



ECOLOGICAL ADVICE SERVICE

TO: Lisa Fisher
FROM: Jessica Holdway
DATE: 09 December 2025
SUBJECT: 26 King Street, Gravesend; ref: 20250243

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 additional information submitted and advise that the following comments provided below are still valid as the amended information does not relate to ecology.

Original Response:

SUMMARY: SUFFICIENT INFORMATION

We have reviewed the information submitted by the applicant and advise that sufficient information has been provided for determination.

We are providing this advice based on the assumption that there are no major internal or any external changes proposed. Based on this assumption, we are satisfied that this application will have no impact on the existing on-site ecology

BIODIVERSITY NET GAIN: DE MINIMIS EXEMPTION

The applicant has claimed an exemption from BNG (de minimis). Having reviewed the

proposal we consider this application to be exempt from mandatory biodiversity net gain, as the proposal will not result in the loss of any outdoor space/garden. Therefore, a 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.

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

Jessica Holdway
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Information above the development (April 2025)
- Ground Plan- Existing (April 2025)
- Ground Plan- Proposed (April 2025)
- Block Plan- Existing (April 2025)
- OS Plan (March 2025)