

Date: 13/11/2023

Planning Application: 20210663

Site Address: Gardeners Cottage, Brewers Road, Shorne, Kent. DA12 3LB

Further to the approval of planning application 20210663, this document is intended to release conditions 3 and 4 for commencement of ground works to the site.

Details of how the site will be further enhance biodiversity are described below, with attached drawing 717.22 to further highlight the details.

Section 3: Prior to the commencement of any above ground works, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. This will include the recommendations set out in section 4.10 of the Preliminary Ecological Appraisal (KB Ecology March 2021). The details will be implemented as approved and thereafter retained.

Enhanced biodiversity of the site will incorporate the following features:

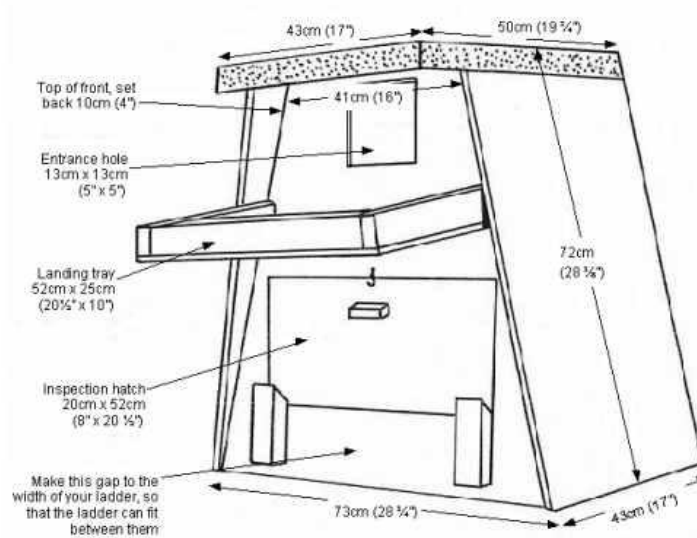
- Considerations of installation of swallow bricks:
 - Will be placed out of direct sunlight or shaded area beneath broad eaves
 - Will be placed 5 metres or more above ground level
 - Will not be obstructed by nearby tress, cables or creepers
 - Will be installed 1-2 metres apart
 - Will be installed in a straight line, or in a pattern, under the eaves or across a vertical wall, away from windows

- See sample brick



- Barn owl box will be installed on a mature tree in the woodlands adjacent to the site.
 - Considerations of the installation:
 - A mature tree with a thick trunk
 - Isolated, in a hedgerow or on the woodland edge
 - With a high canopy
 - With few or no low branches.
 - Where a nestbox can be placed at least 3 metres above ground level.
 - Where the nestbox access hole would be visible to a passing owl, (even when the tree is in full leaf and seen from a distance)
 - Quite close to strips or patches of rough grassland

- See sample owl box and specifications



- Bat box will be installed to provide a new roosting place for bats.
 - Considerations of the installation:
 - on a mature tree in the surrounding woodlands
 - Close to hedges and trees line for feed and navigation
 - Approx 4 metres or higher above ground (where safe installation is possible)
 - Away from artificial light sources (to protect from predation)

- Sheltered from strong winds and exposed to the sun for part of the day
- Material used will be rough (for grip), non-toxic or corrosive, with no risk of entanglement
- See sample bat box



Section 4: The development hereby approved shall not be occupied until a lighting design plan for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Exterior lighting will incorporate the following features:

- Light levels will be as low as possible, and the number of fixtures kept to the minimum required, to fulfil the lighting need
- Lighting will aim to minimise light spillage towards boundary features and adjacent woodland
- Lighting should have a maximum of 7.5 to 10 lux
- LED lights will be installed, using the warm white (or amber) spectrum, with peak wavelengths >550nm (2700 or 3000°K) and no UV component

- Lighting will be directed to where it is needed, with horizontal spillage towards retained habitats minimised. This can be achieved on the building by restricting the height of the lighting installation and the design of the luminaire
- Luminaires will have an upward light ratio of 0%, mounted on the horizontal
- Where appropriate (e.g. patios, driveway and porch) lighting will incorporate Passive Infra Red (PIR) motion sensors and timers to minimise the lit time, set to the minimum to minimise the duration of disturbance
- As a matter of last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill
- Low level bollard lighting design will reduce spillage to the rear and above the unit, will incorporate sensors and timers where possible to minimise the light time, and will be of the following style:

Sample lighting specification

Driveway - bollard sample

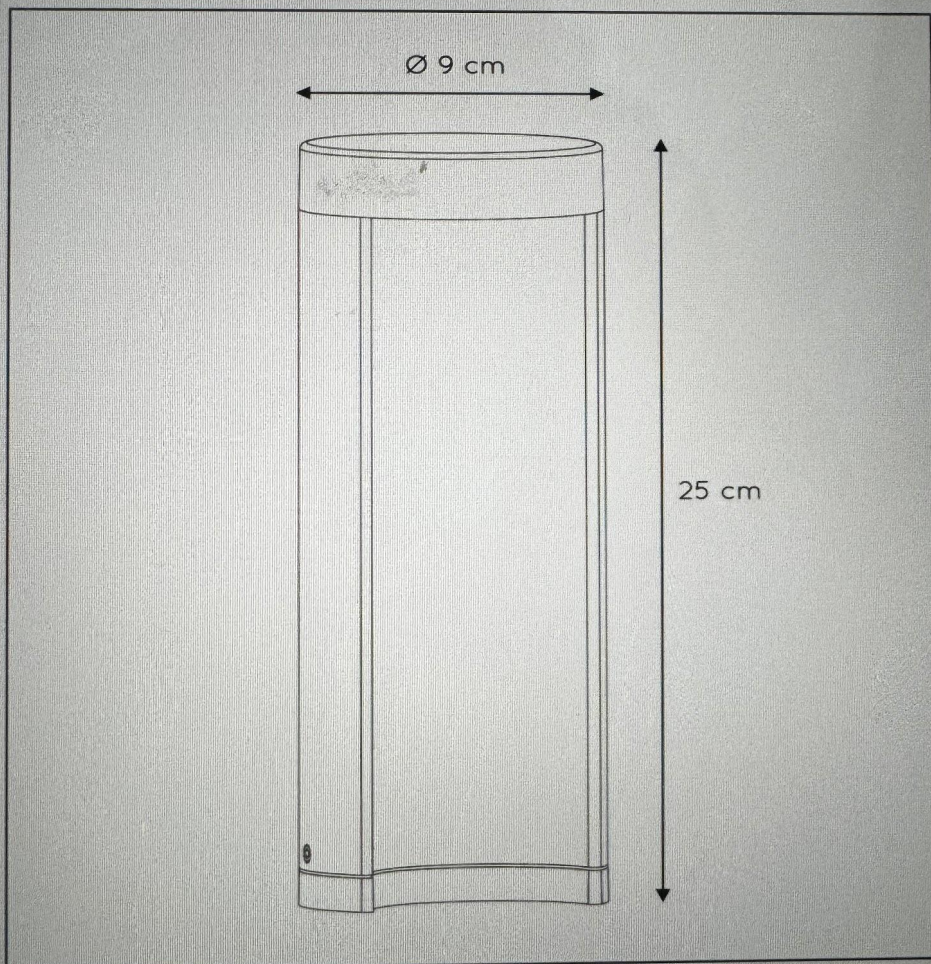


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COMBO

Item number: 27874/25/30
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Door sample:

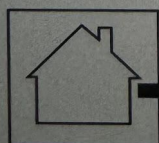
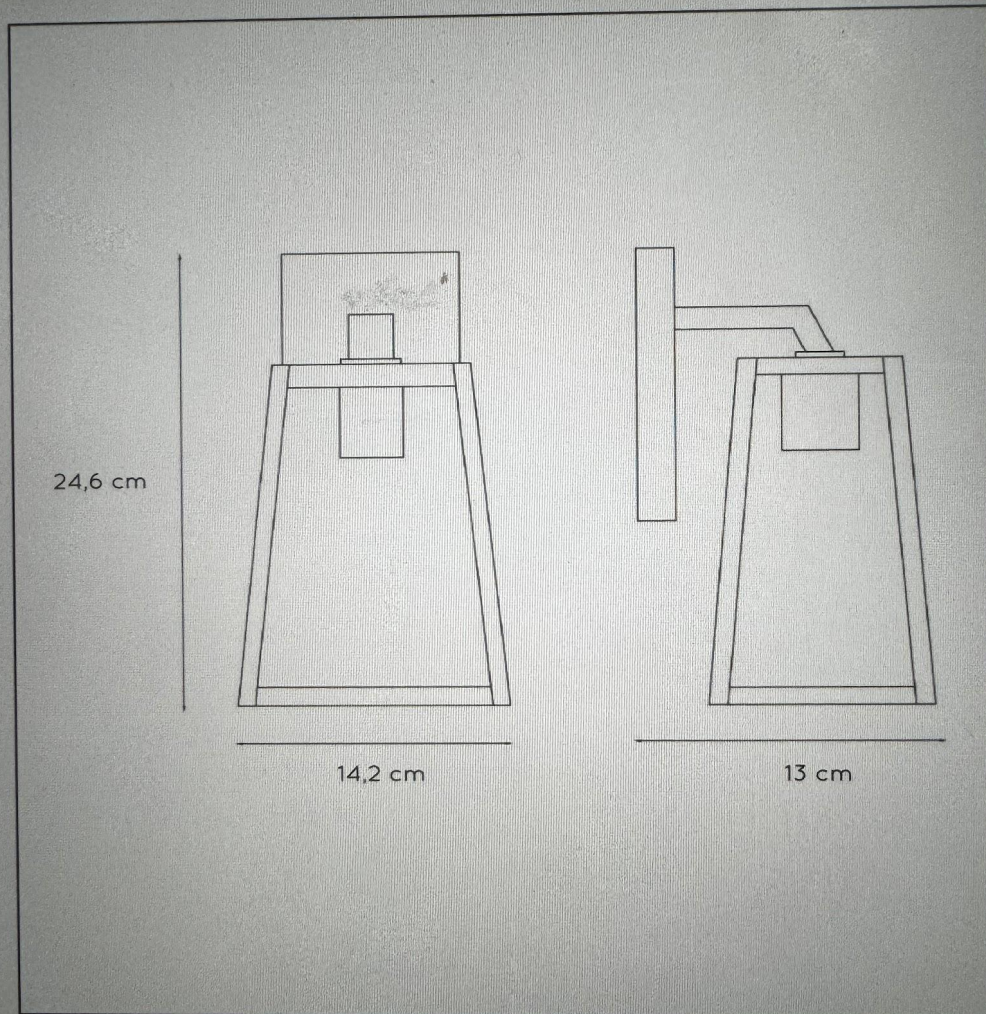


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MATSLOT

Item number: 29828/0130
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