



ECOLOGICAL ADVICE SERVICE

TO: Wendy Simpson
FROM: Helen Forster
DATE: 08 March 2018
SUBJECT: Shepway, Lympne Y17/1155/SH

Thank you for requesting 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 information submitted with the planning application and we advise that sufficient ecological information has been provided to determine the planning application.

We are satisfied with the conclusions of the ecological report that the majority of the site is regularly managed amenity grassland and there is limited potential for protected/notable species to be impacted by the proposed construction works.

The existing management of the proposed development site must continue to ensure that no suitable habitats for protected/notable species establish prior to works commencing.

Priority Habitats

The proposed development is to the south of an area of calcareous grassland – a BAP habitat. We are satisfied that as the proposed development is not directly impacting the grassland no further surveys or mitigation is required. The construction compound must not be located within the area of calcareous grassland.

Designated sites

The proposed development site is within 150m of Lympne Escarpment SSSI and an area of Ancient Woodland. We are satisfied that as long as good construction practices are implemented it is unlikely that the construction phase of the proposed development will impact the designated sites.

Bats

The site is located within an area where there is likely to be bats and lighting can have a negative impact on foraging/roosting/commuting bats. Therefore we advise that any lighting proposed for the development is designed to have minimal impact on the site boundaries.

Enhancements

The application provides opportunities to incorporate features into the design which are beneficial to wildlife and this is in accordance with Paragraph 118 of the NPPF "*opportunities to incorporate biodiversity in and around developments should be encouraged*".

The report has recommended including bat and bird boxes within the site and we support this recommendation – we also recommend that integrated bat and bird boxes are included within the new building to ensure that permanent roosting and nesting opportunities are incorporated in to the building.

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

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:
Preliminary Ecological Appraisal; Kate Baldock; January 2018