

Ecological Management, Planting and Lighting Strategy

Land at Clanna — Gravesham Borough Council

Discharge of Conditions 14 (Ecological Scheme) and 15 (Lighting)

1. Introduction

This document has been prepared to provide additional detail in support of the discharge of Conditions 14 and 15 attached to the planning permission.

It sets out:

- Ecological management and maintenance measures
- Native planting proposals appropriate to the local landscape character
- Ecological lighting strategy and design principles

The measures outlined are proportionate to the scale and nature of development and are intended to secure biodiversity enhancement in accordance with local and national planning policy.

2. Policy Context

The strategy has been prepared with regard to:

- National Planning Policy Framework — Section 15 (Conserving and Enhancing the Natural Environment)
- Gravesham Local Plan Core Strategy — Policy CS19 (Green Infrastructure)
- Gravesham Development Management Policies — biodiversity and landscape protection provisions
- Duty to conserve and enhance biodiversity under Section 40 of the Natural Environment and Rural Communities Act

The proposals seek to ensure protection of ecological features and delivery of measurable ecological enhancements.

3. Ecological Management and Maintenance Schedule

3.1 Objectives

The management objectives are to:

- Ensure successful establishment of new habitats
 - Protect retained ecological features
 - Maintain ecological connectivity
 - Support local wildlife including birds, bats and hedgehogs
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3.2 Establishment Period (Years 1–5)

Native Hedgerows

- Watering during dry periods in first two growing seasons
- Replacement of failed plants annually during the planting season
- Maintenance of weed-free strip using mulch or manual methods
- No intensive cutting during establishment

Wildflower Meadow Areas

- Annual cut in late summer (August–September) after flowering
- Removal of cuttings to prevent nutrient enrichment
- Optional spring cut if required

Ecological Buffer Zones

- Retained free from storage, disturbance or encroachment
- Periodic inspection to ensure protection

Bat and Bird Boxes

- Installed on retained trees or suitable structures
- Visual inspection annually for condition (no disturbance during nesting season)

Hedgehog Connectivity

- Gaps within fences maintained clear at all times

Deadwood Habitat

- Retained in shaded locations
 - Additional timber added if required to maintain habitat value
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3.3 Long Term Management

- Hedgerows managed on a rotational trimming regime outside nesting season (September–February)
 - Wildflower areas maintained through annual cutting regime
 - Habitat features retained for the lifetime of the development
 - Lighting maintained to ensure continued compliance with ecological principles
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3.4 Management Responsibility

Management will be undertaken by the landowner, management company or appointed landscape contractor.

4. Native Planting Proposals — Gravesham Context

Planting reflects native species typical of North Kent landscapes and is designed to support local biodiversity.

4.1 Native Hedgerow Mix

Indicative composition:

- Hawthorn (*Crataegus monogyna*) — dominant species
- Blackthorn (*Prunus spinosa*)
- Field Maple (*Acer campestre*)
- Hazel (*Corylus avellana*)
- Dog Rose (*Rosa canina*)
- Guelder Rose (*Viburnum opulus*)
- Spindle (*Euonymus europaeus*) — occasional
- Wayfaring Tree (*Viburnum lantana*) — occasional

Species proportions to be confirmed at detailed planting stage subject to availability.

4.2 Wildflower Meadow Mix

Native neutral grassland species including:

- Oxeye Daisy
- Common Knapweed
- Birdsfoot Trefoil
- Red Clover
- Yarrow
- Selfheal

- Meadow Buttercup
- Ribwort Plantain

With fine grasses such as:

- Crested Dog's Tail
- Red Fescue
- Common Bent

4.3 Reinforcement Planting

Native shrubs consistent with hedgerow species will be used to strengthen existing boundaries.

5. Ecological Lighting Strategy

5.1 Design Principles

External lighting has been designed to minimise impacts on nocturnal wildlife and maintain dark corridors.

Measures include:

- Low level LED lighting only
- Warm colour temperature (maximum 3000K)
- Fully shielded directional luminaires
- Downward facing fittings to minimise spill
- Motion sensors and timers to reduce operating periods
- No illumination of hedgerows, buffer zones or habitat features
- Avoidance of light spill onto ecological corridors

Lighting heights will be kept as low as practicable.

5.2 Guidance Compliance

The strategy aligns with:

- Bat Conservation Trust / Institution of Lighting Professionals Guidance Note 08
 - Good practice principles for ecological lighting design
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5.3 Maintenance

Lighting will be maintained to ensure alignment is retained and no additional lighting is introduced without review.

6. Conclusion

The ecological management measures, native planting proposals and lighting strategy set out in this document provide a robust framework to ensure that ecological enhancements are successfully implemented and maintained.

The Applicant considers that the information submitted satisfies the requirements of Conditions 14 and 15.