



ECOLOGICAL ADVICE SERVICE

TO: Lizzy Nash
FROM: Jonathan Lynch
DATE: 19 March 2024
SUBJECT: 24/0064/FH/CON / Mulberry Cottage, Romney Marsh

The following is provided by Kent County Council's Ecological Advice Service (KCC 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 if sufficient/appropriate ecological information has been provided.

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 submitted documents in relation to conditions **14, 16, 19, 20 and 21** of application 20/1936/FH. We have only considered these conditions, as the other conditions do not appear to relate to ecology. Please let us know if this is not the case.

Condition 14: Prior to any works above slab level hereby permitted, details of hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Details to be submitted shall include:

- the site roadway, verges, boundary fencing and hedging;
- all hard paving material, including in details of edging conditions; and
- a detailed planting plan, including tree and hedge species, for all the public areas and boundary hedges.

The approved works under this condition shall thereafter be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

Condition 16: Upon completion of the approved landscaping scheme (conditions 14 and 15), any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

Hedgerow establishment and maintenance measures are detailed within the submitted site plan, as well as details of which species will be planted and justifications for their inclusion.

A commitment has been made to replace dead, damaged or diseased trees with a specimen of similar size and species (unless otherwise agreed with Folkestone & Hythe District Council) for a period of five years from the completion of the development. **Therefore conditions 14 and 16 can be discharged.**

Condition 19: *Prior to first occupation of any dwelling hereby approved, a lighting design plan for biodiversity shall 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 adversely impact the designated site. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.*

Reason: *In the interest of minimising potential for harm to protected species and specifically bats.*

A lighting strategy to mitigate impacts of artificial lighting on bats has been provided within the submitted site plan. Lighting will be minimal, light spill will be avoided with use of covers/cowels and the illumination period of all external lighting will be minimised with use of movement sensors/timers. The placement of bat boxes (as detailed in the separate Biodiversity Mitigation and Enhancement Scheme) has considered the location of artificial light sources. **Therefore condition 19 can be discharged.**

Condition 20: *Prior to works commencing within the site the reptile and amphibian mitigation detailed within the Preliminary Ecological Appraisal (Corylus Ecology September 2020) shall be reviewed and updated. The updated mitigation strategy must be submitted to the Local Planning Authority for written approval. The mitigation must be implemented as agreed.*

Reason: *In the interest of minimising potential for harm to protected species.*

Condition 21: *Within 3 months of works commencing on site, details of how the development will enhance biodiversity shall be submitted to and approved in writing by the Local Planning Authority. These will include clear ecological enhancement for breeding birds and bats and shall include provision of bat boxes, bird boxes and native planting. The approved details will be implemented and thereafter retained.*

Reason: *In the interest of minimising potential for harm to protected species.*

An updated reptile and amphibian mitigation strategy has been provided in section 3.1 of the submitted Biodiversity Mitigation and Enhancement Scheme. The same document contains details of required enhancements (i.e. “*provision of bat boxes, bird boxes and native planting*”, see section 4.0) and details of their location is provided in the appendix to the scheme. **Therefore conditions 20 and 21 can be discharged.**

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

Jonathan Lynch
Biodiversity Officer

This response was submitted following consideration of the following documents:

- *Site Plan as Proposed - Conditions 14,15, 16 & 19* (Gary Tidwell Associates Ltd., Jan 2024)
- *Biodiversity Mitigation and Enhancement Scheme* (Corylus Ecology, Feb 2024)