



ECOLOGICAL ADVICE SERVICE

TO: Katherine Parkin
FROM: Helen Forster
DATE: 08 September 2026
SUBJECT: Kingsberry House Shorne 20260736

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 9 states: *Prior to the first occupation of the dwelling, a detailed lighting plan 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.*

Details of the types of lighting which could be submitted as part of this application however no details have been provided confirming where the lighting will be located and what lighting will be installed.

The submitted details includes information about street lighting which is not appropriate for a single dwelling. For a residential dwelling we would expect downward facing lighting on the property and wayfinder lights within the garden area.

We advise that insufficient information has been provided to discharge the condition.

To address this concern we recommend that a plan confirming the types and locations of the lights are provided. .

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Your Bespoke Garden Lighting Proposal from Garden Lighting Solutions by Eagle & Spear