



ECOLOGICAL ADVICE SERVICE

TO: Alison Webster

FROM: Emma England

DATE: 03 January 2024

SUBJECT: 20231247 / Jackson Family Holdings Ltd, Northfleet

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 whether sufficient and appropriate ecological information has been provided to assist in its determination. 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 INFORMATION – NO FURTHER INFORMATION REQUIRED

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that the proposed development has limited potential to result in significant ecological impacts.

The site appears to offer limited biodiversity interest, although, two trees appear present on site, a 3m high elder, and 12m high oak. A review of the plans indicates that the two trees are to be retained. As such, we are satisfied that there is no requirement for an ecological survey to be carried out at this time¹ provided the retained trees are not to be impacted by an increase in lighting.

The site is approximately 175m south-east and 480m north-east of parts of the Swanscombe Peninsula Site of Special Scientific Interest (SSSI) but is part of, and within an existing industrial area.

¹ We consider we have taken a proportionate approach to ensure that the provision of information within the planning application is appropriate to the environmental risk associated with the development and its location in line with Clause 4.1.2 of BS42020 (BSI, 2013).

The SSSI Impact Risk Zone for the site suggests that any development that could cause air pollution or dust, either during its construction or operation requires the local planning authority to consult Natural England on likely risks to statutory designated sites. Ideally an ecologist should review the potential impacts of the proposal on nearby statutory designated sites and advise on any mitigations that could be required during construction or operation to mitigate for effects on nearby designated sites. Nevertheless, it is likely that a suitable Construction Ecological Management Plan secured by condition could adequately mitigate for negative effects on the Swanscombe Peninsula SSSI.

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 180 and 186 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system. As such, if planning permission is granted, we advise the conditions below are included.

Construction Ecological Management Plan

We suggest that the below wording is included as a condition for a Construction Ecological Management Plan (CEMP – biodiversity) if planning permission is granted. This will mitigate for impacts to biodiversity and help ensure compliance with relevant legislation.

We advise that the below suggested wording does not cover all aspects usually covered within a Construction Environmental Management Plan (CEMP) (such as pollution control, noise, lighting etc. during construction). Therefore, this wording should either form **part of** any larger CEMP / Construction Management Plan (CMP) condition required or should form a **separate** stand-alone condition for a Biodiversity Method Statement.

Suggested Condition Wording:

Prior to commencement of works (including site clearance), a construction ecological management plan (CEMP - biodiversity) will be submitted to and approved in writing by the local planning authority. The CEMP - biodiversity will ensure sufficient measures are in place to avoid negative effects on the Swanscombe Peninsula SSSI, breeding birds, River Thames and any other relevant ecological receptors (as determined by a suitably qualified ecologist).

The approved CEMP - biodiversity will be adhered to and implemented throughout the construction period in accordance with the approved details.

Ecological Enhancements

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 180 and 186 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system. If planning permission is granted, we advise the following condition is attached:

Suggested Condition Wording:

Within three months of works commencement, a detailed plan(s) showing how the development will enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include durable bird boxes aimed at species of conservation concern. The approved measures will be implemented and retained thereafter.

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:

Ward and Associates (May 2022) Proposed Topographical Site Plan. Proposed New Warehouse and Offices, Unit K6, Lower Road, Northfleet, Kent, DA11 9BL. 2521.WD.10d

Ward and Associates (November 2021) Existing Topographical Site Plan. Proposed New Warehouse and Offices, Unit K6, Lower Road, Northfleet, Kent, DA11 9BL. 2521.WD.02.