



ECOLOGICAL ADVICE SERVICE

TO: *Amanda Grout*

FROM: *Helen Forster*

DATE: *07 April 2022*

SUBJECT: *28 Park Road, Gravesend 20220246*

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.

We previously commented on this site in November 2021 for application 20211019. We advise that our comments for that application are still valid for this application.

Comments provided for application 20211019

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us (including aerial photos and biological records) 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 as a result of the proposed development.

Habitats and features, including buildings and vegetation, are present on and around the site, suggesting that there may be potential for protected species to be present within the site. Therefore we advise that current photos of the dwelling and garden are submitted as part of this application to enable us to consider if there is potential for protected/notable species to be present and a requirement for a preliminary ecological appraisal (PEA) to be carried out.

If required a PEA must be undertaken by a suitably qualified ecologist, in accordance with good practice guidelines. The PEA will assess the habitats and features within and around the site and identify if there is a need for further ecological surveys to assess ecological value and/or confirm protected species presence/likely absence in the context of the potential ecological impacts of the proposed development.

To ensure that the planning determination is adequately informed in respect of all potential ecological impacts, we advise that, if required, the PEA report, OR, if further surveys are required, an Ecological Impact Assessment (EcIA) report, detailing all surveys and outcomes, must be sought prior to determination of the planning application. The submission must provide appropriate and achievable mitigation measures for any identified ecological impacts.

This is in accordance 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"*. An EcIA is a process of identifying, quantifying and evaluating the potential effects of development on habitats, species and ecosystems, so providing all ecological survey information alongside any necessary avoidance, mitigation and compensation proposals within one document.

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:
No Ecology Documents