



ECOLOGICAL ADVICE SERVICE

TO: *Emma Fibbens*

FROM: *Helen Forster*

DATE: *21 October 2019*

SUBJECT: *Land to the South West of Birchington, Kent*

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 information submitted with the scoping opinion and had detailed discussions with the ecologist and we are satisfied with the range of ecological surveys which have been carried out and the information which is proposed to be submitted will provide a good understanding of the ecological impacts associated with the proposed developments.

The scoping opinion has confirmed the following:

- Reptile, bat, wintering and breeding bird and botanical surveys have been carried out.
- A current Preliminary Ecological Appraisal and KMBRC data search will be submitted to demonstrate that the specific surveys are still valid.
- The mitigation hierarchy has been taken into consideration when designing the proposed development and details of on or off-site species mitigation will be submitted with the planning application.
- The report will assess the impact the proposed development will have on all designated sites (including Local Wildlife Sites and Ancient Woodland).
- The assessment will consider the conclusions of other technical assessments (including noise and air quality)
- A biodiversity net gain calculation will be carried out on the site.
- Information to inform a Habitat Regulations Assessment will be submitted with the planning application.

In addition to the above we recommend the following:

- An overview of how the on site habitat and off site mitigation areas will be managed and monitored as part of any application.
- The applicants ecologist is involved in the design of the proposed development to ensure that, where possible, ecological impacts can be designed out of the proposed development (as per the mitigation hierarchy)
- Connectivity is maintained throughout the site – through the implementation of green corridors and the use of “hedgehog highways”.

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:
EIA scoping opinion; Trium Environmental Consulting; October 2019