



Delegated Report

Approval of Details Application

Planning Application No: 20260444

Location: 90 Downs Road Istead Rise Gravesend Kent

Description: Application for the approval of condition 3 (External Facing Materials), condition 4 (Archaeological Watching Brief), condition 5 (Construction Ecological Management Plan), condition 7 (Ecological Plan), condition 10 (Hard Landscaping) and condition 12 (External Lighting) attached to planning reference number 20260315.

Applicant: Alder Homes Ltd

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 2603 / IRG / SLP.01 Rev C3 – Proposed Site Layout Plan;
Drawing No. 2603_IRG-03 Rev C1 – Elevations (Half Weatherboarded / TH);
Supporting Information: External Lighting Details;
Supporting Information: Material Samples for Approval;
Supporting Information: Construction Ecological Management Plan (Ref: 1702);
Supporting Information: Archaeological Watching Brief – Invicta Archaeological Services Ltd.

~~Drawing No. 2603 / IRG / SLP.01 Rev P2 – Proposed Site Layout Plan.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20260315	Application for variation of condition 2 (Approved Plans) attached to planning permission reference number 20250937 for the Erection of a 3 bed detached residential property and garage to allow alterations to the design of the house.	Permitted	28.05.2026
20250937	Erection of a 3 bed detached residential property and garage.	Permitted	04.02.2026

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that

are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Consultees

External

KCC Heritage

I have reviewed the archaeological WSI (invicta 2026) and can confirm that is of a good standard and recommend approval of condition 4 (archaeological watching brief).

KCC Biodiversity

05.08.26

SUMMARY – SUFFICIENT INFORMATION

We have reviewed the submitted documents in relation to conditions condition 3 (External Facing Materials), condition 4 (Archaeological Watching Brief), condition 5 (Construction Ecological Management Plan), condition 7 (Ecological Plan), condition 9 (Soft Landscaping), condition 10 (Hard Landscaping) and condition 12 (External Lighting) attached to planning reference number 20250937.

Condition 3, 4 and 10 are not our area of expertise.

We advise that **sufficient** ecological information has been provided to discharge the conditions 5, 7, and 12.

Condition 9 has been submitted but it needs to be discharged at the same time as the BNG gain plan, to ensure the landscaping correlates with the BNG information. The biodiversity gain plan needs to be submitted.

Condition 5: Construction Ecological Management Plan. Prior to any landscaping works commencing on site a Construction Ecological Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Provisions of a Construction Ecological Management Plan has been provided, detailing appropriate mitigation considerations for potential protected species and habitats within the area.

The CEMP has included species specific information and details of arboricultural protection measures, including fencing. We are satisfied that Condition 5 has been met.

Condition 7: Ecological Plan

Within 3 months of works commencing within the site an ecological plan must be submitted demonstrating that ecological enhancement features (including bat, bird and insect boxes) have been incorporated into the site and adjacent habitat. The plan must be implemented as proposed.

Reason - To ensure an acceptable standard of development upon completion through provision and long-term management of soft landscaping and to enhance local provisions for wildlife and biodiversity to mitigate habitat lost by development, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS12 and CS19.

The enhancement plan includes a hedgehog dome, log/rubble pile, bat box and bird box. We are satisfied that a log pile would provide a feature to benefit insects and this should be used rather than a rubble pile. No instructions have been provided for the positioning of the bird and bat box. Therefore, we would like to highlight that it is recommended that bird and bat boxes are made from a durable material such as woodcrete. We recommend that bird boxes face preferably north to east or shaded from direct sunlight, and bat boxes/tubes should face south to southeast, and both bird and bat boxes/tubes should be positioned away from any artificial lighting. Bat boxes are recommended at 4m above ground if possible and birds boxes depend on species. More information is provided here for bird and bat box positioning

Putting up a nest box | BTO

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box>

In addition, native planting is to take place on the north-west of the site, including planting of primroses, common hazel, and common foxglove near retained treelines. Native planting should encourage pollinator and insect activity, adding to the biodiversity within the area.

If the applicant confirms to the LPA that they will follow the instruction above, we do not require to be reconsulted and are satisfied that condition 7 can be discharged.

Condition 9: Soft Landscaping

Prior to any part of the permitted dwellings being occupied or used, a scheme detailing the proposed soft landscaping scheme shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall then be carried out in full within the first planting season. Any trees or plants 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 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014)

We note this application was subject to Biodiversity Net Gain and the application form for 20250937 noted this as applicable. A landscape plan has been submitted but we highlight that landscaping plans should be discharged at the same time as the BNG deemed condition, so the gain plan and finalised BNG documents can be cross referenced and discharged at the same time.

Deemed Condition

The development is subject to the deemed condition of planning permission relating to biodiversity gain as per Schedule 7A 13(1) of the Town and Country Planning Act 1990. The condition is 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.

The condition cannot be varied or removed. **An application must be made to discharge the biodiversity gain plan prior to works commencing.** The government's published Biodiversity Gain Plan (BGP) template should be used to discharge it: Biodiversity gain plan - GOV.UK. Please note that the submission of the finalised Statutory Biodiversity Metric/BGP is required by law prior to the commencement of any development.

Condition 12:

No external lighting, whether temporary or permanent, shall be placed or erected within the site unless details are submitted to and approved in writing by the Local Planning Authority. Any details to be submitted shall be in accordance with the Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 8 Bats and Artificial Lighting', and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire

profiles) and an

ISO lux plan showing light spill. The development shall be carried out in accordance with the subsequently approved details and maintained as such thereafter.

Reason: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation in accordance with paragraph 193(c) of the NPPF 2024

The following luminaire specifications must be considered within the lighting strategies to determine effects on protected species, based on section 4.9 of the Bat Conservation Trust and Institute of Lighting Professionals 'GN08: Bats and Artificial Lighting'.

The LED light fitting specification provided is shown to be suitable with downward facing light only and warm light of 2700K, which is suitable. No PIR/timer are specified, and we advise these could be implemented or otherwise recommend lighting be switched off when not required or in use, to minimise lighting impacts.

External lighting fixtures have been displayed on the exterior of the building, however the light spill radius is not visible. This could have negative effects on commuting or foraging protected species such as breeding birds or bats – especially as the planned ecological enhancements include bat and bird boxes. We encourage the placement of bird boxes and bat boxes to be away from the artificial lighting areas, as well as having the external lighting fixtures on timers or motion sensors to not impact foraging/commuting species and the ancient woodland area that the building backs onto.

We are satisfied that the conditions for Condition 12 have been met.

Officer Comments: At the request of the applicant, Condition 9 (Soft Landscaping) has been withdrawn from the current submission and will be addressed separately.

21.07.26

SUMMARY – SUFFICIENT INFORMATION

We have reviewed the submitted documents in relation to conditions condition 3 (External Facing Materials), condition 4 (Archaeological Watching Brief), condition 5 (Construction Ecological Management Plan), condition 7 (Ecological Plan), condition 9 (Soft Landscaping), condition 10 (Hard Landscaping) and condition 12 (External Lighting) attached to planning reference number 20250937.

Condition 3, 4 and 10 are not our area of expertise.

We advise that **sufficient** ecological information has been provided to discharge the conditions 5 and 7.

Condition 9 has been submitted but it needs to be discharged at the same time as the BNG gain plan, to ensure the landscaping correlates with the BNG information. The biodiversity gain plan needs to be submitted.

Condition 12 (lighting) requires a lighting plan to be submitted detailing the positioning of the light fittings proposed.

Condition 5: Construction Ecological Management Plan.

Prior to any landscaping works commencing on site a Construction Ecological Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Provisions of a Construction Ecological Management Plan has been provided, detailing appropriate mitigation considerations for potential protected species and habitats within the area.

The CEMP has included species specific information and details of arboricultural protection measures, including fencing. We are satisfied that Condition 5 has been met.

Condition 7: Ecological Plan

Within 3 months of works commencing within the site an ecological plan must be submitted demonstrating that ecological enhancement features (including bat, bird and insect boxes) have been incorporated into the site and adjacent habitat. The plan must be implemented as proposed.

Reason - To ensure an acceptable standard of development upon completion through provision and long-term management of soft landscaping and to enhance local provisions for wildlife and biodiversity to mitigate habitat lost by development, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS12 and CS19.

The enhancement plan includes a hedgehog dome, log/rubble pile, bat box and bird box. We are satisfied that a log pile would provide a feature to benefit insects and this should be used rather than a rubble pile. No instructions have been provided for the positioning of the bird and bat box. Therefore, we would like to highlight that it is recommended that bird and bat boxes are made from a durable material such as woodcrete. We recommend that bird boxes face preferably north to east or shaded from direct sunlight, and bat boxes/tubes should face south to southeast, and both bird and bat boxes/tubes should be positioned away from any artificial lighting. Bat boxes are recommended at 4m above ground if possible and birds boxes depend on species. More information is provided here for bird and bat box positioning [Putting up a nest box | BTO](https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box)

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box>

In addition, native planting is to take place on the north-west of the site, including planting of primroses, common hazel, and common foxglove near retained treelines. Native planting should encourage pollinator and insect activity, adding to the biodiversity within the area.

If the applicant confirms to the LPA that they will follow the instruction above, we do not require to be reconsulted and are satisfied that condition 7 can be discharged.

Condition 9: Soft Landscaping

Prior to any part of the permitted dwellings being occupied or used, a scheme detailing the proposed soft landscaping scheme shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall then be carried out in full within the first planting season. Any trees or plants 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 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014)

We note this application was subject to Biodiversity Net Gain and the application form for 20250937 noted this as applicable. A landscape plan has been submitted but we highlight that landscaping plans should be discharged at the same time as the BNG deemed condition, so the gain plan and finalised BNG documents can be cross referenced and discharged at the same time.

Deemed Condition

The development is subject to the deemed condition of planning permission relating to biodiversity gain as per Schedule 7A 13(1) of the Town and Country Planning Act 1990.

The condition is 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.

The condition cannot be varied or removed. An application must be made to discharge the biodiversity gain plan prior to works commencing. The government's published Biodiversity Gain Plan (BGP) template should be used to discharge it: Biodiversity gain plan - GOV.UK. Please note that the submission of the finalised Statutory Biodiversity Metric/BGP is required by law prior to the commencement of any development.

Condition 12:

No external lighting, whether temporary or permanent, shall be placed or erected within the site unless details are submitted to and approved in writing by the Local Planning Authority. Any details to be submitted shall be in accordance with the Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 8 Bats and Artificial Lighting', and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The development shall be carried out in accordance with the subsequently approved details and maintained as such thereafter.

Reason: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation in accordance with paragraph 193(c) of the NPPF 2024

The following luminaire specifications must be considered within the lighting strategies to determine effects on protected species, based on section 4.9 of the Bat Conservation Trust and Institute of Lighting Professionals 'GN08: Bats and Artificial Lighting'.

The LED light fitting specification provided is shown to be suitable with downward facing light only and warm light of 2700K, which is suitable. No PIR/timer are specified and we

advise these could be implemented or otherwise recommend lighting be switched off when not required or in use, to minimise lighting impacts.

No formal plan displaying individual lighting fixtures and the direction of light to the wider habitat has been provided. As such, we cannot determine the quantity of light fittings or the direction of the external lighting, and whether this would impact the wooded/tree and habitat areas surrounding the house, which could have negative effects on commuting or foraging protected species such as breeding birds or bats – especially as the planned ecological enhancements include bat and bird boxes.

Therefore, we cannot discharge condition 12 until an artificial lighting plan showing the locations of light fittings has been submitted.

Internal

GBC Environmental Protection

15.06.26

Although an iso lux plan isn't provided, the details indicate that the lighting is acceptable from an amenity perspective. I have no objections to the condition being discharged based on this.

07.05.26

Only condition 12 is relevant to Environmental Protection. The condition requires the following:

No external lighting, whether temporary or permanent, shall be placed or erected within the site unless details are submitted to and approved in writing by the Local Planning Authority. Any details to be submitted shall be in accordance with the Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 8 Bats and Artificial Lighting', and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The development shall be carried out in accordance with the subsequently approved details and maintained as such thereafter.

All that's been submitted are details of the type of light. There is no plan showing the lights locations, mounting height, ISO lux plan etc.

More information is needed.

Officer's Analysis

Proposal

This application is for the approval of condition 3 (External Facing Materials), condition 4 (Archaeological Watching Brief), condition 5 (Construction Ecological Management Plan), condition 7 (Ecological Plan), condition 10 (Hard Landscaping) and condition 12 (External Lighting) attached to planning reference number 20260315.

Background

Original planning permission was granted under planning application reference 20250937, however as the planning history shows, a variation application was submitted under reference 20260315 and approved. The conditions and numbers for both applications are the same, however for the avoidance of doubt, this application relates to the most recent planning permission with application reference 20260315.

Submitted Details

The following information has been submitted to discharge condition 3 (External Facing Materials), condition 4 (Archaeological Watching Brief), condition 5 (Construction Ecological Management Plan), condition 7 (Ecological Plan), condition 10 (Hard Landscaping) and condition 12 (External Lighting):

Planning Application Form;
Drawing No. 2603 / IRG / SLP.01 Rev C3 – Proposed Site Layout Plan;
Drawing No. 2603_IRG-03 Rev C1 – Elevations (Half Weatherboarded / TH);
Supporting Information: External Lighting Details;
Supporting Information: Material Samples for Approval;
Supporting Information: Construction Ecological Management Plan (Ref: 1702);
Supporting Information: Archaeological Watching Brief – Invicta Archaeological Services Ltd.

Condition 3

External Materials

3. Prior to above ground works commencing, details and samples of all materials and finishes to be used in the external faces of the building (weatherboarding, roof sheeting, rainwater goods, windows and doors) have been submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.

Reason To ensure a satisfactory visually attractive development which preserves and enhances the character of the area in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

Proposed Materials

Roof Materials:

Clay Tiles Terreal Rustique



Elevation Wall Materials

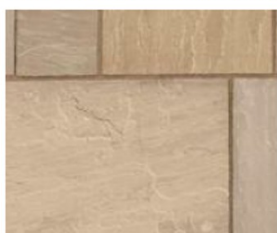
Brickwork Safier (See bespokebrick.com/brick/safier)



Vertical Tile Hanging on Front and Rear Gable (See TH on Drawing)- Terreal Priory Colour: Normandy Sand faced



Rear Patio Area Indian Sandstone Colour: Autumn Brown



Garage Detail (Elevations)

Fibre Cement, Hardie Plank Lap Sliding (Black)



Windows and Doors

Doors UPVC Colour: Grey

Windows UPVC Colour: Anthracite Grey



Hardstanding surfaces

Porous Block Paving to pathways and car parking areas

Brett Alpha Permeable Brick



Flank Wall Elevation, Porch and Front Dormer Surrounds (See WB on Drawing) Fibre Cement, Hardie Plank Lap Sliding (Black)



Rainwater Goods



Black uPVC Half Round and Finished Black

The black weatherboarding would match No. 90 and the brickwork Safier with the mix colours, would add interest. The clay roof tiles and vertical hanging tiles would respect the materials at No. 90, and the grey upvc windows and doors would not detract from the character of the area. In addition, the block paving and Indian sandstone add a variable palette.

It is considered that the proposed materials are acceptable in their setting and therefore sufficient information had been provided to discharge Condition 3 of 20260315.

Condition 4

Archaeological Watching Brief

- No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded.

The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with adopted Gravesham Local Plan Core Strategy Policies CS19 and CS20.

The submitted archaeological Watching Brief from Invicta Archaeological Services Ltd is of a good standard and addresses the wording of condition 4. The submitted details are formerly approved and sufficient to discharge of Condition 4 of 20260315.

Condition 5

Construction Ecological Management Plan

5. No development shall be undertaken (including any ground works, site and/or vegetation clearance) until a construction ecological management plan (CEMP) which contains full details of the ecological mitigation has been submitted to and approved in writing by the local planning authority. The CEMP shall be based on up-to-date ecological survey information, as advised by a suitably qualified ecologist and include the following:
- o Measures to avoid impacts to the retained habitats including identification of a construction exclusion zone (and the use of protective fences, exclusion barriers and warning signs);
 - o Extent and location of proposed construction and mitigation works, shown on appropriate scale maps and plans;
 - o Specific measures (which may be presented as a series of method statements) to avoid impacts to protected/notable species and a timetable for implementation of the measures;
 - o Persons responsible for implementing the measures, including times during construction when specialist ecologists need to be present on-site;
 - o The role and responsibilities of an Ecological Clerk of Works (ECow) or similarly competent person(s);

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: To ensure that a suitable programme of all works is set out from the commencement of development, to minimise the impact on protected species, in accordance with Local Plan Core Strategy Policies CS12 and CS19.

The submitted Construction Ecological Management Plan sets out a structured approach to the ecological protection including measures to mitigate harm to protected and sensitive habitats. The enhancement plan includes a hedgehog dome, log/rubble pile, bat box and bird box. The log pile would provide a feature to benefit insects and subject to an informative providing details of the positioning of the bird and bat boxes, KCC Biodiversity are satisfied with the details submitted.

The submitted details are acceptable in terms of the measures to protect ecology and mitigate any harm of any habitats.

The submitted document addresses the wording of the condition and is acceptable. As such, Condition 5 can be discharged.

Condition 7

Ecological Plan

7. Within 3 months of works commencing within the site an ecological plan must be submitted demonstrating that ecological enhancement features (including bat, bird and insect boxes) have been incorporated in to the site and adjacent habitat. The plan must be implemented as proposed.

Reason: To ensure an acceptable standard of development upon completion through provision and long term management of soft landscaping and to enhance local provisions for wildlife and biodiversity to mitigate habitat lost by development, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS12 and CS19.

The submitted Ecological Plan shows the location of bat boxes, hedgehog dome and log/rubble piles, together with soft landscaping/planting plan and existing trees, hedges and root protection areas.

KCC Biodiversity were consulted and confirm that the enhancement plan includes a hedgehog dome, log/rubble pile, bat box and bird box and they are satisfied that a log pile would provide a feature to benefit insects and this should be used rather than a rubble pile. In addition, native planting is to take place on the north-west of the site, including planting of primroses, common hazel, and common foxglove near retained treelines. Native planting should encourage pollinator and insect activity, adding to the biodiversity within the area.

As such, the submitted details are accepted in terms of the measures to protect ecology and mitigate any harm of any habitats.

The submitted document addresses the wording of the condition and is acceptable.

The submitted document addresses the wording of the condition and is acceptable. As such, Condition 7 can be discharged.

Condition 10

Hard Landscaping

10. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following:

- o proposed boundary treatments, hard surface finishes to the vehicle parking areas, pedestrian accesses, private gardens and amenity areas.

The approved works shall be completed in accordance with the approved details prior to first occupation of any of the residential units hereby permitted.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity and highway safety in accordance with Policy CS11 and Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy T5 of the Gravesham Local Plan First Review (1994).

The submitted Proposed Site Layout Plan (Drawing No. 2603 / IRG / SLP.01 Rev P2) shows the proposed hard landscaping including the block paved driveway, patio, retaining wall and close board fence. The location, scale and design of the hard landscaped areas are considered acceptable and appropriate for the location.

The submitted plan addresses the wording of the condition and is acceptable. As such, Condition 10 can be discharged.

Condition 12

External Lighting

12. No external lighting, whether temporary or permanent, shall be placed or erected within the site unless details are submitted to and approved in writing by the Local Planning Authority. Any details to be submitted shall be in accordance with the Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 8 Bats and Artificial Lighting', and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The development shall be carried out in accordance with the subsequently approved details and maintained as such thereafter.

Reason: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation in accordance with paragraph 193(c) of the NPPF 2024.

The LED light fitting specification provided is shown to be suitable with downward facing light only and warm light of 2700K, which is suitable.

KCC Biodiversity and GBC Environmental Protection have been consulted on the submitted details and the submitted details are acceptable in terms of the impact on wildlife and amenity and no objections have been raised.

The submitted plan addresses the wording of the condition and are acceptable. As such, Condition 12 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge Conditions 3 (External Facing Materials), condition 4 (Archaeological Watching Brief), condition 5 (Construction Ecological Management Plan), condition 7 (Ecological Plan), condition 10 (Hard Landscaping) and condition 12 (External Lighting) of planning approval 20260315.

Recommendation

ADET - Approval of Details

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	10 th August 2026	Dated:	10th August 2026