



ECOLOGICAL ADVICE SERVICE

TO: *Richard Elder*

FROM: *Helen Forster*

DATE: *24th November 2016*

SUBJECT: *Land Adjoining 88 Meehan Road, Greatstone Y16/0400/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 Extended Phase 1 Ecological Habitat Survey and we advise that additional information is required prior to determination of the planning application.

Reptiles

The submitted survey has detailed that the proposed development contains suitable habitat for reptiles and advised that there is a need for a reptile survey to be carried out. The reptile survey and details of any necessary mitigation (including receptor site) must be submitted prior to determination of the planning application. We advise that reptile survey season is April to September and as such the reptile survey cannot be carried out until 2017. We note that the survey was carried out in November 2015 therefore the reptile survey could have been carried out during the 2016 reptile survey season.

Badgers

An updated badger survey has been submitted which details that an active badger currently present within the development site and the report has recommended that additional surveys are required to understand if the site is used by breeding badgers and inform the mitigation strategy.

We advise that the recommended surveys and details of the required mitigation are submitted prior to the determination of the planning application. This will ensure that SBC can fully consider the impact of the development and if the mitigation can be implemented.

Designated Sites

The proposed development is within 200metres of the following designated sites:

- Dungeness SAC
- Dungeness, Romney Marsh and Rye Bay SSSI, SPA and Ramsar Site.

The submitted information has only assessed the impact 3 houses will have on the designated sites when in fact the proposed development is for 13 houses.

The North Kent Environmental Planning Group (NKEPG) have produced the North Kent Bird Disturbance Report which focuses on the impacts of recreational activities on the three SPA and Ramsar sites within North Kent. These studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPAs. Although the study did not focus on the above SPA/Ramsar sites the findings of the study does relate to coastal SPAs.

We advise that there is a need for an updated assessment of the impacts the proposed development will have on the designated sites – particularly in relation to recreational disturbance.

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 report has made recommendations for ecological enhancements to be incorporated in to the site and we advise that these are implemented if planning permission is granted.

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):
Extended Phase 1 Ecological Habitat Survey Report; Nov 2015; Hone Ecology;
Letter from Daniel Hone dated 4th November 2016