

388 Rochester Road, Gravesend. DA12 4TT

PROPOSED BIODIVERSITY ACTION



Introduction

This report has been prepared following the previous application reference no. 20231051 that was permitted for the construction of a new 3-bedroom dwelling to the side of 388 Rochester Road. The new proposed development is altered slightly from the original scheme with the existing building remaining unchanged. However, the changes should not significantly change the previous reports given with previous applications.

Previous consultation advice : application 20231051

"No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that the proposed development has limited potential to result in significant ecological impacts. We have taken this view due as the site is regularly mown grassland and building is in good condition which limits the opportunities for suitable features for roosting bats to be present. As such, we are satisfied that there is no requirement for an ecological survey to be carried out at this time¹. Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 180 and 186 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system. As such, if planning permission is granted, we recommend that integrated bat and bird boxes are incorporated into the building. "

Previous consultation advice : application 20240303 (19-04-24)

"No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that further information is sought from the applicant with regards to the potential for ecological impacts to arise.

When we previously commented on application 20231051 we advised that no ecological information was required. However, it is our understanding that this application will result in the demolition of the garage and we require current photos to be provided of the garage to enable us to consider if there is potential for bats to roost within the garage. To establish the potential for protected species presence, that must be taken account of in the planning decision, in the first instance, high quality, labelled, photographs of all aspects of the garage, and the construction zone should be requested. These can then be reviewed by Kent County Council Ecological Advice Service (KCC EAS). These photographs may satisfy KCC EAS that no ecological surveys are necessary at the site.

However, where photographs are inconclusive, or indicate possible features suitable for protected species, a simple Ecological Impact Assessment (EclA) may need to be undertaken by a suitably qualified ecologist, in accordance with good practice guidelines. "

Previous consultation advice : application 20240303 (20-04-24 updated comments)

"No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that the proposed development has limited potential to result in significant ecological impacts.

We have taken this view as the photos provided by the applicant indicate that the dwelling and garage to be impacted by the proposed development is in good condition which will limit opportunities for roosting bats. As such we are satisfied that there is no requirement for an ecological survey to be carried out." (photos included in appendix)

Latest proposal for development

This new application reverts back to the application 20231051 in that the rear double garage will be retained. This would not disturb existing conditions on site. Both previous comments on previous applications indicate that the proposal has no material effect upon the consultation processes.

Biodiversity actions

To ensure compliance with previous consultations, measures will be taken to ensure biodiversity on the site would be maintained and enhanced in accordance with paragraphs 180 and 186 of the National Planning Policy Framework (2023).

Ecology

The existing biodiversity of the location will not be significantly affected, as the majority of the garden is lawn. Despite this, the following measures will be included in the proposal.

Bat boxes

It is advised that a minimum of two Kent Bat Boxes, Schwegler 1FF Bat Boxes, or similar alternatives, be mounted on retained trees. These boxes should be positioned at a height of no less than 3.5 meters above ground level and oriented between the south-west and south-east directions.

Bird boxes

Six bird boxes will be installed as part of the proposal, designed to attract a variety of bird species.

Bug hotel

A bug hotel should also be sited in a suitable location. This would offer safe places for insects to nest, hibernate, or take refuge from predators and bad weather. They play an important role in promoting pollination, pest control, and healthy ecosystems.

Hedgehog access and open excavations

Should the proposed fencing follow a close board design (which is typically solid at ground level), hedgehog access points will be included. These will take the form of semi-circular holes, approximately 0.13m x 0.13m in size, cut into the base of the fencing. This will allow hedgehogs to move freely between the site and surrounding habitats.

Between March and October, when hedgehogs are most active, any excavations should not be left open overnight to prevent animals from falling in. If open trenches or pits cannot be covered, escape ramps such as wooden planks will be placed to allow any trapped wildlife to exit safely. All open excavations will be checked each morning before work begins, and any animals found will be carefully relocated to a safe area along the site boundary.

Lighting

Any lighting installed in the garden area will be low or zero UV to minimise insect attraction. This, in turn, reduces the likelihood of attracting foraging bats to these areas. To further support bat activity, lighting will be directed away from or shielded from green spaces, ponds, hedgerows, and bat boxes, ensuring bats can forage safely without being exposed to predators.

Appendix (selection of photos from previous photographic report)



Front view of the property



Rear view of the property



Bay window detail



Driveway at rear



East elevation gable detail



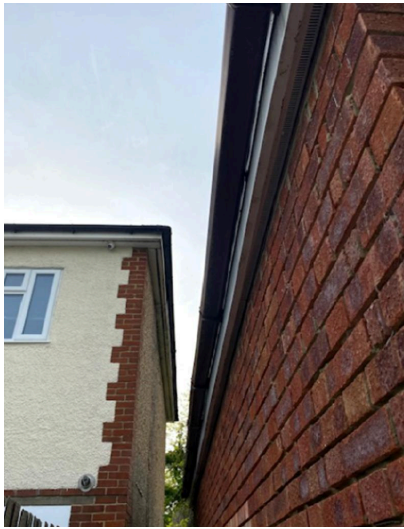
Front elevation detail



Garage door detail



Garage eaves



Garage elevation facing 2 Thong Lane



Garage elevation facing rear garden



Porch extension soffit detail



Rear extension soffit detail



Rear garage



Rear garden view



Side garden from the rear



Garage soffit trim detail



West elevation gable detail