



ECOLOGICAL ADVICE SERVICE

TO: Lucy Hankin
FROM: Emma England
DATE: 01 October 2026
SUBJECT: 20260832 / Cobham Cricket Club, Gravesend

The following is provided by Kent County Council's Ecological Advice Service (KCC EAS) for Local Planning Authorities. It is independent, professional advice and is not a comment/position on the application from the county council. It is intended to advise the relevant planning officer(s) on the potential ecological impacts of the planning application and if sufficient/appropriate ecological information has been provided.

Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed in every instance to the planning officer, who will seek input from the EAS where appropriate and necessary.

CONDITION 3 DISCHARGE

We have reviewed the submitted documents in relation to condition 3 of permission 20240943. We advise that a tree officer may be best placed to advise on the discharge of this condition.

However, we note the following, condition 3 requires the details and type of the two trees indicated on Drawing No.3621.030.A. The Bloomfields letter dated 13th August 2026 states that there will be woodland planting incorporating a mix of field maple and hornbeam. The Figure accompanying this statement shows two trees within the red line boundary and two trees outside the red line boundary. The reference to woodland planting and woodland retention is confusing and would benefit from clarification.

The size of the trees to be planted and the methodology of planting has not been specified. It is assumed that there will be one field maple and one hornbeam planted very close to each other.

The original application was subject to statutory biodiversity net gain (BNG). Therefore, we remind the applicant that prior to any development commencing on site, an application must be submitted for discharge of the deemed condition of BNG, which is that that the development may not be begun unless—

- (a) a biodiversity gain plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Emma England
Biodiversity Officer

Condition Wording

3. Prior to above ground works, a proposed soft landscaping scheme including details and type of the two trees indicated on Drawing No.3621.030.A shall be submitted to and Approved in writing by the Local Planning Authority. This shall be carried out in full within the first planting season. Any trees that die, are damaged, removed or become diseased within five years from implementation shall be replaced with a similar size and species during the next planting season.

Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the site and biodiversity, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014).