



ECOLOGICAL ADVICE SERVICE

TO: *Alison Webster*

FROM: *Jonathan Lynch*

DATE: *27 February 2025*

SUBJECT: *20250048 / Cheneys Farm Barns, Thong Lane, Shorne, Gravesend Kent*

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.

SUMMARY

I have reviewed the submitted documents in relation to conditions 3 and 4 of application 20240700 and advise that **sufficient** ecological information has been provided to discharge the conditions.

This is not an application for discharge of the pre-commencement general condition of planning permission relating to biodiversity gain as per Schedule 7A 13(1) of the Town and Country Planning Act 1990. The condition is that **the development may not be begun unless—**

- (a) a biodiversity gain plan has been submitted to the planning authority, and**
- (b) the planning authority has approved the plan.**

As such, a separate application will need to be made to discharge this condition. This is noted in informative 1 of the decision notice for application 20240700.

FULL COMMENTS

Condition 3: *The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved biodiversity gain plan has been submitted to and approved in writing by the Local Planning Authority. This strategy shall include the following components:*

- (a) a non-technical summary;*
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- (d) the management strategy and measures to maintain the habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- (e) Details of the monitoring methodology (including frequency of submitting reports to the Local Planning Authority) in respect to the created or enhanced habitat; and*

The development shall be carried out in accordance with the approved details.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

The submitted Habitat Management and Monitoring Plan (KB Ecology, January 2025) follows Natural England's HMMP template and is suitable to discharge condition 3 as it contains all of the required details.

We advise Gravesham Borough Council to secure a monitoring fee¹ as they are the organisation receiving and responsible for reviewing monitoring reports. Reviews of these monitoring reports will otherwise be done at GBC's own cost for 30 years.

Condition 4: *No development shall take place until a comprehensive Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The document shall cover all environmental impacts from the clearance and construction phases of this development including details of the following, as well as any other measures deemed reasonably necessary:*

- (a) Noise management measures;*
- (b) Details of vibration monitoring and mitigation during piling works;*
- (c) Details of emergency access during any road closure;*
- (d) Type and location of wheel washing facilities;*
- (e) Measures to avoid adverse impacts on ecology and biodiversity; and*
- (f) Details of temporary construction lighting;*

Development shall be carried out in accordance with the approved document.

Reason: To ensure that a suitable programme of all works is set out from the commencement of development, to demonstrate that the free flow of traffic on the highway and to minimise the impact on local residents and businesses, in accordance with Local Plan Core Strategy Policies CS11, CS12 and CS19.

The submitted CEMP covers all of the required details and is sufficient for discharge of condition 3. We note condition 6 requires adherence to the recommended avoidance/mitigation details of the Preliminary Ecological Appraisal associated with the planning application (KB Ecology, April 2024) and the CEMP states that the "main contractor will be provided with a copy of the KB Ecology Preliminary Ecological Appraisal with a requirement that the measures contained to protect nesting birds and hedgehogs

¹ See: [Free tool: How to calculate Biodiversity Net Gain monitoring charges – Verna](#)

are put in place before work starts.” The recommendations in condition 6 are the key points for them to consider.

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:

- Construction Environmental Management Plan (undated)
- Habitat Management and Monitoring Plan (KB Ecology, January 2025)