

Planning & Development

To Warehorne Parish Council



ASHFORD
BOROUGH COUNCIL

Warehorne Parish Council
via e-mail

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Our Ref: HRA/Stodmarsh

Date: Thursday 24 September 2020

RE: Habitat Regulations Assessment – Stodmarsh protected sites

I am writing to advise you that the Council has recently received advice from Natural England in respect of the nationally and internationally designated protected sites at Stodmarsh lakes, east of Canterbury. This relates to an increased level of nitrates and phosphates within the protected sites which is adversely affecting the integrity of the habitat of the lakes.

In line with established caselaw and the 'precautionary principle', Natural England are advising that planning applications for certain types of development within the Stour river catchment and / or which discharge to particular Wastewater Treatment works within the catchment should be the subject of screening under the Habitat Regulations and, consequently, the undertaking of an Appropriate Assessment prior to any decision to grant planning permission.

We are writing to inform you that this issue will affect planning applications within your Parish. The Council has published a statement on its website <https://www.ashford.gov.uk/habitat-regulations-assessment> which sets out more background to this situation as well as the links to the Natural England Advice and guidance on the Habitat Regulations and Appropriate Assessment.

If you are currently a designated Neighbourhood Plan Area, and are currently preparing or intending to review a Neighbourhood Plan, then the Spatial Planning Team will be in touch with you directly in due course to discuss the implications of this issue on plan making.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'M. C. ...'.

Interim Head of Planning & Development

