



ECOLOGICAL ADVICE SERVICE

TO: Alison Webster

FROM: Helen Forster

DATE: 10 November 2023

SUBJECT: Cherry Dene, Meopham 20231049

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.

We have reviewed the ecological information submitted by the applicant and advise that sufficient ecological information has been provided.

We have taken this view as the site is largely a well managed lawn and the mature trees on site will be retained.

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system. As such, if planning permission is granted, we advise that an ecological enhancement condition is included.

We recommend the following wording:

Within 3 months of works commencing an ecological enhancement plan must be submitted to the LPA for written approval. It must demonstrate what measures will be incorporated in to the site to benefit biodiversity. This must include native species planting and enhancement features integrated within the buildings and within the wider site. The plan must be implemented as approved.

Lighting

Lighting can have a negative impact on nocturnal animals (including bats) and therefore if planning permission is granted there is a need for a **lighting condition** to be included if planning permission is granted.

We recommend that the condition wording must include the following:

- Plan showing the locations of the lights
- Lights must be downward facing
- Lights must be on a motion sensor

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:
Ecological Impact Assessment; Kent Sussex Ecology; November 2023