



ECOLOGICAL ADVICE SERVICE

TO: Amanda Cue
FROM: Emma England
DATE: 09 January 2024
SUBJECT: 20231171 / Chalk Pit Cottages, Shorne

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 – SUFFICIENT INFORMATION PROVIDED

We have reviewed the information submitted by the applicant and advise that sufficient ecological information has been provided. However, as we have not been provided with the full metric details (*i.e.*, biodiversity metric spreadsheet and details regarding how condition assessment criteria were assigned), we cannot comment as to whether a biodiversity net gain is achievable in accordance with the draft statutory biodiversity metric¹.

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 180 and 186 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system. As such, if planning permission is granted, we advise the conditions below are included.

Developer Contributions will need to be provided due to the increase in dwellings within the zone of influence of a Special Protection Area.

¹ [Statutory biodiversity metric tools and guides - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guides/statutory-biodiversity-metric-tools-and-guides)

Ecological Mitigations

Suggested Condition Wording:

From commencement of works (including site clearance) and for the duration of construction, methods for the protection of retained habitats and precautionary mitigation measures for protected species will be followed in accordance with the details contained in Section 4 of the Preliminary Ecological Appraisal report (The Ash Partnership, October 2023).

Ecological Enhancement

There is a large area of proposed landscaped greenspace with opportunities for ecological enhancement. We recommend that a wildlife-friendly detailed soft landscaping plan and other ecological enhancements such as bird and bat boxes be secured by condition. If another landscaping condition is proposed, it should be linked to a condition for ecological enhancement, or the below wording incorporated into a landscaping condition.

Suggested Condition Wording:

No development shall occur above slab level, until details of how the development will offset biodiversity loss/enhance biodiversity have been submitted to, and approved in writing by, the local planning authority. Details will include generous native species planting shown on plans with planting schedules and including native-species hedgerows around the site boundaries, as well as habitat boxes for bats and breeding birds. Boxes for breeding birds will be targeted at S41 priority species and/or red/amber listed species as per the British Trust of Ornithology's Birds of Conservation Concern report 2021. Any boxes included for wildlife will be building integrated and/or Woodstone/woodcrete boxes to ensure durability. Basic management measures will be included to demonstrate how target habitat conditions will be achieved in the long-term. The approved measures will be implemented and retained thereafter.

North Kent Sites

The development includes proposals for new dwellings within the zone of influence (6km) of the Thames Estuary and Marshes Special Protection Area and its associated Wetland of International Importance under the Ramsar Convention (Ramsar Site). Gravesham Borough Council will need to ensure that the proposals fully adhere to the agreed approach within the North Kent Strategic Access Management and Monitoring Strategy (SAMMS). This is to mitigate for additional recreational impacts on the designated sites and to ensure that adequate means are in place to secure the mitigation before first occupation.

A decision from the Court of Justice of the European Union has detailed that mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a full Appropriate Assessment is needed under the Habitats Directive. Therefore, we advise that due to the need for the application to contribute to the North Kent SAMMS, there is still a need for an appropriate assessment to be carried out as part of this application.

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:

Kent Design Studio (June 2022) Proposed Site Plan. Proposed Works at: Land Adjacent to 4 Chalk Pit Cottages, Green Farm Lane, Shorne, Gravesend, DA12 3HN.

Kent Design Studio (June 2022) Site Location and Existing Block Plans. Proposed Works at: Land Adjacent to 4 Chalk Pit Cottages, Green Farm Lane, Shorne, Gravesend, DA12 3HN.

The Ash Partnership (October 2023) Ecological Impact Assessment Report. Land Adjacent to No.4 Chalk Pit Cottages, Green Farm Road, Shorne, Kent, DA12 3HN.

The Ash Partnership (October 2023) Biodiversity Net Gain Report. Land Adjacent to No.4 Chalk Pit Cottages, Green Farm Road, Shorne, Kent, DA12 3HN.

Submitted photos uploaded to the planning portal 17th November 2023.