



ECOLOGICAL ADVICE SERVICE

TO: *Ethan Bonthron*

FROM: *Jonathan Lynch*

DATE: *26 April 2024*

SUBJECT: *20240236 / The Red House, Gravesend*

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.

SUMMARY – FURTHER INFORMATION REQUIRED

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that further information is sought from the applicant with regards to the potential for ecological impacts to arise.

The site of the proposed development falls within the Impact Risk Zone of Halling to Trottiscliffe Escarpment SSSI (100m east). We do not anticipate any impacts to the designated site.

FULL COMMENT

The building proposed for extension shows potential for roosting bats due to the presence of suitable roosting features (a tiled roof, potential gaps in soffits/eaves, cracks in brickwork/stonework). The total dismantling of the roof is proposed, as well as alterations to external walls/gable ends and fenestration. To address this concern, we advise that

there is a need to do, at least, a Preliminary Roost Assessment. This survey will need to be conducted by a suitably qualified ecologist¹ and will assess the potential for bats to be roosting within the building and identify if there is a need for bat emergence surveys to be carried out.

The Preliminary Roost Assessment, any recommended emergence surveys and details of any ecological mitigation required should be submitted **prior to determination of the planning application**. All bats and their roosts are protected from disturbance and harm by the Wildlife and Countryside Act 1981 (section 9) and the The Conservation of Habitats and Species Regulations 2017 (Regulation 43). Should bats be found to be roosting in the house proposed for extension, a mitigation licence may be required from Natural England for works to proceed. This is in accordance with ODPM 06/2005 which states: *“it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”*.

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

Jonathan Lynch
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Existing Location Map & Block Plan (Elsigood Associates, Mar 2024)
- Proposed Location Map & Block Plan (Elsigood Associates, Mar 2024)
- Proposed Front, Side & First Floor Extensions with Internal Alterations (Elsigood Associates, Mar 2024)

¹ The applicant may choose to seek a consultant via CIEEM's registered practice directory:
<https://cieem.net/i-need/finding-a-consultant/>