



ECOLOGICAL ADVICE SERVICE

TO: Amanda Grout
FROM: Emma England
DATE: 28 September 2022
SUBJECT: 20220647 / 66 Norah Lane, Higham

The following is provided by Kent County Council's Ecological Advice Service (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 whether sufficient and appropriate ecological information has been provided to assist in its determination. 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.

NO INFORMATION – MORE INFORMATION NEEDED

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 building for solar panel installation appears to have a flat roof. This type of roof is generally low risk for roosting bats. However, bats are known to occasionally use flat roofs for roosting (sometimes roosting in high numbers) if there are suitable access points, and it is noted that the building is sited in a rural area adjacent to woodland. The site's location increases the likelihood of roosting bats.

It may be possible for Kent County Council Ecological Advice Service to determine from photographs whether further survey is necessary for roosting bats. It is requested that the applicant provide high quality photographs, as close up as possible, of all building elevations. Particular attention should be paid to the edge of the flat roof. Where a sufficient level of detail is unable to be provided from photographs, it may be necessary to request a preliminary roost assessment by a suitably qualified ecologist of the building.

Requesting the above prior to determination of the planning application will ensure that the planning determination is adequately informed in respect of potential ecological impacts. This is in line with paragraph 99 of 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.

Emma England
Biodiversity Officer

This response was submitted following consideration of the following documents:

Roof of 66 Norah Lane, ME3 7EW with solar panels in place.

Aerial photograph of De Warren House, 66 Norah Lane, Rochester, Kent, ME3 7EW.