



ECOLOGICAL ADVICE SERVICE

TO: Robert Allan

FROM: Luke Wallace

DATE: 13 January 2022

SUBJECT: 21/2258/FH / The Pleasance, Saltwood

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 ecological information submitted by the applicant and advise that sufficient ecological information has been provided. Our previous response requested further information as to the ownership of the proposed receptor site. This has now been provided and, as such, we advise that an S106 agreement is secured to ensure the receptor site is managed appropriately for reptiles long-term.

If planning permission is granted, we advise that the conditions below are attached. Our advice assumes the mature oak tree on-site is to be retained.

Reptiles

A receptor site has been identified for the translocation of the on-site reptile population. To secure the mitigation measures for the translocation of reptiles, we advise that a condition is attached to secure these measures. Suggested wording:

From the commencement of works (including site clearance), all mitigation measures for reptiles will be carried out in accordance with the details contained in sections 3.0 of the Reptile Mitigation Strategy (Martin Newcombe October 2021).

Bats and Lighting

To mitigate against potential adverse effects on bats, and in accordance with the National Planning Policy Framework 2021, we suggest that the Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting' is consulted in the lighting design of the development. We advise that the incorporation of sensitive lighting design for bats is submitted to the local planning authority and secured via an attached condition with any planning permission. Suggested wording:

Prior to occupation, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Biodiversity and Ecological Enhancements

Under section 40 of the NERC Act (2006), and paragraph 174 of the NPPF (2021), biodiversity must be maintained and enhanced through the planning system. Additionally, in alignment with paragraph 180 of the NPPF 2021, the implementation of enhancements for biodiversity should be encouraged.

Suitable enhancement measures have been proposed within the ecology report, which includes a native species-only landscaping scheme and provision of bird boxes. To secure the implementation of enhancements, we advise that a condition is attached to any granted planning permission. Suggested wording:

Within six months of works commencing, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include recommendations in section 4.8 of the Preliminary Ecological Appraisal. Martin Newcombe. May 2021. The approved details will be implemented and thereafter retained.

Luke Wallace **Biodiversity Officer**

This response was submitted following consideration of the following documents:

- *Preliminary Ecological Appraisal. Martin Newcombe. May 2021.*
- *Reptile Survey Report. Martin Newcombe. October 2021.*