

Mr Tom Reynolds
Assistant Director (Planning)
Gravesham Borough Council
Civic Centre
Windmill Street
Kent
DA12 1AU

14 October 2025

Our Ref: J005012

Dear Mr. T. Reynolds,

Application for the Discharge of Conditions 4, 6, 7, 8, 9, and 11 of Planning Permission granted under PINS ref: APP/K2230/W/25/3363212 regarding Land south of White Post Lane, Cobham, Gravesend, Kent, DA13 9BS

I refer to the above. WS Planning & Architecture have been instructed by Mr Shilling to prepare and submit a planning application for the Discharge of Conditions 4, 6, 7, 8, 9, and 11 of Planning Permission granted under PINS ref: APP/K2230/W/25/3363212 regarding Land south of White Post Lane, Cobham, Gravesend, Kent, DA13 9BS. In support of the application we attach,

- 01 Completed application forms,
- 02 Appeal Decision 3363212
- 03 Drawing no. J005012-TD-01 Site Development Scheme
- 04 Drawing no. J005012-TD-02 Fence and Gate Details

This covering letter should be read in conjunction with the submitted documents as it forms part of the proposed Site Development Scheme (SDS), and its implementation timetable and maintenance plan.

Preliminary Matters

Whilst the details submitted are considered to be favourable to the LPA, it is important to remind the LPA that the necessary tests to be applied on such matters (conditions details) was re-emphasised by the courts on 12 August 2022 in **R. (on the application of Cathie) v Cheshire West and Chester BC**, Bird J held at [65] that the relevant test was,

"... I am satisfied that the test for discharge in the present case is whether the OMP proposed a "satisfactory" solution to the impact of the farming operations on residential amenity at the House. It is plain that a satisfactory solution does not need to be an ideal solution..."

Therefore, whilst it is recognised that comments in response to the details supplied may be forthcoming, and amendments may be requested, the test to be applied is whether or not the details are satisfactory, i.e. a workable solution and meeting the requirements of the conditions as they are worded. As such, whilst amendments could

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be sought, the details are considered to meet the requirements of the conditions imposed, and present to the LPA workable solutions, that are satisfactory solutions.

Condition 4 – The Dayroom

Condition 4 of APP/K2230/W/25/3363212 is set out below,

“Prior to the installation of the dayroom or its commencement above the damp proof course, details of its external finishes and materials shall be submitted to and approved in writing by the Local Planning Authority. The dayroom shall be constructed only in accordance with the approved details.”

Details submitted in support of the discharge of Condition 4

The dayroom materials / external finishes are as follows:

Walls	Red brick
Doors	White uPVC
Windows	White uPVC
Roof	Plain black concrete tiles

These are standard dayroom materials which are not expected to be an issue.

Condition 6 – Foul Water

Condition 6 of APP/K2230/W/25/3363212 is set out below,

“Within 3 months of the date of this decision, details of a strategy to deal with foul water drainage on the site shall be submitted to the Local Planning Authority for approval in writing. The approved details shall be implemented in full within a period of 2 months following their approval, and the site shall be maintained in accordance with those details thereafter.”

Details submitted in support of the discharge of Condition 6

As per the details of the planning application, the foul drainage on site would be dealt with via a cesspit. The location of this is set out within the plan, and they would be appropriate capacity to accommodate the use of the site.

Foul drainage will be managed and maintained in this manner, unless the written approval has been provided by the LPA. The owners of the site will be responsible to oversee the long-term maintenance the foul drainage system. The following outline

maintenance strategy sets out recommended timescales for maintenance of the proposed drainage works:

The drainage measures would be installed by a suitably qualified drainage engineer, and upon any issues they will be alerted to solve accordingly. In the event that changes are necessary, these will be submitted to the LPA for their written approval. Tanks accumulate & store solids and must be emptied periodically. The period between emptying depends upon the population served by the tank or, the amount of use to which the tank is put. Generally, the period is at least 6 months, however, tanks which are over utilised may require more frequent emptying. All sludge should be removed when the unit is emptied. Solids should not be allowed to accumulate in more than half the tank. Site engineers should be used to carry out inspection, service and maintenance visits. Regular inspection will comprise the inspection and cleaning of catchment, gutters, filters and tanks to reduce the likelihood of contamination, this is recommended to be carried out every 3 to 6 months.

Condition 7 – Surface Water

Condition 7 of APP/K2230/W/25/3363212 is set out below,

“Within 3 months of the date of this decision, details of a strategy for surface water drainage on the site shall be submitted to the Local Planning Authority for approval in writing. The approved details shall be implemented in full within a period of 2 months following their approval, and the site shall be maintained in accordance with those details thereafter. ”

Details submitted in support of the discharge of Condition 7

With regard to surface water drainage, permeable paving is to be deployed. The key component to success with this solution is through maintenance.

The following maintenance strategy sets out recommended timescales for maintenance of the proposed drainage works, in line with CIRIA SuDS Manual 2015:

- Regular inspection will comprise the inspection and cleaning of catchment, gutters, filters and tanks to reduce the likelihood of contamination, this is recommended to be carried out every 3 to 6 months.

Maintenance schedule	Required action	Typical frequencies
Monitoring/ Inspections	Initial Inspection	Monthly for three months after installation
	Inspector for evidence of poor operation and/or weed growth – if required take remedial action.	Annually (and after severe storms)

Regular Maintenance	Rubbish and litter removal	As required
	Brushing and vacuuming	Once a year after Autumn leaf fall
Remedial Actions	Remedial work to any depressions or rutting considered detrimental to the structural performance.	As required
	Rehabilitation of surface with remedial sweeping	Every 10-15 years or as required

Surface water drainage will be managed and maintained in this manner, unless the written approval has been provided by the LPA. The owners of the site will be responsible to oversee the long-term maintenance the surface water drainage system.

Condition 8 – Ecological Enhancements

Condition 8 of APP/K2230/W/25/3363212 is set out below,

“Within 3 months of the date of this decision, details of ecological enhancements for the site shall be submitted to the Local Planning Authority for approval in writing. Other than where they fall under the conditions relating to soft landscaping, the approved details shall be implemented in full within a period of 2 months following their approval and shall be so maintained.”

Details submitted in support of the discharge of Condition 8

The Site Development Plan, J005012-TD-01, displays the location of the native hedgerow and tree planting that is proposed to be undertaken, as well as the implementation of other enhancements through a hedgehog box and pathway, and bird boxes.

The native hedge and tree scheme will provide opportunity for pollinating, foraging, and refuge for any protected or notable species groups including invertebrates, bats, and birds.

The species of hedge planting proposed is as follows:

- 60% Hawthorn (*Crataegus monogyna*),
- 20% Blackthorn (*Prunus spinosa*),
- 10% Hazel (*Corylus avellana*), and
- 10% Holly (*Ilex aquifolium*).

The scheme would comprise a double staggered row at 0.5m centres, providing 5 plants per linear metre.

In addition, small tree planting is proposed on the site. These are proposed to be Silver Birch (*Betula pendula*), which is a native species that would support biodiversity.

The management of these features will be set out within the soft landscaping section within condition 9.

The bird boxes are proposed to be integrated on trees across the site. This will provide a diverse range of roost opportunities suitable to enhance roost provision for all species. The locations of the proposed bird boxes are shown on the plan. The proposed bird boxes should require no management or maintenance. Prevention of physical disturbance of bat boxes will increase the chances of occupation by roosting birds. It is recommended that the boxes are inspected annually.

The hedgehog box and pathway aims to ensure good connectivity between the site and wider landscape for hedgehogs. The proposed hedgehog house should require no management or maintenance. Prevention of physical disturbance of the hedgehog house will increase the chances of occupation by hedgehogs. It is recommended that the hedgehogs houses are inspected annually.

Condition 9 – Soft Landscaping

Condition 9 of APP/K2230/W/25/3363212 is set out below,

“Notwithstanding the approved plans, within 3 months from the date of this decision, details of soft landscaping for the site shall be submitted to the Local Planning Authority. This shall include but not be limited to native planting to the site boundaries. The planting shall be carried out in full no later than 12 months following its approval in writing.”

Details submitted in support of the discharge of Condition 9

As set out above, soft landscaping is favoured on the site which primarily includes a native hedge and tree scheme as to ensure full integration of the site within its surroundings. Enhanced hedge planting is also proposed at the access to the site, through the native hedgerow and tree planting.

Post and rail fencing and gates are used in place of close boarded fencing. The details of such are shown on the submitted drawing J005012-TD-02.

The species of hedge planting proposed is as follows:

- 60% Hawthorn (*Crataegus monogyna*),
- 20% Blackthorn (*Prunus spinosa*),
- 10% Hazel (*Corylus avellana*), and
- 10% Holly (*Ilex aquifolium*).

The scheme would comprise a double staggered row at 0.5m centres, providing 5 plants per linear metre.

In addition, the small tree planting proposed on the site would be Silver Birch (*Betula pendula*), which is a native species that would also support biodiversity.

Each Planting element will be sourced by an appropriate supplier and planted on the site within the next Planting Season, subject to Planning Permission being granted, in accordance with these details. The applicant and owner of the site would be responsible for the measures going forward.

All plant stock to conform to the standards set out in the National Plant Specification, to be sturdy, healthy and vigorous of good shape and without elongated shoots, grown in a suitable environment and hardened off, free from pests, diseases, discoloration, weeds and physiological disorders, have a balanced branch system and be true to name.

Plant Handling, Storage and Transportation to accord with HTA "Handling and establishing landscape plants". Preparation of Planting Beds will require that prior to planting, all topsoil to be dug over to a depth of 150mm within 2-3 days prior to planting when weather and ground is suitably dry. Leave to regular and even levels, 25mm above adjoining paving or kerbs. Remove all visible weeds and large stones exceeding 50mm.

All new hedge plants will be 60/90cm bare rooted or pot grown, to be planted in pits 150mm wider and deeper than container or roots when fully spread. All pit bottoms to be broken up to a depth of 150mm, incorporating soil ameliorant at 50g/m² and well consolidated. All shrub planted areas to be mulched with Ornamental Grade Mulch (Melcourt, or equal approved) to a depth of 75mm and watered to soil field capacity.

Planting will be protected with shrub guards or spiral guards against deer and rabbits, and all guards and stakes and ties to be inspected regularly to ensure they are effective and removed after 3 years or when planting is fully established

Schedule of Maintenance

With regard to the maintenance of the proposed and existing planting, any hedgerow, tree, or planting that dies, is removed, uprooted, or destroyed within 5 years of their planting, or the approval of these details, shall be replaced by planting of the same species during the next available planting season. The following operations shall be undertaken as general maintenance measures within the site:

- (i) Ensure that all planting areas are kept free from litter,
- (ii) Removal of any leaf litter and either compost on the site or remove from site entirely,
- (iii) Regularly undertake weeding of planted areas,
- (iv) Undertake watering (as required) to ensure healthy growth of planting,
- (v) Ensure that all hardsurfaced areas are swept/treated in order to be kept free from litter and leaves.
- (vi) Resist cutting meadow area until mid to late summer in the first year, then graze or mow through to March the following year, and once established keep to one summer hay cut.

After five years the maintenance plan will be reviewed to ensure the satisfactory management of the planting on the site.

Condition 11 – External Lighting

Condition 1 of APP/K2230/W/25/3363212 is set out below,

“No external lighting shall be installed to the site unless details have first been submitted to and approved in writing by the Local Planning Authority. Those details shall include levels of illumination, position and hours of use. External approved.”

Details submitted in support of the discharge of Condition 11

The lighting scheme has been designed to be low-scale and domestic in nature, preventing any impact upon the surroundings.

The external lighting fixtures are pre-fixed to the Static Caravans themselves. The lighting attached to the static caravans take the form of downlighters fixed to the front facing wall.

In addition, a singular post light, as shown at **Appendix 1**, is proposed at the entrance to the plot.

Conclusion

In summary, it is considered that the details submitted are acceptable. It is hereby requested that the appointed planning officer look favourably upon the submitted detail and permit the conditions to be discharged.

It should also be noted that the applicant remains content to discuss any amendments and alterations as may be required, but considers the details provided sufficient to discharge the condition. As such, whilst it requested that the details are looked upon favourably, should the LPA take a different view, the first port of call should be requests of amendment, as opposed to refusal of the details.

If you have any queries regarding the above, or require clarification on any matters please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Brian Woods', with a stylized flourish at the end.

Brian Woods
Managing Director

APPENDIX 1

Blooma Kiana Brushed Silver effect Solar-powered LED Post light



product details

Product Information

- Fixings sold separately
- Manufacturer guarantee: 2 years
- Motion sensor

Specifications

Batteries included	Batteries included
Bulb type	Integrated
IP rating	IP44
Lumens	50lm
Material	Stainless steel
Model name/number	SL2862A
Number of bulbs	1
PIR detection angle	90°
PIR detection range	5m
Power output	2W
Power voltage supply	3.2V
Product depth	110mm
Product height	490mm
Product width	110mm
Resistant to water	Waterproof
Timer	Timer function
Product code	3663602895039