



ECOLOGICAL ADVICE SERVICE

TO: Kelly Joyce

FROM: Helen Forster

DATE: 26 March 2024

SUBJECT: 18 Marks Square, Northfleet 20240109

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.

Condition 14 states; *Prior to the first occupation of the development hereby permitted and unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscaping for the development 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. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following the first occupation of the development. 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 a species of a similar size and type during the next available planting season.*

Condition 15 states: *Within 3 months of works commencing details of how the development will enhance biodiversity shall be submitted to and approved in writing by the Local Planning Authority. This will include clear ecological enhancement for breeding birds and bats and Gravesham Borough Council shall include provision of bat boxes, bird boxes and native planting. The approved details shall be implemented before the first occupation of the development and thereafter permanently retained and maintained.*

The following comments are valid for both conditions.

The submitted information has detailed the following will be implemented within the site:

- 1 bird box
- 1 bat box
- Native species planting (including hedgerows and wild flower areas)
- Plants which benefit pollinators.

For the size of the proposal we are satisfied that those measures are appropriate.

We are satisfied that both conditions can be discharged.

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:

Ecological Enhancement; Gill Sterling

Soft landscaping Plan; Barron Edwards Sterling; February 2024