

Reference number: 14/505920

Additional representation from Detling Parish Council:

An additional representation has been received from Detling Parish Council. This confirms that the Parish Council's reasons for objection have been resolved, and that the call in to Planning Committee has been retracted.

Additional representation:

An additional representation has been received raising concern over the detail of the ecological information submitted in support of the application and the impact of the development on the biodiversity of the site.

The applicant's ecologist has responded to the issues raised, and the Kent County Council Biodiversity Officer has been consulted on both the matters raised and the applicant's response, confirming that they are satisfied that the ecological impact of the proposal has been adequately assessed and can be suitably mitigated by way of conditions, making the following detailed comments:

*"It should be acknowledged that the site is sensitive due to its proximity to the SSSI, but it is considered that the delivery of appropriate mitigation and post-development long-term management of retained areas of habitat will ensure that the potential impacts are sufficiently mitigated."*

However, notwithstanding the above, it is proposed that the ecological condition is replaced with a biodiversity method statement condition and a landscape and ecological management plan condition, and that the lighting condition be amended as follows:

Amended condition 8 Lighting:

*No external lights shall be installed anywhere on site without first obtaining the approval of the Local Planning Authority. Lighting shall be designed to minimise impacts to sensitive habitats and species and installed in accordance with the approved details and retained as such at all times thereafter.*

*Reason: To protect the night-time rural environment in the interests of visual amenity and safeguard biodiversity assets."*

Amended condition 9 biodiversity method statement:

*"No development shall take place (including any demolition, ground works, site clearance) until a detailed method statement to mitigate for the impacts to reptiles, nesting birds, badgers and notable flora, in accordance with the principles outlined in Greenspace Ecological Solutions Reptile Survey dated October 2014 and Update Extended Phase 1 Habitat and Bat Scoping Survey dated October 2014 has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include the:*

- a) *Purpose and objectives for the proposed works:*
- b) *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts prior to / during construction;*

- c) *Locations and timings of measures to avoid or reduce impacts;*
- d) *Times during construction when specialist ecologists need to be present on site to oversee works;*

*The approved method statement shall be adhered to and implemented throughout the construction period in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.*

*Reason: in order to safeguard biodiversity assets.”*

Additional condition 17 landscape and ecological management plan:

*“A landscape and ecological management plan (LEMP) detailing the landscaping and ecological design and management for the site shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of the development. The content of the LEMP shall include the following:*

- a) *Purpose and conservation objectives of the landscaping and ecological design; and*
- b) *Detailed design to achieve stated objectives; and*
- c) *Type and source of materials to be used; and*
- d) *Timetable for implementation, demonstrating alignment with development timing; and*
- e) *Description and evaluation of features to be managed; and*
- f) *Aims and objectives of management; and*
- g) *Appropriate management prescriptions for achieving aims and objectives; and*
- h) *Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period); and*
- i) *Details of the body(/ies) or organisation(s) responsible for implementation of the LEMP; and*
- j) *Ongoing habitat / species monitoring and remedial measures.*

*The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.*

*Reason: in order to safeguard biodiversity assets.”*

Recommendation:

Subject to the amendments set out above, my recommendation remains unchanged.