



ECOLOGICAL ADVICE SERVICE

TO: Alison Webster

FROM: Luke Wallace

DATE: 21 March 2023

SUBJECT: 20221328 / Bowling Green, 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.

There is little protected species interest on-site but as highlighted previously, biodiversity net-gain is the primary concern.

We are satisfied that the metric calculations are mostly accurate. However, as alluded to previously, this will be heavily dependant on the creation and beneficial management of native wildflower grassland along the eastern and southern boundaries. We also advise that scrubby/woody material removed is kept on-site and that all planting (even shrubs) consists of native species only. This can be secured via a Landscape and Ecological Management Plan (LEMP) if planning permission is granted. Suggested wording:

Within three months of works commencing, a Landscape and Ecological Management Plan (LEMP) will be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP will be based on the Landscape Strategy (ACD Environmental October 2022) and include the following:

- Description and evaluation of features to be managed, including wildflower grassland, retention of felled wood and a native species-only planting schedule;*
- Ecological trends and constraints on site that might influence management;*
- Aims and objectives of management;*
- Appropriate management prescriptions for achieving aims and objectives;*
- Preparation of a work schedule (including an annual work plan);*
- Details of the body or organisation responsible for implementation of the plan, and;*

- *Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

Additionally, we advise that a sensitive lighting plan is implemented to limit the impact on bats and other nocturnal wildlife. Suggested condition wording:

Prior to occupation, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not adversely impact biodiversity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

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

Luke Wallace
Biodiversity Officer