



ECOLOGICAL ADVICE SERVICE

TO: Alex Stafford
FROM: Clair Thackray
DATE: 22 March 2024
SUBJECT: 23/1217/FH Former Smiths Medical, Hythe

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 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.

SUMMARY

We have reviewed the submitted documents and advise that sufficient information has been submitted for the discharge of conditions 6, 11, 14, 15 and 19 as follows:

LANDSCAPE / HABITAT MANAGEMENT PLAN

Additional open space has been incorporated into the proposals which is welcomed. Most of the tree planting comprises native species and native wildflower grassland seed mixes are proposed, both of which are welcomed. In contrast, there remains a bias towards non-native species with regard to shrubs, perennials, climbers and bulbs. In the main these are proposed in proximity to build areas, although the "Ecology Buffer" includes 34 specimens of French Tamarisk, a plant native to Saudi Arabia.

While we are still of the opinion that the proposals include too many non-native plants, on **balance we consider that sufficient information has been submitted for the discharge of Condition 6.** We do however request that the non-native invasive species *Buddleia davidii* is removed from the proposals. While planting of this species is not legally restricted, we advise against its propagation in such proximity to the Hythe Ranges Local Wildlife Site¹.

¹ <https://www.nonnativespecies.org/non-native-species/information-portal/view/581>

LIGHTING PLAN

We have reviewed the amended lighting plan and note the addition of information regarding PIR sensors and a stepped dimming regime. The proposed additional area of open space will also be unlit which is welcomed. **We advise that sufficient information has been provided for the discharge of Condition 11.**

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

An amended document has been submitted in response to Conditions 14, 15 and 19 (Construction Environmental Management Plan (CEMP), Aspect Ecology, Jan 2024). We note that additional enhancement features have now been provided for bats, breeding birds, bees and other invertebrates; these additional measures are welcomed. **We have advise that sufficient information has been provided for the approval of conditions 14, 15 and 19.**

Clair Thackray
Biodiversity Officer

This response was submitted following consideration of the following documents:
Construction Environmental Management Plan (CEMP), Aspect Ecology, January 2024.
Lighting Plan Rev P04. DFL. June 2023 (as amended).
Planting Schedules and Detailed Planting Proposals. Liz Lake Associates. Feb 2024
Landscape Masterplan. Liz Lake Associates. Jan 2024