



ECOLOGICAL ADVICE SERVICE

TO: *Anna Horn*

FROM: *Helen Forster*

DATE: *09 September 2021*

SUBJECT: *Land North Of Chiddingstone Sports Ground, Chiddingstone 21/02204/FUL*

The following is provided by Kent County Council's Ecological Advice Service (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 whether sufficient and appropriate ecological information has been provided to assist in its determination.

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.

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us (including aerial photos and biological records) and the information submitted with the planning application, we advise that we are satisfied that there is no requirement for an ecological survey to be submitted as part of this planning application.

We have taken this view because the photos of the stables proposed to be converted do not indicate that the stables provide optimum opportunities for roosting bats as the roof is metal and the building appears to be in good condition with no gaps in between the weather boarding.

It's possible that bats may forage/commute within the site and be impacted by artificial lighting and therefore we recommend that any lighting condition requires the lighting plan to follow the recommendations within the Bats and artificial lighting in the UK document produced by the Bat Conservation Trust and Institution of Lighting Professionals.

<https://cdn.bats.org.uk/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lighting-compressed.pdf?mtime=20181113114229>

We highlight that the building may be used by breeding birds and all nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) therefore we recommend that a breeding bird informative is included if planning permission is granted. Suggested wording at the end of the report

Ecological Enhancements

The proposal has detailed that bat/bird and insect boxes will be erected within the site to enhance it but we advise that more can be done to incorporate ecological enhancements in to the site.. Therefore we recommend that if planning permission an ecological enhancement plan is submitted as a condition of planning permission.

Suggested wording at the end of the report

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:
No Ecology

Ecological Enhancements

Within 3 months of works commencing on site an ecological enhancement plan is submitted to the LPA for written approval. The plan must demonstrate how what enhancements will be incorporated in to the site and buildings. The plan must be implemented as approved.

Breeding Birds - informative

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees, scrub, hedgerows and buildings are likely to contain nesting birds between 1st March and 31st August inclusive. Buildings present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.