

10<sup>th</sup> July 2020

Mike Holmes  
 Sevenoaks District Council  
 Council Offices  
 Argyle Road  
 Sevenoaks  
 Kent TN13 1HG

Dear Mike

**Re: Land at Salters Heath Farm, Cold Arbor Road, Sevenoaks, Kent TN13 2PP**

It is understood that planning permission (ref: 18/02941/FUL) has been granted for the site by Sevenoaks District Council, the Local Planning Authority (LPA) for: *“Demolition of modern structures, agricultural barn and silos. Conversion and redevelopment and creating agricultural buildings into B1a office floor space. Creating additional vehicle spaces and a new access”*.

Of relevance to this letter, condition 15 requires that: *“Prior to the commencement of development, details of the bat-sensitive approach to building works will be submitted to and approved in writing by the LPA. This will detail the sensitive method of dismantling all suitable bat roosting areas. If bats are found during development works, the applicant is advised to cease works immediately and seek advice from a suitably licensed ecologist. The development shall be carried out in accordance with the approved details”*.

The GreenLink Ecology Ltd. Ecology Report dated 13<sup>th</sup> September 2018, which was used to inform the planning application, detailed that: *“The majority of the buildings/structures were found to have no/negligible potential for use by bats and those that did have potential for roosting bats were the subject of more detailed dusk/pre-dawn survey work”*; and concluded that: *“The results of the detailed survey work indicate that bats are not a constraint to the proposed works and therefore, mitigation measures are not required for bats”*.

Therefore, the following measures are to be implemented on a precautionary basis, since it is considered that as described in the report, there is a negligible risk of impacts to bats as a result of the permitted works. These measures will need to be cross-referenced with Figure 1 in Appendix 1, which identifies the location of the buildings.

Table 1: Identifying the buildings to be the subject of precautionary mitigation measures

Building number	Building reference	Bats present during survey?	Potential for roosting bats	Mitigation
1	Small Workshop	No	Negligible	None required
2	Spare Part Storage	No	Negligible	None required
3	Long Open Front Cart Shed	No	Moderate	Initial supervision of dismantling by Natural England bat licence holder
4	Grain Store	No	Negligible	None required
5	Old Store	No	Negligible	None required
6	Tyre Store	No	Negligible	None required

Building number	Building reference	Bats present during survey?	Potential for roosting bats	Mitigation
7	Dovecote	No	Low	Initial supervision of dismantling by Natural England bat licence holder
8	Old Office	No	Moderate	Initial supervision of dismantling by Natural England bat licence holder
9	Straw Barn	No	None	None required
10	Tractor Shed	No	None	None required
11	Loading Clamp	No	None	None required
12	Calf Shed	No	None	None required
13	Middle Barn	No	None	None required
14	Silage Clamp	No	None	None required

As detailed in Table 1, precautionary mitigation measures will be implemented for 3 no. buildings only, including the long open front cart shed, dovecote and old office.

The implementation of these measures will be timed to avoid the maternity period (summer) and hibernation period (winter), when bats are most vulnerable to disturbance.

In advance of undertaking any works to affect these buildings, 2 no. Schwegler 2FN bat boxes will be installed by a Natural England bat licence holder on different mature trees within the overall site, above circa 4-5 metres from ground level and not illuminated by any artificial lighting.

These bat boxes will be used in the unlikely event that bats are found to be present and require temporary relocation, to avoid the risk of impacts. The bat boxes will be retained on-site as long-term enhancement features for bats.

It should be noted that if at any time during the implementation of the precautionary mitigation measures, it becomes apparent that bats are actually present and at risk of impacts, works will temporarily cease whilst Natural England is consulted about how to proceed further without the risk of an offence being committed.

The 3 no. buildings will be carefully dismantled under the supervision of a Natural England licence holder, who will provide a contractor's briefing prior to the commencement of works, to establish precautionary protocols, to avoid the risk of impacts to bats.

Features with bat roost potential e.g. weatherboards and roof tiles will subsequently be carefully dismantled during optimal climatic conditions (avoiding inclement weather, rain, high winds and frost), until all features with bat roost potential have been carefully removed.

It is considered that this covering letter provides an appropriate level of detail to address condition 15 and allow it to be discharged.

Yours sincerely



Marcus Fry *BSc MSc MCIEEM<sup>1</sup> Natural England bat licence holder (no. 2015-10955-CLS)*  
Director

<sup>1</sup> Member of the Chartered Institute of Ecology and Environmental Management (Full)

Appendix 1: Annotated site block plan

Figure 1: Illustrating the locations of buildings/structures referred to in Table 1

