



ECOLOGICAL ADVICE SERVICE

TO: Rebecca Harrison

FROM: Elizabeth Fagg

DATE: 17 April 2024

SUBJECT: 20240243 / 232 Singlewell Road, Gravesend

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.

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that the proposed development has limited potential to result in significant ecological impacts. Our comments below remain unchanged from the previous application (reference 20231268) as the proposed changes to the current application do not impact the ecology of the site any more than the previous application.

The site consists of managed gardens and building which is to be demolished. We are satisfied that no ecological information is required as the garden is regularly managed limiting opportunities for protected/notable species to be established and images from Google Street View dated November 2022 show that the roof appears to be in good condition with no missing or lifted tiles, therefore we are satisfied that bat surveys are not required. As such, we are satisfied that there is no requirement for an ecological survey to be carried out at this time.

Breeding Birds

It is possible that breeding birds may be using the vegetation in the front and rear gardens. We advise that the following informative is included should planning permission be granted.

Breeding bird informative – suggested wording

The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Habitats are present on and around the site that provide opportunities for breeding birds. Any work to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If vegetation/structures need to be removed during the breeding season, mitigation measures need to be implemented. This includes examination by a suitably qualified and experienced ecologist immediately prior to starting work. If any nesting birds are found, works must cease until after the birds have finished nesting.

Biodiversity Net Gain and Ecological Enhancements

Under section 40 of the NERC Act (2006) and paragraph 180 of the NPPF (2023), biodiversity must be maintained and enhanced through the planning system. Additionally, in alignment with paragraph 186 of the NPPF (2023), the implementation of net gains for biodiversity should be encouraged.

There will be a loss of biodiversity with the removal of trees and shrubs from both the front and rear gardens. We advise that the impact from the loss of vegetation can be minimised through the inclusion of native planting in the gardens. A plan showing the planting of native species must be submitted as a condition of planning permission if planning permission is granted.

We advise that the landscaping plan is secured with a condition if planning permission is granted and that other enhancements are also incorporated into a plan within the red line boundary, including bat and bird bricks, hedgehog homes and holes in close-board fencing, in addition to the native planting.

Suggested condition wording

Within three months of works commencing, a detailed plan showing how the development will enhance and maintain biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include details of native and wildlife-friendly planting, durable bat and bird bricks, hedgehog homes and holes in close-board fencing. The approved measures will be implemented and retained thereafter.

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:

- Design and Access Statement, Just Planning, 11/3/24
- Existing floor plans, DAP consultants, 13/9/23
- Proposed Block Plan, DAP consultants, 5/12/23