



ECOLOGICAL ADVICE SERVICE

TO: Robert Allan

FROM: Helen Forster

DATE: 4th August 2016

SUBJECT: Shepway Resource Centre, Folkestone Y16/0463/SH

Thank you for requesting additional advice on this application from KCC's Ecological Advice Service. This service provides advice to planning officers to inform Shepway District Council planning decisions with regard to the potential ecological impacts. Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

We have reviewed the ecological survey submitted with the planning application and we advise that sufficient information has been provided to determine the planning application.

Bats

We are satisfied with the results of the bat emergence and activity survey which have confirmed that at least 1 species of bat (common pipistrelle) have been recorded foraging and commuting within the proposed development site.

The submitted landscaping plan confirms that the recommendations within the ecological report will be retained as it will retain/create hedges and trees around the boundary of the site. We also recommend that any additional landscaping incorporated bat friendly bat species.

A precautionary approach must be implemented when demolishing the building as the surveys indicated that bats were investigating potential roosting locations (although no evidence of roosting bats were recorded). We recommend that an ecologist is present on site when the building is demolished to ensure the works are carried out using a precautionary approach.

We recommend that the results of the activity surveys help inform the lighting design to minimise the impact on foraging/commuting bats.

Herptile Survey

We have reviewed the submitted information and we are satisfied with the results of the survey. Frogs and smooth newts were recorded during the survey and we support the recommendations within the report to create a new pond within the area of scrub proposed within the East of the site to ensure suitable habitat is retained if planning permission is granted. As detailed within the report the frogs and smooth newts must be moved to the proposed pond prior to construction works commencing.

Enhancements

One of the principles of the National Planning Policy Framework is that *“opportunities to incorporate biodiversity in and around developments should be encouraged”*.

The ecological survey has made a number of recommendations to enhance the site for biodiversity. We recommend that the landscape plan is updated to demonstrate the recommended enhancements have been incorporated in to the proposed development site.

The ecology survey identified a number of chalk grassland plants (including pyramidal orchid) and we would encourage the applicant to recreate this habitat within the communal areas.

If you have any queries regarding our comments, please contact me.

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following document(s):
Ecological Scoping Report; Bramley Associates; September 2015
Bat Survey; Bramley Associates; July 2016
Herptile Survey; Bramley Associates; July 2016