



ECOLOGICAL ADVICE SERVICE

TO: Katherine Parkin
FROM: Helen Forster
DATE: 29 April 2026
SUBJECT: Land At Dalefield Way Gravesend 20260181

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.

Deemed Condition- Biodiversity Net Gain

Application 20250596 is required to biodiversity net gain. Therefore prior to works commencing on site a biodiversity gain plan, appropriate plans and metric must be submitted to discharge the deemed condition.

Condition 2 states; *Within one month of the date of permission and prior to any ground works, site and/or vegetation clearance being undertaken, a construction ecological management plan (CEMP) which contains full details of ecological mitigation shall be submitted to and approved in writing by the Local Planning Authority, together with a timetable of works. The CEMP shall be based on up-to-date ecological survey information, as advised by a suitably qualified ecologist and include the following:*

- o Measures to avoid impacts to the retained habitats including identification of a construction exclusion zone (and the use of protective fences, exclusion barriers and warning signs);*
- o Extent and location of proposed construction and mitigation works, shown on appropriate scale maps and plans;*
- o Specific measures (which may be presented as a series of method statements) to avoid impacts to protected/notable species and a timetable for implementation of the measures;*

- o Persons responsible for implementing the measures, including times during construction when specialist ecologists need to be present on-site;*
- o The role and responsibilities of an Ecological Clerk of Works (ECoW) or similarly competent person(s);*
- o Contingency plans should a protected species be encountered.*

We have reviewed the submitted CEMP and highlight that the main points are:

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- The majority of the vegetation around the boundary will be retained and fenced off prior to works commencing
- A pre commencement breeding bird survey must be carried out prior to vegetation clearance if works commence between March and August
- Prior to any contractors/staff commencing on site they must receive a tool box talk.

We are satisfied that, as the ecological interest of the site is restricted to the site boundary, these measures are appropriate and the condition can be discharged.

Condition 9 states: *Within three months of the date of permission, a scheme for the provision and management of an 8-metre-wide buffer zone alongside the site boundaries with the watercourse/pond/wetland shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme within 6 months of the date of the approval of that scheme. Any subsequent variations shall be agreed in writing by the Local Planning Authority and carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including lighting and formal landscaping. The scheme shall include:*

- o plans showing the extent and layout of the buffer zone*
- o details of any proposed planting scheme (for example, native species)*
- o details demonstrating how the buffer zone will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan*
- o details of any proposed footpaths, fencing, lighting, etc*

The construction of the development shall be carried out in accordance with the approved CEMP and timetable of works

The submitted plans have confirmed that a native scrub buffer will be created around the boundary of the site and detailed that once established it will have limited management.

We advise that an ecological clerk of works is present when the landscaping works are being implemented to ensure they do not breach any wildlife legislation during the planting works.

We are satisfied that the condition can be discharged.

Condition 10 states; *Within three months of the date of permission, a detailed lighting plan must be submitted to and approved in writing by the Local Planning Authority, showing the location and types of lighting (downward facing and on motion sensors) and*

details of light spill. The details must include a lux contour plan extended over a map of the area. Lighting should not extend beyond the boundary of the site. The lighting plan must demonstrate that lighting has been designed in accordance with Bat Conservation Trust's 'Guidance Note 08/23 Bats and Artificial Lighting at Night' guidelines (or subsequent editions/updates). The plan must be implemented as approved within 6 months of the date of the approved plan and the lighting shall be maintained thereafter.

The submitted lighting information has detailed that only 4 downward facing lights will be installed within the site and they will be located within the SE corner of the site.

We advise that we are satisfied that the lighting has been designed to minimise impacts on ecology and the condition can be discharged.

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:

5-Year Landscape Maintenance Plan; Match; February 2026

Landscape Proposals; Match; February 2026

Construction Ecological Management Plan (Ecological CEMP); ACJ Ecology; February 2026

Wildlife Sensitive Lighting Strategy; ACJ Ecology; February 2026