



ECOLOGICAL ADVICE SERVICE

TO: Amanda Grout
FROM: Emma England
DATE: 23 February 2023
SUBJECT: 20230044 / Three Gables, Gravesend

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 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 INFORMATION – ADDITIONAL INFORMATION REQUESTED

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that the proposed development has limited potential to result in ecological impacts. We have taken this view largely due to a review of aerial imagery (Google Earth Pro, accessed February 2023) which suggests that the site is currently, and has been for many years, used for grazing. Further, there are no ponds following a review of OS mapping data (MAGIC, accessed February 2023), showing within 250m of the site. As such, the site is unlikely to support any protected species. We are therefore satisfied that there is no requirement for an ecological survey to be carried out at this time.

It is however noted that there are (what appear to be) mature trees within approximately 10m of the site. As such (unless otherwise advised by a suitably qualified arboriculturalist), an arboricultural survey may be necessary to ensure that trees are protected during construction, through avoidance and/or mitigation measures. Where required, the arboricultural survey should be carried out prior to determination to ensure that biodiversity features are adequately protected in line with the National Planning Policy Framework (NPPF) 2021 and the Natural Environment and Rural Communities Act (NERC) Act 2006.

Additionally, in line with paragraphs 174 and 180 of the NPPF 2021, if planning permission is granted, a condition relating to ecological enhancement of the site should also be included. Wording can be provided once the additional information has been provided.

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

Emma England
Biodiversity Officer

This response was submitted following consideration of the following documents:

Ward and Associates (January 2023) Proposed redevelopment, Three Gables, Walnut Hill Road, Instead Rise, Gravesend, Kent, DA13 9HL. 2224.WD.01A.

Ward and Associates (January 2023) Proposed redevelopment, Three Gables, Walnut Hill Road, Instead Rise, Gravesend, Kent, DA13 9HL. 2224.WD.06.