



ECOLOGICAL ADVICE SERVICE

TO: Lisa Fisher
FROM: Jessica Holdway
DATE: 28 January 2026
SUBJECT: (Updated) Woodside, Shorne; 20251086

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: ADDITIONAL INFORMATION REQUIRED

We have reviewed the information submitted in support of this application and advise that insufficient ecological information has been provided to determine the application. The following information is required prior to determination:

- Two bat emergence/re-entry surveys to be completed during the active bat season.

BAT EMERGENCE SURVEYS REQUIRED

The submitted ecological report has outlined that the building set for demolition (B1) is a suspected confirmed bat roost of moderate value.

Bats are fully protected through the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Some species of bat (e.g., Bechstein's, noctule, soprano pipistrelle, brown long-eared) are also listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 as Species of Principal Importance (aka. Priority Species) for conservation. Section 40 of the NERC Act 2006 places a general duty on all public authorities, including the local planning authorities, to conserve and enhance biodiversity. Government standing advice indicates

that local planning authorities must have regard for the conservation of Section 41 species and all bat species as part of their planning decisions.

Therefore, as per the recommendations made within the submitted Preliminary Roost Assessment, we advise that further surveys will need to be undertaken to ascertain the potential effects of proposals upon bats. This should be in the form of two bat emergence/re-entry surveys completed during the optimal survey period of mid-May to August inclusive.

The necessary further surveys will need to be undertaken in accordance with best practice and by a suitably qualified and experienced ecologist. Following further survey, the survey results, along with any necessary mitigation/compensation, will need to be submitted prior to determination of any planning application. This is in alignment with paragraph 99 of the Office of the Deputy Prime Minister (ODPM) Circular 06/200522 which states, *"it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision"*.

BIODIVERSITY NET GAIN: HOUSEHOLDER EXEMPTION

We consider this application exempt from statutory BNG because it is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

FURTHER CONSIDERATIONS

We advise that once sufficient additional information has been provided, we advise that we will be recommending condition wording for the following:

- Sensitive Lighting Plan
- Ecological Enhancement Plan

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

Jessica Holdway
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Preliminary Roost Assessment (Arbtech, January 2026)