



ECOLOGICAL ADVICE SERVICE

TO: Katherine Parkin
FROM: Helen Forster
DATE: 26 April 2023
SUBJECT: 20230325 Long Acre, Shorne

The following is provided by Kent County Council's Ecological Advice Service (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 whether sufficient and appropriate ecological information has been provided to assist in its determination.

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: *Following the demolition of the existing dwelling and prior to any ground works taking place, a soft landscaping scheme shall be submitted to and approved in writing by the plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the following:*

- The location of every tree on site, their species, the extent of crown spread and an assessment of their health and stability.*
- Details of those trees to be retained and those to be removed.*
- Details of hedgerow planting.*
- Details of additional native tree and shrub planting within the site to include their quantity, size and arrangements for aftercare.*
- Details of location for hedgehog boxes and log piles.*

Any identified trees or plants that die, are damaged, removed or become diseased within five years from the first occupation of the dwelling hereby permitted shall be replaced with a species of a similar size and species during the next available planting season.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance

We advise that insufficient information has been provided to discharge the condition.

The plan is not very clear but we presume the wildlife garden area is planting area 5.

No species list has been provided on the list of species to be planted in the pond or the likely wildlife flower mix to be used to over sow the grassland (although on the second point we understand that soil testing is going to be carried out to identify the best wildflower mix to be used on this site). We advise that information is provided confirming that only native plants will be planted within the wildlife garden area.

The condition requires the inclusion of hedgehog boxes and we advise that the landscaping plan is updated to demonstrate where they will be located.

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:
Landscaping Conditions Plan; GSP; March 2023