

Delegated Report

Application No: 20250585

Location: Cherry Dene, Norwood Lane, Meopham, Gravesend DA13 0YE

Description: Application for the approval of condition 4 (Hard Landscaping), condition 5 (Soft Landscaping), condition 10 (Construction Environmental Management Plan), and condition 11 (Ecological Enhancement Plan) attached to planning reference number 20240580.

Applicant: Mr Russ Coleman

Submitted Documents/Plans

Application form
Construction Environmental Management Plan
Hard Landscape Schedule
Hard Landscape Details
Plant Schedule
Drawing no. OS_EL1002 rev A (Landscape General Arrangement)
Drawing no. OS_EL1003 rev A (Landscape Planting Plan)

Relevant Planning History

20240580 Erection of two detached houses with associated car parking, cart lodge car port and new entrance drive.
Approved 26.03.2025

Consultations, Publicity and Representations

KCC Ecologist

This site is required to implement Biodiversity Net Gain and therefore we advise that that there is a need for the Biodiversity Gain Plan to be submitted and the deemed condition discharged prior to works commencing on site.

Condition 5 states:

Prior to any ground works taking place, a soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, detailing the following:

- o The location of every tree on site, their species, the extent of crown spread and an assessment of their health and stability. Details of those trees to be retained and those to be removed.
- o Details of hedgerow planting.
- o Details of additional native tree and shrub planting within the site to include their quantity, size

and arrangements for aftercare.

- o Details of location for hedgehog boxes and log piles.

- o Details of how the development will enhance biodiversity to include outlined management measures to achieve the proposed habitat target conditions, native and wildlife-friendly planting, and integrated durable bat and bird boxes aimed at species of conservation concern.

Any identified trees or plants that die, are damaged, removed or become diseased within five years from the first occupation of the dwellings hereby permitted shall be replaced with a species of a similar size and species during the next available planting season. Landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

Condition 11 states: Within 3 months of works commencing within the site an ecological enhancement plan must be submitted to the LPA for written approval. The plan must demonstrate how the site will enhance biodiversity through planting which will benefit pollinators, and/or native species planting and ecological enhancement features within the buildings and site. The plan must be implemented as approved.

The following comments are valid for both conditions:

The submitted information has detailed the following will be incorporated in to the site:

- Long grass areas
- Pollinator Friendly Planting
- Two bat boxes
- Three Bird Boxes
- Log piles and composting area.
- Hedgehog Highways

We advise that sufficient information has been provided to discharge the condition.

We advise that information is provided to future home owners so they are aware of the reasoning behind the landscaping.

Condition 10 states: Prior to commencement of works (including site clearance), a construction environmental management plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

- a) Risk assessment of potentially damaging construction activities;
- b) The identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs;
- c) Reference to the relevant, granted, protected species licences (e.g., bats) obtained in advance of site clearance/construction and any relevant mitigation measures required;
- d) Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction for bats, badgers, birds, dormice and hedgehogs (may be provided as a set of species or habitat-specific method statements);
- e) The location and timing of sensitive works to avoid harm to biodiversity features;
- f) The times during construction when specialist ecologists need to be present on site to oversee works;
- g) Responsible persons and lines of communication; and
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

The approved CEMP will be adhered to and implemented throughout the construction period in

accordance with the approved details.

When we commented on the original application we advised that as the site was regularly mown grassland we were satisfied that no specific surveys were required. However we highlighted that the mature trees on site would be retained.

The CEMP states the following regarding Trees:

Tree and Shrub Protection The SM must ensure trees and shrubs are protected as deemed appropriate. This may mean that small trees and shrubs have to be removed from the ground and replanted if they are in the access routes of plant or scaffold will have to be erected over them. Alternatively, they may require barriers erected around them to protect ears from damage.

It is our view that the CEMP must provide site specific details on how the retained trees within the site will be protected during construction.

GBC Environmental Protection Officer

No comments to make.

Analysis

Condition 4 of 20240580:

Prior to any ground works taking place, a plan shall be submitted to the Local Planning Authority for approval showing full details of hard landscaping and surface finishes for the development, including details of a porous access drive and car parking area, any patio areas, any screening or boundary treatment by walls, fences or other means and any steps. The scheme shall be constructed in accordance with the approved details and completed, in its entirety, prior to the first occupation of the dwellings hereby permitted.

Reason: In order to protect and enhance the appearance and character of the site and locality in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

A schedule of hard landscaping has been provided with the application. This states decorative aggregate with steel, permeable concrete block paving with edging and porcelain paving. Upon request further details have been provided of the hard landscaping materials. These are to be:

Grey Basalt for the drive	
---------------------------	---

- Details of those trees to be retained and those to be removed.*
- o Details of hedgerow planting.*
- o Details of additional native tree and shrub planting within the site to include their quantity, size and arrangements for aftercare.*
- o Details of location for hedgehog boxes and log piles.*
- o Details of how the development will enhance biodiversity to include outlined management measures to achieve the proposed habitat target conditions, native and wildlife-friendly planting, and integrated durable bat and bird boxes aimed at species of conservation concern.*

Any identified trees or plants that die, are damaged, removed or become diseased within five years from the first occupation of the dwellings hereby permitted shall be replaced with a species of a similar size and species during the next available planting season. Landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

Reason: In the interests of visual amenity and to ensure a satisfactory standard of appearance upon the completion of the development and to ensure no net loss of biodiversity in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

The submitted information has detailed the following will be incorporated into the site:

- Long grass areas
- Pollinator Friendly Planting
- Two bat boxes
- Three Bird Boxes
- Log piles and composting area.
- Hedgehog Highways

The information is sufficient to discharge the condition. An informative is recommended to advise future home owners of the reasoning behind the landscaping.

Condition 10 of 20240580:

Prior to commencement of works (including site clearance), a construction environmental management plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

- a) Risk assessment of potentially damaging construction activities;*
- b) The identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs;*
- c) Reference to the relevant, granted, protected species licences (e.g., bats) obtained in advance of site clearance/construction and any relevant mitigation measures required;*
- d) Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction for bats, badgers, birds, dormice and hedgehogs (may be provided as a set of species or habitat-specific method statements);*
- e) The location and timing of sensitive works to avoid harm to biodiversity features;*
- f) The times during construction when specialist ecologists need to be present on site to oversee works;*
- g) Responsible persons and lines of communication; and*
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*

The approved CEMP will be adhered to and implemented throughout the construction period in

accordance with the approved details.

Reason: To protect habitats and species from adverse impacts during construction.

The County Ecologist has commented on the application and highlighted that the mature trees on site would be retained. However the CEMP states the following regarding Trees:

Tree and Shrub Protection The SM must ensure trees and shrubs are protected as deemed appropriate. This may mean that small trees and shrubs have to be removed from the ground and replanted if they are in the access routes of plant or scaffold will have to be erected over them. Alternatively, they may require barriers erected around them to protect ears from damage.

It is the Ecologists view that the CEMP must provide site specific details on how the retained trees within the site will be protected during construction. Condition 6 refers to retained trees and states that these will be protected in accordance with BS5837:2012. It also states that any tree that is removed, uprooted or destroyed or dies, another will be planted at the same place. It is the Council's view that this condition ensures the reasonable protection of retained trees and therefore the CEMP does not contradict this. The condition can be discharged however an informative reminding the applicant of the requirement to protect trees is recommended.

Condition 11 of 20240580:

Within 3 months of works commencing within the site an ecological enhancement plan must be submitted to the LPA for written approval. The plan must demonstrate how the site will enhance biodiversity through planting which will benefit pollinators, and/or native species planting and ecological enhancement features within the buildings and site. The plan must be implemented as approved.

Reason: In the interests of ecology and in accordance with the provisions set out under Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

The submitted information has detailed the following will be incorporated into the site:

- Long grass areas
- Pollinator Friendly Planting
- Two bat boxes
- Three Bird Boxes
- Log piles and composting area.
- Hedgehog Highways

The information is sufficient to discharge the condition. An informative is recommended to advise future home owners of the reasoning behind the condition.

Recommendation:

Discharge condition 10 subject to an informative relating to retained trees.

Discharge conditions 4, 5 and 11.

Add an informative to remind the applicant of the mandatory BNG condition and the requirement for this to be discharged prior to the commencement of works.

See draft Decision

Case Officer: Alison Webster	Team Leader: Richard Hart
-------------------------------------	----------------------------------

Signed: 	Signed: <i>R Hart</i>
Dated: 3 September 2025	Dated: 3 rd September 2025