



ECOLOGICAL ADVICE SERVICE

TO: Katherine Parkin
FROM: Helen Forster
DATE: 15 December 2023
SUBJECT: Land At Brookers Farm, Luddesdown 20231110

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 advise that additional information is required prior to determination.

We have reviewed the ecological information and we advise that we are satisfied with the conclusions of the report that the site has potential for GCN, foraging/commuting bats, reptiles, dormouse, hedgehogs and breeding birds to be present.

As the site is largely arable fields we are satisfied with the conclusion that, with the exception of GCN, the impact can be avoided through avoidance of suitable habitat or precautionary mitigation measures.

The report has detailed that If the land take is greater than 0.5ha then a great crested newt survey of Pond 2 should be undertaken to assess if an impact is likely or the application should join the district level licencing scheme.

No GCN survey/mitigation strategy or Impact Assessment and Conservation Payment Certificate (to demonstrate that the scheme has been accepted on to the DLL scheme) has been submitted as part of this application.

We advise that the results of the GCN survey and, if required, mitigation strategy or a signed Impact Assessment and Conservation Payment Certificate must be submitted prior

to determination of this planning application. If the GCN surveys have not been carried out they can not commence until at least February next year however an Impact Assessment and Conservation Payment Certificate can be obtained at any time of the year.

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system. The ecological and landscaping plan has confirmed that planting will be carried out within the site and bug hotels, bat and bird boxes and log piles will be erected within the site and wider area. We recommend that the planting is all native.

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; KB Ecology; January 2023
Ecological And Landscaping Plan; DHA; October 2022