



ECOLOGICAL ADVICE SERVICE

TO: Katherine Parkin
FROM: Clair Thackray
DATE: 30 January 2023
SUBJECT: 20221232/O'Dell Place, 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 (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, as follows:

- Detailed photographs of the grassland paddock and hedgerows in the south of the site, within which two caravans/mobile homes and associated hardstanding and drainage are proposed.

This information is requested to enable us to assess the potential for protected species to be present within the proposed works area.

We have taken this view because aerial photographs show the potential for rough grassland to be present within the paddock, with connectivity for reptiles/amphibians via mature hedgerows and adjacent scrub habitat. Photographs will enable us to determine if it is necessary for an ecologist to carry out a walkover assessment of the site. If an assessment is required, the results of any recommended surveys and details of any mitigation required must be completed and submitted with the planning application. 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”.

Pending further consultation regarding the site photographs, we will also suggest suitable condition wording for the following:

- Informative for breeding birds
- Lighting Design Plan
- Biodiversity Enhancement Plan

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:

Planning Statement. Barron Edwards Sterling. November 2022.

Existing and Approved Site Layout. Barron Edwards Sterling. December 2022.

Proposed Site Layout. Barron Edwards Sterling. December 2022.