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Dear Amanda

Land at Former Northfleet Cement Works, Gravesend, Kent
Application for the Discharge of Condition 12 (Soft Landscaping) attached to Planning Permission Ref: 20220078

On behalf of our client, Bellway Homes Limited (Thames Gateway), we submit an application to approve details reserved by Condition 12 (Soft Landscaping) attached to planning permission number 20220078 for the above site. This letter sets out the condition's wording and details submitted pursuant to the discharge of this condition.

Background and Approval

Full planning approval was granted on 24 February 2023 for the following:

"Erection of 3 dwellings together with associated infrastructure including details relating to parking and landscaping and the reconfiguration of parking to a consented dwelling approved under permission Ref: EDC/21/0081, Former Northfleet Cement Works, The Shore, Northfleet, Gravesend, Kent, DA11 9AN."

Condition 12

Condition 12 (Soft Landscaping)

"Prior to the first occupation of any dwelling hereby approved a detailed soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority and shall include the type and species of planting to be carried out, to include their quantity and size. The soft landscaping scheme shall accord with details illustrated and annotated on the approved drawings, but notwithstanding reference to planting mixes shown on drawing no. 10986-LD-PLN-161 Rev P02 (Phase 1C - Detailed Illustrative Soft Landscape Plan), it shall adopt a planting approach which is not reliant on large areas of planting mixes. The scheme shall include details of the ecological enhancement measures shown in Figure 1 of the Ecological Mitigation and Enhancement Strategy by AA Environmental Limited dated February 2022 shall be installed in accordance with details of their form and siting which have first been submitted to and approved in writing by the local planning authority, and thereafter retained at all times. The development shall incorporate measures to ensure protection of the retained trees as identified in the Tree Protection Plan attached as Appendix 3 of the Arboricultural Implications Report prepared by SJA Trees dated February 2022 (Ref. SJA TPP 22070-041).

The approved soft landscaping scheme, including ecological enhancement measures, shall be carried out in full during the first available planting season following first occupation of any dwelling hereby approved and maintained in accordance with the details shown on drawing no 10986-LD-PLN-161 Rev P02 (Phase 1C - Detailed Illustrative Soft Landscape Plan). Any trees,

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plants or grass that die, are damaged, removed or become diseased shall be replaced with a species of a similar size and species during the next available planting season."

Application Documents

To confirm, for the discharge of Condition 12 we submit the following documents for approval in support of discharging this condition:

- Completed Application Form, prepared by Savills;
- This Covering Letter, prepared by Savills;
- Planting Plans 1 of 2 (Drawing Ref. 2956-PH1B-PP-10);
- Planting Plans 2 of 2 (Drawing Ref. 2956-PH1B-PP-11);
- Landscape General Arrangement Surface Finishes 1 (Drawing Ref. 2956-PH1B-LA-10); and,
- Landscape General Arrangement Surface Finishes 2 (Drawing Ref. 2956-PH1B-LA-11).

Please note, in line with Condition 12, the details of the type and species of planting to be carried out and their quantity and size can be found within documents Planting Plans 1 and 2 (Drawing Refs. 2956-PH1B-PP-10 and 2956-PH1B-PP-11). Further details are outlined in the Landscape General Arrangement Surface Finishes 1 and 2 (Drawing Refs. 2956-PH1B-LA-10 and 2956-PH1B-LA-11). Please note the soft landscaping scheme is also in accordance with details illustrated and annotated on the approved drawings.

Summary

The application has been submitted via the Planning Portal (Ref: PP-12121390). Payment of the requisite sum will be made to the Planning Portal under separate cover.

I trust that the enclosed is in order and I look forward to receiving confirmation that the application has been validated and can be determined in line with the statutory timescales. Please feel free to contact myself or my colleague Annie Timms (annie.timms@savills.com) if you have any queries or would like to discuss.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Greg Evans", with a stylized, cursive script.

Gregory Evans
Associate Director

Enc. As listed