

## **Urgent Update: Planning Committee 21 January 2021**

### **Item 15 Pages 88-105**

#### **Lordswood Urban Extension Gleaming Wood Drive Lordswood**

##### **APPLICATION: 19/505816/SUB**

###### PC

Boxley Parish Council still have grave concerns for the welfare of the wildlife on this site.

The loss of habit connectivity for dormice is not mitigated by the provision of one rope bridge across the road. They will also be subjected to disturbance of nesting sites by the construction and use of the woodland by residents and their pets.

There has still not been any ecological survey for insect species on the site.

There has been a long period of activity with nuisance motorcycles on the site with the permission of the landowner. This has caused a lot of upset with residents in the area and must have done a lot of damage to the wildlife population (intentional?). Boxley's PCSO has reported that the permission has now been revoked by the landowner.

This is a site with numerous protected species on it and any development is going to cause devastation to their population

###### KCC Ecology

We have reviewed the updated management plan and we are largely satisfied with the submitted information. However, the costings report provides no details of the costings for Monitoring/survey/management plan review & update Fence maintenance. We presume that is because it is not required in year 1 but there is a need to ensure that the costs for these requirements have been incorporated into the on going proposed costings. In particular there is a need to ensure that the species and habitat monitoring and management plan review are carried out.

The management plan has detailed that the woodland will be managed for at least 25 years – we highlight that the management must be carried out for the life time of the development

###### Agent

The agent has been asked to clarify the costings query of KCC. In regard of the timeline, the reply was "We were requested to provide details for the 25 year period so have done that. Indeed, I believe that most plans of this type set out costing details only in detail for the first 25 years but have the costs continuing beyond that and this would be covered under the reviews of the management plan in any case. I have checked the previous committee report and in there it was the parish council who specifically raised the matter of the 25 year period as a minimum, KCC at that time had no comments on the costings provided."

###### Discussion:

The points raised by the PC either go beyond why this application was deferred or seek to reverse the decision of the Inspector who granted the outline application. It is officers' view that the dormouse measures are best placed to be considered in the detail of the dormouse licence application to Natural England.

**The recommendation remains unchanged**