



ECOLOGICAL ADVICE SERVICE

TO: *Alison Webster*

FROM: *Helen Forster*

DATE: *08 September 2025*

SUBJECT: *Cherry Dene Meopham 20250790*

The following is provided by Kent County Council's Ecological Advice Service (KCC EAS) for Local Planning Authorities. It is independent, professional advice and is not a comment/position on the application from the county council. It is intended to advise the relevant planning officer(s) on the potential ecological impacts of the planning application and if sufficient/appropriate ecological information has been provided.

Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed in every instance to the planning officer, who will seek input from the EAS where appropriate and necessary.

Condition 8 states: *Prior to the installation of any external lighting and prior to the first occupation of the dwelling (whichever is earliest), a detailed lighting plan to include the following:*

- o Plan showing location of lighting, light fittings and light spill*
- o Downward facing*
- o On a motion sensor (where possible)*
- o Follow the recommendations within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night' must be submitted to and approved in writing by the Local Planning Authority. It must demonstrate that the lighting plan has been designed in accordance with Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting' guidelines (or subsequent editions/updates) and the replacement bat roosts will not be impacted by artificial lighting. The plan must be implemented as approved and maintained thereafter*

We advise that no information has been provided detailing what lighting will be installed within the site.

We advise that a lighting plan or information confirming no external lighting will be installed must be submitted prior to the discharge of the condition.

If you have any queries regarding our comments, please do not hesitate to get in touch.

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:
Proposed Detailed Lighting Plan; Ward +Associates; July 2025