

Technical Briefing Note

Project: Land at Stone Street, Canterbury

Additional Information to Address Kent County Council Consultation Response in Respect of Planning Application Ref: Y19/1046/FH

Date: December 2019

1. Introduction

- 1.1. Aspect Ecology Ltd has been appointed by Quinn Estates in respect of ecological work at land at Stone Street, Canterbury.
- 1.2. A planning application is being prepared for the erection of nine residential dwellings at the site (ref: Y19/1046/FH). As part of the consultation process, Kent County Council's (KCC) Ecological Advice Service was approached by Folkestone & Hythe District Council, in order to provide ecological advice. As part of the consultation response, KCC has raised the following comments (correspondence dated 10th December 2019):
 - Unclear whether a site-wide management plan will be implemented;
 - Unclear how hedgerows will be accessed to enable management to be carried out; and
 - Unsure where replacement bat roosting opportunities will be provided.
- 1.3. Accordingly, this note provides a review of the queries raised by KCC and sets out further clarification in respect of these concerns.

2. Management Plan

- 2.1. A site-wide management plan was prepared as part of the outline planning permission for the site, which the proposed development will be implementing, albeit limited to the small areas of retained boundary vegetation present within the development footprint. Details of the management regimes are set out in Aspect Ecology's Local Wildlife Management Plan (to satisfy the requirements of the fifth schedule of the Section 106 in respect of planning permission Y15/1292/SH) dated February 2017.

3. Access to Hedgerows

- 3.1. The management plan referred to in section 2.1 above states that access to hedgerows will be via gated entry points which will be locked to prevent unauthorised access by residents. It is understood that the boundary vegetation associated with this proposed development will be managed separately from the wider site, and therefore an additional entrance will be provided, the location of which is indicated on Corstorphine + Wright Architects' Site Plan (drawing number

0301, revision P-02). From this entry point, access to the boundary hedgerows will be possible on foot for management activities.

4. Bat Boxes

- 4.1. The wider site is in receipt of a Natural England EPS development licence in respect of bats (ref: 2017-28122-EPS-MIT). As part of this licence, a number of bat boxes are proposed at the site, of which three bat boxes fall within the boundary of this proposed development. Given the development layout in this part of the site is now different to the one set out in the bat licence, a licence amendment, to indicate the change of location of the bat boxes, will be sought from Natural England following receipt of planning permission. The proposed locations are shown on Corstorphine + Wright Architects' Site Plan (drawing number 0301, revision P-02) and are located as closely as is possible to those agreed in the bat licence.

5. Summary and Conclusion

- 5.1. A planning application has been submitted for the erection of nine residential dwellings at the site (ref: Y19/1046/FH) and KCC has been contacted by Folkestone & Hythe District Council to provide ecological advice as part of the consultation process. KCC has raised concerns, notably in relation to management and access of hedgerows, and the location of alternative bat roosting opportunities.
- 5.2. This note provides a review of the queries raised by KCC, and sets out further clarification in respect of these concerns. It is considered that the above information, in addition to the information provided by Aspect Ecology's Local Wildlife Management Plan, which was submitted as part of the planning application for the wider development site, and Aspect Ecology's 'Ecological Appraisal Addendum – 9 Unit Scheme' (dated September 2019) will be sufficient to address the concerns raised.