



ECOLOGICAL ADVICE SERVICE

TO: *Alison Webster*

FROM: *Jonathan Lynch*

DATE: *11 November 2024*

SUBJECT: *20240821 / Bowling Green , Church Walk, Gravesend*

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.

We have reviewed the submitted documents in relation to conditions 12, 17, 19, 21 and 22 attached to planning permission reference number 20221328 and advise that sufficient information has been provided to discharge conditions 19 and 21. We have not considered conditions 12, 17 or 22 as they do not appear to relate to ecology.

Condition 19: *Notwithstanding the details shown on the approved plans, submitted documents and application form, before the development as hereby permitted is brought into use and occupied, full details of soft landscaping for the development 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 the 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 type during the next available planting season. The development shall be carried out in accordance with the approved details before the first occupation of the development and be maintained thereafter.

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).*

The submitted landscaping specifications/plans contain full planting details for the site; the subcontractor responsible for planting is bound to a maintenance/defects liability period of 12 months, but full management measures for a five-year period are not included. This is expected to be submitted under condition 20, which requires submission of a full Landscape and Ecological Management Plan within three months of works commencing; this will need to contain details of ecological enhancements and more detailed management measures for onsite landscaping/biodiversity features. As such, we recommend condition 19 is discharged.

Condition 21: *Prior to the installation of any external lighting, a lighting design plan for biodiversity shall be 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 adversely impact biodiversity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.*

Reason: *To ensure the impact on bats and other nocturnal wildlife is limited in accordance with policy CS12 of the Gravesham Core Strategy 2014 and Section 15 of the National Planning Policy Framework 2023.*

The submitted lighting plans appear to limit light spill with primary use of <2700k LED luminaires, use of recessed/downward-facing fixtures where possible and zero upward tilt. As such, we advise that the condition wording is satisfied and condition 21 can be discharged.

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:

- *Lighting Plan (September 2024)*
- *Specification For Planting & Soft Landscape Works (New Leaf Studio, August 2024)*
- *Landscape General Arrangement (New Leaf Studio, July 2024)*