



ECOLOGICAL ADVICE SERVICE

TO: Ethan Bonthron
FROM: Helen Forster
DATE: 25 January 2024
SUBJECT: 20231158 Gardeners Cottage, Shorne

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 3: states; *Prior to the commencement of any above ground works, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. This will include the recommendations set out in section 4.10 of the Preliminary Ecological Appraisal (KB Ecology March 2021). The details will be implemented as approved and thereafter retained.*

The submitted information has detailed the following enhancements will be implemented:

- 4 swift boxes
- 3 owl boxes (throughout the site on mature trees)
- 3 bat boxes (throughout the site on mature trees)

We are satisfied with the proposed enhancements but recommend that all the swift bricks are located on the eastern aspect of the building. The swift bricks proposed in the centre of the building are unlikely to be used by swifts.

We recommend that the enhancement plan is updated prior to the discharge of the condition.

Condition 4 states: *The development hereby approved shall not be occupied until a lighting design plan for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.*

14 lights have been proposed and we question if there is a need for so many lights to be installed within the site. We understand the need for lighting but the lighting should be located within areas where it is required.

There are 9 bollard lights for the drive and it's not clear from the submitted information why there is a need for so many lights to be installed.

There appears to be lights installed on the western and eastern aspect of the dwelling where there are no doors but no lights proposed for the southern side of the building where there are a number of doors. Therefore we are concerned that in the future additional lights will be installed within the site.

We advise that the plan must be reviewed and updated to ensure that lights are only installed where they are required.

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:
Proposed Biodiversity Site Layout; Olson Desing Group; Nov 2023