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GSP Project ref: PR4719
Council Ref : 20260184

Date: 22 June 2026

Katherine Parkin Senior Planner
Development Management
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Dear Ms Parkin,

Application 20260184: 'Change of use of land to the keeping of horses, erection of a stable building, manure store and creation of sand school together with associated resurfacing': Application for discharge of Biodiversity Gain Plan Condition and Condition 4 Biodiversity Enhancement Plan.

Site Location: land adjacent 2 Green Farm Cottages Lower Road Shorne Kent DA12 3HT

This application is submitted on behalf of Mr Stuart Fisher and seeks approval for the Biodiversity Gain Plan condition and Condition 4 imposed on the planning permission dated 14 April 2026 under application reference 20260184.

The application comprises the following plans and documents

- Covering and Supporting Letter
- Application Form
- Biodiversity Gain Template
- BNG Metric September 2025
- BNG Condition Assessment
- Baseline Habitat Plan
- Drawing no. 4719.01 Biodiversity Plan 1
- Drawing no. 4719.02 Biodiversity Plan 2

Biodiversity Gain Plan

This is a precedent condition.

The submitted details comprise the Biodiversity Gain Template, BNG Metric, BNG Condition Assessment and Baseline and Post-development habitat plans.

The proposed BNG mitigation is mostly classified as off-site even though the land is under the control of the applicant. The off-site provision comprises 1.15ha of arable land

previously planted with cereal crops that will be maintained as neutral grassland moving forward and has been over-sown with a species rich herb and grassland mix.

On-site, additional tree planting is proposed as well as a 51m length of native species is also proposed on the western boundary.

Whilst there is a negative on-site change, overall the scheme meets the statutory requirement of a minimum 10% Biodiversity Net Gain

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.30
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	10.34%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Condition 04 Biodiversity Enhancement Plan

This condition is required to be approved prior to works proceeding above slab level.

The biodiversity enhancements are indicated on drawing no. 4719.01: Post Development Habitat and Biodiversity Enhancement Plan.

Habitat and biodiversity enhancements comprise the following

- Change from arable cereal land to neutral grassland over-sown with a species rich herb and grassland mix
- Provision of a mixed native species hedgerow along the west boundary
- Planting of gno native individual trees within the Site
- Provision of 2no bird boxes along the existing hedge/tree line on the northern boundary.
- Retention of cordwood from removed trees within the site and its re-location to the eastern site boundary to provide a log-pile/refugia

Hedgerow specification

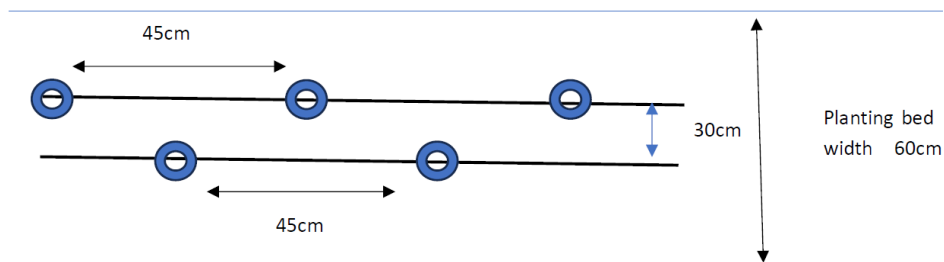
Mixed native species hedgerow on the west site boundary comprised of the following specifications:

- Hedge to comprise.

Hawthorn	(Crataegus monogyna)	80%
Field Maple	(Acer campestre)	10%
Wild Cherry	(Prunus avium)	10%

Hedgerow Planting

- Prepare 60cm wide planting bed. To be root, grass and weed-free and mulched and /or composted.
- Planting size: Whips (1-1.2m in height when planted)
- Species randomly mixed and planted in double-staggered row at 45cm centres with rows 30cm apart (as shown below).



- Provide rabbit protection fencing either side of planting bed and individual bio-degradable plant protection tubes when planted.

New trees

- Tree planting (8 new trees) to comprise randomly planted mix of the following species.
T1, T2, T8 *Prunus avium* (Wild Cherry)
T3, T5, T7 *Acer campestre* (Field Maple)
T4, T6 *Crataegus monogyna* (Hawthorn)
- Trees to be planted at Heavy Standard Size (12-14cm girth 3m -4m high when planted).

New Tree Planting

Dig hole to same depth as the tree root-ball but three times as wide.

- Ensure root-ball is thoroughly soaked and watered before removing from container and planting out.
- Loosen roots as required when tree is removed from container/pot.
- Place tree centrally in the hole to the depth of the point where the roots meet the trunk of the tree and check it is straight.
- Re-fill hole, firming down around the root ball to ensure there are no air-pockets. Double-check tree remains straight after re-filling.
- Add bio-degradable tree-spiral/tree guard around trunk to protect from rabbits.
- Water the tree to thoroughly soak its rootball. Then, spread mulch over the surface of the soil, in a layer 5–8cm (2–3in) thick. Leave a 10cm (4in) mulch-free gap around the base of the trunk.
- Insert a sturdy stake at a 45 degree angle, using a mallet to make sure it is deeply anchored. Then attach the trunk to the stake with a flexible tree tie.

Management

The management regime has been split into differing sections relating to the specifications for the various elements of the landscaping scheme

Hedgerows

- Plant as specified in paragraph 2.4.
- Prevent weeds and grass from encroaching on the new plants within the planting strip. Ideally, weed the area by hand. Covering the area with a mulch will assist in keeping the area weed-free and maintaining moisture levels.
- Allow the hedge to establish and fill-out. Do not attempt to prune or cut-back for at least three years, only then remove damaged or wayward stems. Maintain a **minimum** height and width of 1.5m.
- Once hedge is established vegetation can be allowed at the base to support wildlife and provide cover.
- If trimming is required wait until late winter to ensure berries and cover are available for wildlife.
- **Do not** cut-back or trim during the bird-breeding season (1 March to 31 August).
- Assess the hedgerow at around year 8 and consider laying the hedge, seeking the advice of a qualified person.
- Continue maintenance regime and assessment for the required period.

Trees

- Plant as described in paragraph 2.6.
- Keep trees well-watered. Trees need to be kept hydrated for the first few years of their lives.
- Apply a 5-7 cm-thick layer of organic mulch around the trees (avoiding directly touching the trunk). This serves a dual purpose, insulating the tree roots against extreme temperatures and keeping water in the soil.
- Check the tree guards in spring and autumn to ensure they are effective (no bark missing, or twigs bitten or broken off) and not rubbing or cutting into the tree.
 - If a guard is inadequate, add more protection, e.g., a taller tube to protect against deer, or fencing to keep off cows and other farm animals.
 - Repair/replace damaged guards.
 - If a guard is damaging the tree, adjust, modify or replace it.
 - Remove the guard when risk of damage no longer exists.
- Check on the stake and the tie. It should allow the tree to sway, without rubbing on stake or tie. The tree stem should not be under pressure from the tie.
- Does the tree still need a stake? Check this in spring by releasing the tie and if the tree stays upright, remove the stake. If the tree leans and the

roots move, re-tie it to a shortened stake.

- Pull-up or hoe any grass and weeds carefully (to avoid root damage) for a radius of at least half a metre around the stem of each tree. Check and replace the mulch as required.

Species Rich Herb and Grassland Meadow

- **Spring cut** – this is useful for meadows where the grass is lush and is crowding out any wildflowers. Cut to a height of 7.5cm (3in) and complete no later than the end of April.
- **Main summer cut** – this is also referred to as the 'hay cut' and removes the bulk of the material, which should either be composted or baled. This cut is done between late June and the end of August.
- Leave the cut material in place for a few days to allow any wildflower seeds to drop to the ground. Then rake up and remove the cuttings, to help reduce soil fertility.
- **Autumn cut** – this is particularly useful on fertile ground, to use up the nutrient. One or two cuts between the end of August and late November removes surplus growth and helps to keep grasses at bay, letting the wildflowers thrive.
- Following the last cut of the season, all meadows can be kept mown, so the grass is short and neat through the winter.
- **NOTE:** If any winter cut produces substantial clippings, they should be removed and composted, to further reduce soil fertility.
- Subsequently maintain regime for the required period
- **ALTERNATIVELY, THE SPECIES-RICH HERB AND GRASSLAND MEADOW WILL BE MAINTAINED BY APPROPRIATE GRAZING**

The submitted details are appropriate, acceptable, and sufficient to discharge the respective conditions.

We look forward to receiving acknowledgement of the application in due course.

Yours sincerely,



Associate Planner