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs;
- c) Reference to the relevant, granted, protected species licences (e.g., bats) obtained in advance of site clearance/construction and any relevant mitigation measures required;
- d) Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction for bats, badgers, birds, dormice and hedgehogs (may be provided as a set of species or habitat-specific method statements);
- e) The location and timing of sensitive works to avoid harm to biodiversity features;
- f) The times during construction when specialist ecologists need to be present on site to oversee works;
- g) Responsible persons and lines of communication;
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person, and;

The approved CEMP will be adhered to and implemented throughout the construction period in accordance with the approved details.

The CEMP has been submitted and it includes some of the requirements for the condition 13, mainly focussing on pollution prevention. It also includes information on the root protection areas for the protection of trees. It states Ecological considerations have been addressed by other parties. This is not appropriate and does not meet the condition wording above for items c), d), e), f) and h).

It needs to have an ecology section where the mitigation for bats is listed, with reference to an ECoW, Natural England licencing requirements and other measures with timings for other species as listed in item d) of the condition. It should also reference other ecological documents as a good measure. We therefore require a revised document.

Additional information has been submitted and KCC have responded with the following (23 September 2025 although the letter is incorrectly dated 6 August 2025)

We have reviewed the documents for the discharge of conditions. We consider that sufficient information has been provided for the discharge of conditions 5, 7, 13

We require the following further information.

Condition 9

- a detailed lighting plan showing bat box and tube locations, with no impacts from lighting to those or the native planting, hedgerows and trees.

We have not provided comments for condition 3 Materials, 4 Hard landscaping and 14 Archaeology as these are not our area of expertise.

Condition 5

We have previously reviewed the revised landscaping plan and we commented that we are satisfied with the information provided and the condition can be discharged.

Condition 7

Prior to the demolition of the house, a bat mitigation strategy based on the information within the Preliminary Ecological Appraisal (Bats) by Calumma Ecological Services, reordered to include the single tree mounted temporary bat box required as a temporary

roost for any bats found during demolition as the first item, must be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy must be implemented as approved unless varied by a European protected species licence issued by Natural England, and shall be maintained thereafter.

A revised Bat Survey Report with the outline mitigation strategy has been resubmitted for this condition. Photographic evidence has been provided that the tree mounted temporary bat boxes have already been implemented. We are satisfied that sufficient information has been provided to discharge condition 7 and the mitigation strategy should be implemented as approved unless varied by a European protected species licence issued by Natural England, and shall be maintained thereafter.

Condition 9.

Prior to the installation of any external lighting and prior to the first occupation of the dwelling (whichever is earliest), a detailed lighting plan to include the following:

- Plan showing location of lighting, light fittings and light spill
- Downward facing
- On a motion sensor (where possible)
- Follow the recommendations within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night'

must be submitted to and approved in writing by the Local Planning Authority. It must demonstrate that the lighting plan has been designed in accordance with Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting' guidelines (or subsequent editions/updates) and the replacement bat roosts will not be impacted by artificial lighting. The plan must be implemented as approved and maintained thereafter.

As previously requested, a detailed lighting plan has been submitted with light spill and fittings shown. However, as this property contains roosting bats and mitigation is required with the bat survey stating that at least 2 bat tubes should be installed in the south west elevations, away from artificial light sources. We do not have the location of the tree mounted temporary bat boxes or the location of the building integrated bat tubes on the provided documents. At present it is likely that these have artificial lighting affecting them. We require them to be shown on the lighting plan so we can check that the light spill to those bat features is under 1 lux.

The bat report correctly states 'Lighting should be directed away or shielded from any green areas/woodland/hedgerows, and bat boxes/roost access points to allow bats safe foraging routes where they will not be visible to predators.'

We also consider that a number of areas of native planting/hedgerows/trees are also impacted above 1 lux which does not align with the bat report recommendations above. We understand that there will be a need for some security/safety lighting but require lighting of vegetation is minimised.

We require a revised plan showing bat boxes and tube locations and avoidance of light to those and native planting, hedgerows and trees.

Condition 13.

Prior to commencement of works (including site clearance), a construction environmental management plan (CEMP) will be submitted to and approved in writing by the local planning authority. The CEMP will be based on the recommendations in section 8.6 of the Preliminary ecological appraisal, Calumma, Oct 24 and Bat report, Calumma 30/4/24 and include the following:

- a) Risk assessment of potentially damaging construction activities:
- b) The identification of biodiversity protection zones and the use of protective fences, exclusion

barriers and warning signs;

- c) Reference to the relevant, granted, protected species licences (e.g., bats) obtained in advance of site clearance/construction and any relevant mitigation measures required;
- d) Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction for bats, badgers, birds, dormice and hedgehogs (may be provided as a set of species or habitat-specific method statements);
- e) The location and timing of sensitive works to avoid harm to biodiversity features;
- f) The times during construction when specialist ecologists need to be present on site to oversee works;
- g) Responsible persons and lines of communication;
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person, and;

The approved CEMP will be adhered to and implemented throughout the construction period in accordance with the approved details.

We previously requested a revised CEMP to include an ecology section with relevant timings, licences and Ecological clerk of works information. This has been updated and provided. We are satisfied that sufficient information has been provided and condition 13 can be discharged.

Following on from the above comments the applicant has removed condition 9 from the application.

KCC Heritage Officer

Thank you for consulting us on the submission of the Written Scheme of Investigation (Ravelin Archaeological Services, April 2025) for an archaeological watching brief at Shorne Mead, pursuant to Part A of Condition 14 of permission reference number 20241166.

I would be happy for the Written Scheme of Investigation to be formally approved and for Part A of Condition 14 of permission reference number 20241166 to be discharged.

Officer Analysis

Condition 3 states:

Prior to the commencement of any above ground works, details and/or samples of all external facing materials to be used on the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In order to ensure an acceptable standard of development upon completion, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The application form and covering letter list the following as the external facing materials:

Brickwork : Vandersanden Old Farmhouse Blend.

Windows : Aluminium window in beige colour finish RAL 1001

Roof tiles. Marley Eternit Thrutone

Precast stone work to copings and surrounds to openings.

Rainwater goods, gutter and downpipes – matt black

The above materials are acceptable and this condition can be discharged.

Condition 4 states:

Following the demolition of the existing dwelling and prior to any ground works taking place, a plan shall be submitted to the Local Planning Authority for approval showing full details of hard landscaping and surface finishes for the development, including details of a porous access drive and car parking area, any patio areas, any screening or boundary treatment by walls, fences or other means and any steps. The scheme shall be constructed in accordance with the approved details and completed, in its entirety, prior to the first occupation of the dwelling hereby permitted.

Reason: In order to protect and enhance the appearance and character of the site and locality in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The covering letter lists the following as hard landscaping and surface finishes:

- Permeable gravel set within grid system with raised block edging to driveway and courtyard with Marshall brindle edging.
- Rear patio and paths to be in a dark grey porcelain tile (Lucenta porcelain paving by Vitripiazza).

The landscaping plan shows the existing boundary treatment to remain and shows where the above materials will be laid. These details are acceptable and this condition can be discharged.

Condition 5 states:

Following the demolition of the existing dwelling and prior to any ground works taking place, a soft landscaping scheme shall be submitted to and approved in writing by the plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the following:

- *The location of every tree on site, their species, the extent of crown spread and an assessment of their health and stability.*
- *Details of those trees to be retained and those to be removed.*
- *Details of hedgerow planting.*
- *Details of additional native tree and shrub planting within the site to include their quantity, size and arrangements for aftercare.*
- *Details of location for hedgehog boxes and log piles.*
- *Details of how the development will enhance biodiversity to include outlined management measures to achieve the proposed habitat target conditions, native and wildlife-friendly planting, and integrated durable bat and bird boxes aimed at species of conservation concern.*

Any identified trees or plants that die, are damaged, removed or become diseased within five years from the first occupation of the dwelling hereby permitted shall be replaced with a species of a similar size and species during the next available planting season. The landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use 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.

Reason: In the interests of visual amenity and to ensure a satisfactory standard of appearance upon the completion of the development and to ensure no net loss of biodiversity in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Drawing no. 0759/25/B/1 (landscape planting plan) has been submitted in support of discharging this condition. All the amendments to the plans requested by the County Ecologist have been made and the condition can be discharged.

Condition 7 states:

Prior to the demolition of the house, a bat mitigation strategy based on the information within the Preliminary Ecological Appraisal (Bats) by Calumma Ecological Services, reordered to include the single tree mounted temporary bat box required as a temporary roost for any bats found during demolition as the first item, must be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy must be implemented as approved unless varied by a European protected species licence issued by Natural England, and shall be maintained thereafter.

Reason: In the interests of biodiversity and in accordance with the provisions set out under Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

A revised Bat Survey Report with the outline mitigation strategy has been resubmitted for this condition. Photographic evidence has been provided that the tree mounted temporary bat boxes have already been implemented. Sufficient information has been provided to discharge condition 7 and the mitigation strategy should be implemented as approved unless varied by a European protected species licence issued by Natural England, and shall be maintained thereafter. Condition 7 can therefore be discharged.

Condition 13 states:

Prior to commencement of works (including site clearance), a construction environmental management plan (CEMP) will be submitted to and approved in writing by the local planning authority. The CEMP will be based on the recommendations in section 8.6 of the Preliminary ecological appraisal, Calumma, Oct 24 and Bat report, Calumma 30/4/24 and include the following:

- a) Risk assessment of potentially damaging construction activities;*
- b) The identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs;*
- c) Reference to the relevant, granted, protected species licences (e.g., bats) obtained in advance of site clearance/construction and any relevant mitigation measures required;*
- d) Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction for bats, badgers, birds, dormice and hedgehogs (may be provided as a set of species or habitat-specific method statements);*
- e) The location and timing of sensitive works to avoid harm to biodiversity features;*
- f) The times during construction when specialist ecologists need to be present on site to oversee works;*
- g) Responsible persons and lines of communication;*
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person, and;*

The approved CEMP will be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: To protect habitats and species identified in the ecological surveys from adverse impacts during construction.

The CEMP includes an ecology section with relevant timings, licences and Ecological clerk of works information and therefore condition 13 can be discharged.

Condition 14 states:

To ensure that heritage assets with archaeological interest are properly examined and recorded during development works:

- A) Prior to any development works the applicant (or their agents or successors in title) shall secure*

the implementation of an archaeological watching brief so that excavations and other development works are observed and items of interest and finds are recorded. The archaeological watching brief shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority.

B) The archaeological watching brief, recording, post excavation assessment, analysis and reporting shall be carried out in accordance with the approved Written Scheme of Investigation.

C) Within 6 months of the completion of the watching brief a Report shall be submitted to and approved in writing by the local planning authority.

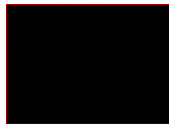
Reason: To ensure that features of archaeological interest are properly examined and recorded.

A Written Scheme of Investigation for an Archaeological Watching Brief by Ravelin Archaeological Services April 2025 has been submitted in support of this application. Part A can be discharged but Part B and C cannot. The applicant's have agreed to the application being amended to only include part A and therefore this part of the condition can be discharged.

Recommendation:

Discharge conditions 3, 4, 5, 7, 13 and 14A attached to planning permission reference number 20241166.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 30 September 2025	Dated: 30 September 2025