



ECOLOGICAL ADVICE SERVICE

TO: Robert Allan

FROM: Helen Forster

DATE: 26 March 2024

SUBJECT: 23/0675/FH / Two Bells, Folkestone

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 Preliminary ecological appraisal and the report has detailed there is low potential for roosting bats within the building and the site may be used by breeding birds, hedgehogs and foraging bats.

We advise that the recommended bat emergence surveys and details of any mitigation required are submitted prior to determination. This is in alignment with paragraph 99 of ODPM 06/2005 which states "*it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision*".

Under section 40 of the NERC Act 2006 and paragraphs 180 and 186 of the NPPF 2023 biodiversity should be maintained and enhanced through the planning system.

An updated landscaping plan has been submitted to confirm that plants which will benefit pollinators will be planted within the site however no details of any enhancement features to be incorporated in to the site and building have been provided. We advise that details of the enhancements to be incorporated into the site must be provided.

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; Arbtech; June 2023