



ECOLOGICAL ADVICE SERVICE

TO: Lisa Williams
FROM: Helen Forster
DATE: 01 February 2023
SUBJECT: Garages Rear Of Osney Way Car Park 20221225

The following is provided by Kent County Council's Ecological Advice Service (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 whether sufficient and appropriate ecological information has been provided to assist in its determination.

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.

Condition 13 states; Notwithstanding the details relating to the boundary treatments as set in the application form, Design and Access Statement and approved drawings, before any above ground works commence, full details of all boundary treatments, including their design, height and materials, to the dwellings hereby permitted and the access thereto including similar details of any vehicular or pedestrian gates to the access and communal areas of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before the dwellings hereby permitted are first occupied. Thereafter, and notwithstanding the provisions of Article 3 of and Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to that Class in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no additional gates, fences, walls or other means of enclosure shall be erected on the site without the grant of further specific planning permission from the Local Planning Authority.

We recommend that hedgehog highways are included within any close board fencing to enable movement of terrestrial species through the site.

Condition 23 states: *Notwithstanding the details as shown in the Landscape Strategy (Revision 01) by Maude Pinet and prior to the first occupation of the development hereby permitted and unless otherwise agreed in writing by the Local Planning Authority, 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. Gravesham Borough Council*

We have reviewed the updated planting schedule and with the exception of the green roof we are satisfied with the proposed amendments. We have provided details in the below report detailing what changes are required to address our concerns.

The original landscaping plan details that the lawn will be planted with meadow species and while we are supportive of the principle of this we do not think it is very practical as the residents are likely to mow the lawn regularly therefore preventing the flowers from flowering and setting seed. An updated planting schedule has been submitted and a lawn mixture has been proposed – we advise that while this seed mix is less beneficial to biodiversity it is more likely to establish and be maintained.

When we previously commented we raised concerns that over $\frac{3}{4}$ of the plants within the green roof mix are non natives. The planting mix has been updated to detail that a meadow mix will be planted on the roof. A meadow mix requires a lot of management and the green roof is on a bicycle shed and therefore it's unlikely that the required management can be carried out. We highlight that they types of plants proposed originally were more practical for a green roof. The following website provides list of sedum plants which are either native or beneficial to biodiversity <https://sedumgreenroof.co.uk/british-sedum-varieties-the-perfect-green-roof-plants/> We recommend that the originally plant list is updated to ensure that all of the plants listed within that website is included and a corresponding number of the non native/non beneficial to biodiversity plants are removed. Subject to that happening we are satisfied that the condition can be discharged.

The plan has been updated to confirm that native species of cherry and hazel will be planted within the site.

Condition 25 states; *The biodiversity gains as proposed including the bird boxes and insect 'hotels' as shown in the submitted Landscape Strategy (Revision 01) by Maude Pinet shall be fully implemented prior to the first occupation of the development hereby permitted, and shall thereafter be retained and maintained in perpetuity*

The submitted landscaping plan has confirmed that bird boxes and a log pile will be installed within the site.

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

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:
General Arrangement plan; Maud Pinet; July 2022

Gravesham Borough Council