



ECOLOGICAL ADVICE SERVICE

TO: *Ethan Bonthron*

FROM: *Jonathan Lynch*

DATE: *06 May 2025*

SUBJECT: *2024023 / The Red House, Wrangling Lane, Luddesdown, Gravesend Kent*

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.

SUMMARY – NO FURTHER INFORMATION REQUESTED

We have reviewed the ecological information submitted in support of this application and advise that **no further** information is requested from the applicant prior to determination of the planning application.

Revisions to site plans do not alter our previous stance on this application; we have taken the opportunity to formalise our previous response and provide suggested condition wording.

ECOLOGICAL CONSTRAINTS AND MITIGATIONS

As indicated in our response dated 27 September 2024, we are satisfied that no further ecological surveys will be required as the Bat Scoping Survey (Crossman Associates, September 2024) confirmed that the dwelling proposed for alteration was not found to support roosting bats following surveys conducted last year.

We recommend the following condition to secure adherence to the recommendations made in the report:

The development hereby permitted shall be carried out in accordance with section 4 of the submitted Bat Scoping Survey (Crossman Associates, September 2024). Measures to be adhered to include precautionary measures for roosting bats (soft strip and sensitive lighting) during the development and the provision of a single, durable bat box affixed approximately 3-4m high to a mature garden tree, facing southwest or southeast and not near to any artificial light, prior to substantial completion of the development.

Reason: With consideration for bats in accordance with paragraph 187(d) of the NPPF 2024.

BIODIVERSITY NET GAIN (BNG)

This application is exempt from statutory BNG under the temporary small sites exemption (minor planning applications were exempt from BNG until April 2 2024, this application was received March 14 2024).

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

Jonathan Lynch
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Bat Scoping Survey (Crossman Associates, September 2024)
- Existing and Proposed Site Plans (David Haime, January 2025)