

Application to Discharge conditions on planning Application No. 20240017
Crabbles Cottage, Pear Tree Lane. Shorne, Gravesend. Kent. DA12 3JS

Following the decision made on 14 March 2024 to grant planning permission subject to conditions, we are writing to confirm that we will satisfy the pre-commencement conditions 3, 4, 5 and 6. Further details are set out below.

Condition 3: Prior to the commencement of the development hereby approved, a bat survey (preliminary roost assessment) shall be undertaken and submitted to and approved in writing by the Local Planning Authority.

A bat survey was completed on 15th April 2024 (Appendix 3:1) by Crossman Associates and concluded that there are no bats occupying the residence and that the dwelling provides no features suitable for roosting bats or nesting birds, including the detached garage. The garage and the dwelling have negligible suitability for roosting bats. Considering the above, the recommendation was to take a precautionary approach to the development, including installation of bat boxes prior to the development, and we discussed the exterior lighting plan with the ecologist to ensure it is sensitive to the nocturnal wildlife. Please see full report attached.

Condition 4: Prior to the commencement of any above ground works, details of the proposed vehicular access track (shown in drawing no. 221/56-34) shall be submitted to and approved in writing by the Local Planning Authority.

The vehicle access track will stretch the length of the garden providing graded access from the front driveway to the attached woodland at the rear of the property. The access track will be 3.5m wide as the minimum width required for vehicular access. It will be constructed with permeable paving grids, providing a natural organic surface which is capable to support the weight of vehicles for woodland management. Example image shown in Appendix 4:1.

Condition 5: Prior to the commencement of any above ground works, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. The details will be implemented as approved and thereafter retained.

We plan to increase biodiversity of the property through the following:

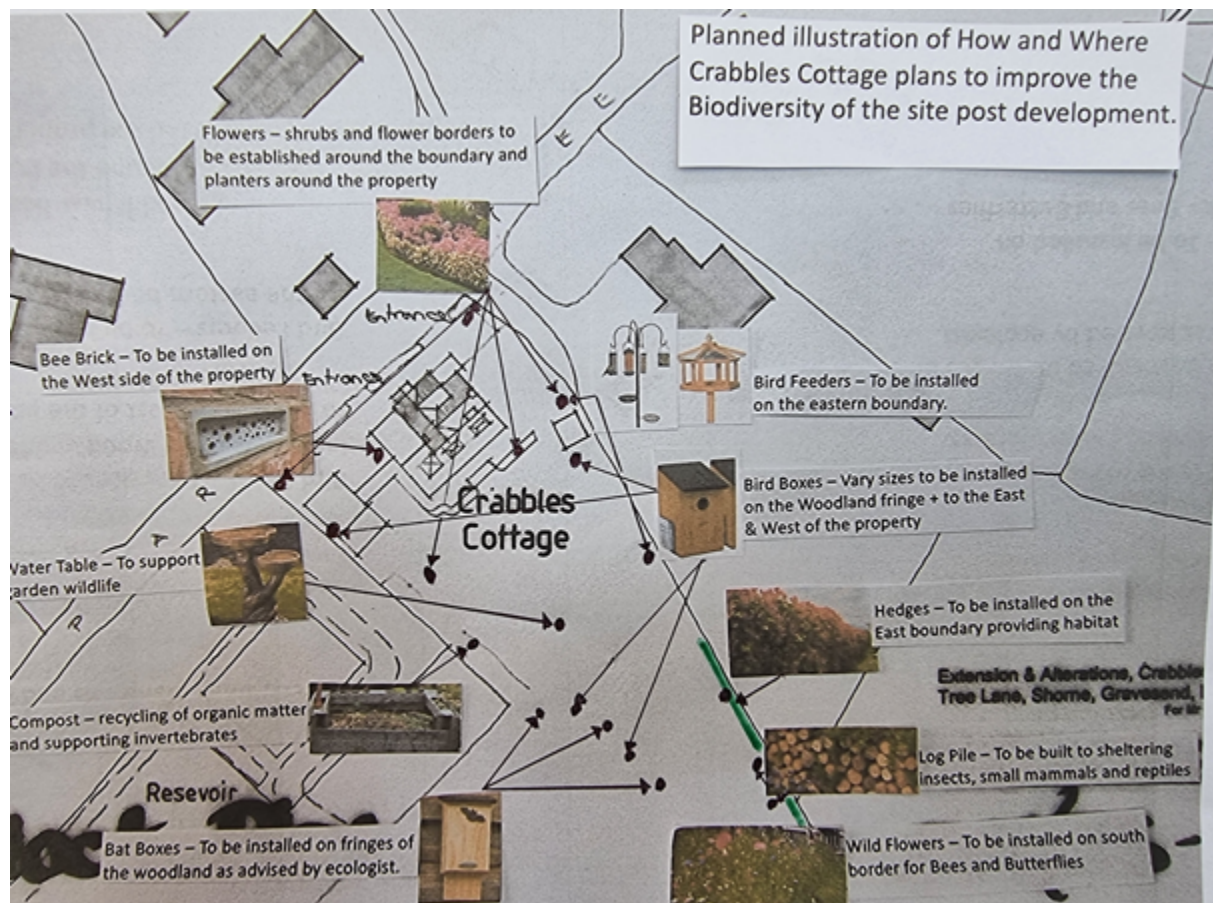
- Creating new soft scaping and flowerbeds in both the rear and the front garden, and planting of varying species of all seasonal flowers, shrubs and trees to attract birds, butterflies, bees providing, food, shelter and pollination
- Retaining some areas of long grass, wildflowers and natural twig, log and leaf piles to offer hibernation spots and insect houses
- Install of bird baths, bird houses and bird feeders within the garden
- Install of bat boxes within our surrounding woodland areas.
- Use of compost waste to support an ecosystem of insects, amphibians and reptiles
- Addition of a water feature to encourage visiting wildlife
- Use of greenhouse and mini allotment to generate home grown vegetables and flowers from seed.

The work to increase biodiversity of the property is already underway as plans to implement this can proceed prior to the build. See appendix 5:1 for photographic evidence of this work in progress

Please find attached a Marked map including location, description and proposed product to the Bio-Diversity enhancements planned for Crabbles Cottage.

Appreciate the feedback regarding the Bee's Brick and we have asked the newly appointed architect to include these in the construction drawings (on the west side of the property).

As advised, we have located 3 sets of Bat roosting boxes on the south west fringes of the woodland, alternating trees along the perimeter with bird boxes of ranging sizes for habitats to suit varying species.



Condition 6: The development hereby approved shall not be occupied until a lighting design plan for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Please see Appendix 6:1 for illustrated lighting plan. All exterior lighting will be sensitive to the nocturnal wildlife and in keeping with the style and character of the original property. Some of the lighting will be used to create soft ambient lighting around the property in order to provide a safe

pathway to key access points for residents and visitors. It is expected that these lights will be placed on a timer and switched off overnight. Other lighting will be for use on demand in a specific zone (e.g. patio area). The remaining lighting will be sensor activated security lighting. It is therefore not intended or expected that all lights shown within the lighting plan will be on simultaneously.

As recommended by the ecologist who surveyed the property on 15th April 2024, all lighting will be LED based and will be sensitive to the nocturnal wildlife and in keeping with the style and character of the original property.

The different types of lighting proposed include are illustrated on the lighting plan and comprise of the following:

1. Ambient lighting (comprising of ground lights and up and down wall lights)
2. On demand lights (comprising of soffit spotlights)
3. Sensor based security lights.

Images of the types of lighting proposed can be seen in appendix 6:2.

Appendix 3:1. Bat Survey, completed 15.04.24 by Crossman Associates

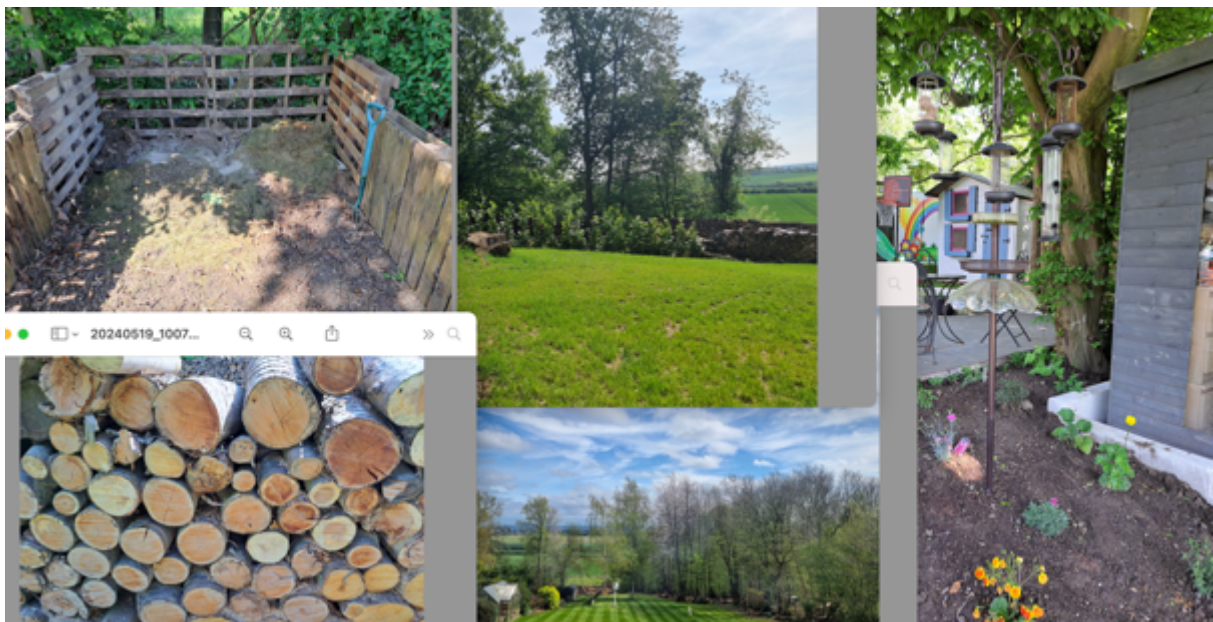
Appendix 4:1: Example image of Proposed Permeable Paving for vehicle access track



Product Code: CBP999

Grassguard Permeable Paving
500 x 300 x 100mm - Earth
Brown (64)

Appendix 5:1 Photographic evidence of increasing the biodiversity of the property

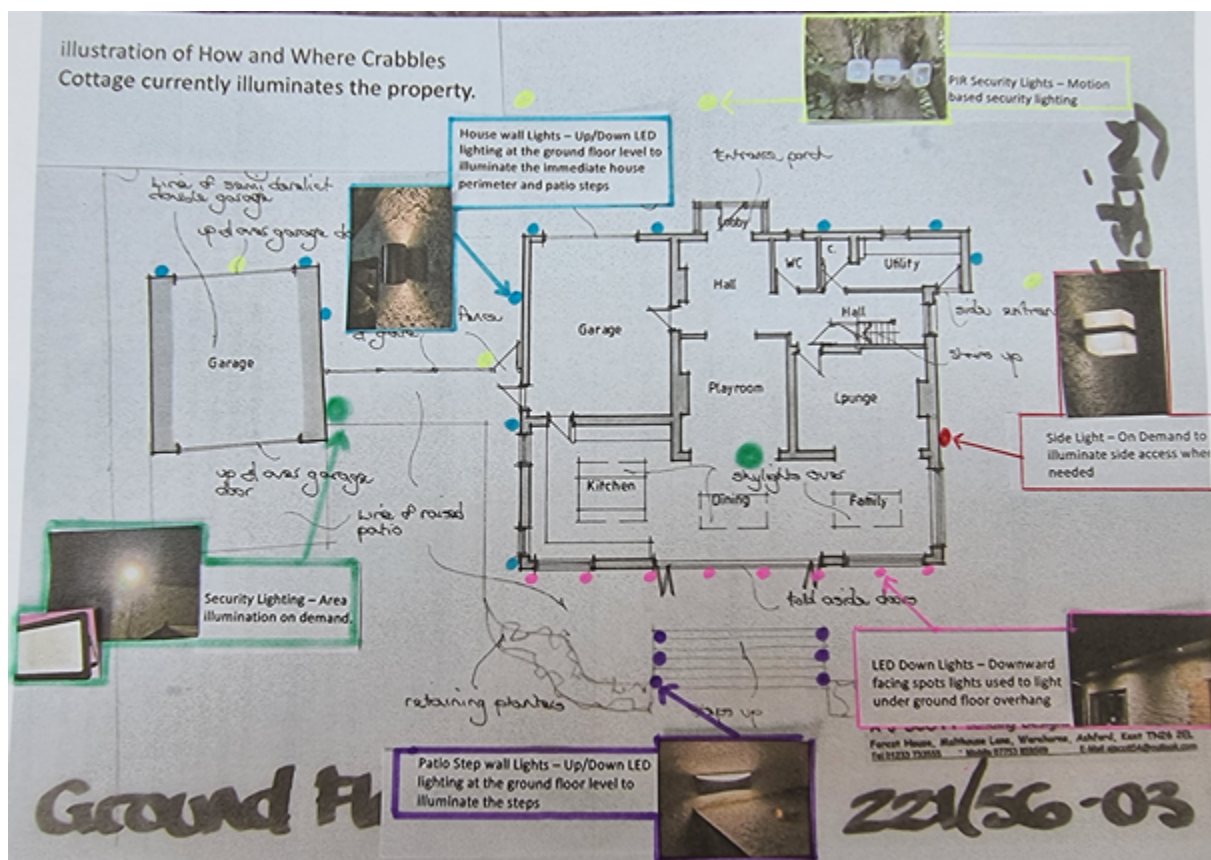


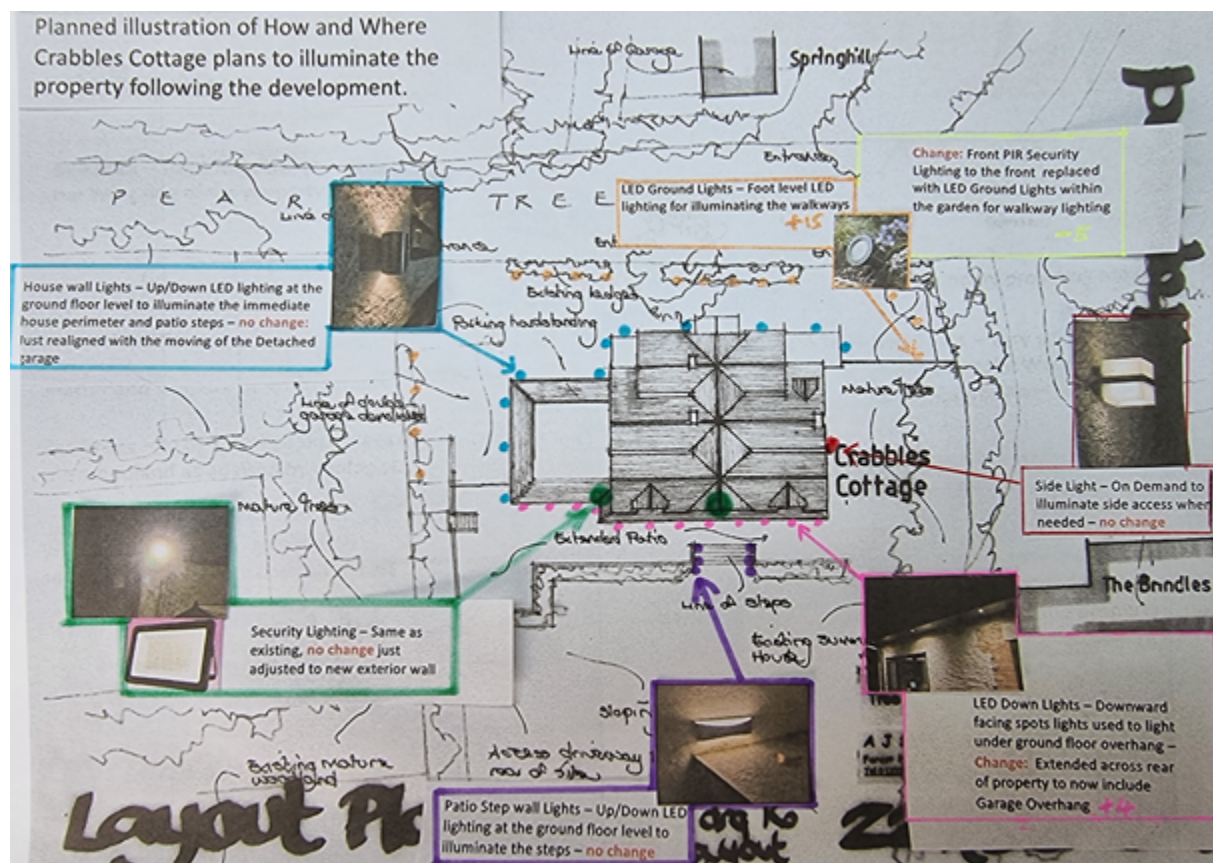
Appendix 6:1: Illustrated Lighting plan

The below images illustrate our current and new lighting design, depicting the categories of light referenced within the report above. The lighting plan was reviewed in conjunction with the bat roosting survey to minimise the impact on nocturnal wildlife.

The changes from 'existing' to 'planned' are minimal, with only 4 additional downlights under the garage canopy (2.4m elevation), and the removal of 5 PIR dual spot lights from the front, to be replaced with 15 very small foot level micro LED soft walkway lighting.

2 security lights and 5 Wall lights (existing today) are to be reused, but need to relocate given the alignment of the garage to the existing dwelling and the addition of the rear 2nd floor extension. Otherwise, the rest of the lighting plan remains unchanged from the current dwelling.





Appendix 6:2 Types of lighting proposed

