

Approval of details reserved by a condition (discharge) for:

Orchard Cottage, Round Street, Cobham, Gravesend, Kent, DA13 9AY

Prepared By: Harriet Bedford
Date: 7th June 2022

Condition 10 - Application: 20211129

Condition: Within six months of the date of this permission a soft landscaping including proposed new tree planting, hedging and other planted areas and details of types, species, numbers, and sizes of plants shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details for the delineation of the extended garden curtilage area and the remaining paddock area and the softening and screening to the access/entrance into the paddock. The scheme shall include hedging to the boundaries of the site and shall include the use of indigenous species. The landscaping scheme shall be implemented within the first planting season following this permission and thereafter maintained for a period of 5 years.

Discharge:

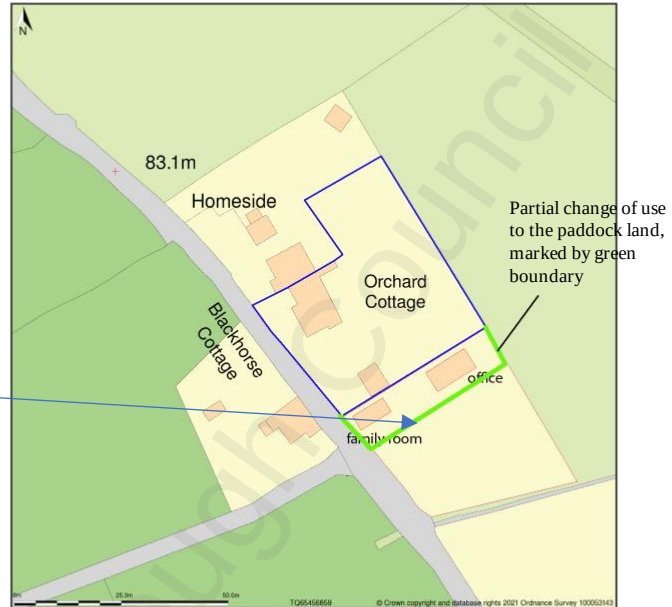
The applicant would like to divide the approved new curtilage of the garden and paddock with a mixed native hedging (hawthorn/bird cherry/field maple/hornbeam/hazel/blackthorn) with a wooden bar gate in the middle for access, appropriate to the rural area.

This hedging is fully acclimatised to the UK, so can tolerate many types of soil and weather, ensuring its successful growth.

This native hedge will also offer varied habitats for the local wildlife, offering food, shelter, and protection.



Image displays an example of the wooden bar gate.



Images above displays the existing paddock and the area where the hedging will be placed.

The applicant would also like to place six hornbeam plants (2 litre pots) in front of the fencing to the left-hand side of the new entrance gates to soften their appearance and be sympathetic to the surrounding hedging of Round Street. Hornbeam bushes provide year-round cover and seasonal interest, as well as providing a wonderful habitat for wildlife.

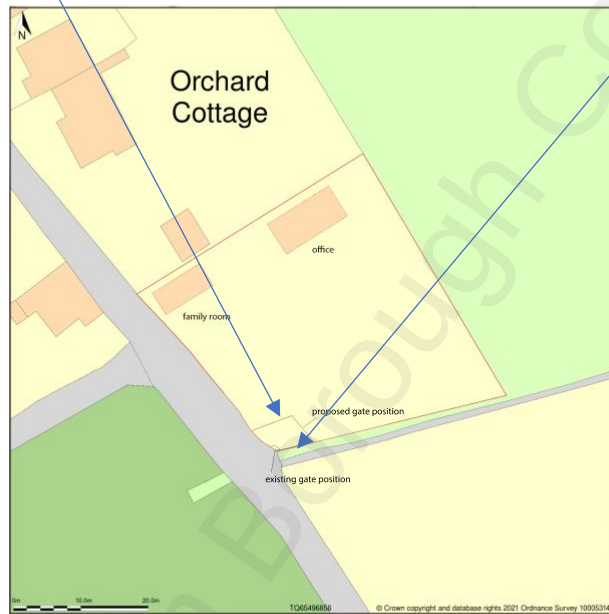
A mixture of native climbers, including ivy & honeysuckle will be planted on the right-hand side to soften the fence, provide much value to the local wildlife particularly bees and butterflies.



Image above displays hornbeam plant



Image above displays native honeysuckle



Images above display existing hedging that surrounds the new paddock entrance.