



ECOLOGICAL ADVICE SERVICE

TO: Lisa Fisher
FROM: Elizabeth Fagg
DATE: 27 June 2024
SUBJECT: 20240546 / Azila, Harvel

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.

The applicant has submitted information for the discharge of the following conditions 4, 6 and 7. We have sufficient information to discharge condition 7 and require further information for condition 4 and 6.

Condition 4

No development approved by this permission shall be commenced until details of tree and hedgerow 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 area(s). All temporarily stored building materials shall be isolated within hardstanding areas and raised off the ground. 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.

The applicant has provided information (GSP letter, June 24) for tree protection measures along Dean Lane and also to the NW corner of the site to protect hedgerow and trees. These measures have been outlined on a plan (GSP, June 24) with the associated

buildings for demolition shown and instructions and diagrams for fencing erection given. Demotion is stated to operate outside of the root protection area (RPA) or use ground protection before works start. Machinery is instructed to work backwards to avoid impact to the RPA. This has partially discharged this condition.

The second paragraph of condition 4 above requires safe storage of materials and a materials storage area needs to be allocated on site. Additionally, a tree surgeon needs to be instructed for a tree inspection and complete any necessary works. This can be through amendments with additional notes on the plan or the accompanying information and be resubmitted for approval to the LPA.

Condition 6

Before three months from the date on which the works commence, a Biodiversity Enhancement Plan including details of how the development will offset biodiversity loss/enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. The information submitted shall include the proposed target species, the make and model of any boxes, location information such as height, aspect, surrounding habitat, detailed planting schedules and relevant management to ensure the habitat is suitable for the target species. The details will include; native and wildlife friendly planting, integrated bat and bird bricks and/or durable boxes, and hedgehog holes in any close board fencing. The approved measures will be implemented and retained thereafter.

The Proposed Landscaping, Lighting and Tree Protection Plan (GSP June 24) show a range of features to be included in application site. Nine bat boxes are shown on the plan with examples of a number of box types are shown on the accompanying letter (GSP). We would like to point out that durable boxes are preferred over wooden ones, which have less longevity.

Two owl boxes for tawny owls are also shown, placed in trees outside the red line boundary but it is unclear if this location is within the applicant's ownership. We require further information on ownership and future management of the owl boxes. The condition requires information for the aspect and height of these features as they are important to provide the right conditions for a successful mitigation measure. For the applicant's information bat boxes are to be placed above 4m, away from light sources, facing a southerly aspect. The owl box entrance should face East/NE/SE, be placed 5-8m above ground, away from the prevailing wind and not be in direct sunlight. This installation information needs to be included in either the plan or accompanying information and resubmitted to the LPA for approval.

Enhancement plans for the trees and hedgerow along Dean Lane are clearly shown on the plan with appropriate native species for gap filling to enhance the habitat. A wild flower area is shown on the plan and the accompanying letter has instruction for planting with plugs and seeds with appropriate species included for the North Downs area. No planting instructions have been provided for the hedgerow/tree enhancements and no aftercare instructions have been provided for either wildflowers or tree/hedgerow. This can be provided by annotating the landscape plan and providing additional notes in the accompanying information and be resubmitted for approval to the LPA.

Condition 7

Before three months from the date on which the works commence, details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details. The details submitted shall include, a plan showing the location of the lighting, confirmation that the lighting would be downward facing and on a motion sensor. The external lighting shall follow the recommendations within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night'

The proposed lighting is shown to be placed in a sensitive location away from hedgerow or trees, onto hardstanding areas. The proposed light fitting projects downwards and is fitted with motion sensor and timer. This information and detail is sufficient to discharge condition 7.

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

Elizabeth Fagg
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Letter to LPA, Graham Simpkin Planning Ltd, 17/6/24
- Proposed Landscaping, Lighting and Tree Protection Plan, Graham Simpkin Planning Ltd, 17/6/24
- KCC Ecological Advice service, May 24