



ECOLOGICAL ADVICE SERVICE

TO: Katherine Parkin
FROM: Helen Forster
DATE: 27 November 2023
SUBJECT: Boughurst Farm, Meopham 20231000 - SCON3

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.

We have reviewed the ecological information submitted by the applicant and advise that sufficient ecological information has been provided. We agree with the conclusions that it is unlikely that bats will be roosting within the building. there is no suitable opportunities for nesting/roosting barn owl but the site may be used by breeding birds.

The proposal will result in the creation of a turning area and we understand that no trees will be cleared to create this area. The submitted ecological information did not cover the turning area footprint but based on limited images on google earth and the picture provided by the applicant we are satisfied that it is unlikely that the creation of the turning area will have a significant impacts on biodiversity. We are satisfied that the ecological information does not need to be updated to include the turning area.

While the building does not have potential to be used by roosting bats any lighting associated with the proposal could have a negative impact on bats and other nocturnal animals. Therefore we advise that any lighting installed must be as follows:

- Downward facing
- On a motion sensor

As the presence of breeding birds can not be ruled out we recommend that the following breeding bird informative is included if planning permission is granted:

The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Habitats are present on and around the site that provide opportunities for breeding birds. Any work to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If vegetation/structures need to be removed during the breeding season, mitigation measures need to be implemented. This includes examination by a suitably qualified and experienced ecologist immediately prior to starting work. If any nesting birds are found, works must cease until after the birds have finished nesting

Ecological Enhancements

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system. The ecological report has recommended that 1 bat and 2 bird boxes as installed to enhance biodiversity. As such, if planning permission is granted, we advise the condition(s) below are/is included:

Within 3 months of works commencing an ecological enhancement plan is submitted to the LPA for written approval. It must demonstrate where the bat and bird boxes detailed within the Preliminary Roost Assessment; Arbtech will be located within the site. The plan must be implemented as approved.

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

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:
Preliminary Roost Assessment; Arbtech