

20240511 Crabbles Cottage Pear Tree Lane

KCC Biodiversity

From looking at the submitted documents I would recommend conditions 1 and 5 for discharge as all of the requested information is contained within the bat report & covering letter. However, the wording of condition 6 has not been satisfied. The lighting plan is difficult to read as it is a photograph of a hand-drawn map & it seems to indicate that over 30 external lights will be installed outside the property. The same symbol (a black dot) is used to indicate ground and security lights, so I can't tell which is which. You may wish to highlight that the lighting plan needs to demonstrate "*that areas to be lit will not disturb bat activity.*" The current plan lacks any such detail.

I will also note we do not recommend conditioning surveys as a rule, as the presence of bats (had they been present, which they were not) could have proved a material consideration and prevented the development from going ahead. It is almost always best to get survey results in before determination.