



ECOLOGICAL ADVICE SERVICE

TO: Lisa Fisher

FROM: Helen Forster

DATE: 02 October 2024

SUBJECT: 11 Court Lodge, Shorne 20240570

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.

This application is for the following: *Demolition of the current detached garage, replace with a double storey side extension, a single storey side extension with updated cladding and windows*

During the bat surveys a common pipistrel roost was recorded and the submitted bat mitigation is based on the assumption that the bat roost will be lost. However from reviewing the submitted plans it's our understanding that the bat roost will not be lost as a result of the proposed development. The roost was recorded on the NW aspect of the house and from reviewing the plans it appears that this area will not be directly impacted by the proposed construction.

We agree that a EPS licence will be required and a temporary replacement roost located on the site boundary as the roost is likely to be impacted by disturbance. However if our understanding of the plans are correct it's our view that a replacement roost will not be required as following works the roost will continue to be available for use.

If planning permission is granted we recommend that an updated bat mitigation strategy is submitted to ensure that the mitigation proposed is based on the works being carried out within the site.

We recommend the following:

Prior to any works commencing on the building an updated ecological mitigation strategy must be submitted to the LPA for written approval. It must be based on the information within the Potential Bat Roost Assessment – Bat Emergence survey (EcoAssistance Ecologists; September 2024) or an updated ecological survey if the data is over two years old and the approved site plans. The plans must be implemented as approved.

Lighting.

5 species of bats were recorded within the site and lighting can have a negative impact on bats (and other nocturnal species) and therefore any lighting must be designed to minimise light spill.

We recommend that if planning permission is granted the **lighting condition** has the following requirements:

- Be designed following best practice guidance within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night'¹
- Downward facing and on motion sensors
- Plan showing the location of lights, location of bat roosts and types of lights
- Lighting not direct towards the retained bat roost.

Biodiversity Net Gain

Under the Environment Act 2021, all minor planning applications in England submitted on or after the 2nd April 2024 will have to deliver at least a 10% biodiversity net gain (unless exempt^{2,3}).

Having reviewed 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 application 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.

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Potential Bat Roost Assessment – Bat Emergence survey; EcoAssistance Ecologists; September 2024

¹ ['Bats and Artificial Lighting at Night' ILP Guidance Note update released - News - Bat Conservation Trust](#)

² [Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](#)

³ [The Biodiversity Gain Requirements \(Exemptions\) Regulations 2024 \(legislation.gov.uk\)](#)