

**From:** DDC SupportAssistants  
**Subject:** FW: Natural England's response to additional information regarding 20/00419  
**Attachments:** Picture (Device Independent Bitmap) 1.jpg

**From:** Burns, Nathan <Nathan.Burns@naturalengland.org.uk>  
**Sent:** 14 August 2020 15:08  
**To:** Lucinda Roach <Lucinda.Roach@DOVER.GOV.UK>  
**Subject:** Natural England's response to additional information regarding 20/00419

Dear Lucinda Roach,

Our ref: 323319  
Your ref: 20/00419

Thank you for your consultation following additional information regarding 20/00419 concerning the outline with all matters reserved for up to 210 dwellings including up to 12 self-build plots, together with up to 2,500 sqm of office (B1) floor space & up to 150 sqm of retail (A1) floor space.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 22 May 2020 and 27 May 2020.

The advice provided in these previous responses applies equally to this proposal following the submitted additional information.

As such the proposed surface water management strategy still needs to be considered by your authority as the competent authority, via an appropriate assessment to ensure there is no adverse effect on the integrity of the sites in accordance with The Conservation of Habitats & Species Regulations 2017 (as amended).

And your Local Planning Authority should still ensure that protected species issues are fully considered and that ecological surveys have been carried out where appropriate in line with Natural England's [standing advice](#).

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours Sincerely,

Nathan Burns  
Lead Adviser  
Area Team 14 – Kent & Sussex  
07554226006  
02080266551  
[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

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