

Urgent Update: Planning Committee 18 April 2024

Item 17: Pages 91 – 105 Houndshurst Barn, Grave Lane, Staplehurst, TN12 0JP

APPLICATION: 23/503396/FULL

Following a meeting between the applicant and KCC Ecology. It is recommended that the following two additional conditions are added:

1. No development shall take place until an Ecological Mitigation and Management Strategy (EMMS) addressing ecological mitigation, enhancement and long term management of the site has been submitted to and approved in writing by the local planning authority.

The EMMS shall include the following:

- a) Updated assessment and survey information for reptiles and great crested newts (GCN) in accordance with CIEEM's Good Practice Guidelines 2021;
- b) Full details of any mitigation and licensing required for GCN. If District Level Licensing is proposed then the EMMS will include evidence that the full Great Crested Newt District Level Licence conservation payment has been made to Natural England and the licence issued;
- c) A detailed mitigation strategy for reptiles based on updated survey results. The strategy will include details of any proposed capture/relocation/exclusion program and a timetable for proposed enhancements of the onsite reptile and amphibian mitigation area in advance of any works being undertaken;
- d) Mitigation and enhancement proposals for breeding birds including ground nesting species;
- e) Details of all conservation objectives for the proposed works;
- f) Detailed design(s) and/or working method(s) to achieve stated objectives;
- g) Extent and location/area of proposed works on appropriate scale maps and plans;
- h) Type and source of materials to be used where appropriate, e.g. native species of local provenance;
- i) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- j) Persons responsible for implementing the works;
- k) Description and evaluation of all features to be managed and long term management and maintenance prescriptions;
- l) Preparation of a work schedule including an annual work plan capable of being rolled forward over a five-year period, for the lifetime of the development;
- m) Constraints on site that might influence management; details for monitoring and remedial measures;
- n) Details of the body or organisation responsible for implementation of the strategy. The EMMS will include details of the legal and funding mechanism(s) by which the long term implementation of the strategy will be secured by the developer, with details of the management body(ies) responsible for its delivery. The EMMS shall be implemented in accordance with the approved details and all proposed habitats and features shall be retained in that manner thereafter. Reason: in the interests of ecology

2. All works will be undertaken in accordance with the submitted Technical Specification report, 35 Percent, February 2023 and measures will be maintained as required for the duration of the works period. Reason: in the interests of ecology