

Delegated Report

Approval of Conditions

Application No:	20250464
Location:	Land At Worcester Close, Istead Rise, Gravesend, Kent, DA13 9LB
Description:	Application for the approval of condition 9 and 10 attached to planning reference number 20230136 relating to details of how the development will offset biodiversity loss/enhance biodiversity and a lighting design plan for biodiversity.
Applicant:	Elkins Construction

Submitted Documents/Plans

Application Form – dated 08 May 2025;
Supplementary Information – Landscape Specification by PLAN (ref. PLA 0104T D 2000 R00) (dated April 2025);
Supplementary Information – Landscape Management and Maintenance PLAN (ref. PLA 0104 TD SP 3000 R00) (dated April 2025);
Supplementary Information – Lighting Design by Kingfisher Lighting (ref. 55210) (23 April 2025);

Drawing no. 24071-PLA-ZZ-00-DR-L-200 – Hardscape Plan;
Drawing no. 24071-PLA-ZZ-00-DR-L-360 – Planting Plan;
Drawing no. 24071-PLA-ZZ-00-DR-L-600 – Key Plan;
Drawing no. 24071-PLA-ZZ-00-DR-L-601 – Hardscape Details;
Drawing no. 24071-PLA-ZZ-00-DR-L-602 – Step Details;
Drawing no. 24071-PLA-ZZ-00-DR-L-603 – Planting Details;
Drawing no. 24071-PLA-ZZ-00-DR-L-800 – Hard Landscape Setting Out Plan;
Drawing no. PLA 0107 620 R00 – Wall Details Private Terraces Courtyard;
Drawing no. PLA 0107 621 R00 – Wall Details Private Terraces East Boundary;
Drawing no. PLA 0107 631 R00 – Boundary Wall Details – Sheet 1;
Drawing no. PLA 0107 632 R00 – Boundary Wall Details – Sheet 2.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230136	Construction of 8 new affordable rent residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping.	PERMITTED	29.11.2023

Consultations, Publicity and Representations

KCC Biodiversity – No comment received.

Officer's Analysis

This application seeks approval of conditions 9 and 10 attached to planning permission reference 20230126, relating to biodiversity enhancement and lighting design plan.

Condition 9 states:

9. Within six months of works commencing, details of how the development will offset biodiversity loss/enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include a native species-only landscape scheme. The approved details will be implemented and thereafter retained.

This condition was attached to ensure that the biodiversity opportunities on site are enhanced post-development.

The supporting documents set out the planting schedule and location of the specific planting areas within the site:



Species	Size	Qty	Notes
TREES			
Acer campestre	300-350cm H	2	Multi-stem 3-5 stem min.
Malus sylvestris	10-12cm G	1	Straight leader, balanced crown
Sorbus torminalis	300-350cm H	1	Multi-stem 3-5 stem min.
SHRUBS			
Carpinus betulus	5L	51	120cm H Clipped hedge
Cistus x purpureus 'Alan Fradd'	5L	28	
Cornus sanguinea 'Midwinter Fire'	3L	23	
Euonymus europaeus	5L	9	
Hydrangea arborescens 'Annabelle'	5L	39	
Ilex aquifolium 'Argentea Marginata'	5L	11	
Ilex aquifolium 'Silver Queen'	5L	14	
Ligustrum vulgare	5L	31	
Ligustrum vulgare 'Eodense'	5L	56	
Pyracantha x 'Golden Dome'	5L	3	
Pyracantha x 'Orange Glow'	5L	8	
Rosa rubiginosa	5L	10	
Sambucus nigra	7.5L	1	
Sarcococca confusa	5L	40	
Viburnum coccineum 'Nanum'	5L	15	
Viburnum tinus ssp.	5L	15	
Vincetoxicum 'Alba'	2L	125	
PERENNIALS			
Anemone x hybrida 'Honorine Jobert'	2L	23	
Lavandula angustifolia 'Hidcote'	5L	71	
Stachys byzantina	2L	20	
ORNAMENTAL GRASSES			
Hakonechloa macra	2L	33	
Luzula sylvatica	2L	102	
FERNS			
Asplenium scolopendrium	2L	20	
Polystichum munitum	3L	10	
Polystichum setiferum	2L	10	
Lawn and Wildflower Mix			
Wildflower Mix Hedgerow & Banks 80/20			
Wildflower Seed mix (by Wildahome)			
Lawn: Flowering Lawn Meadow Mix (by Meadowmania)			

As part of the planting, habitats and biodiversity opportunities will be created in:

- Tree canopy (multi-stem and standard trees)
- Flower rich perennial planting & native shrub planting
- Species rich lawn for amenity grass areas
- Extensive green roof

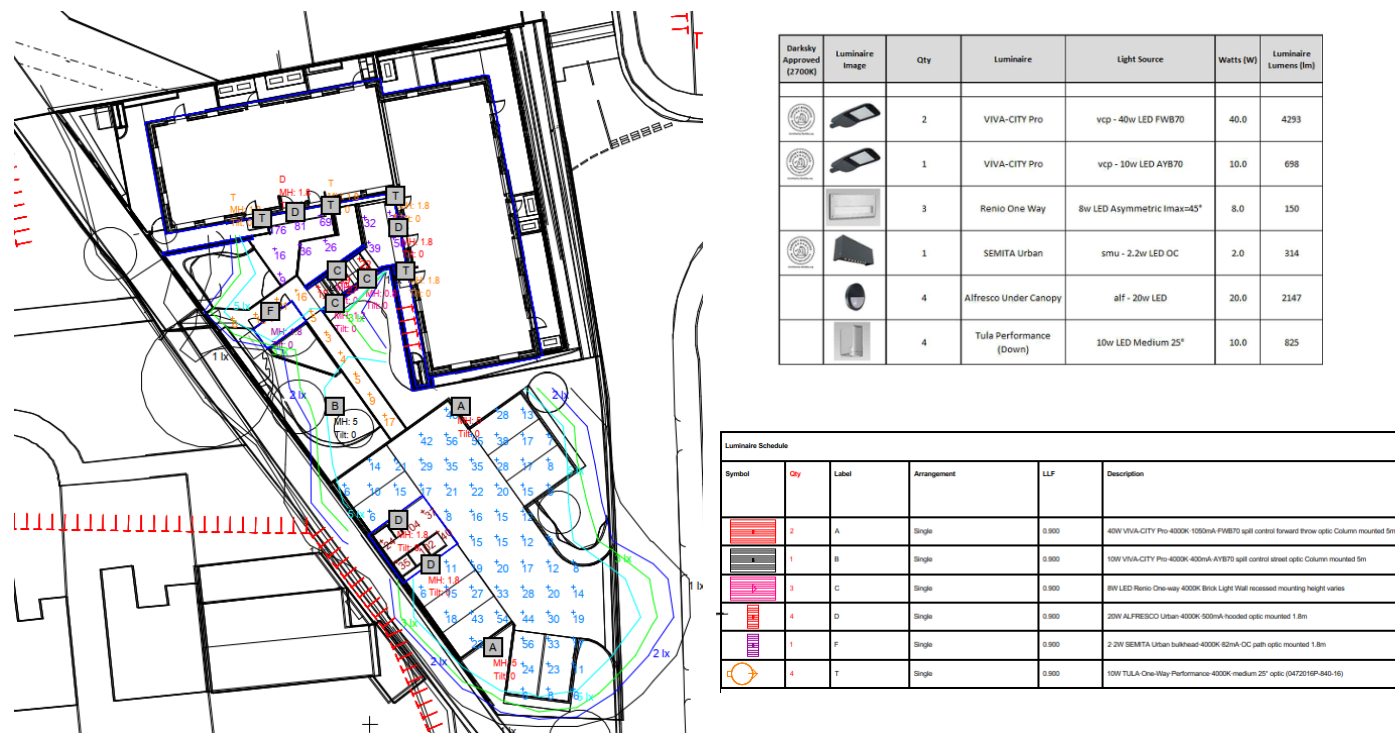
The strategy is considered to provide opportunities for biodiversity enhancement in accordance with Policy CS12 of Gravesham's Local Plan Core Strategy (2014) and Section 15 of the National Planning Policy Framework (2024). Therefore, sufficient information has been provided to discharge condition 9.

Condition 10 states:

10. Prior to above ground works, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show the type and locations of external lighting, as well as expected light spill in lux levels, to demonstrate that areas to be lit will not adversely impact biodiversity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

This condition was attached to ensure that the development enhances and does not impact on biodiversity through lighting.

The supporting Lighting Design (by Kingfisher Lighting) sets out the proposed lights and their locations around the site, as shown below:



The lighting plan is considered to be acceptable, ensuring safe access for future occupiers into the carpark and on the pathways to the properties. The lighting is also well-contained within the site and has limited lux levels to ensure that biodiversity is not impacted.

Therefore, sufficient information has been provided to discharge condition 10.

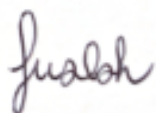
Conclusion

The application has been supported by sufficient information to discharge conditions 9 (biodiversity enhancement) and 10 (biodiversity lighting design plan).

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
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Signed:		Signed:	
Dated:	1 st July 2025	Dated:	04 July 2025