

## RECORD OF DECISION: EXECUTIVE FUNCTIONS

**Decision No:** 1/14/BDPE  
**Decision taken by:** Business Development + Planning and the Environment Cabinet Committee  
**Date:** 25 September 2015

**Topic: North Kent Marshes Update**

It was agreed:

To adopt option 1 (apply tariff of £223.58 per dwelling for all planning applications which will result in net increase in dwellings within 6km of the SPA/Ramsar site and for larger developments beyond 6km), both in the interim and once the formal strategic approach is in place, noting that this tariff can change over time. This may require the production of a Supplementary Planning Document on the issue, for adoption by the Council, once a formal approach is adopted;

To support the setting up of formal partnership/governance arrangements, including a potential Project Board and Steering Group;

To write to Medway Council to formally request their policy support for the strategic approach to mitigation in accordance with Natural England's advice;

To write to Dartford Borough Council to formally request their policy support for the strategic approach to mitigation in accordance with Natural England's advice prior to confirming Dartford Borough Council's role in any future formal governance of the strategic mitigation measures;

To write to Ebbsfleet Development Corporation to formally invite them to join the North Kent Environmental Planning Group and to become a partner on any potential Project Board and Steering Group

**REASON/S FOR THE DECISION:**

To ensure that the council's legal responsibilities regarding mitigation of the impact of new residential development on the

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biodiversity of the north Kent Marshes are fully and appropriately fulfilled.

**Alternative options considered and rejected:**

Option 2: only apply a tariff for applications which will result in a net increase of 10 or more dwellings within 6km of the SPA/Ramsar site and for larger developments beyond 6km.

Option 3: Some of all developments resulting in a net increase in dwellings within 6km of the SPA/Ramsar site and larger developments beyond 6km carryout an assessment under the Habitats Regulations.

**CONFLICTS OF INTEREST (if any)**

Councillor Craske – Member of North Kent Marshes Internal Drainage Board and of Ebbsfleet Development Corporation Board.

**DISPENSATIONS GRANTED (if any)**

None.

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