



ECOLOGICAL ADVICE SERVICE

TO: Beth Lennon

FROM: Helen Forster

DATE: 30 January 2019

SUBJECT: Y18/1580/FH Bridge Tavern, Lydd

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.

We advise that additional information is required prior to determination of the planning application.

Bats

A bat scoping survey has been submitted and it has detailed the following:

- Bat droppings recorded within the loft space
- Suitable features for roosting bats on all elevations of the building.

The report has advised that there is a need for an emergence survey to be carried out with at least 3 visits carried out. The surveys are required to enable FHDC to fully understand how bats are utilising the building and consider the impact the proposed development will have on protected species when determining the planning application.

The results of the surveys and details of any mitigation required must be submitted **prior to determination** of the planning application.

Ecological Enhancements

One of the principles of the National Planning Policy Framework is that "*opportunities to incorporate biodiversity in and around developments should be encouraged*". We advise that

details of ecological enhancements to be incorporated in to the site must be provided – any ecological enhancements must be over and above any mitigation required.

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:

Letter from Ecologybydesign dated 8th January 2019