



ECOLOGICAL ADVICE SERVICE

TO: Amanda Cue

FROM: Emma England

DATE: 09 January 2024

SUBJECT: 20231002 - SCON3 / Barn East Of Abbotsview, Gravesend

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 – ADDITIONAL INFORMATION REQUIRED

We have reviewed the ecological information submitted in support of this application and advise that additional information is sought from the applicant prior to determination of the planning application. We have reviewed additional information sent by email to the planning officer following our advice note provided 31 October 2023.

The submitted ecology report indicates that mitigations are or could be required for great crested newts (GCN). In an email sent by Rebus Planning Solutions dated Wednesday 6 December 2023 at 12.31pm, it is indicated that the applicant intends to apply for great crested newt district level licensing (GCN DLL) to mitigate/compensate for potential impacts to great crested newts.

Where applying for GCN DLL, a countersigned DLL impact assessment and conservation payment certificate (IACPC) should be submitted to the local planning authority prior to determination of the application¹. Following that, evidence of the full conservation payment can be conditioned if planning permission is granted.

¹ [Great crested newts: district level licensing for local planning authorities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/great-crested-newts-district-level-licensing-for-local-planning-authorities)

Evidence of the DLL IACPC is required prior to determination of the planning application in alignment with paragraph 99 of the ODPM 06/2005, which states *“it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”*.

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system.

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:

Marsh Environmental Ecological Consultants (June 2023) Preliminary Ecological Appraisal of Land South Side of Northfleet Green Rd Southfleet DA13 9PT.

Email provided by planning officer.