



ECOLOGICAL ADVICE SERVICE

TO: *Amanda Grout*

FROM: *Marie Thibault*

DATE: *19 May 2022*

SUBJECT: *20220284 / Land North Of Foxdene, Meopham*

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.

Under the Natural Environment and Rural Communities Act (2006), "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". In order to comply with this 'Biodiversity Duty', planning decisions must ensure that they adequately consider the potential ecological impacts of a proposed development.

The National Planning Policy Framework states that "Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."

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 application submission, we advise that the proposed development has limited potential to result in ecological impacts.

We have taken this view as the Design and Access Statement states that the residential garden is maintained as grassed lawn with large vegetable patch reducing the opportunities for notable and protected species to be present.

As such we are satisfied that there is no requirement for ecological information to be submitted with the planning application.

Instead, we recommend that a precautionary mitigation approach is submitted and implemented during construction works to minimise the potential for the works to result in the killing/injuring of protected/notable species such as reptiles and breeding birds when vegetation is removed. We advise to keep the grass regularly mowed until start of works.

We recommend securing this as a condition of planning permission if granted – suggested condition wording at the end of the comment.

Biodiversity and Ecological Enhancements

The application provides opportunities to incorporate features into the design which are beneficial to wildlife, such as native species planting or the installation of bat/bird nest boxes. We advise that measures to enhance biodiversity are secured as a condition of planning permission if granted. This is in accordance with Paragraph 180 of the NPPF “*opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity*” – suggested condition wording at the end of the comment.

If you have any queries regarding our comments, please do not hesitate to get in touch.

Marie Thibault ACIEEM
Biodiversity Officer

This response was submitted following consideration of the following document(s):
Planning Statement, Barron Edwards, 1st March 2022

Condition Recommendations

Biodiversity method statement

No development shall take place (including any ground works, site or vegetation clearance), until a method statement for the clearance of vegetation has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the following :

- a) Purpose and objectives for the proposed works;*
- b) Working method necessary to achieve stated objectives;*
- c) Details of the methodology which will be followed if reptiles or nesting birds are found during the works;*
- d) Provision of habitat to move any species captured during the works in to;*

- e) Extent and location of proposed works shown on appropriate scale plans;*
- f) Persons responsible for implementing works.*

Biodiversity and Ecological Enhancements

Within 3 months of planning permission being granted, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with provision of generous native planting where possible. The approved details will be implemented and thereafter retained.