



ECOLOGICAL ADVICE SERVICE

TO: Lisa Fisher

FROM: Helen Forster

DATE: 12 May 2025

SUBJECT: Land To The West Of Nursery Mews Gravesend 20250267

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.

Condition 5 states: No development shall commence until a Biodiversity Gain Plan, a Biodiversity Management Plan and a Monitoring Plan have been submitted to and approved in writing by the Local Planning Authority. The plans must demonstrate a 10% net gain in biodiversity will occur within a 30-year period as a result of the development. The Biodiversity Management and Monitoring Plan shall include 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports. Monitoring reports shall be submitted to the Council during years 2, 5, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management and Monitoring Plan, demonstrating how the Biodiversity Net Gain (BNG) is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The Biodiversity Management and Monitoring Plan shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The BNG assessment has detailed that over 10% BNG can be achieved for habitats and due to the habitats on site we agree that it is possible. It has been achieved through the creation of a flowering lawn with shrubs and tree planting. Only trees outside the residential curtilage (including residential boundary) have been counted towards the BNG calculation.

A management plan was submitted with the original application and it is more detailed than the information submitted within the Habitat Management and Monitoring Plan. When we originally commented on this site we raised concerns that the grassland would be cut too frequently to enable the site to achieve good condition modified grassland. To rectify this problem we advise that the management plan submitted as part of the application is update to detail that the whole grassland area will be cut on rotation/ad hoc basis to ensure that there are always longer areas of grassland within the site.

We advise that as long as the applicant confirms to the LPA that this amendment will be made to the management plan we are satisfied that the condition can be discharged.

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:

- Landscape Layout; Ginger Landscape; July 2024
- Small Site Metric
- 30 Years Landscape Management & Maintenance Plan/Specification; Ginger Landscape; August 2024
- Biodiversity Assessment; ACJ Ecology; December 2024
- Habitat Management and Monitoring Plan; dated 14th March 2025