



ECOLOGICAL ADVICE SERVICE

TO: *Amanda Grout*

FROM: *Emma England*

DATE: *31 May 2023*

SUBJECT: *20230438 / Chalk Pit Cottages, Shorne*

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 – ADDITIONAL INFORMATION REQUIRED

We have reviewed the ecological information submitted in support of this application and advise that additional information is sought from the applicant prior to determination of the planning application.

No information has been provided by the applicant with regards to the risk of protected species occurrence on-site (e.g., reptiles). We request to see an Ecological Impact Assessment (EclA), produced in accordance with the latest Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines¹ for the site. All necessary surveys, and mitigation measures, will need to be submitted prior to determination of the planning application. This is in alignment with paragraph 99 of the ODPM 06/2005, which states “*it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision*”.

¹ CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester.

Additionally, we would like to see the biodiversity metric 3.1 calculation spreadsheet and condition assessment sheets to be able to review the biodiversity net gain calculations for the site. Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) 2021, biodiversity should be maintained and enhanced through the planning system.

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:

KDS (June 2022) Site Location and Existing Block Plans. 4074-001-A.

KDS (June 2022) Proposed Site Plan. 4074-002-A.

KDS (January 2023) Proposed Block Plan. 4074-004.

The Ash Partnership UK (February 2023) Biodiversity Gain Statement. Land Adjacent to No.4 Chalk Pit Cottages, Green Farm Lane, Shorne, Gravesend, Kent, DA12 3HN.