



ECOLOGICAL ADVICE SERVICE

TO: Kelly Joyce
FROM: Hannah Simmons
DATE: 11 January 2023
SUBJECT: 20221272 / Former Stables South Street Farm, Meopham DA13 0QJ

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 DISCHARGE – ADDITIONAL INFORMATION REQUIRED

We have reviewed the submitted documents in relation to conditions 3 and 4 and advise that additional information is needed before a discharge can be recommended. We have taken this view due to missing details in the site plan pertaining to landscaping and lighting.

Condition 3 states “Within six months of the date of this permission and notwithstanding the details shown on the approved plans, a landscaping scheme shall be submitted to the Local Planning Authority for approval showing hard and soft landscaping and boundary treatments. The details shall include:

- (i) the type and species of planting to be carried out to include their quantity and size;
 - (ii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat or bird nesting boxes;
 - (iii) a timetable for implementation;
 - (iv) details of initial aftercare, long term maintenance and details for monitoring and remedial measures;
 - (v) the extent of, and materials for all areas of hardstanding; and
 - (vi) the type, materials, height and extent of any fences, gates, walls or other means of enclosure.
- The approved landscaping scheme shall be implemented in accordance with the approved timetable and maintained in accordance with the approved details. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first

planting season following the date of its approval. Any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation."

We are satisfied that the planting list of trees and hedgerow species are native and suitable for supporting local wildlife. The shrub species are not native but do mostly support pollinators. As they are a small part of the site, they will be suitable. However, the plan lacks the details required in the condition, including quantity, a timetable for implementation and details of initial aftercare, long term maintenance and details for monitoring and remedial measures. We cannot comment further on this condition until these details have been submitted.

We recognise that the size of the site is quite small, and that the updating of the plans with the missing details should not be onerous.

We are unable to provide comments on sections v and vi of this condition as they do not refer to ecological requirements. If this is not the case and ecological advice is required, please let us know.

Condition 4 states *"Within six months of the date of this permission and notwithstanding the details shown on the approved plans, details of all external lighting (including lighting on the buildings and the lighting of external areas) shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details and no additional external lighting shall be provided on the site."*

We are satisfied that the lights in the site plan are suitable and that they will be turned off by timers and sensors when not needed. However, there is no detail on the location or numbers of these lights.

A more detailed plan showing the locations and numbers of lights to be installed must be submitted. The development is within 500m of ancient woodland on all sides of the development and typically we would recommend that a light spill plan is also submitted, but we understand that only downlighters will be used and therefore, we anticipate that the light spill from the proposal will be limited. However, we can provide further comments on this matter (if needed) when details of the numbers of lights are submitted because, if significant numbers of lights are proposed, the light spill may be higher than we anticipated.

It appears that neither condition 2 or 6 regarding this discharge application refer to ecology in the wording or the reasons. Therefore, we are unable to provide comments. If this is not the case and ecological advice is required, please let us know.

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

Hannah Simmons
Graduate Biodiversity Officer

This response was submitted following consideration of the following documents:
Site Plan. Grace Yard Design. 28 November 2022