



ECOLOGICAL ADVICE SERVICE

TO: *Alison Webster*

FROM: *Jonathan Lynch*

DATE: *02 April 2025*

SUBJECT: *20250197 / 20250221 / Cheney's Farm Barns, Thong Lane, Shorne, Gravesend Kent*

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 – 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 fee¹ 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.

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

Jonathan Lynch
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Biodiversity Gain Plan (Synergy, March 2025)
- Cover Letter (Synergy, March 2025)
- Habitat Management and Monitoring Plan (KB Ecology, January 2025)
- Proposed Block Plan Rev C (Synergy, October 2024)
- Proposed Elevations Rev B (Synergy, February 2025)
- Small Sites Metric (KB Ecology, October 2024)

¹ [Free tool: How to calculate Biodiversity Net Gain monitoring charges – Verna](#)