



ECOLOGICAL ADVICE SERVICE

TO: *Alison Webster*

FROM: *Nancy Inman*

DATE: *07 April 2025*

SUBJECT: *Hartshill Bungalow, Gravesend 20250108*

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: INSUFFICIENT INFORMATION RECEIVED

This application is for the demolition of a residential dwelling, which does not include plans to rebuild onsite, it therefore is likely exempt from mandatory Biodiversity Net Gain. Proposals do not include any photos of the site, and it has not been assessed for its suitability for roosting bats. As the property has been vacant for a number of years and is reportedly in a poor condition there may be features present for roosting bats. We would therefore request a Preliminary Roost Assessment is conducted prior to determination, along with any further emergence surveys (if required).

PRELIMINARY ROOST ASSESSMENT (BATS) NEEDED

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, we advise that the proposed development has the potential to adversely affect roosting bats. The existing structure proposed for demolition is purportedly in a poor state of repair. Bats often roost under tiles, roofing felt and lead flashing, adjacent to windowsills and windowpanes and within cracked brickwork, lifted rendering, weatherboarding, eaves and soffit boxes. As these proposals may adversely affect bats, a Preliminary Roost Assessment (PRA) for bats is requested, including an assessment of the site's potential to provide hibernation opportunities, prior to

determination of the planning application, as well as the results of any bat emergence surveys (as required), and details of any mitigation required.

BIODIVERSITY NET GAIN

De Minimis– Likely Exempt

The applicant has indicated within the application form that that they do not consider the general Biodiversity Gain Condition applies to this application. Having reviewed proposals we consider this application to be exempt from mandatory biodiversity net gain, so that mandatory biodiversity net gain of 10% will not apply. We consider this application exempt because:

- The development will not impact any onsite priority habitat; AND
- The development will not impact more than 25 square metres of onsite habitat with a biodiversity value greater than zero; AND
- The development will not impact more than 5 metres of onsite linear habitat

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

Nancy Inman
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Cover Letter
- Site Location Plan
- Site Plan (existing) – Carter Jonas, Jan 25