



ECOLOGICAL ADVICE SERVICE

TO: Rebecca Harrison

FROM: Helen Forster

DATE: 08 May 2026

SUBJECT: 73 - 75 West Street Gravesend 20251280

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.

SIMPLIFIED RESPONSE

In providing the following comments, all relevant information has been considered including ecological information (where submitted) and site plans. In addition, other documents when considered useful have been reviewed. When provided, this will include (but not limited to) the design and access statement and arboricultural reports.

Suggested condition wording can be found at the end of the report. The conditions have been referred to in the below text.

Sufficient information has been provided.

Ecological Element	Present on site	Additional Info Required	Comments
Protected/notable species	We are satisfied with the results of the preliminary ecological appraisal which has concluded that bats are unlikely to be roosting within the building.	No	We are satisfied that no further surveys are required. The presence of breeding birds can not be ruled out and we advise that a breeding bird informative is included if

Ecological Element	Present on site	Additional Info Required	Comments
			planning permission is granted.
Biodiversity Net Gain (BNG)	Application is exempt from BNG due the de-minimis exemption.	No	

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:
Bat Scoping Survey- Preliminary Roost Appraisal; KB Ecology; March 2025

Breeding Bird Informative

The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Habitats are present on and around the site that provide opportunities for breeding birds. Any work to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If vegetation/structures need to be removed during the breeding season, mitigation measures need to be implemented. This includes examination by a suitably qualified and experienced ecologist immediately prior to starting work. If any nesting birds are found, works must cease until after the birds have finished nesting.