

COMMITTEE DATE:	16/11/23
-----------------	----------

**APPLICATION NO:** RR/2023/1743/P

**ADDRESS:** Car Park Central, Coastal Control Centre, Camber

**PROPOSAL:** Extension and internal/ external refurbishment of the camber central WC's and coastal office.

## CONSULTATIONS

An additional consultation response has been received from East Sussex County Council Ecology following the submission of amended plans and additional information to address previous concerns with the proposal.

### East Sussex County Council Ecology

In summary, the current scheme is supported in principal, subject to the implementation of mitigation, compensation and enhancement measures and further consultation and agreement by NE that the revised scheme and proposed mitigation for Dungeness, Romney Marsh and Rye Bay SSSI, SPA and Ramsar will mitigate impacts to these statutory designated sites. Further advice will be provided on receipt of NE's re-consultation response.

The following conditions are advised;

### *Construction Environmental Management Plan (Biodiversity)*

5. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include contractor requirements detailed in the Schedule of Planning Application Comments (DK-CM, 05/10/23) and the following:

- a) risk assessment of potentially damaging construction activities;
- b) identification of "biodiversity protection zones";
- c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements), including those to onsite retained sand dune habitats and the adjacent Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest (SSSI) and Camber Dunes, Camber Local Geological Site (LGS);
- d) the location and timing of sensitive works to avoid harm to biodiversity features;
- e) the times during construction when specialist ecologists need to be present on site to deliver Tool Box Talks and oversee works;
- f) responsible persons and lines of communication;
- g) the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- h) use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: To ensure that any adverse environmental impacts of development activities are mitigated.

### *Biodiversity Method Statement*

6. No development shall take place (including any demolition, ground works, site clearance) until a works method statement and mitigation strategy for the protection of reptiles 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) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from the works.

The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To protect habitats and species identified in the ecological surveys from adverse impacts during construction and to avoid an offence under the Wildlife and Countryside Act 1981, as amended and The Conservation of Habitats and Species Regulations 2017, as amended.

### *Ecological Design Strategy*

7. No development shall take place until an ecological design strategy (EDS) addressing habitat creation and enhancement for the site to provide biodiversity net gain, including compensatory sand dune habitats and native landscape planting, log piles and specification for bee and bird

bricks/boxes (ideally integrated into the buildings). This is to be submitted and approved in writing by the local planning authority. The EDS shall include the following:

- a) purpose and conservation objectives for the proposed works;
- b) review of site potential and constraints;
- c) detailed design(s) and/or working method(s) to achieve stated objectives;
- d) extent and location /area of proposed works on appropriate scale maps and plans;
- e) type and source of materials to be used where appropriate, e.g. native species of local provenance;
- f) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- g) persons responsible for implementing the works;
- h) details of initial aftercare and long-term maintenance;
- i) details for monitoring and remedial measures;
- j) details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure that the measures considered necessary to compensate for the loss of habitats and enhance the site to provide a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 170 and 175 of the NPPF, and Policy EN5 of Rother's Core Strategy 2014.

**RECOMMENDATION: AS REPORT**