

Officer Report

Application No.	26/0069/FH/CON
Site Address	NEW BEACH HOLIDAY VILLAGE, 133 HYTHE ROAD, DYMCHURCH, ROMNEY MARSH, TN29 0JX
Officer Name	Ross McCardle
Proposal	Approval of details pursuant to conditions 3 (construction ecological management plan), 5 (Habitat Monitoring and Management Plan), 6 (Biodiversity Enhancement Plan), 7 (lighting design plan), and the statutory Biodiversity Net Gain condition of planning permission 25/0310/FH.

Recommendation

Report Number	RD-440065
Recommended Decision	Recommended to be Approved
Recommendation Date	21 May 2026

Report

This applications seeks approval of details pursuant to conditions 3 (construction ecological management plan), 5 (Habitat Monitoring and Management Plan), 6 (Biodiversity Enhancement Plan), 7 (lighting design plan), and the statutory Biodiversity Net Gain condition of planning permission 25/0310/FH.

Relevant documents have been submitted and reviewed by KCC Ecology, who confirm that the submitted details are acceptable.

Implementation and maintenance of BNG is secured by conditions on the original permission, and does not require a monitoring fee in this instance due to the relatively small scale nature of the site and the ease of aofficer access.

The details can therefore be approved.

Suggested Informatives (1)

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The submitted details, as listed below, are acceptable under the terms of

conditions 3 (construction ecological management plan), 5 (Habitat Monitoring and Management Plan), 6 (Biodiversity Enhancement Plan), 7 (lighting design plan), and the statutory Biodiversity Net Gain condition of planning permission 25/0310/FH.

Development must be carried out in accordance with these approved details.

Approved documents

Application form.

Covering letter (Enzygo, 15th January 2026).

Construction Environment Management Plan (Co-ecology, November 2025, ref. CE25171)

Wildlife Lighting Scheme (Co-ecology, December 2025, ref. CE25171).

Biodiversity Enhancement Plan (Co-ecology, ref. CE25171).

Habitat Management and Monitoring Plan (Natural England, 20/11/2025, v.1).

Drawing 13340-10-01 - site location plan.

Drawing SHF.201.263.ENZ.XX.00.DR.L.30.101 rev. P02 - External lighting plan.