



## ECOLOGICAL ADVICE SERVICE

**TO:** Kelly Joyce

**FROM:** Hannah Simmons

**DATE:** 20 February 2023

**SUBJECT:** 20221272 / Former Stables South Street Farm, Meopham DA13 0QJ

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*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.*

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### CONDITION DISCHARGE – SUFFICIENT INFORMATION

We have reviewed the submitted documents in relation to conditions 3 and 4 and advise that sufficient information has been provided to discharge the conditions.

It appears that neither condition 2 or 6 regarding this discharge application refer to ecology in the wording or the reasons. Therefore, we are unable to provide comments. If this is not the case and ecological advice is required, please let us know.

**Condition 3** states “*Within six months of the date of this permission and notwithstanding the details shown on the approved plans, a landscaping scheme shall be submitted to the Local Planning Authority for approval showing hard and soft landscaping and boundary treatments. The details shall include:*

- (i) the type and species of planting to be carried out to include their quantity and size;*
- (ii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat or bird nesting boxes;*
- (iii) a timetable for implementation;*
- (iv) details of initial aftercare, long term maintenance and details for monitoring and remedial measures;*
- (v) the extent of, and materials for all areas of hardstanding; and*
- (vi) the type, materials, height and extent of any fences, gates, walls or other means of enclosure.*

*The approved landscaping scheme shall be implemented in accordance with the approved timetable and maintained in accordance with the approved details. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following the date of its approval. Any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation."*

An updated cover letter has been submitted detailing the quantity, a timetable for implementation and details of initial aftercare, long term maintenance and details for monitoring and remedial measures. We are satisfied that sufficient and suitable information has been submitted to cover the details required from the condition. We are also satisfied that the planting list of trees and hedgerow species are native and suitable for supporting local wildlife. The shrub species are not native but do mostly support pollinators. As they are a small part of the site, they will be suitable. As such, we recommend that points *i-iv* of the condition can be discharged.

We are unable to provide comments on sections *v* and *vi* of this condition as they do not refer to ecological requirements. If this is not the case and ecological advice is required, please let us know.

**Condition 4** states "*Within six months of the date of this permission and notwithstanding the details shown on the approved plans, details of all external lighting (including lighting on the buildings and the lighting of external areas) shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details and no additional external lighting shall be provided on the site.*"

We have reviewed the locations and number of lights on the elevation plans and are satisfied that light spill will not impact the adjacent environment. We are also satisfied that the lights in the site plan are suitable and that they will be turned off by timers and sensors when not needed. As such, we can recommend that the condition can be discharged.

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

**Hannah Simmons**  
**Graduate Biodiversity Officer**

This response was submitted following consideration of the following documents:

*Site Plan. Grace Yard Design. 28 November 2022*

*Cover Letter. Grace Yard Design. 31 January 2023*

*Elevations E01-E08. Grace Yard Design. 27 January 2023*