



# Delegated Report

## *Approval of Details Application*

**Planning Application No:** 20240373

**Location:** Land At St Columbas Close Gravesend Kent

**Description:** Application for approval of condition 10 attached to planning permission reference number 20221179 relating to details of how the development will offset biodiversity loss/enhance biodiversity.

**Applicant:** Mr Sam Duckett

### Submitted Documents/Plans

Application Form;  
Drawing No. L1007L01 Rev A - Proposed Planting Plan – Trees, Hedging and areas of grass;  
Drawing No. L1007L02 Rev A - Proposed Planting Plan – Native Planting Mixes 1 & 2; and  
Drawing No. L1007L03 Rev A - Proposed Planting Plan – Native planting Mix 3, 4, 5 & Herb Garden Mix 6; and  
Soft Landscape Management & Maintenance Plan.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                  | Decision              | Decision Date |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------|
| 20240456  | Application for approval of condition 11 attached to planning permission reference number 20221179 relating to details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development. | Pending Consideration |               |
| 20240434  | Application for approval of condition 12 attached to planning permission reference number 20221179 relating to details of crime prevention measures according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED)  | Pending Consideration |               |
| 20240323  | Application for approval of condition 6 attached to planning permission reference number 20221179 relating to the details of the lighting design and biodiversity                                                                                                            | Approval of Details   | 11.06.2024    |
| 20240372  | Application for approval of condition 8 attached to planning permission reference number 20221179 relating to a arboricultural method statement being submitted and approved.                                                                                                | Pending Consideration |               |
| 20240319  | Application for approval of conditions 7, 9 and 27 attached to planning permission reference number 20221179 relating to details of (7) Scheme of sustainable water drainage, (9) Foul and surface water sewage disposal and (27) Infiltration of surface water drainage.    | Pending Consideration |               |

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|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------|
| 20240261 | Application for approval of the first part of condition 5 attached to planning permission reference number 20221179 relating to the implementation of an archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable.                                                                                                                                                                                                                                                         | Approval of Details   | 23.05.2024 |
| 20240260 | Application for approval of condition 4 parts a, b and c attached to planning permission reference number 20221179 relating to a strategy to deal with the potential risks associated with any contamination of the site.                                                                                                                                                                                                                                                                                                  | Approval of Details   | 23.05.2024 |
| 20240258 | Application for approval of condition 3 attached to planning permission reference number 20221179 relating to a comprehensive Code of Construction Practice covering all environmental impacts of this development.                                                                                                                                                                                                                                                                                                        | Pending Consideration |            |
| 20221179 | Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works. | Permitted             | 06.04.2023 |

## Development Plan

### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

### National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed and beautiful places

## Consultations

### KCC – Biodiversity

### CONDITION DISCHARGE – SUFFICIENT INFORMATION

We have reviewed the submitted documents in relation to condition 10 and advise that sufficient information

has been provided to discharge the condition.

Condition 10 states:

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.

Reason: In order to enhance the biodiversity of the site in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014).

The condition above stipulates a native species-only landscaping scheme. We note that non-native species have been included in the landscaping scheme. However, in our view, sufficient native and wildlife-friendly planting has been included in the scheme to provide an enhancement to biodiversity.

### **Officer's Analysis**

This application is for approval of condition 10 attached to planning permission reference number 20221179 relating to details of how the development will offset biodiversity loss/enhance biodiversity.

Soft Landscape Management & Maintenance Plan.

### Condition 10

#### *Biodiversity and Ecological Enhancement*

10. 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.

**Reason:** In order to enhance the biodiversity of the site in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014).

In relation to Condition 10 the submitted plans and documents contain sufficient information to satisfy the condition fully. KCC Biodiversity have confirmed that the details are satisfactory.

The submitted details are considered acceptable and therefore sufficient detail has been submitted to satisfy Condition 10 of 20221179 as proposed.

### **Conclusion**

Sufficient information has been submitted to discharge Condition 10 of planning approval 20221179 relating to details of how the development will offset biodiversity loss/enhance biodiversity.

### **Recommendation**

ADET - Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

|                      |               |                     |                 |
|----------------------|---------------|---------------------|-----------------|
| <b>Case Officer:</b> | Ms Amanda Cue | <b>Team Leader:</b> | Miss Faye Hobbs |
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|----------------|----------------------------|----------------|-------------------------------------------------------------------------------------|
| <b>Signed:</b> | <i>A Cue</i>               | <b>Signed:</b> |  |
| <b>Dated:</b>  | 19 <sup>th</sup> June 2024 | <b>Dated:</b>  | 19 June 2024                                                                        |