



ECOLOGICAL ADVICE SERVICE

TO: Lisa Fisher
FROM: Elizabeth Fagg
DATE: 02 August 2024
SUBJECT: 20240637 / Azila, Harvel

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.

The applicant has submitted information for the discharge of the following conditions 4, 6 and 7, attached to application 20240376. We are satisfied that sufficient information has been provided to discharge condition 4 and 7.

To discharge condition 6, we require further information on the owl box location ownership to satisfy that the enhancement measure can be maintained long term.

Condition 4

Prior to any further above ground works commencing, details of tree and hedgerow protection measures during construction, shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

No vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected area(s). All temporarily stored building materials shall be isolated within hardstanding areas and raised off the ground. Upon completion of the construction works and before the first occupation of the development on the site the trees shall be inspected by a competent tree surgeon and any necessary works to tidy the trees and maintain their health shall be undertaken.

The applicant has provided information in proposed landscaping, lighting and tree protection plan drawing (GSP 11/7/24) for suitable tree and hedgerow protection measures. A safe materials storage area has clearly been identified and labelled on the plan. A note on this plan instructs that trees are to be inspected and any remedial works undertaken by a tree surgeon. This is sufficiently detailed information to discharge condition 4.

Condition 6

Within three months from the date of this decision, a Biodiversity Enhancement Plan including details of how the development will offset biodiversity loss/enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. The information submitted shall include the proposed target species, the make and model of any boxes, location information such as height, aspect, surrounding habitat, detailed planting schedules and relevant management to ensure the habitat is suitable for the target species. The details will include; native and wildlife-friendly planting, integrated bat and bird bricks and/or durable boxes, and hedgehog holes in any close board fencing. The approved measures will be implemented and retained thereafter.

The Proposed Landscaping, Lighting and Tree Protection Plans (GSP updated 11/7/24) and supplementary information (GSP 12/7/24) showed a range of features such as owl and bat boxes, wildflower area and native species hedgerow gap infill.

Enhancement plans for the trees and hedgerow along Dean Lane are clearly shown on the plan with appropriate native species for gap filling to enhance the habitat. The hedgerow gap planting has instructions for planting and maintenance provided in the documentation. A wild flower area is shown on the plan and the accompanying letter has instruction for planting with plugs or seeds with appropriate species included for the North Downs area, with longer term management measures.

The bat boxes were shown on the plan and information provided regarding positioning. Information on height and aspect which will ensure these are correctly installed. We would like to point out that durable box material such as woodcrete is preferred over wooden ones, which have less longevity.

The two owl boxes for tawny owls are planned, shown placed in trees outside the red line boundary. Information has been provided on height and aspect for correct positioning but it is unclear if the box locations are within the applicant's ownership. We request further information on land ownership for the tree locations chosen for owl boxes, to provide reassurance that future management of the owl boxes is viable.

To discharge condition 6 we require further information on the owl box location ownership to satisfy that the enhancement measure can be maintained long term.

Condition 7

Within three months from the date on which the works commence, details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details. The details submitted shall include, a plan showing the location of the lighting, confirmation that the lighting would be downward facing and on a motion sensor. The external lighting shall

follow the recommendations within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night'

The proposed lighting is shown to be placed in a sensitive location away from hedgerow or trees, onto hardstanding areas. The proposed light fitting projects downwards and is fitted with motion sensor and timer. This information and detail provided is sufficient to discharge condition 7.

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

Elizabeth Fagg
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Letter to LPA, Graham Simpkin Planning Ltd, 12/7/24
- Proposed Landscaping, Lighting and Tree Protection Plan, Graham Simpkin Planning Ltd, 11/7/24