



ECOLOGICAL ADVICE SERVICE

TO: *Helena Payne*

FROM: *Luke Wallace*

DATE: *11 May 2020*

SUBJECT: *Y19/1370/FH / Beach Chalet, Folkestone*

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.

No ecological information has been submitted with this application.

Construction Environmental Management Plan

Due to the relatively small-scale nature of the development, which is within an existing footprint (with hardstanding), we take the view that no ecological information needs to be submitted prior to determination of the application.

However, because the development site is situated between coastal habitat and the 'Lower Leas Coastal Park' (where protected species, such as reptiles and breeding birds, have been recorded), we advise that a Construction Environmental Management Plan (CEMP) is produced and implemented. The plan should demonstrate how the construction phase will limit and negate potentially adverse impacts to these habitats and protected species. Specifically, ecological considerations during construction include:

- Disturbance (including lighting) to wintering birds associated with the coastal habitat;
- Disturbance/harm to protected species associated with the habitat to the north;
- Controlled removal of any invasive species;
- Contamination from any imported soil/materials;
- Storage of materials/chemicals on-site.

The production and implementation of a CEMP can be secured via an attached condition, should planning permission be granted. Suggested wording:

No development works (including vegetation clearance) will take place until a Construction Environmental Management Plan (CEMP (Biodiversity)) has been submitted to, and approved in writing, by the local planning authority. The CEMP will include, but not limited to, the following:

- a) Risk assessment of potentially damaging construction activities;*
- b) Identification of 'biodiversity protection zones';*
- c) Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction;*
- d) The location and timing of sensitive works to avoid harm to biodiversity features;*
- e) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;*
- f) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP will be implemented throughout the construction period in accordance with the approved details.

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

Luke Wallace
Biodiversity Officer