



ECOLOGICAL ADVICE SERVICE

TO: Amanda Cue
FROM: Helen Forster
DATE: 04 February 2026
SUBJECT: Land Adjacent To Northfleet Premier Mart Northfleet 20251064

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.

We advise that no information is required prior to determination of the planning application.

Ecological Surveys

The proposal is for a shipping container on an area of unmanaged vegetation. The vegetation may support protected/notable species however due to the small area which will be impacted we are satisfied that any impact can be avoided through a phased clearance approach.

We advise that the vegetation is cleared in 2 stages on a dry sunny day when the temperatures are consistently over 9degrees. It must be implemented as follows:

- Cut down to a minimum high of 15cm cutting towards the retained vegetation and leave for at least 1 day
- Cut down to ground level – cutting towards the retained vegetation.
- Maintain the vegetation until the storage container has been installed.

Biodiversity Net Gain

Under the Environment Act 2021 and the Town and Country Planning Act 1990 (as amended), all planning applications⁵⁸ for development (unless exempt^{59,60}), must deliver at

least a 10% biodiversity net gain (BNG), shown via use of the Statutory Biodiversity Metric prior to commencement of any development.

The proposal is for the installation of a storage container which is 12m² therefore we consider this application to be exempt from mandatory biodiversity net gain, so that mandatory biodiversity net gain of 10% will not apply. We consider this application exempt because:

- The development will not impact any onsite priority habitat; AND
- The development will not impact more than 25 square metres of onsite habitat with a biodiversity value greater than zero; AND
- The development will not impact more than 5 metres of onsite linear habitat.

We acknowledge that more vegetation may need to be cleared initially to installed the container but as that will re-establish within 2 years we are satisfied that it does not need to be taken in to account.

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:

Location Plan;

Proposed Side Elevations; HoC Studio; September 2025