



ECOLOGICAL ADVICE SERVICE

TO: *Ethan Bonthron*

FROM: *Jonathan Lynch*

DATE: *19 February 2024*

SUBJECT: *20240017 / Crabbles Cottage, Shorne*

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, we advise that further information is sought from the applicant with regards to the potential for ecological impacts to arise as a result of the proposed development.

A Preliminary Ecological Assessment (PEA) or, if further surveys are required, an Ecological Impact Assessment (EclA) must assess the impact the proposed development will have on this site, as well as relevant statutory and non-statutory designated sites.

If needed, the EclA will include the following:

- Details of the impacts of development proposals on the ecological baseline established via a Preliminary Ecological Appraisal (PEA) and any additional surveys undertaken;
- Details of any necessary and achievable ecological mitigation and/or compensation measures;
- Details of ecological enhancement measures, and;
- Provision of sufficient information to determine whether the project accords with relevant nature conservation policies and legislation.

To ensure that the planning determination is adequately informed in respect of all potential ecological impacts, we advise that the EclA is sought prior to determination of the planning

application. This is in alignment with paragraph 99 of 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”*. An EclA is a process of identifying, quantifying and evaluating the potential effects of development on habitats, species and ecosystems, so providing all ecological survey information alongside any necessary avoidance, mitigation and compensation proposals within one document.

POTENTIAL IMPACTS

As we understand this application, the proposal is for the demolition of a semi-derelict garage and the erection of side/rear extensions as well as a garage unit abutting the existing house. The footprint of the house is to rise by 37% against its current size.

The demolition of the garage could have consequences to roosting bats, as could modification of the existing pitched roof of the house, which is tiled. We understand that all mature trees and hedges on site are being retained¹.

Biological data must be sought at the desk stage of an ecological assessment given the proximity of the proposed development to several designated sites and protected habitats which will have the potential to support a wide variety of protected species. These are summarised below.

Designated site	Proximity	Statutory/non-statutory	Notes
Great Crabbles Wood SSSI	Adjacent	Statutory (WCA 1981)	Natural England do not need to be consulted as this is a householder application. Biological records to be sought regarding protected species. EclA to consider.
Great Crabbles Wood ASNW	Adjacent	Statutory (NPPF, NERC 2006)	Potential for proposal to directly/indirectly impact ASNW. EclA to consider.
Court Wood etc., Shorne LWS	Adjacent	Non-statutory	Potential for proposal to directly/indirectly impact LWS. EclA to consider.
Thames-side Green Corridors BOA	Within	Non-statutory	Opportunities to enhance and restore biodiversity to be actively sought.

SAMMS

The proposed site is located 3.5km from the Thames Estuary & Marshes SPA/Ramsar and is therefore within the 6km zone of influence of the site covered by the North Kent Strategic Access Management and Monitoring Scheme (SAMMS). The proposed

¹ The Design and Access Statement states: *“The existing mature gardens and trees are retained”*.

development is for an extension and includes no new dwellings. **As such, no developer contributions will be required.**

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

Jonathan Lynch
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Location Plan (Aworth Survey Consultants, Nov 2018)
- Block Plan (A J Scott Building Designs Ltd, undated)
- Roof Layout Existing (A J Scott Building Designs Ltd, undated)
- Roof Layout Proposed (A J Scott Building Designs Ltd, undated)
- Layout Plan Proposed (A J Scott Building Designs Ltd, undated)
- Design and Access Statement (undated)