



ECOLOGICAL ADVICE SERVICE

TO: Peter Price
FROM: Helen Forster
DATE: 17 December 2021
SUBJECT: 20211398 Ellenor, Northfleet

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 have reviewed the ecological information submitted with the current application and application 20190756. We are satisfied that no further ecological surveys or details of ecological mitigation are required prior to determination of the planning application.

We are satisfied that any impact to protected/notable species can be avoided via a precautionary mitigation approach which is detailed within the Preliminary Ecological Appraisal.

The submitted application has proposed to amend condition 14 to:

The development hereby permitted shall be carried out in strict accordance with the precautionary measures, conclusions, recommendations, and mitigation works and habitat enhancement as detailed in the submitted Preliminary Ecological Appraisal (Phlorum, October 2021) including the provision upon completion of the works for bird boxes to be installed to encourage breeding birds on site and landscaping and planting to comprise of a high proportion of native species and to be of local provenance where possible.'

We don't disagree with the principle of what is proposed but landscaping information is also required as part of c16.

Therefore we suggest the following condition wording:

C14

The development hereby permitted shall be carried out in strict accordance with the precautionary measures, conclusions, recommendations, and mitigation works ~~and habitat enhancement~~ as detailed in the submitted Preliminary Ecological Appraisal (Phlorum, October 2021). ~~including the provision upon completion of the works for bird boxes to be installed to encourage breeding birds on site and landscaping and planting to comprise of a high proportion of native species and to be of local provenance where possible.~~

C16

Notwithstanding the landscaping details accompanying the application as shown in the approved drawings or as set out in the Arboricultural Survey Report by Phlorum Limited February 2019 and Arboricultural Impact Assessment by Phlorum Limited November 2021 and prior to the first occupation of any part of the development hereby approved, full details of the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. The scheme shall demonstrate that native species and ecological enhancement features will be included within the site as detailed within Preliminary Ecological Appraisal (Phlorum, October 2021). Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of any part of the development hereby approved. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with trees or plants of a similar size and species during the next available planting season.

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:
Preliminary Ecological Appraisal (Phlorum, October 2021)