



ECOLOGICAL ADVICE SERVICE

TO: Lisa Fisher

FROM: KCC Ecological Advice Service

DATE: 23th February 2026

SUBJECT: Combined EAS response for the following planning applications

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.

In providing the following comments all relevant information has been submitted including ecological information (where submitted) and site plans. In addition other documents when considered useful have been reviewed this will include (but not limited to) the design and access statement and arboricultural reports.

Additional supporting information can be found at the end of the report regarding requests for additional information and BNG.

Where applicable, suggested condition wording can be found at the end of the report. The conditions have been numbered and referred to in the below text.

Planning Applications Reviewed

Reference Number	Application Name	Planning Officer	Further Information Required
20250501 & 20250502	90 Wellington Street, Gravesend	Lisa Fisher	N

Planning Applications

No.	Planning application	Further Information Required?	Reasoning
1	20250501 & 20250502 90 Wellington Street, Gravesend Lisa Fisher	N	The application is for a single storey rear extension to an existing building in an urban area. Drawings show that it will be below roofline and we consider precautionary mitigation only is required as aerial imagery shows some garden plants that may provide shelter to breeding birds. A breeding bird informative will be required for any vegetation clearance (if required). See wording below BNG exempt de minimis

Suggested Condition Wording

1 Precautionary Mitigation

From commencement of works (including site clearance), to avoid impacts to protected and priority species, the following precautionary mitigation shall be implemented:

- *Any hedgerow and trees to be retained, including its roots, shall be protected from damage in line with The British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012);*
- *All temporarily stored building materials (that might act as temporary resting places) shall be isolated within hardstanding areas and raised off the ground, e.g. on pallets.*
- *Any work to vegetation/structures that may provide suitable bird nesting habitats should be carried out outside of the bird breeding season (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If within the breeding bird season a survey by a suitably qualified person needs to be conducted to confirm absence, prior to commencing works.*
- *If at any time a protected species is discovered within the works area all works must stop while a suitably qualified ecologist and/or Natural England are consulted.*