

## Urgent Update for Item 17, P.47-57

18/505726/FULL - Mansion House Farm, Crump's Lane

Update to para. 6.33 of the report in relation to consultation with KCC Biodiversity;

KCC Biodiversity has submitted their comments on 30 January 2019 and advised that sufficient information has been provided for the determination of the planning application. They require no ecological information to be submitted prior to determination of the planning application but the detailed below requirements must be submitted and implemented as a condition of planning permission if granted.

### Condition:

- 1. The development hereby approved shall not commence until a Precautionary Great Crested Newts (GCN) Mitigation Strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy must provide details of what measures will be implemented to minimise the potential for GCN to be impacted during the works. Ecological management shall be carried out in accordance with the mitigation strategy.*

*Reason: To protect and enhance the ecology and biodiversity on the site in the future.*

- 2. The development hereby approved shall not commence above slab level until details for a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through integrated methods into the design and appearance of the development such as native species planting or installation of bat/bird nest boxes. The ecological enhancement measures need to be over and above any mitigation measures. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter.*

*Reason: To protect and enhance the ecology and biodiversity on the site in the future.*

### Informative:

- 1. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.*