

[REDACTED]

From: [REDACTED]
Sent: 12 October 2017 09:25
To: [REDACTED]
Cc: [REDACTED]
Subject: Princes Parade Promenade, Hythe Y17/1042/SH

[REDACTED]

I've been reviewing the submitted ecological report submitted as part of this planning application and the ecology reports cover a larger area than the red line boundary.

A range of surveys have been carried out within the site including – reptiles, mammals, breeding birds, amphibians, invertebrates and botany so the applicant has a good understanding of the ecological interest of the site.

The majority of the footprint of the proposed development is mostly hardstanding so I would expect that any ecological impact can be mitigated for. An ecological mitigation and management plan for the development of the whole of the sea front has been submitted as part of the planning application to try and demonstrate that the ecological impact of the whole area can be mitigated for (please note I have not reviewed in detail.). However I am not aware of any wider master plan (or planning application) for the whole area therefore there is no guarantee that the mitigation proposed within the Ecological Mitigation and Management Plan can and will be implemented.

Therefore I'm concerned that a number of planning applications for small developments within this wider area will be submitted and the mitigation detailed within the Ecological Mitigation and Management Plan will not be able to be secured and therefore retained/implemented in perpetuity.

Are you able to advise on whether there is a wider site master plan to demonstrate that the mitigation detailed within the Ecological Mitigation and Management Plan can be implemented?

Alternatively we recommend that a letter from the applicant's ecologist is submitted clarifying exactly what ecological mitigation will need to be implemented for this development is submitted. IF there is no proposal for the wider area to be submitted as a planning application in the near future we will need to consider the impact of this development individually and information will have to be submitted demonstrating what mitigation is required for this area alone and not part of a wider scheme.

Please get in touch if you require any clarification on the above email.

Kind Regards,

[REDACTED]

[REDACTED] | Biodiversity Officer | **Kent County Council**
Natural Environment and Coast Team, Environment Planning and Enforcement, Invicta House, County Hall,
[REDACTED]