



# Delegated Report

## Approval of Details Application

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| <b>Application no:</b>  | 20260449                                                                                                                                                                                                                            |
| <b>Location:</b>        | Former St Josephs Convent Preparatory School 46 Old Road East<br>Gravesend Kent                                                                                                                                                     |
| <b>Description:</b>     | Application for the approval of condition 11 (Invasive Plants), condition 12 (Landscape and Ecological Management Plan) and condition 16 (Biodiversity Improvement and Enhancement) attached to planning reference number 20240013. |
| <b>Applicant:</b>       | Galliard (Gravesend) Ltd                                                                                                                                                                                                            |
| <b>Site Visit Date:</b> | N/A                                                                                                                                                                                                                                 |

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Planning permission was granted for 'conversion of existing Victorian building into 6 flats. Demolition of existing outbuildings. Erection of a 3 storey medical centre. Erection of a building containing 7no flats. Erection of 41no houses. Associated works to include; access, public open space and landscaping' under application ref. 20240013 on 21 November 2025.

This was subject to a number of conditions including condition nos. 11, 12 and 16 which this application seeks to discharge.

The information that has been submitted in pursuance to this condition is:

- Cover Letter;
- Application form;
- Landscape and Ecological Management Plan (LEMP) by Arbtech Consulting Ltd; and
- Invasive Plants Survey Report.

### KCC Biodiversity

#### **SUMMARY**

Condition 11 (Invasive Plants) – Sufficient Information

Condition 12 (Landscape and Ecological Management Plan) - Sufficient Information  
Condition 16 (Biodiversity Improvement and Enhancement) - Sufficient Information

#### **Condition 11 (Invasive Plants)**

*Prior to the commencement of works (including site clearance), a non-native species eradication strategy will be submitted to, and approved in writing by, the Local Planning Authority. The strategy will detail the containment, control and removal of Buddleia. The measures will be carried out in accordance with the approved details.*

An invasive species strategy report has been submitted. This report details the locations of existing Buddleia and Ragwort on site, along with areas that conceal potential outbreaks of Japanese Knotweed. We are satisfied that the method proposed to remove the invasive vegetation onsite is suitable. The measures detailed in the submitted reports must be implemented as approved. We advise that sufficient information has been submitted in relation to condition 11, which can now be discharged.

### **Condition 12 (Landscape and Ecological Management Plan)**

*No development shall commence (including site clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The Plan will include the following:*

- *Details of a diverse native-species only planting scheme (including initial planting of residential plots) to maintain and enhance biodiversity;*
- *Details of additional biodiversity enhancements to be provided including type, number and location of measures in accordance with Section 4.2, Table 8 of the Preliminary Ecological Appraisal, Arbtech, May 2023. Boxes for breeding birds will be targeted at those S41 priority species / red/amber listed species likely to occur within the development. Felled tree cordwood will be used to create standing deadwood features and log piles. All boxes included for wildlife will be Woodstone/woodcrete to ensure durability;*
- *Aims and objectives of management;*
- *Appropriate management prescriptions for achieving aims and objectives;*
- *Description and evaluation of all features to be managed;*
- *Details of information to be provided to residents regarding potential impacts of domestic pets on wildlife and proposed measures to limit such impacts (such as minimum heights for bat and bird boxes; dense thicket planting around nesting areas and log refugia);*
- *Constraints on site that might influence management;*
- *Proposals regarding remedial measures;*
- *Preparation of a work schedule including an annual work plan capable of being rolled forward over a five-year period, for the lifetime of the development;*
- *Details of the body or organisation responsible for implementation of the plan.*

*The LEMP will include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer, with details of the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.*

We are satisfied that the plants proposed as part of the landscaping are suitable and that the methods proposed to plant and manage them are also suitable. We are also satisfied that suitable ecological enhancement features have been proposed in the LEMP. The measures detailed in the submitted report must be implemented as approved. We advise that sufficient information has been submitted in relation to condition 12, which can now be discharged.

### **Condition 16 (Biodiversity Improvement and Enhancement)**

*Before any above ground works commence, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include integrated and/or wall-mounted bird and/or bat boxes. Wall-mounted boxes will be made of woodcrete to secure a suitably long-term and low maintenance biodiversity enhancement for the site. Any boxes for birds will be targeted at red or amber listed species (as per the latest British Trust for Ornithology Birds of Conservation Concern list). The approved measures will be implemented and retained thereafter.*

The following enhancements have been proposed on site:

- Six integrated bat boxes
- Four integrated into buildings and four woodstone bird nest boxes located on existing trees
- Two hibernacula

We are satisfied that these are appropriate enhancements for the site and that the location and facing of these enhancements is suitable. The measures detailed in the submitted reports must be implemented as approved. We advise that sufficient information has been submitted in relation to condition 16, which can now be discharged.

### Analysis

#### Condition 11

Condition 11 is:

*11. Prior to the commencement of works (including site clearance), a non-native species eradication strategy will be submitted to, and approved in writing by, the Local Planning Authority. The strategy will*

*detail the containment, control and removal of Buddleia. The measures will be carried out in accordance with the approved details.*

**Reason** *In order to enhance native biodiversity of the site in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014).*

The applicant has submitted an Invasive Plants Survey Report which is KCC Biodiversity note that it details the locations of existing Buddleia and Ragwort on site, along with areas that conceal potential outbreaks of Japanese Knotweed. KCC Biodiversity advise that they are satisfied that the method proposed to remove the invasive vegetation onsite is suitable and that condition 11 can be discharged.

It is therefore considered that sufficient information has been submitted and condition 11 of planning permission ref. 20240013 can be discharged.

#### Condition 12

Condition 12 is:

*12. No development shall commence (including site clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The Plan will include the following:*

- Details of a diverse native-species only planting scheme (including initial planting of residential plots) to maintain and enhance biodiversity;*
- Details of additional biodiversity enhancements to be provided including type, number and location of measures in accordance with Section 4.2, Table 8 of the Preliminary Ecological Appraisal, Arbtech, May 2023. Boxes for breeding birds will be targeted at those S41 priority species / red/amber listed species likely to occur within the development. Felled tree cordwood will be used to create standing deadwood features and log piles. All boxes included for wildlife will be Woodstone/woodcrete to ensure durability;*
- Aims and objectives of management;*
- Appropriate management prescriptions for achieving aims and objectives;*
- Description and evaluation of all features to be managed;*
- Details of information to be provided to residents regarding potential impacts of domestic pets on wildlife and proposed measures to limit such impacts (such as minimum heights for bat and bird boxes; dense thicket planting around nesting areas and log refugia);*
- Constraints on site that might influence management;*
- Proposals regarding remedial measures;*
- Preparation of a work schedule including an annual work plan capable of being rolled forward over a five-year period, for the lifetime of the development;*
- Details of the body or organisation responsible for implementation of the plan.*

*The LEMP will include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer, with details of the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.*

**Reason** *In order to enhance the biodiversity of the site in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014).*

The application has submitted a LEMP and KCC advise that they are satisfied that the plants proposed as part of the landscaping, the methods proposed to plant and manage them, and the proposed ecological enhancement features are all acceptable and that condition 12 can be discharged.

It is therefore considered that sufficient information has been submitted and condition 12 of planning permission ref. 20240013 can be discharged.

#### Condition 16

Condition 16 is:

16. Before any above ground works commence, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include integrated and/or wall-mounted bird and/or bat boxes. Wall-mounted boxes will be made of woodcrete to secure a suitably long-term and low maintenance biodiversity enhancement for the site. Any boxes for birds will be targeted at red or amber listed species (as per the latest British Trust for Ornithology Birds of Conservation Concern list). The approved measures will be implemented and retained thereafter.

**Reason** In order to enhance the biodiversity of the site in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014).

The submitted LEMP states that the proposed enhancements are six integrated bat boxes, four integrated into buildings and four woodstone bird nest boxes located on existing trees, and two hibernacula. KCC Biodiversity advise that these are suitable enhancements for the site and that the location and facing of these enhancements are suitable also and as such condition 16 can be discharged.

It is therefore considered that sufficient information has been submitted and condition 16 of planning permission ref. 20240013 can be discharged.

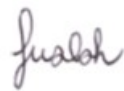
#### Conclusion

It is considered that sufficient information has been submitted to discharge condition nos. 11, 12 and 16 of planning permission reference number 20240013.

#### **Recommendation:**

Approval

See draft Decision

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|----------------------|-------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Ms Rebecca Harrison     | <b>Team Leader:</b> | Mrs Faye Walsh                                                                        |
| <b>Signed:</b>       | <i>Rebecca Harrison</i> | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 17th August 2026        | <b>Dated:</b>       | 17 August 2026                                                                        |