



ECOLOGICAL ADVICE SERVICE

TO: *Alison Webster*

FROM: *Jonathan Lynch*

DATE: *25 March 2025*

SUBJECT: *20240970 / Bowling Green Church Walk Gravesend Kent DA12 2QU*

The following is provided by Kent County Council's Ecological Advice Service (KCC EAS) for Local Planning Authorities. It is independent, professional advice and is not a comment/position on the application from the county council. It is intended to advise the relevant planning officer(s) on the potential ecological impacts of the planning application and if sufficient/appropriate ecological information has been provided.

Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed in every instance to the planning officer, who will seek input from the EAS where appropriate and necessary.

SUMMARY – NO FURTHER INFORMATION REQUESTED

We have reviewed the ecological information submitted in support of this application and advise that **no further** information is requested from the applicant prior to determination of the planning application.

FULL COMMENTS

Our previous comments on this application (12 December 2024) noted that reduced hedge/tree planting was proposed to facilitate changes to the design of site. These alterations would make accordance with the BNG metric associated with 20221328 (as required by condition 2) impossible.

A new BNG metric has been submitted which indicates that the new site layout will deliver a 15.75% habitat unit net gain and 33.04% hedgerow unit net gain. Previous figures indicated that an 18.33% habitat unit net gain and 110.76% hedgerow net gain would be achieved.

No post-development habitat map has been provided so it is unclear where some proposed enhancements are to be located (including 700m² of species-rich neutral grassland) but in consideration of the Proposed Site Layout (On Architecture, February 2024), it is clear that a measurable biodiversity net gain is achievable onsite, as required by the NPPF 2024 (193d) and as supported by local policy CS12.

As such, we recommend condition 2 of 20221328 is varied such that accordance with the Statutory Biodiversity Metric (Greenlink Ecology, February 2025) is required.

If you have any queries regarding our comments, please do not hesitate to get in touch.

Jonathan Lynch
Biodiversity Officer

This response was submitted following consideration of the following documents:

- BNG Letter (Greenlink Ecology, February 2025)
- Proposed Site Layout (On Architecture, February 2024)
- Statutory Biodiversity Metric (Greenlink Ecology, February 2025)