



ECOLOGICAL ADVICE SERVICE

TO: *Alison Webster*

FROM: *Hannah Simmons*

DATE: *09 August 2024*

SUBJECT: *20240634 / Former St Johns Ambulance Brigade HQ*

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.

Condition 3 (Soft Landscaping) states *"Prior to the occupation of the dwellings herein approved a plan shall be submitted to the Local Planning Authority for approval showing a scheme of soft landscaping. The planting shall include two trees for every tree lost to the development including tree T4 shown for removal on drawing AMD-BPTW-XX-00-DR-A-0106. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or completion of the development, whichever is the earlier. 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 Authority gives written consent to any variation."*

Four native trees are proposed to be planted. Only one tree is proposed to be lost according to drawing AMD-BPTW-XX-00-DR-A-0106. Therefore, the replacement with four trees is sufficient to fulfil the requirements of the condition regarding trees.

We are satisfied that, although not native, the shrub species will provide a wildlife benefit and that wildflower mix is suitable. We advise that establishment and management methods for the wildflower mix and trees in the ecological enhancement plan are suitable.

We advise that sufficient information has been submitted in relation to condition 3, which can now be discharged.

Condition 23 (Proposed bat and bird box locations and updated Ecology report) states *“No dwelling hereby permitted shall be occupied until details of ecological enhancement measures including bat and bird boxes have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be provided before the building is occupied and shall thereafter be retained.”*

The following enhancements have been proposed.

- 3x Beaumaris woodstone midi bat boxes
- 2x National Trust woodstone green 32mm bird boxes
- Hedgehog access at the base of close board fencing

We are satisfied with the box types and the location of the boxes but remind the applicant that bird boxes are best situated facing north when erecting the features on the trees, and bat boxes facing south. We advise that sufficient information has been submitted in relation to condition 23, which can now be discharged.

It appears that condition 25 (Cycle Storage) regarding this discharge application does not refer to ecology in the wording or the reasons. Therefore, we are unable to provide comments for this condition. If this is not the case and ecological advice is required, please let us know.

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

Hannah Simmons
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Proposed Site Layout. Architectural Design Lab Ltd. 10 July 2024
- Planting list. Skidmores Of Hertford Ltd. 9 July 2024
- Ecology Enhancement Plan. Sevenoaks Environmental Consultancy Ltd. 26 June 2024