

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 30 July 2024 13:48:16 UTC+01:00
To: "Planning Admin" <planning.admin@gravesham.gov.uk>
Subject: FAO. Alison Webster [Re: Planning Application Consultation for application 20240448]
Attachments: ufm39_Conult_External.pdf, Annex A [May 2024].pdf

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Sorry this is now overdue, but please see below for Natural England's response in relation to the above consultation.

Dear Mrs Webster

Application Ref: 20240448

Our Ref: 480506

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Further information on when to consult Natural England on planning proposals is here: [Planning and Transport Authorities: get environmental advice on planning – GOV.UK](#).

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in **Annex A**.

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Further information on LPA duties relating to protected sites and areas is here: [Protected Sites and Areas: how to review planning applications – GOV.UK](#).

Further guidance is also set out in [Planning Practice Guidance on the Natural Environment – GOV.UK](#) and on [Habitats Regulations Assessment Appropriate Assessment – GOV.UK](#).

Non-detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision-making process.

Should the proposal change, please consult us again.

Yours sincerely

Paul Scott

Consultations Team
Operations Delivery, Natural England
County Hall, Spetchley Road, Worcester, WR5 2NP.

Tel: 0300 060 3900



consultations@naturalengland.org.uk | www.gov.uk/natural-england

Natural England offers two chargeable services: the [Discretionary Advice Service](#), which provides pre-application and post-consent advice on planning / licensing proposals to developers and consultants; and the [Pre-submission Screening Service](#) for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development; reduce uncertainty; the risk of delay and added cost at a later stage while securing good results for the natural environment.

-----Original Message-----

From: planning.admin@gravesham.gov.uk <planning.admin@gravesham.gov.uk>

Sent: Tuesday, June 18, 2024 1:03 PM

To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>

Subject: Planning Application Consultation for application 20240448

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Warning: The sender of this message could not be validated. Please use caution when opening any message content such as attachments or links

Please refer to the attached Consultation Document for reference 20240448 at Giles Farm.

Regards,
Planning Team, Gravesham Borough Council.

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