



ECOLOGICAL ADVICE SERVICE

TO: Lisa Williams
FROM: Helen Forster
DATE: 31 October 2023
SUBJECT: Northfleet Mill, Northfleet 20230909

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 have reviewed the submitted information in regard to determining if an environmental impact assessment (EIA) will need to be carried out and advise we are unable to conclude that there will not be a likely significant impacts upon the designated sites. Therefore, an EIA for ecology may be required.

Schedule 1

Under the Town and Country Planning (EIA) Regulations 2017, developments falling within Schedule 1 always require an EIA and are referred to as 'Schedule 1' developments.

EIA Screening

If the development falls within the selection criteria for a 'schedule 2' development of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, then it needs to be determined whether the proposal is situated within a 'sensitive area' and/or whether it is likely to have significant effects on the environment. Sensitive areas (as identified under Section 2(1), include the following ecologically designated sites: Site of Special Scientific Interest (SSSI), European Sites (Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites)). If the proposed development is located in, partly in, or has the potential to have any negative effect on these sites, then an assessment will be required. The regulations also include World Heritage Sites, schedule

monuments, Areas of Outstanding Natural Beauty (AONB) and National Parks, which are not dealt with in these comments.

To consider if the development will have significant effect on the environment, we have considered the selection criteria under 'Schedule 3' (EIA Regulations 2017).

The proposal is within 2km of the Swanscombe Peninsula SSSI and the ecological information submitted as part of the London Resort DCO identified that the site included functionally linked land associated with the Thames Estuary & Marshes SPA.

No information has been submitted as part of this application to enable us to understand if the proposal will result in an increase in noise, vibration, disturbance which may impact the designated sites. We advise that if GBC is satisfied that there will be no noise / disturbance as a result of the operational phase of the proposal we are satisfied that the proposal is unlikely to have a significant impact on the designated sites.

Please note that we are not water experts and therefore have not considered the impact of the proposal on the Thames which is associated with any discharge/surface water run off associated with the proposal.

We advise that we are satisfied that as the footprint of the proposed development is hard standing and surrounded by roads/buildings it is currently unlikely to support protected/notable species.

After assessing the selection criteria outlined in Schedule 3 (EIA Regulations 2017) we advise that due to the lack of information, regarding noise, vibration, disturbance, we are unable to assess if the development is likely to have a significant impact on biodiversity. However as detailed above if GBC are satisfied that the noise or vibration associated with the proposal will not impact the designated sites we are satisfied that a EIA is not required.

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:
Preliminary Ecological Appraisal; ITP Energised; August 2023