



ECOLOGICAL ADVICE SERVICE

TO: Lisa Williams
FROM: Helen Forster
DATE: 21 December 2023
SUBJECT: 20231051 388 Rochester Road, 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 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.

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that the proposed development has limited potential to result in significant ecological impacts. We have taken this view due as the site is regularly mown grassland and building is in good condition which limits the opportunities for suitable features for roosting bats to be present.

As such, we are satisfied that there is no requirement for an ecological survey to be carried out at this time¹.

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 180 and 186 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system. As such, if planning permission is granted, we recommend that integrated bat and bird boxes are incorporated into the building.

¹ We consider we have taken a proportionate approach to ensure that the provision of information within the planning application is appropriate to the environmental risk associated with the development and its location in line with Clause 4.1.2 of BS42020 (BSI, 2013).

We suggest the following wording: *Within 3 months of works commencing* a plan must be submitted demonstrating that integrated bat and bird boxes will be incorporated in to the building. The plan must be implemented as approved.

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

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:
Photos provided by planning officer.