



ECOLOGICAL ADVICE SERVICE

TO: Lisa Fisher

FROM: Nancy Inman

DATE: 16 July 2025

SUBJECT: Ashleigh , 39 Rhododendron Avenue, Meopham 20250518

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: BAT ROOST ASSESSMENT REQUIRED

The existing structures proposed for demolition/alteration appears to contain potential roost features (PRFs) which may support roosting bats. 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. Whilst the interior roof spaces appears to be unsuitable for roosting bats, there appear to be a number of PRFs. As these proposals may adversely affect bats, a Preliminary Roost Assessment (PRA) for bats is requested, this will be carried out by a suitably qualified ecologist.

If the PRA identifies roosting bat suitability to be present and impacted by the development, it is likely that further surveys for bats will need to be carried out. The results of the necessary surveys carried out, and details of any mitigation required should be submitted prior to determination of the planning application. This is in alignment with paragraph 99 of the Office of the Deputy Prime Minister (ODPM) Circular 06/2005¹⁹, 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".

Should bats be found to be roosting in the buildings proposed for alteration/demolition, a mitigation licence may be required from Natural England for works to proceed.



Fig 1. Features that may support roosting bats

BIODIVERSITY NET GAIN – EXEMPT

Having reviewed the 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.

Additionally, we consider this application exempt from statutory BNG because it is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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:

- Site Photographs (Cadguys, May 25)
- Location and Block Plan (Cadguys, May 25)