



ECOLOGICAL ADVICE SERVICE

TO: Lisa Fisher
FROM: Clair Thackray
DATE: 16 May 2024
SUBJECT: 20240378 Former Site Of Battle Of Britain, Northfleet

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

We have reviewed the information submitted for the discharge of conditions 3, 4 and 5 and advise the following:

Condition 3 – Further information required prior to condition discharge

Condition 4 – No comment, outside our area of expertise

Condition 5 – Limited comment, outside our area of expertise

DETAILED COMMENTS

Condition 3: Code of Construction Practice/Construction Management Plan

No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice/Construction Management Plan covering all environmental impacts of this development is submitted to, and approved in writing by the Local Planning Authority.

The Code of Construction Practice/Construction Management Plan shall include details, where relevant, of the following, including any other measures deemed reasonably necessary:

- (a) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery*
- (b) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery*
- (c) A Construction Traffic Management Plan covering:*
 - a. Details of numbers and routeing of construction and delivery vehicles to / from site*
 - b. Timing of deliveries*
 - c. Parking and turning areas for construction and delivery vehicles and site personnel*
 - d. Type and location of wheel washing and chassis cleaning facilities*
 - e. Temporary traffic management / signage*
- (d) Details of the location of the proposed construction compound and location of the parking for construction workers.*
- (e) Details of security fencing and other site security measures*
- (f) Details of stockpile areas for building materials or for fill or removed topsoil*
- (g) A Construction Drainage Design Plan to identify the required devices to prevent construction run off from flowing into existing drainage*
- (h) Ecological mitigation measures*
- (i) Measures to be undertaken to protect any public sewers and water apparatus*
- (j) Details of vibration monitoring and mitigation during any necessary piling works*
- (k) Details of the location, form and visual appearance of any site hoardings along road frontages and footpaths*
- (l) Details of temporary construction or security lighting; and*
- (m) Monitoring and review provisions with the Local Planning Authority*
- (o) Details of hours of construction.*

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.

Paragraph 4.3.3 details the avoidance of disturbance of breeding birds through the protection of retained vegetation. From reviewing the AIA there are limited areas of scrub/groups of small trees to be removed under the proposals. The CMP should be revised to include details of how vegetation removal during the bird nesting season will be avoided, or mitigated via inspection of the relevant areas by a suitably qualified ecologist prior to removal. In all other respects we advise that sufficient information has been provided for the discharge of Condition 3.

Condition 5 - Tree Protection and Tree Works/Removal

No development approved by this permission shall be commenced until details of tree protection measures during construction, is submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

No vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected areas(s). Upon completion of the construction works and before the first occupation of the development on the site the trees

shall be inspected by a competent tree surgeon and any necessary works to tidy the trees and maintain their health shall be undertaken.

Other than noting the accurate location of the proposed tree protection and no dig measures we are not experts in this subject area and defer to the advice of the Tree Officer regarding the discharge of this condition.

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

Clair Thackray
Biodiversity Officer

This response was submitted following consideration of the following documents:

CMP. Simply. April 2024

Arboricultural Impact Assessment and Arboricultural Method Statement. The Landscape Partnership. Jan 2023