



KCC EAS PHOTOGRAPHIC REPORT AND PROPOSED BIO DIVERSITY MEASURES

Project Description:

Extensions to existing dwellinghouse to create a building containing
2no. semi-detached dwellinghouses and Associated works

at:

388 Rochester Road, Gravesend. Kent DA12 4TT

May 2024

Previous Consultation Advice
With regard to application 20231051

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. We have taken this view due as the site is regularly mown grassland and building is in good condition which limits the opportunities for suitable features for roosting bats to be present. As such, we are satisfied that there is no requirement for an ecological survey to be carried out at this time¹. Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 180 and 186 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system. As such, if planning permission is granted, we recommend that integrated bat and bird boxes are incorporated into the building.

Consultation Advice
With regard to application 20240303

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.

When we previously commented application 20231051 we advised that no ecological information was required. However it is our understanding that this application will result in the demolition of the garage and we require current photos to be provided of the garage to enable us to consider if there is potential for bats to roost within the garage. To establish the potential for protected species presence, that must be taken account of in the planning decision, in the first instance, high quality, labelled, photographs of all aspects of the garage, and the construction zone should be requested. These can then be reviewed by Kent County Council Ecological Advice Service (KCC EAS). These photographs may satisfy KCC EAS that no ecological surveys are necessary at the site.

REAR GARAGE



Fig 001 rear garage



Fig 002 rear garage eaves



Fig 003 rear garage eaves details indicating soffit trim



Fig 004 driveway



Fig 005 garage elevation adjacent to neighbouring property



Fig 006 garage door detail



Fig 007 garage elevation facing garden



Fig 008 rear garden area



Fig 009 garage elevation facing main property

MAIN HOUSE



Fig 010 front elevation



Fig 011 front elevation detailing



Fig 012 front elevation detailing



Fig 013 west elevation gable main house



Fig 014 east elevation gable main house eastern gable end wall



Fig 014 east gable wall detailing



Fig 015 side garden adjacent thong lane looking northerly



Fig 016 rear garden looking northerly back to main house



Fig 017 front extended area soffit detailing



Fig 018 rear extension to main house soffit detailing.

BIO DIVERSITY MEASURES

Ecology

The garden area is mainly laid to lawn and so accordingly the proposal will have minimal impact upon the existing biodiversity of the location.

Notwithstanding the following measures will be incorporated within the proposal:

Bat Boxes

The applicant should consider installing additional bat boxes in suitable locations. It is recommended that at least two Kent Bat Box/Schwegler 1FF Bat Box or similar (dependent upon availability) should be installed on retained trees. The box(es) must be sited at least 3.5 meters above ground and should face south west to south east.

For more information on Kent Bat Boxes see:

<http://www.kentbatgroup.org.uk/kent-bat-box.pdf>



Fig 019 4 [no] proposed bat boxes sited within the garden areas



P020 – log store and insect hotel sited to the garden area



P-021 6 [no] bird boxes will be sited in conjunction with the proposal sized to attract a range of birds from robins, wrens, tits, housemartins swifts and swallows etc

Lighting

Any lighting to the garden area will be low or zero UV, which is preferred to reduce attraction of insects to lighting and therefore to reduce the attraction of foraging bats to these areas. Lighting should be directed away or shielded from any green areas/ponds/hedgerows, and bat boxes to allow bats safe foraging routes where they will not be visible to predators.

Hedgehogs

Hedgehog Gates

If any installed fencing will be of a design similar to that of close board fencing which are typically solid from ground level, *hedgehog gates will* be installed in the fencing within the proposed site. The gates consist of semi circular holes (measuring 0.13 m x 0.13 m) cut into the bottom of the fence to allow the movement of hedgehogs into adjacent areas of land.

Open Excavations

During months when hedgehogs are most likely to be active (March to October), excavations should not be left open for animals to fall into. If this is not possible, suitable planks of wood should be placed to allow trapped animals to escape. Any open excavation should be inspected before works commence in the morning and trapped animals relocated to a suitable place of safety along the site boundary.

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