



ECOLOGICAL ADVICE SERVICE

TO: *Rebecca Harrison*

FROM: *Helen Forster*

DATE: *14 July 2023*

SUBJECT: *20230668 Eastcourt Marshes Electricity Substation, Gravesend*

The following is provided by Kent County Council's Ecological Advice Service (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.

EIA SCREENING

We have reviewed the submitted information in regard to determining if an environmental impact assessment (EIA) will need to be carried out and advise there are likely to be significant impacts. Therefore, an EIA for ecology is required.

Schedule 1

Under the Town and Country Planning (EIA) Regulations 2017, developments falling within Schedule 1 always require an EIA and are referred to as 'Schedule 1' developments.

EIA Screening

If the development falls within the selection criteria for a 'schedule 2' development of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, then it needs to be determined whether the proposal is situated within a 'sensitive area' and/or whether it is likely to have significant effects on the environment. Sensitive areas (as identified under Section 2(1), include the following ecologically designated sites: Site of Special Scientific Interest (SSSI), European Sites (Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites)). If the proposed development is located in, partly in, or has the potential to have any negative effect on these sites, then an assessment will be required. The regulations also include World Heritage Sites, schedule

monuments, Areas of Outstanding Natural Beauty (AONB) and National Parks, which are not dealt with in these comments.

The site is within 50m of the Thames Estuary & Marshes Ramsar Site and SPA and the submitted information has detailed that the nearby foreshore habitat is potentially suitable to support the species for which the Thames Estuary and Marshes Ramsar and SPA are designated. Grassland habitat adjacent to the site provides suitable habitat for notable overwintering bird species. Therefore the proposal may have an adverse impact on the SPA and Ramsar site.

To consider if the development will have significant effect on the environment, we have considered the selection criteria under 'Schedule 3' (EIA Regulations 2017). The site is within Canal and Grazing Marsh, Higham LWS and there is suitable habitat within adjacent to the site for breeding birds, reptiles, water voles, otter, GCN and foraging/commuting/roosting bats. Due to the fact that the site is within a LWS and the impact on species likely to be present we advise that a significant impact on the environment can not be ruled out.

Based on the above conclusions we advise that for this development an EIA for Ecology is required.

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

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:
Screening report.