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**LAND SOUTH WEST OF STONE STREET  
FARMHOUSE, SEAL, TN17 0LP**

**REPLY TO COMMENTS FROM KENT C.C.  
ECOLOGICAL ADVICE SERVICE (EAS) 29<sup>TH</sup> MAY 2020  
REFERENCE PLANNING APPLICATION SE/20/01237/FUL**


Nov 2020

Client:	Fluid Planning
Revision:	01
Issued:	20 <sup>th</sup> November 2020

## Background

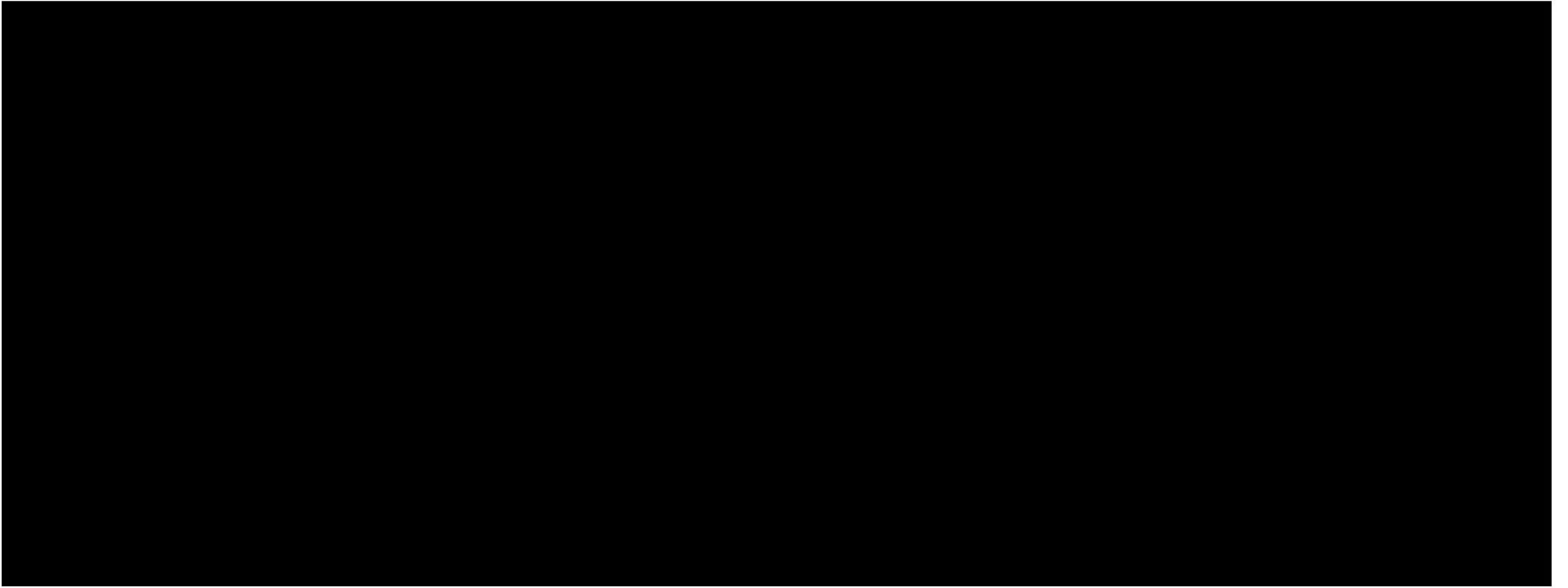
Planning permission is sought planning application for the conversion of an Atcost Barn into a residential building, whilst demolishing a disused Washroom building and a shed at Foxbury Farm, Stone Street Road, Sevenoaks, TN15 0LP. Grid Ref: TQ 5730 5473.

Environmental Business Solutions (EBS) issued a Preliminary Ecological Appraisal of the above site in April 2020, subsequently Kent County Council Ecological Advice Service (EAS) have requested the following information;

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2. Photos of the access road as it was not included within the survey area of the ecological report. The photos will enable us to assess if the ecological report requires updating.
  3. Clarification on whether the GCN survey was completed – the submitted report details that only two visits were carried out but it's not clear within the report if further visits were required (there are typically 4-6 visits during a GCN survey)
  4. Reptiles were recorded within the site across the road and therefore known to be present within the surrounding area therefore additional information is required clarifying if suitable reptile habitat will be impacted by the proposed development.

EBS have been asked by the client to respond to these requests.





## Photographs of Access Road.



Further photo's to be supplied by Client.

## Clarification of Great Crested Newt Surveys Completed.

Great Crested Newt Presence / Absence surveys were completed over the months of April and May 2020 (May surveys conducted after issue of P.E.A.).

No GCN's were recorded during surveys of Ponds 1 and 2. Common Toad were noted in Pond 2.

See Separate EBS report issued June 2020.

## Impact Upon Reptiles and Habitat

There are 4 records of reptiles being present within 300m of the site (Adder and Slow-worm). All records are over 12years old. All are separated from the site by roads. The only record within the past 10 years (2013) is of an Adder, approximately 920m east of the site. See Table 2 below.

The main habitats on site are Hard-standing and Improved Grassland. The vast majority of the Improved Grassland is mowed routinely and kept to a short sward. Areas of longer grass are small and provide little refuge. The area is not suitable to support a population of reptiles.

The majority of the proposed development is to be built on existing areas of hard-standing.

**Table 2. Records of reptile reports issued by Kent & Medway Biological Records Centre 6<sup>th</sup> April 2020**

Slow-worm	Bern Ill, WCA5(p)	SR00026600003RQY	22/05/1982	TQ55L
Slow-worm	"	SR00026600003R7C	1981 - 1990	TQ55X
Slow-worm	"	SR0001450003SPNA	22/04/2007	TQ561531
Slow-worm	"	SR0001450003SXZH	01/06/2010	TQ565543
Slow-worm	"	SR0001450003SN53	10/08/2008	TQ5760254746
Slow-worm	"	SR0001450003SUNZ	30/07/1994	TQ583548
Slow-worm	"	SR0001450003SUO0	30/07/1994	TQ583548
Slow-worm	"	SR0001450003SUO1	30/07/1994	TQ583548
Slow-worm	"	SR0001450003T6TO	02/08/2009	TQ583558
Slow-worm	"	SR0001450003SMVZ	03/07/2004	TQ5845554750
Slow-worm	"	SR0001450003SWMX	21/05/2005	TQ5855
Slow-worm	"	SR00014500006AUI	21/05/2005	TQ5855
Slow-worm	"	SR0001450003SW6Q	02/05/2004	TQ585548
Slow-worm	"	SR0001450003SW6R	02/05/2004	TQ585548
Slow-worm	"	SR0001450003SNEC	2010	TQ587559
Grass Snake	Bern Ill, WCA5(p)	SR00026600003RQZ	22/05/1982	TQ55L
Grass Snake	"	SR00026600002UKM	30/05/1996	TQ55R
Grass Snake	"	SR0001450003SXX4	01/06/2010	TQ565543
Grass Snake	"	SR0001450003SRKH	2013	TQ567543
Grass Snake	"	SR0001450003SXC6	02/04/2007	TQ577564
Grass Snake	"	SR0001450003SX82	20/05/2009	TQ582546
Grass Snake	"	SR0001450003T535	2012	TQ583557
Grass Snake	"	SR0001450003T6TP	08/08/2009	TQ583558
Grass Snake	"	SR0001450003SVOT	2004	TQ584547
Grass Snake	"	SR0001450003SQZ5	2013	TQ584548
Grass Snake	"	SR0001450003SW7F	02/05/2004	TQ5845554750
Grass Snake	"	SR0001450003SMVY	17/06/2005	TQ5845554750
Grass Snake	"	SR0001450003SW6P	02/05/2004	TQ585548
Grass Snake	"	SR0001450003STJ4	2010	TQ587543
Grass Snake	"	SR0001450003SNEB	2010	TQ587559
Adder	Bern Ill, WCA5(p)	SR0001450003SMVO	2005	TQ5754
Adder	"	SR0001450003SWHY	08/08/2007	TQ575547
Adder	"	SR0001450003SN4V	19/07/2008	TQ5760254746
Adder	"	SR0001450003SN4W	19/07/2008	TQ5760254746
Adder	"	SR0001450003SNWE	18/08/2013	TQ582546

## Conclusions

It is hoped that this reply satisfies the queries and requests made by the Ecological Advice Service 29<sup>th</sup> May 2020.

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