

The Office
The Larches
Higham
Rochester
Kent ME3 7NQ



27th February 2026

Planning Department
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent.

Dear Sirs

Re: Kent Tor, Wrotham Road, Culverstone, Meopham, Kent, DA13 0RE.

Application to clear planning conditions within Decision Notice 20251160.

We hereby submit details required in order to clear planning conditions 5, 6, 8 and 9.

We submit two drawings, drawing 25/489/02A shows the finished floor level as 470mm above ground level. This is the standard finished floor height for a Dan Wood home. Drawing 25/489/03D shows the proposed soft and hard landscaping, biodiversity enhancements which include new native hedge and tree planting, bird and bat boxes and gaps in the fences for hedgehogs. Fruit trees will be planted which attract insects and bird into the garden.

Bat and bird boxes to be placed on existing trees in the rear garden.



Woodstone Bat Box Midi 91044/91020.

Bird box



Woodstone bird box.

Regulated by RICS

Jonathan Bolton CEMDipFM MRICS Graham Dawes

Registered in England and Wales No.4039927 Tel: 01634 710 881 Fax:01634 710 542

VAT No. 754 1044 54

A new drive will be laid and patio to the rear of the house. Currently there are concrete paths to the front and rear of the existing house which is about to be demolished. The drive will be porous resin bound with fine gravel finish over porous tarmac. The patio will be sandstone which is also porous.

Sandstone image



Resin bound gravel drive image



Resin bound gravel drives are porous provide they are laid over a porous tarmac and aggregate.

The existing foul drain at the rear of the current house will be retained so that the new house can be connected to the existing manhole, the position is shown on the site plan drawing at the rear of the house. This manhole is connected to the public sewer which is also shown on the site plan drawing.

Surface water from the roof will be drained by way of a crate system soakaway in the rear garden. The soakaway crates will be wrapped in Spudulica Heavy Duty Soakaway Wrap Fabric to prevent blockage by fines washing out of the soil over time.

Rainwater from the garage roof will be taken to a small crate system soakaway positioned under the drive. A water butt will collect rainwater from the garage roof using a down pipe diverter. Rainwater can then be used to water the garden.

The boundaries are currently fenced with close boarded fencing. There are some brick walls at the front of the house. The existing boundary treatments will be retained with hedgehog gaps created in the existing fences in positions shown on the site plan.

Landscaping details are shown on drawing 25/489/03D. Existing trees and proposed new fruit trees are shown as also a new hedge along part of the rear boundary. There is an existing Privet hedge along the north side of the garden.

New fruit trees will be pot grown and bought in 9 litre pots. New hedging plants will be bare rooted and 60-90 cm in height. The 5 year maintenance details are on the site plan drawing.

We trust we have provided sufficient information to enable this application to be considered and successfully approved. If there is anything further is required, please do let me know.

Yours faithfully

A black rectangular box redacting the signature of Jonathan Bolton.

Jonathan Bolton

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