



ECOLOGICAL ADVICE SERVICE

TO: Katherine Parkin

FROM: Luke Wallace

DATE: 24 March 2023

SUBJECT: 20230181 / Field Adj to Brookers Farmyard, Luddesdown

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 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.

We have reviewed the ecological information submitted in support of this application and we advise that additional information is sought from the applicant prior to determination of the planning application.

Under section 40 of the NERC Act (2006) and paragraph 174 of the NPPF (2021), biodiversity must be maintained and enhanced through the planning system. Additionally, in alignment with paragraph 180 of the NPPF 2021, the implementation of enhancements for biodiversity should be encouraged.

With concrete/crushed stone/plastic insets replacing the majority of the grassland at this site, it is unclear how a biodiversity net-gain will be achieved. There appears to be no reference to this within the ecology report.

We advise that it is demonstrated that the development is not entailing a biodiversity net-loss prior to determination of the application.

Luke Wallace
Biodiversity Officer

This response was submitted following consideration of the following documents:
Preliminary Ecological Appraisal. KB Ecology. January 2023.