



Delegated Report

Planning Application for Approval of Details

Planning Application No: 20240873

Location: Land At St Columbas Close Gravesend Kent

Description: Application for approval of condition 16 attached to planning permission reference number 20221179 relating to a scheme detailing the proposed soft landscaping.

Applicant: Mr Sam Duckett

Submitted Documents/Plans

Planning Application Form;
Drawing No. L1007L01 Rev B – Proposed Planting Plan – Trees, Hedging and areas of grass;
Drawing No. L1007L02 – Proposed Planting Plan – Native Planting Mixes 1 & 2;
Drawing No. L1007L03 – Proposed Planting Plan – Native planting Mix 3,4,5 & Herb Garden Mix 6;
Soft Landscaping Management & Maintenance Plan – L1007M01.

Relevant Planning History

There have been a number of conditions applications relating to the same permission, however the following is the relevant planning permission to which this current application directly relates.

Reference	Description	Decision	Decision Date
20221179	Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works.	Permission	06.04.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as

necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);

Consultations, Publicity and Representations

Consultees

KCC – Biodiversity

31.10.24

The information provided has partially provided information for condition 16. We require the following information

- **information regarding arrangements for aftercare of the landscaping and planting**

The planting plan has provided information regarding the planting locations, species and size. We note a good number of native species and plants suitable for pollinators have been used. We are satisfied with the planting but highlight that the grassed areas could be enhanced by including a wildflower mix. However, we do not have any information provided regarding *arrangements for aftercare*, therefore are unable to fully discharge this condition.

Following the above comments, a soft landscaping management and maintenance plan was submitted.

19.11.24

The planting plan has provided information regarding the planting locations, species and size. We note a good number of native species and plants suitable for pollinators have been used. We are satisfied with the planting but highlight that the grassed areas could be enhanced by including a wildflower mix. The maintenance plan for aftercare has been submitted with timings and actions, noting this includes removal of stakes ties and shelters after a three year period which is good practise. We would discourage the use of herbicides, listed for prevention of weeds during the native thicket and hedge establishment period, to avoid impacts to pollinators. We recommend the use of mulches and hand weeding where possible.

We have sufficient information to discharge this condition.

Officer's Analysis

Soft Landscaping Scheme

Condition 16

16. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme

detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The following information has been submitted to discharge condition 16.

Planning Application Form;

Drawing No. L1007L01 Rev B – Proposed Planting Plan – Trees, Hedging and areas of grass;

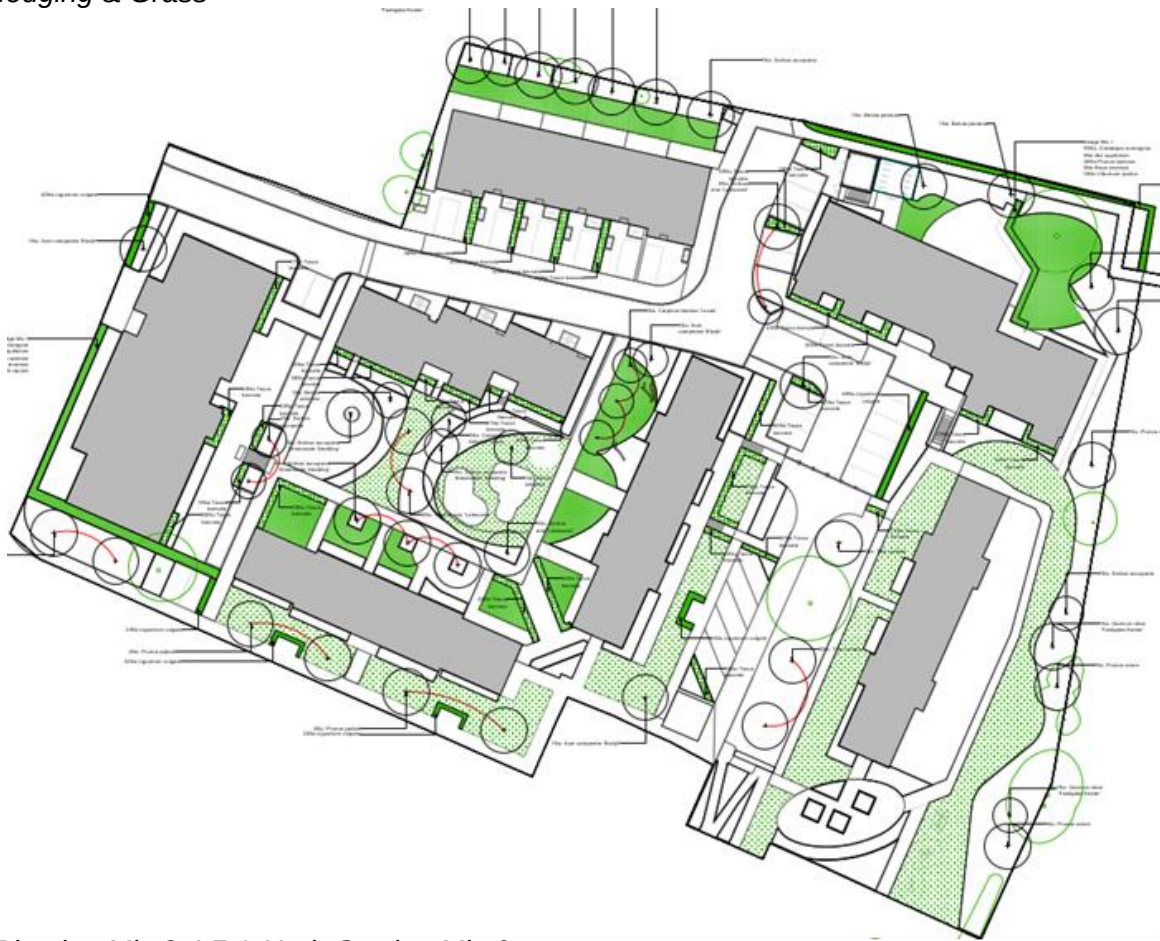
Drawing No. L1007L02 – Proposed Planting Plan – Native Planting Mixes 1 & 2;

Drawing No. L1007L03 – Proposed Planting Plan – Native planting Mix 3,4,5 & Herb Garden Mix 6;

Soft Landscaping Management & Maintenance Plan – L1007M01.

The submitted proposed planting plans and management and maintenance plan provides sufficient detail to address the details specified in Condition 16:

Trees Hedging & Grass



Native Planting Mix 3,4,5 & Herb Garden Mix 6

No further information is required and condition 16 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge conditions 16 planning approval 20221179.

Recommendation

ADET - Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	20 th November 2024	Dated:	20th November 2024