



Delegated Report

Application No: 20250197

Location: Cheney's Farm Barns, Thong Lane, Shorne, Gravesend

Description: Details of Biodiversity Gain Plan pursuant to planning permission 20240700 for demolition of the southern barn and erection of a new steel frame barn with mezzanine floor used for an office space, pedestrian access doors to the east and vehicle access doors to the west. Landscaping to include hedges and tree to the front of the buildings with alterations to parking and hardstanding.

Applicant: Mr M Brown, BB Contracts

Submitted Documents/Plans

Application form
Biodiversity Gain Plan
Habitat Management and Monitoring Plan
On site habitats (existing and proposed)
Biodiversity Gain Statement
BNG Metric
Drawing no. 23/422/04 rev C (proposed block plan)

Relevant Planning History

20240700 Demolition of the southern barn and erection of a new steel frame barn with mezzanine floor used for an office space, pedestrian access doors to the east and vehicle access doors to the west. Landscaping to include hedges and tree to the front of the buildings with alterations to parking and hardstanding.

Approved 08.11.2024

Consultations, Publicity and Representations

KCC Biodiversity

SUMMARY – NO FURTHER INFORMATION REQUESTED

We have reviewed the ecological information submitted in support of these two applications and advise that no further information is requested from the applicant prior to determination of the planning application.

FULL COMMENTS

We have considered the ecological information submitted in support of both applications 20250197 (BGP) and 20250221 (condition variation). This response considers them in

combination.

We have no specific comments to make on application 20250221 (variation of conditions 2 and 7 of 20240700) as the proposed variations (changes to external cladding material and reduction of roof pitch) will have no effect on the ecology of the site, or the ability of the applicant to discharge their responsibilities under conditions 3 (HMMP), 4 (CEMP) or 6 (precautionary mitigation for protected species). We understand that the change in roof pitch is required to accommodate the proposed green roof.

Regarding application 20250197, the submitted Biodiversity Gain Plan (Synergy, March 2025) is suitable to discharge the general condition of biodiversity gain under Schedule 7A, Section 13(1) of the Town and Country Planning Act 1990 which 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 stated in our comments on 20250048, we advise Gravesham Borough Council to secure a monitoring fee 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.

Analysis

This application seeks to discharge the standard BNG condition that is now imposed on particular developments. This states (Part 13 of Schedule 7A of the Town and Country Planning Act 1990):

(1) Every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition in sub-paragraph (2).

(2) The condition is that the development may not be begun unless—

- (a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and*
- (b) the planning authority has approved the plan (see paragraph 15).*

For the purposes of paragraph 13(2)(b) a planning authority to which a biodiversity gain plan is submitted must approve the plan if, and only if, it is satisfied as to the matters specified in sub-paragraph (2).

(2) The matters are—

- (a) that the pre-development biodiversity value of the onsite habitat is as specified in the plan,*
- (b) that the post-development biodiversity value of the onsite habitat is at least the value specified in the plan,*
- (c) that, in a case where any registered offsite biodiversity gain is specified in the plan as allocated to the development—*

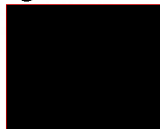
- (i) the registered offsite biodiversity gain is so allocated (and, if the allocation is conditional, that any conditions attaching to the allocation have been met or will be met by the time the development begins), and
- (ii) the registered offsite biodiversity gain has the biodiversity value specified in the plan in relation to the development,
- (d) that any biodiversity credits specified in the plan as purchased for the development have been so purchased,
- (e) that the biodiversity gain objective is met, and
- (f) any other matters specified in the plan under paragraph 14(2)(f).

The submitted Biodiversity Gain Plan is suitable to discharge the general condition of biodiversity gain and the Local Planning Authority is satisfied that the matters specified in sub paragraph 2 above are met and therefore this condition can be discharged.

Recommendation:

Discharge the standard BNG condition in accordance with Part 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended).

See draft Decision

Case Officer: Alison Webster	Team Leader: Mrs Faye Walsh
Signed: 	Signed: 
Dated: 08 April 2025	Dated: 11 April 2025