



ECOLOGICAL ADVICE SERVICE

TO: Robert Allan

FROM: Luke Wallace

DATE: 07 January 2020

SUBJECT: Y19/1425 / Court Lodge, Old Romney

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 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.

Condition 6 states: "Prior to any part of the development reaching slab level, a scheme of ecological enhancements shall be submitted to an approved in writing by the Local Planning Authority. The measures shall be implemented prior to the occupation of the last dwelling and thereafter managed and permanently maintained in accordance with the approved details."

We have reviewed the submitted documents in relation to condition 6 and advise that additional information is needed before a discharge can be recommended.

The submitted 'Block Plan', for the discharge of condition 6, shows that one bat box will be provisioned. The box itself is positioned on a north aspect elevation which is not optimal; a south-facing aspect is more appropriate for bats. Furthermore, it is our view that the provision of one bat box is insufficient, in the context of this development, to denote an enhancement for the site's biodiversity.

We advise that revised proposals, which can include the provision of native trees/shrubs, wildflower meadow creation and the erection of bird nest boxes for example, is submitted and approved before the condition is discharge.

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

Luke Wallace
Biodiversity Officer

This response was submitted following consideration of the following documents:
Proposed Block Plan (02418-PL-151). RXA. December 2019.