



ECOLOGICAL ADVICE SERVICE

TO: Peter Price

FROM: Helen Forster

DATE: 20 December 2022

SUBJECT: Garages Rear Of Osney Way Car Park 20221225

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 13 states; *Notwithstanding the details relating to the boundary treatments as set in the application form, Design and Access Statement and approved drawings, before any above ground works commence, full details of all boundary treatments, including their design, height and materials, to the dwellings hereby permitted and the access thereto including similar details of any vehicular or pedestrian gates to the access and communal areas of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before the dwellings hereby permitted are first occupied. Thereafter, and notwithstanding the provisions of Article 3 of and Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to that Class in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no additional gates, fences, walls or other means of enclosure shall be erected on the site without the grant of further specific planning permission from the Local Planning Authority.*

We recommend that hedgehog highways are included within any close board fencing to enable movement of terrestrial species through the site.

Condition 23 states: *Notwithstanding the details as shown in the Landscape Strategy (Revision 01) by Maude Pinet and prior to the first occupation of the development hereby permitted and unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscaping for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following the first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and type during the next available planting season. Gravesham Borough Council*

We recommend that additional information on the species to be planted within the site is required prior to the discharge of the condition.

The landscaping plan details that the lawn will be planted with meadow species and while we are supportive of the principle of this we do not think it is very practical as the residents are likely to mow the lawn regularly therefore preventing the flowers from flowering and setting seed.

We recommend that a flowering lawn mix is used instead as this can be cut more regularly but will enable flowers/grasses to set seed and provide a greater benefit to biodiversity.

Over ¾ of the plants within the green roof mix are non natives. We would encourage the mix to be updated to include a larger proportion of native species within the species mix.

The cherry and hazel tree are both non native varieties. We recommend that native versions of those trees are used within the planting scheme.

Condition 25 states; *The biodiversity gains as proposed including the bird boxes and insect 'hotels' as shown in the submitted Landscape Strategy (Revision 01) by Maude Pinet shall be fully implemented prior to the first occupation of the development hereby permitted, and shall thereafter be retained and maintained in perpetuity*

The submitted landscaping plan has confirmed that bird boxes and a log pile will be installed within the site.

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:
General Arrangement plan; Maud Pinet; July 2022