



ECOLOGICAL ADVICE SERVICE

TO: *Alison Webster*

FROM: *Clair Thackray*

DATE: *12 February 2024*

SUBJECT: *20231324 Land South Of Gravesend Road, Gravesend*

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.

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 further information is sought from the applicant with regards to the potential for ecological impacts to arise.

It is noted that the proposals are relatively small in scale. However, from the information provided, it has not been possible to fully assess the likelihood of any constraints relating to ecology. Based on our review of aerial photographs (most recent dated May 2022), the site appears to comprise of grassland/scrub mosaic which is bordered by mature hedgerows and an area of broadleaved woodland designated as habitat of principal importance/priority habitat. There are records for badger, reptiles and great crested newt (GCN) within the site vicinity – although the site lies within a green zone for GCN.

To establish the potential for protected species presence that must be taken account of in the planning decision, in the first instance we advise that high quality, labelled, photographs of all land within the red-line boundary are provided. These will include boundary vegetation, the proposed building footprint and the full extent of the construction zone. These can then be reviewed by KCC EAS to determine whether further ecological assessment is required. We wish to highlight that where photographs are inconclusive or

indicate potential for impacts on protected species and/or protected/priority habitats, further ecological assessment may be advised.

The above is in line with paragraph 99 of ODPM 06/2005 which states “it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.

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

Clair Thackray
Biodiversity Officer

This response was submitted following consideration of the following documents:

Block Plan. Gill Sterling. Nov 23

Supporting Statement. Gill Sterling. Nov 23

