



ECOLOGICAL ADVICE SERVICE

TO: *Amanda Grout*

FROM: *Emma England*

DATE: *16 August 2023*

SUBJECT: *20230537 / 1 Foxbury Manor, Higham*

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 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.

SUMMARY – MINOR CLARIFICATION RECOMMENDED

We have reviewed the ecological information submitted in support of this application in relation to Conditions 3, 9 and 10 (wording provided in Appendix 1). Our comments are summarised as follows:

1. Sufficient information has been provided to discharge Conditions 3 and 10 in relation to ecology matters.
2. For Condition 9: A statement from the applicant should be provided to show a commitment to apply wildlife sensitive methodologies during site clearance and construction in accordance with the details contained in Section 4 of the Preliminary Ecological Appraisal report (KB Ecology, November 2022). This will ensure that the development avoids breaches of wildlife legislation and complies with current biodiversity policies. Once this statement has been received, sufficient information will have been received to discharge Condition 9.

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:

Gravesham Borough Council (January 2022) Notification Of Grant Of Permission To Develop Land. Application: 20211448. 1 Foxbury Manor, Old Watling Street, Higham, Rochester, Kent ME2 3UG.

KB Ecology (November 2022) Preliminary Ecological Appraisal. 1 Foxbury Manor Old, Watling Street, Higham, Kent.

Synergy Planning & Property Consultants Ltd (February 2022) Proposed location and block plan. Land off Old Watling Street. 22/388/02.

Synergy Planning & Property Consultants Ltd (June 2023) Proposed location and block plan. Land off Old Watling Street. 22/388/02.

Synergy Planning & Property Consultants Ltd (August 2023) Proposed location and block plan. Land off Old Watling Street. 22/388/02.

Synergy Planning & Property Consultants Ltd (June 2023) Proposed plans and elevations. Land off Old Watling Street. 22/388/01.

Synergy Planning & Property Consultants Ltd (July 2023) Proposed plans and elevations. Land off Old Watling Street. 22/388/01.

Appendix 1: Condition Wording

Condition 3

Details of the appearance and landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 (1) of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Condition 9

Prior to the commencement of any works a preliminary ecological appraisal (PEA) shall be carried out to enable consideration of the potential for protected/notable species to be present and the appraisal shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the survival and protection of important species and those protected by legislation that could be affected by the development, in accordance with Local Plan: Core Strategy Policy CS12 and paragraph 179 of the National Planning Policy Framework, which seeks the protection of priority species.

Condition 10

Prior to the first occupation of the development hereby approved, details of all proposed external lighting 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.

Reason: In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).