



Delegated Report

Approval of Details Application

Application no: 20251224

Location: Bluebells, Willow Walk, Meopham Gravesend

Description: Application for the approval of conditions 7, 8, 9, 10, 11, 12 and 13 attached to planning permission reference number 20250971 relating to a scheme detailing the proposed hard surface treatments and screening by walls (7), fences or other means (8), details of the proposed means of foul sewerage and surface water disposal (9), a scheme detailing the proposed soft landscaping (10), a lighting design plan(s) for biodiversity (11), a construction environmental management plan (CEMP) (12), a detailed plan(s) showing how the development will enhance biodiversity and details of the refuse and recycling stores for both of the dwellings (13).

Applicant: Mr and Mrs M. Cantwell

Site Visit Date: N/A

Planning permission was granted for retention, remodelling and extension of the existing property to create two self-build single dwellinghouses under application reference 20250971 on 7 November 2025. This was subject to a number of conditions including nos. 7, 8, 9, 10, 11, 12 & 13 which this application seeks to discharge.

The information which has been submitted is as follows:

Application form;
Drawing no. 1113S Rev. B – Revised Condition 10 Roof Plan (Services) - Proposed
Drawing no. 1101S Rev B – Revised Site Block Plan (Services) – Proposed;
Drawing no. D92676/LKM/D – Revised Condition 10 Lighting Plan;
Drawing no. 1101S Rev. B – Revised Condition 8 Site Block Plan (Services) - Proposed;
Drawing no. 1101 Rev. G – Condition 13 Site Block Plan - Proposed;
Drawing no. 1101 Rev. G – Condition 12 Site Block Plan - Proposed;
Drawing no. 1101 Rev. G – Condition 11 Site Block Plan - Proposed;
Drawing no. 1110S – Condition 10 Ground Floor Plan (Services) – Proposed;
Drawing no. 1101 Rev. G – Condition 9 Site Block Plan - Proposed;
Drawing no. 1109S Rev A – Condition 8 Foundation Plan (Services) – Proposed;
Drawing no. 1101 Rev. G – Condition 7 Site Block Plan – Proposed;
Condition 9 – 2- 1501 - Soft Landscape Maintenance Schedule;
Condition 12 – 2- 1501 - Soft Landscape Maintenance Schedule;
Condition 7 – 2 - Brick and PCC Slab Paving;
Revised Condition 9 Soft Landscape Maintenance Schedule;
Preliminary Ecological Appraisal;
Condition 11 Construction Environmental Management Plan.

Consultations

GBC Waste & Recycling

I have reviewed this planning application and I am happy with the proposed refuse & recycling storage details.

Environment Agency

This application relates to conditions that were not requested by us, we therefore have no comments to make with regards to the discharge of conditions.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

If you have any other queries, please email KSLPLANNING@environment-agency.gov.uk.

KCC Biodiversity

We have reviewed the documents provided for the approval of conditions 7, 8, 9, 10, 11, 12 and 13 attached to planning permission reference number 20250971.

We have sufficient information to discharge condition 11 (CEMP).

We require further information for conditions 9 and 12

- **Revised maintenance schedule without reference to weedkiller and spraying.**

We the following information for condition 10

- **A revised lighting plan, to avoiding lighting the proposed boundary hedgerows.**

We have not commented on Conditions 7, 8 and 13 as they are not our area of expertise

Condition 9.

Prior to above ground works, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare.

Thereafter, the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

A soft landscape plan has been provided with quantity species and size for trees and percentages of mix for the native species hedge and native species planting bed. We highlight that the native species planting bed is located to the west of the plot by Willow Walk and it includes some non-native species such as hydrangea and heuchera, also with 'verbena' species which can be non-native, dependant on species. As these can be valuable for pollinators and are not in the ancient woodland buffer zone this is appropriate.

The soft landscape maintenance schedule details weedkiller application (3.3.3 & 3.4.3) and crown spraying specimen trees when required (3.3.1), also listed within schedules 2 & 3. We consider due to the proximity of the ancient woodland that neither of these actions are appropriate and need to be removed from the maintenance schedule.

We note the schedule also includes bulb planting which is not shown on the plan and we recommend this is added to the plan if it is to be used, with bulb species.

We require a

- **Revised maintenance schedule without reference to weedkiller and spraying.**

Condition 10.

Prior to first occupation of the development hereby approved, a lighting design plan(s) for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The plan(s) shall include the following:

- the identification of areas/ features on-site where disturbance could occur to biodiversity features such as ancient woodland plus buffer zone and bat roosting sites and/ or foraging/ commuting routes;
- the provision of appropriate, scaled plans(s) to show how and where external lighting shall be installed;
- the provision of technical specifications for the external lighting; and
- the provision of lighting contour plans to show expected lux levels on both the horizontal and vertical planes, so that it can be clearly demonstrated that areas to be lit shall not disturb the activity or relevant ecological receptors.

All external lighting shall be installed prior to first occupation of the dwellings in accordance with the specifications and locations set out in the plan(s), and these shall be maintained thereafter in accordance with the plan(s).

A lighting plan has been provided and it details light fittings that avoid upward lighting which is appropriate. We consider that the lighting to the east of the site is appropriate, with lux levels shown and does not impact the ancient woodland and buffer zone. However, the lighting (EX3 MH1) at the front of the proposed buildings is shown to be impacting the proposed native hedgerows to the site boundaries (north west corner of plot A and south west corner of plot B). We suggest the light fittings in these positions are moved away from these corners to avoid lighting the proposed hedgerows.

A revised lighting plan is required to avoid lighting the proposed hedgerows.

Condition 11.

Prior to the commencement of works (including site clearance), a construction environmental management plan (CEMP) will be submitted to and approved in writing by the Local Planning Authority. The CEMP will be based on the recommendations in the Preliminary Ecological Appraisal, Calumma Ecological Services Oct 24 and include the following:

- a) the purpose and objectives for proposed mitigation works during construction;
- b) the identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs;
- c) a detailed method statement to protect the ancient woodland (AW), 15m AW buffer zone and retained trees from pollution and adverse impacts;
- d) the extent and location of proposed mitigation works shown on appropriate scale maps and plans, with reference to: pollution avoidance measures (noise, dust, lighting and run- off), protection of retained trees and hedgerows;
- e) practical mitigation measures (both physical measures and sensitive working practices) to avoid or reduce impacts during clearance and construction for bats, hedgerows and breeding birds (may be provided as a set of species or habitat specific methods statements);
- f) the location and timing of sensitive works to avoid harm to biodiversity features; g) the times during construction when specialist ecologists need to be present on site to oversee works;
- h) responsible persons and lines of communication.

The approved CEMP will be adhered to and implemented throughout the construction period in accordance with the approved details.

The CEMP details pollution control and measures to protect the ancient woodland and fencing requirements. It refers to the preliminary ecological appraisal in appendix a, but it is not attached. This has been submitted separately and we recommend that it is good practise is to refer to the ecology requirements in the CEMP so the information is in one reference document, but acknowledge that as the ecological report has been noted that **sufficient information has been provided to discharge this condition.**

Condition 12.

Within three months of work's commencement, a detailed plan(s) showing how the development will enhance biodiversity, will be submitted to, and approved in writing by, the Local Planning Authority. This will include a detailed landscaping plan using native species, planting plan with management measures, hedgehog highways and integrated wildlife features, including durable bat and bird boxes aimed at species

of conservation concern. The approved measures will be implemented and retained thereafter.

We are satisfied that bat and bird boxes, hedgehog features and insect log piles have been planned, and sufficient detail has been given for those features.

The plan details mainly native species planting. As noted above for condition 9, we require a revised maintenance plan as it includes the use of sprays and weedkiller which could be detrimental for biodiversity and ancient woodland and buffer zone.

We require a:

- Revised maintenance schedule without reference to weedkiller and spraying.

Southern Water

Following a review of the documents, Southern Water is happy to discharge condition 9 (details of the proposed means of foul sewerage and surface water disposal), noting that any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer.

Analysis

Condition 7

Prior to above ground works, a scheme detailing the proposed hard surface treatments and screening by walls, fences or other means shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development. Thereafter, the development shall be retained and not subsequently altered.

Reason: In order to ensure an acceptable standard of development upon completion, in accordance with Policy CS19 of Gravesham Local Plan Core strategy (2014).

As originally submitted, the proposed plan showed that in terms of hard surface treatments in the front garden area they would be brick and Precast Concrete (PCC) slab paving however, no details had been provided of the proposed brick to be used. The agent was asked for this and details of the slab paving have now been provided which is considered acceptable in terms of material and appearance.

The rear garden would be grass with decking nearest to the dwelling.

In terms of boundary treatments, 1.8m high close boarded fencing and gates to the site boundaries are proposed but to the front boundary there would be new hedge planting which are considered acceptable.

In summary, it is now considered that sufficient information has been submitted to discharge condition 7 of planning permission ref. 20250971.

Condition 8

Prior to the commencement of the development hereby permitted, details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall proceed in accordance with the approved details and shall be retained as such.

Reason: To ensure a satisfactory form of development and to ensure no flood or drainage issues arise from it, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Southern Water requested this condition. They have confirmed that condition 8 can be discharged. It should be noted that in their response Southern Water have incorrectly referenced condition 9 (details of the proposed means of foul sewage and surface water disposal). The foul sewage condition is actually condition 8.

In summary, sufficient information has been submitted to discharge condition 8 of planning permission ref. 20250971.

Condition 9

Prior to above ground works, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter, the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and to ensure that potential damage to public apparatus does not arise.

KCC Biodiversity note that the native and non-native species that are proposed are acceptable. KCC Biodiversity advise that neither the proposed use of weedkiller or crown spraying of specimen trees when required (as stated in the soft landscape maintenance schedule) are appropriate and need to be removed from the maintenance schedule. They also note that the schedule includes bulb planting which is not shown on the plan and they recommend that this is added to the plan if it is to be used, with details of the bulb species. The agent was advised of KCC Biodiversity's comments and he has now submitted a revised maintenance schedule removing reference to weedkiller and crown spraying and they have also added bulb planting to the plan and provided the species.

In summary, it is now considered that sufficient information has been submitted to discharge condition 9 of planning permission ref. 20250971.

Condition 10

Prior to first occupation of the development hereby approved, a lighting design plan(s) for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The plan(s) shall include the following:

- the identification of areas/ features on-site where disturbance could occur to biodiversity features such as ancient woodland plus buffer zone and bat roosting

sites and/ or foraging/ commuting routes;

- the provision of appropriate, scaled plans(s) to show how and where external lighting shall be installed;

- the provision of technical specifications for the external lighting; and

- the provision of lighting contour plans to show expected lux levels on both the horizontal and vertical planes, so that it can be clearly demonstrated that areas to

be lit shall not disturb the activity or relevant ecological receptors.

All external lighting shall be installed prior to first occupation of the dwellings in accordance with the specifications and locations set out in the plan(s), and these shall be maintained thereafter in accordance with the plan(s).

KCC Biodiversity advise that the proposed upward lighting and that the lighting to the east of the site are appropriate with lux levels shown which would not impact the ancient woodland and buffer zone. However, they advise that lighting 'EX3 MH1' at the front of the proposed buildings is shown to be impacting on the proposed native hedgerows to the site boundaries (north west corner of plot A and south west corner of plot B) and they suggest that the light fittings in these positions are moved away from these corners to avoid lighting the proposed hedgerows. The agent was advised of KCC Biodiversity's comments and they have now submitted an amended drawing showing EX3 MH1' moved from pointing at those corners.

In summary, it is now considered that sufficient information has been submitted to discharge condition 10 of planning permission ref. 20250971.

Condition 11

Prior to the commencement of works (including site clearance), a construction environmental management plan (CEMP) will be submitted to and approved in writing by the Local Planning Authority. The CEMP will be based on the recommendations in the Preliminary Ecological Appraisal, Calumma Ecological Services Oct 24 and include the following:

- a) the purpose and objectives for proposed mitigation works during construction;
- b) the identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs;
- c) a detailed method statement to protect the ancient woodland (AW), 15m AW buffer zone and retained trees from pollution and adverse impacts;
- d) the extent and location of proposed mitigation works shown on appropriate scale maps and plans, with reference to: pollution avoidance measures (noise, dust, lighting and run- off), protection of retained trees and hedgerows;
- e) practical mitigation measures (both physical measures and sensitive working practices) to avoid or reduce impacts during clearance and construction for bats, hedgerows and breeding birds (may be provided as a set of species or habitat specific methods statements);
- f) the location and timing of sensitive works to avoid harm to biodiversity features;
- g) the times during construction when specialist ecologists need to be present on site to oversee works;
- h) responsible persons and lines of communication.

The approved CEMP will be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: In the interests of the protection of protected species, in accordance with the National Planning Policy Framework (2024).

KCC Biodiversity requested this condition, they advise that the CEMP details pollution control and measures to protect the ancient woodland and fencing requirements. They note that it refers to the preliminary ecological appraisal in appendix a but it is not attached although it has been submitted separately. They recommend that it is good practice to refer to the ecology requirements in the CEMP so that the information is in one reference document but they acknowledge that as the ecological report has been noted that sufficient information has been provided to discharge this condition.

In summary, sufficient information has been submitted to discharge condition 11 of planning permission ref. 20250971.

Condition 12

Within three months of work's commencement, a detailed plan(s) showing how the development will enhance biodiversity, will be submitted to, and approved in writing by, the Local Planning Authority. This will include a detailed landscaping plan using native species, planting plan with management measures, hedgehog highways and integrated wildlife features, including durable bat and bird boxes aimed at species of conservation concern. The approved measures will be implemented and retained thereafter.

Reason: In the interests of the protection of protected species, in accordance with the National Planning Policy Framework (2024).

KCC Biodiversity advise that they are satisfied that bat and bird boxes, hedgehog features and insect log piles have been planned, and sufficient detail has been given for those features. They advise that the plan details mainly native species planting and as noted for condition 9, they require a revised maintenance plan as it includes the use of sprays and weedkiller which could be detrimental for biodiversity and ancient woodland and buffer zone. As stated for condition 9 above, the agent has now submitted a revised maintenance schedule removing reference to weedkiller and crown spraying.

In summary, it is now considered that sufficient information has been submitted to discharge condition 12 of planning permission ref. 20250971.

Condition 13

Prior to the first occupation of the development hereby approved, details of the refuse and recycling stores for both of the dwellings shall be submitted to and approved in writing by, the Local Planning Authority. The stores shall be implemented as so approved and shall be retained for the storage of refuse and recycling bins thereafter.

Reason: To ensure the provision of suitable refuse and recycling facilities for the development.

GBC Waste & Recycling have confirmed that they are happy with the proposed refuse and recycling storage details.

In summary, sufficient information has been submitted to discharge condition 13 of planning permission ref. 20250971.

Conclusion

Sufficient information has been submitted to discharge conditions nos. 7, 8, 9, 10, 11, 12 and 13 attached to planning permission reference number 20250971.

Recommendation: Approval of Details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	30 March 2026	Dated:	30 th March 2026