



ECOLOGICAL ADVICE SERVICE

TO: *Alexander Kalorkoti*

FROM: *Luke Wallace*

DATE: *12 November 2018*

SUBJECT: *Y18/1105/FH / 2 Cliff Road, 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.

We have reviewed the information submitted in support of this planning application and advise that the proposed development is unlikely to result in significant ecological impacts. We have taken this view due to the existing use of the land as a maintained garden and because of the site's poor connectivity to the wider landscape. If planning permission is granted, we advise that a condition securing the implementation of ecological enhancements, and a breeding bird informative, are included.

Ecological Enhancements

The application provides opportunities to incorporate features into the design which are beneficial to wildlife, in accordance with paragraph 175 of the National Planning Policy Framework which states "...opportunities to incorporate biodiversity improvements in and around developments should be encouraged". Examples for appropriate enhancements at this site include the installation of bat/bird boxes and generous planting of native shrub species. We advise that the applicant submits details of proposed ecological enhancements with any planning application.

Breeding Birds

The site's border features vegetation which offers potential for breeding birds. Any work to vegetation which may provide suitable nesting habitats should be carried out outside of the bird breeding season (March to August) to avoid destroying or damaging bird nests in use or

being built. If vegetation needs to be removed during the breeding season, mitigation measures need to be implemented during construction in order to protect breeding birds. This includes examination by an experienced ecologist prior to starting work and if any nesting birds are found during work, development must cease until after the juveniles have fledged. We suggest the following wording is used for an included informative, should planning permission be granted:

"The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Vegetation is present on the application site and assumed to contain nesting birds between 1st March and 31st August, unless a recent survey has been undertaken by a competent ecologist and has shown nesting birds are not present."

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

Luke Wallace
Biodiversity Officer