



ECOLOGICAL ADVICE SERVICE

TO: Rebecca Harrison
FROM: Philippa Bromley
DATE: 23/05/25
SUBJECT: 20250223: 11 Station Road, Northfleet

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: SUFFICIENT INFORMATION

We have reviewed the information submitted by the applicant and advise that sufficient information has been provided for determination. Recommended condition/informative wording is provided below.

FULL COMMENTS

This application proposes the erection of a self-build one-bed dwelling. The proposed designs aim to integrate soft landscaping, with a green roof featuring bird boxes, hedges, and a pond. No ecological information was submitted with this application. The dwelling lies in an urban area, but near ecologically significant sites. Bakers Hole SSSI, Northfleet Urban Country Park and local wildlife site Ebbsfleet Marshes are approximately within a 1km radius of the proposed dwelling. The Kent and Medway Biological Records Centre records show that bat roosts have been found in the area; however, from the information provided, the dwelling appears to be in good condition with no potential bat roosting features (PRFs). Therefore, we do not believe the proposed development has the potential to adversely affect bats, and due to the hardstanding present, there is limited opportunity for protected species on the site.

Biodiversity Net Gain

Under the Environment Act 2021 and the Town and Country Planning Act 1990 (as amended), all planning applications received in England (with a few exemptions) must

deliver at least a 10% biodiversity net gain (BNG) from 12 February 2024 and all minor applications from 2 April 2024.

The application form states that this is a self and custom built dwelling and therefore exempt from BNG. It also states that it is on hardstanding and no habitats are present on site. This would qualify for the de minimis exemption and from the information provided we consider this application is likely exempt, and mandatory biodiversity net gain of 10% will not apply. We consider this application exempt because it is a self and custom build and:

- 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.

We defer to the LPA on whether this application is a self and custom build and meets the exemptions above.

Ecological Enhancements

Enhancements under section 40 of the NERC Act 2006 and paragraphs 187 and 193 of the NPPF 2024, biodiversity should be maintained and enhanced through the planning system. We advise that information must be provided demonstrating what measures will be implemented within the site to improve the site for biodiversity and its future management. If planning permission is granted, we recommend that an ecological enhancement plan be submitted as a condition of planning permission. As a green roof is proposed, there will be some management measures required to maintain the condition, and we suggest that any enhancement plan also includes those management measures. We recommend the following wording:

If planning permission is granted, we recommend that an ecological enhancement plan be submitted as a condition of planning permission. We recommend the following wording:

- *Within 3 months of works commencing on the site, an ecological enhancement plan must be submitted to the LPA for written approval. This shall include a detailed plan and proposed management measures, the provision of integrated durable bird and bat boxes aimed at species of conservation concern, and native species planting. The approved measures will be implemented, retained and managed thereafter*

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

Philippa Bromley
Graduate Biodiversity Officer

This response was submitted following consideration of the following documents:

- Design and Access Statement (LCA Design & Build, February 2025).
- Location Plan (LCA Design & Build, November 2024).
- Existing and Proposed Block Plan (LCA Design & Build, November 2024).
- Application form (March 2025).