

Date: 12 September 2023
Our ref: 448865
Your ref: 23/501017/FULL



William Allwood
Swale Borough Council

WilliamAllwood@Swale.gov.uk

BY EMAIL ONLY

Customer Services
Hornbeam House
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Dear William Allwood,

Planning consultation: Erection of a three storey 66no. bed care home for older people (Use Class C2) with associated access, parking and landscaping and ancillary facilities.

Location: Land West Of Barton Hill Drive Minster-on-sea Kent ME12 3LZ

Thank you for your consultation on the above dated 04 September 2023 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

European sites – The Swale Special Protection Area (SPA) and Ramsar site

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the above sites and has no objection to the proposed development.

To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out. The following may provide a suitable justification for that decision:

- The use of the property is to be restricted to C2 nursing care home.
- The care home shall not be occupied other than by persons of limited mobility who require full time nursing care and/or those who require high dependency dementia care.
- No residential staff accommodation will be provided on site.

The Swale Site of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Final Comments

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter, please contact me at ruby.musgrove-ward@naturalengland.org.uk.

Yours sincerely,

Ruby Musgrove-Ward
Sustainable Development Adviser - Sussex and Kent