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GSP Project ref: PR4728
Council Ref : 20260026

Date: 18 September 2026

Mrs K Parkin
Senior Planner
Gravesham Borough Council
Civic Centre
Windmill Street
Kent
DA12 1AU

Dear Mrs Parkin

Application 20260026: Erection of building for use as packaging materials store.
Site Location: Chambers Farm Town Road Higham Rochester Kent ME3 8ER

On behalf of the applicant Mr T Chambers WB Chambers Farms Ltd this application relates to land at the Chambers Farm Town Road Higham Rochester Kent ME3 8ER and seeks approval for the Biodiversity Gain Plan and Conditions 03 Biodiversity Enhancement Plan, 05 Hard Landscaping/Screening Boundary treatment 06 Soft Landscaping and 07 Detailed Lighting Plan pursuant to the planning permission 20260026 dated 7 May 2026

The application comprises the following plans and documents.

- Covering letter
- Application form
- Biodiversity Gain Plan Template
- Biodiversity Metric
- Baseline Habitat Plan
- Post-development Habitat Plan
- Drawing no. 4728.01

Biodiversity Gain Plan

The submitted details comprise the following.

- Biodiversity Gain Plan Template
- Biodiversity Metric
- Preliminary Ecological Assessment & Biodiversity Net Gain Plan
- Baseline Habitat Plan
- Drawing no 4728.01

The details confirm that an overall Biodiversity Net Gain of 10.4% and a gain of 13.80% for hedgerow units is achieved.

Condition 03 Biodiversity Enhancement Plan

The submitted details are shown on drawing. 4728.01

The details comprise an additional area of modified grassland and an enhanced area of ruderal habitat to the rear of the proposed building.

A new native species hedgerow is to be planted along the southern boundary of the yard to the south of the building.

These details will provide appropriate enhancements to the existing site whilst recognising that it is an active farmstead and yard.

Hedgerow Specification

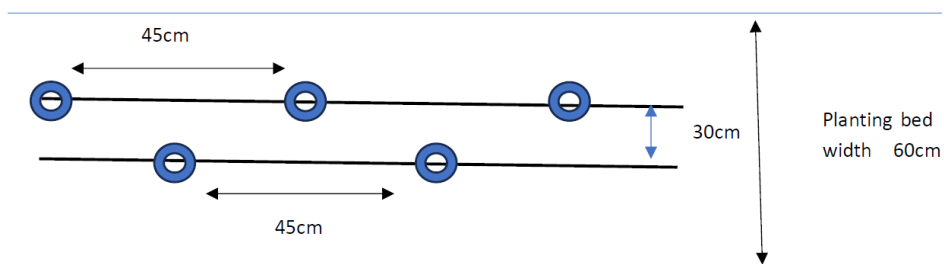
Mixed native species hedgerow to the rear of the new building comprised of the following specifications:

Hedgerow to comprise

Hawthorn	(Crataegus monogyna)	80%
Field Maple	(Acer campestre)	10%
Hornbeam	(Carpinus betulus)	10%

Hedgerow Planting

- Prepare 60cm wide planting bed. To be root, grass and weed-free and mulched and /or composted.
- Planting size: Whips (1-1.2m in height when planted)
- Species randomly mixed and planted in double-staggered row at 45cm centres with rows 30cm apart (as shown below).



- Provide rabbit protection fencing either side of planting bed and individual bio-degradable plant protection tubes when planted.

Hedgerow Management Principles

The existing hedgerow along the boundary with Town Road and the proposed new hedgerow along the southern side of the yard form an integral part of the landscape infrastructure to the proposed development. Management principles should be as follows

- Prevent weeds and grass from encroaching on the new plants within the planting strip. Ideally, weed the area by hand. Covering the area with a mulch will assist in keeping the area weed-free and maintaining moisture levels.
- Allow the hedge to establish and fill-out. Do not attempt to prune or cut-back for at least three years, only then remove damaged or wayward stems. Maintain a **minimum** height and width of 1.5m.
- Once the new hedge is established, vegetation can be allowed at the base to support wildlife and provide cover.
- If trimming is required wait until late winter to ensure berries and cover are available for wildlife.
- **Do not** cut-back or trim during the bird-breeding season (1 March to 31 August).
- Assess the hedgerow at around year 8 and consider laying the hedge, seeking the advice of a qualified person.
- Continue maintenance regime and assessment for the required period.

Condition 05 Hard Landscaping/Screening

The submitted details are shown on drawing. 4728.01 and comprise an extension to the existing concrete yard

Condition 06 Soft Landscaping

The submitted details are shown on drawing. 4728.01 and comprise a new native species hedge an additional area of modified grassland and enhancements to the area of the ruderal planting to the rear of the building

Please refer to the details set out in respect of condition 3 above.

Condition 07 Lighting Plan

The submitted details are shown on drawing 4728.01. The details comprise

- Three Wall-mounted LED light positioned to illuminate the existing concrete yard/hardstanding only and directed away from adjacent vegetated areas, in accordance with the Bat Conservation Trust's Guidance Note 08/23: Bats and Artificial Lighting at Night
- Thorn Lighting Area flood Pro 2, or equivalent approved fitting.
- Warm white LED with a maximum colour temperature of 2700 K.
- Fully shielded luminaire with 0% Upward Light Output Ratio (ULOR).
- Mounted and angled downwards to prevent light spill onto adjacent vegetation.
- Fitted with a PIR motion sensor with a maximum activation period of 2 minutes.

Drawing 47282.01 includes lighting contours that indicate the existing tree-screen and proposed hedgerow will be beyond the 0.5Lux contour and thus comply with the Bat Conservation Trust guidance

Summation

The submitted details of the Biodiversity Gain Plan and details of conditions 3, 5, 6 and 7 are considered appropriate and proportionate/relevant to the scale of the approved development. They will ensure that the proposed landscaping and managed changes

to the existing habitat will provide and support the required Biodiversity Net Gain and also result in the improvement of the current ecology and biodiversity within the site. Lighting has been designed to ensure no unacceptable light pollution and impact on existing planted areas.

The details should be approved as submitted.

We look forward to receiving formal acknowledgement of receipt of the application and details of the allocated case officer in due course.

Yours sincerely,

STEVE CLARKE
Associate Planner