

Landscape, Arboricultural and Hard Works Scheme

Land at Clanna, Dean Lane, Meopham — Gravesham Borough Council
Discharge of Conditions 8 (Soft Landscaping), 11 (Trees) and 12 (Hard Landscaping)

Introduction

This report is submitted to discharge Conditions 8, 11 and 12 attached to the planning permission granted following appeal for the retrospective development comprising a mobile home, touring caravan, dayroom, hardstanding, fencing and associated works at Land at Clanna.

The submission provides details of soft landscaping, arboricultural considerations, hard landscape works and implementation arrangements in accordance with the requirements of the conditions.

The development has been implemented in accordance with the approved plans, and the site is characterised by modest hardstanding to the frontage with the majority of the site remaining as paddock, as described by the Inspector.

Planning Context

The appeal decision recognised that the development occupies a limited portion of the site and that the wider land remains largely open and undeveloped.

This submission therefore provides proportionate information to confirm that the development does not affect existing trees and that appropriate landscape measures are in place consistent with the rural character of the area.

Arboricultural Statement (Conditions 8 and 11)

Tree Survey Review

A review of the site, approved block plan and photographic evidence confirms that there are no trees within the area where development has taken place.

The development footprint is located within the frontage portion of the site where hardstanding and structures have been established.

Boundary vegetation and trees within the wider landscape are located beyond 10 metres from the development footprint and are not affected by the works.

Trees visible along Dean Lane and within adjoining land lie outside the site and are not influenced by the development.

BS5837 Considerations

Having regard to the requirements of BS5837:2012:

- There are no trees within the site requiring categorisation
- No trees are proposed for removal
- No pruning or arboricultural works are required
- No excavation has taken place within any root protection areas
- No changes to ground levels affecting trees have occurred
- No tree protection measures are required

The retrospective nature of the development confirms that works have been completed without encroachment into any tree root protection areas.

Conclusion — Trees

The development has no impact on existing trees, and no arboricultural mitigation or protection measures are necessary.

Soft Landscaping Scheme (Condition 8)

Landscape Character

The site retains a strong rural character, with the majority of the land remaining as open paddock and natural vegetation.

Soft landscaping measures focus on reinforcing existing vegetation and supporting ecological enhancements rather than introducing formal planting.

Planting Proposals

Soft landscaping comprises:

- Reinforcement of boundary vegetation where appropriate
 - Retention of grass paddock
 - Natural regeneration within undeveloped areas
 - Ecological enhancement planting in accordance with approved ecology measures
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Indicative Species

Where planting occurs, native species typical of the local landscape will be used, including:

- Hawthorn
- Blackthorn
- Hazel
- Field Maple
- Dog Rose

Wildflower areas will comprise a native meadow mix.

Implementation Programme

Planting will be undertaken within the first planting season following approval where required.

Any failed planting will be replaced within five years.

Hard Landscaping Details (Condition 12)

Levels

Ground levels across the site have been established through the completed works and remain broadly consistent with existing landform.

No significant earthworks are proposed.

Means of Enclosure

Boundary treatments comprise:

- Timber close-board fencing to the frontage
- Post and rail fencing with wire mesh to paddock boundaries

These are consistent with the submitted fencing specification and rural character.

Hard Surfacing

Hardstanding areas comprise permeable gravel and compacted surfacing providing parking and access.

The limited extent of hardstanding ensures the majority of the site remains permeable.

Lighting

External lighting comprises low-level, wildlife-sensitive fittings in accordance with the approved lighting strategy.

Bin Storage

Refuse storage is located within the site adjacent to the dayroom in a discreet position.

CCTV

No formal CCTV infrastructure is proposed beyond domestic scale security measures.

Implementation and Maintenance

Landscape and boundary features are either implemented or will be maintained by the site operator to ensure continued effectiveness and visual integration.

Conclusion

The submitted information demonstrates that:

- No trees are affected by the development
- Appropriate soft landscaping is in place
- Hard landscape details reflect the approved scheme
- The rural character of the site is preserved

The information provided satisfies the requirements of Conditions 8, 11 and 12 and discharge is respectfully requested.