



ECOLOGICAL ADVICE SERVICE

TO: *Amanda Grout*

FROM: *Emma England*

DATE: *11 July 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 ADDITIONAL CHANGES/CLARIFICATIONS 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:

We are pleased to see hedgehog holes, swift bricks, an integrated bat box and bulb planting included on drawings. However, we request several further changes/clarifications to plans. Full justification for this is provided in our previous advice note:

1. It appears that the swift bricks are on a west facing elevation. Bird boxes need a north or east facing elevation, and bat boxes are best sited where they are likely to receive more sun. We therefore recommend that the bird boxes be moved to an east facing elevation, and the bat box to the west elevation. Placing boxes in the wrong locations reduces the chance of use, and for birds could prove fatal to chicks if they overheat;
2. With regards to lighting, we note that our previous recommendations have been copied and pasted onto plans. However, the make/model of the chosen light with technical specifications are not available to demonstrate compliance. It would be

helpful to have this information in order that evidence be provided that our lighting recommendations have been implemented;

3. No mitigations during site clearance/construction have been proposed by the applicant, a condition relating to the application of wildlife sensitive methodologies during site clearance and construction is recommended. This will ensure that the development avoids breaches of wildlife legislation and complies with current biodiversity policies. Suggested condition wording:

From commencement of works (including site clearance), methods for the protection of retained habitats and precautionary mitigation measures for protected species will be followed in accordance with the details contained in Section 4 of the Preliminary Ecological Appraisal report (KB Ecology, November 2022).

It may be possible for the planning officer to verify the alterations/ additional clarification requested, once received, are in line with our recommendations without the need to reconsult us.

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 (June 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).