



## ECOLOGICAL ADVICE SERVICE

**TO:** Paul Howson  
**FROM:** Marie Thibault  
**DATE:** 19 June 2018  
**SUBJECT:** Y18/0348/SH / HAYWARD HOUSE, STANFORD

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*Thank you for requesting advice on this application from KCC's Ecological Advice Service. This service provides advice to planning officers to inform Shepway District Council planning decisions with regard to the potential ecological impacts. Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

Under the Natural Environment and Rural Communities Act (2006), "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". In order to comply with this 'Biodiversity Duty', planning decisions must ensure that they adequately consider the potential ecological impacts of a proposed development.

The National Planning Policy Framework states that "the planning system should contribute to and enhance the natural and local environment by...minimising impacts on biodiversity and delivering net gains in biodiversity where possible."

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An updated ecological scoping survey report has been submitted and we are satisfied that it addressed our previous concerns.

We require no additional ecological information to be submitted prior to determination of the planning application but the detailed below requirements must be submitted/implemented as a condition of planning permission if granted.

## **Bats**

We are satisfied with the conclusions of the ecological report which state that none of the trees present on site offered potential for roosting bats and thus no further survey work is recommended with regard to bats.

However local records indicate that bats are present within the area and lighting can be detrimental to roosting, foraging and commuting bats. We advise that the Bat Conservation Trust's *Bats and Lighting in the UK* guidance is adhered to in the lighting design for the works undertaken and the new dwellings built (see end of this note for a summary of key requirements).

If planning permission is granted we suggest the following condition wording :

*No development shall take place until a "lighting design strategy for biodiversity" for the site boundaries has been submitted to and approved in writing by the local planning authority. The lighting strategy shall:*

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;*
- b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.*

*All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.*

## **Breeding birds**

The site contains suitable habitat for breeding birds and all nesting birds are protected under the wildlife and countryside act 1981 (as amended). We advise that if planning permission is granted the following informative is included:

*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 and shrubs are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and shrubs are 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.*

## **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 are supportive of the proposed *Landscape proposal*. However, we advise that other enhancements which could be incorporated within the development include the inclusion of bat bricks/tiles in the new building, bird and bat boxes within the trees.

We advise to secure this as a condition of planning permission if granted and suggest the following condition wording :

*Prior to the completion of the development hereby approved, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with provision of generous native planting where possible, as detailed within the submitted Landscape Proposal. The approved details will be implemented and thereafter retained.*

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

**Marie Thibault**  
**Biodiversity Officer**

This response was submitted following consideration of the following document(s):

*Ecological Scoping Survey, Martin Newcombe, 25<sup>th</sup> May 2016;*

*Tree Survey Report, Squires Young, November 2017;*

*Landscape Proposal, Squires Young, 31<sup>st</sup> January 2018;*

*Ecological Scoping Survey, Martin Newcombe, 31<sup>st</sup> May 2018.*

### ***Bats and Lighting in the UK***

#### **Bat Conservation Trust and Institution of Lighting Engineers**

#### **Summary of requirements**

The two most important features of street and security lighting with respect to bats are:

1. **The UV component.** Low or zero UV installations are preferred to reduce attraction of insects to lighting and therefore to reduce the attraction of foraging bats to these areas.
2. **Restriction of the area illuminated.** Lighting must be shielded to maintain dark areas, particularly above lighting installations, and in many cases, land adjacent to the areas illuminated. The aim is to maintain dark commuting corridors for foraging and commuting bats. Bats avoid well lit areas, and these create barriers for flying bats between roosting and feeding areas.

#### **UV characteristics:**

##### **Low**

- Low pressure Sodium Lamps (SOX) emit a minimal UV component.
- High pressure Sodium Lamps (SON) emit a small UV component.
- White SON, though low in UV, emit more than regular SON.

##### **High**

- Metal Halide lamps emit more UV than SON lamps, but less than Mercury lamps

- Mercury lamps (MBF) emit a high UV component.
- Tungsten Halogen, if unfiltered, emit a high UV component
- Compact Fluorescent (CFL), if unfiltered, emit a high UV component.

Variable

- Light Emitting Diodes (LEDs) have a range of UV outputs. Variants are available with low or minimal UV output.

Glass glazing and UV filtering lenses are recommended to reduce UV output.

### **Street lighting**

Low-pressure sodium or high-pressure sodium must be used instead of mercury or metal halide lamps. LEDs must be specified as low UV. Tungsten halogen and CFL sources must have appropriate UV filtering to reduce UV to low levels.

Lighting must be directed to where it is needed and light spillage avoided. Hoods must be used on each lamp to direct light and contain spillage. Light leakage into hedgerows and trees must be avoided.

If possible, the times during which the lighting is on overnight must be limited to provide some dark periods. If the light is fitted with a timer this must be adjusted to reduce the amount of 'lit time' and provide dark periods.

### **Security and domestic external lighting**

The above recommendations concerning UV output and direction apply. In addition:

- Lighting should illuminate only ground floor areas - light should not leak upwards to illuminate first floor and higher levels;
- Lamps of greater than 2000 lumens (150 W) must not be used;
- Movement or similar sensors must be used - they must be carefully installed and aimed, to reduce the amount of time a light is on each night;
- Light must illuminate only the immediate area required, by using as sharp a downward angle as possible;
- Light must not be directed at or close to bat roost access points or flight paths from the roost - a shield or hood can be used to control or restrict the area to be lit;
- Wide angle illumination must be avoided as this will be more disturbing to foraging and commuting bats as well as people and other wildlife;
- Lighting must not illuminate any bat bricks and boxes placed on buildings, trees or other nearby locations.