



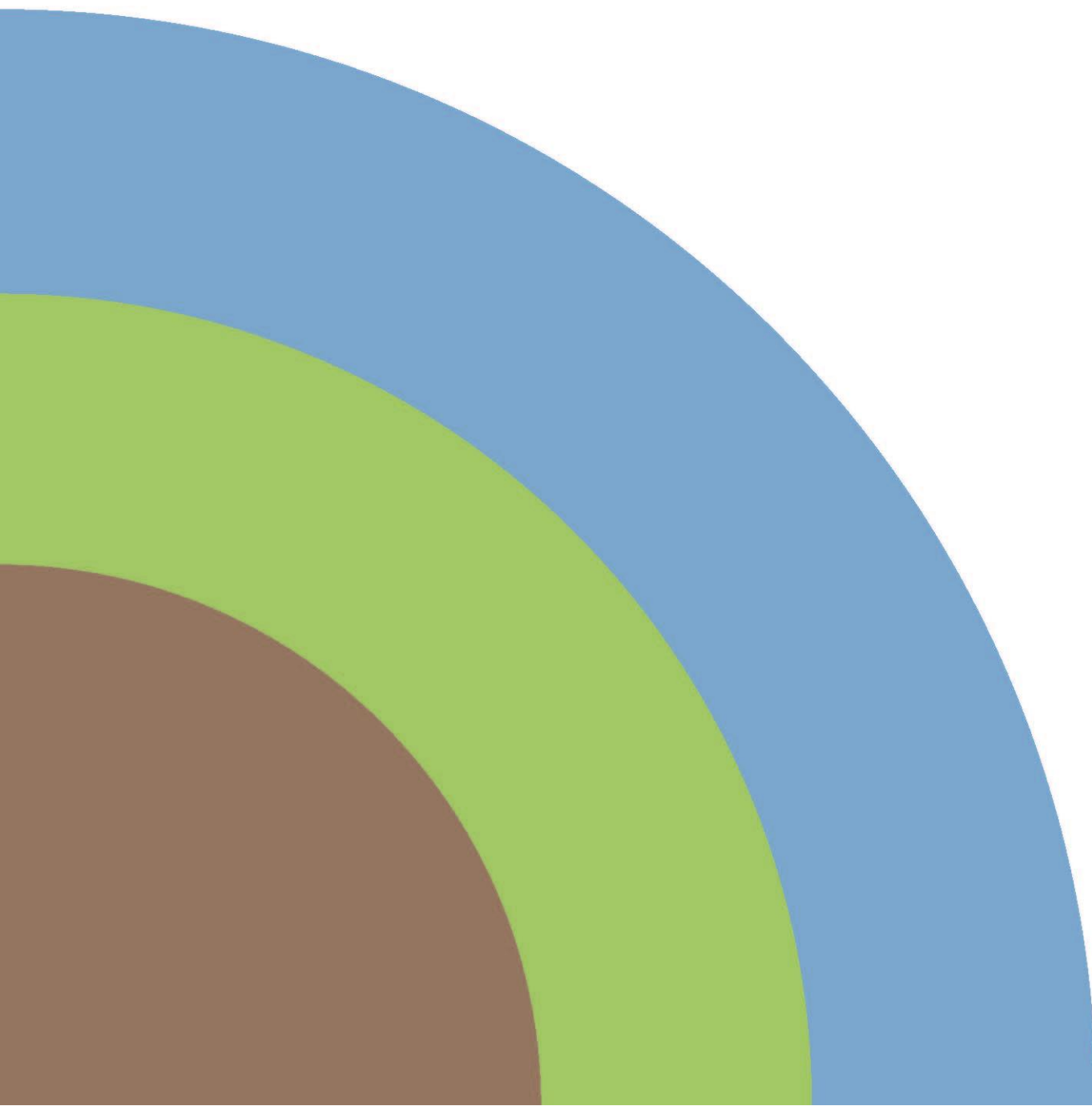
19 Naildown Road, Hythe

Material to Discharge Conditions 12, 18 & 19

October 2021

Bioscan report ref: E2094r1

Planning consent ref: 20/1784/FH





COMMISSIONED BY
Wedgewood Homes
Tower Industrial Estate,
London Road,
Wrotham,
Kent,
TN15 7NS

Written by: *Samuel Watson MCIEEM – Principal Ecologist*

Approved by: *Samuel Watson MCIEEM – Principal Ecologist*

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1 INTRODUCTION

1.1 Background

- 1.1.1 Wedgewood Homes has gained planning consent to redevelop a site known as 19 Naildown Road, Hythe. A number of conditions were attached to the decision of which conditions 12, 18 and 19 relate to ecology.
- 1.1.2 Bioscan (UK) Ltd has been appointed by Wedgewood Homes to provide the information necessary to discharge each of these conditions, which is the purpose of this report. Each condition is addressed in turn below.

2 **CONDITION 12**

2.1 **Requirement**

2.1.1 Condition 12 states:

12 Prior to development commencing, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. These will include some or all of the recommendations in section 4.0 of the Preliminary Ecological Assessment prepared by Lewis Ecology and dated November 2020. The approved details will be implemented and thereafter retained.

Reason: In the interest of minimising potential for harm to protected species.

2.2 **Biodiversity enhancements**

2.2.1 In order to provide opportunities for bats to roost and birds to nest within the site as part of the development the following boxes are proposed. Proposed locations for these are shown on Figure 1.

- 2No Woodstone Seville Nest Box 32mm hole – tree mounted
- 2No Integrated Eco Bat Box – wall mounted

2.2.2 In addition, the landscape strategy (see Figure 1) includes several features of value to wildlife including –

- A wildflower meadow
- Native climbers on the north western boundary
- A mixed native hedging

2.2.3 The proposed lighting strategy for the site is discussed further under condition 19.

3 CONDITION 18

3.1 Requirement

3.1.1 Condition 18 states:

18 Prior to the commencement of any works hereby approved onsite, a detailed Ecological Mitigation and Enhancement Strategy shall be submitted to the Local Planning Authority for written approval. It must include the following:

- *Updated PEA – if report submitted with planning application no longer valid*
- *Detailed species surveys - if required*
- *Overview of mitigation required*
- *Detailed methodology to implement mitigation*
- *Timing of works*
- *Plans showing the areas where mitigation works are required.*
- *Details of ecological enhancements to be incorporated into the buildings and wider site*
- *Map showing the locations of the ecological enhancements.*

The development must thereafter be implemented in full accordance with the details as approved under this condition.

Reason: In the interest of minimising potential for harm to protected species.

3.2 Ecological Mitigation and Enhancement Strategy

3.2.1 Each element of this condition is addressed in turn below.

Updated PEA

3.2.2 The submitted PEA is stated to be valid for 12 months following issue. The report is dated 24 November 2020 and as such it remains valid for the purpose of discharging this condition.

Detailed surveys

3.2.3 There were two elements to the detailed surveys carried out. Firstly, three night-time bat surveys were carried out in May 2021 to investigate the potential use of the existing buildings by bats for roosting. In addition to this, a detailed survey to investigate the potential for two holm oak trees at the site entrance be used by bats for roosting was carried out on 6th July 2021.

3.2.4 Both elements were carried out by Katia Bresso, of KB Ecology, and the reports from these are included at Appendix 1. In summary, to evidence of bat roosting was found and no roosts were confirmed.

Overview of mitigation required

- 3.2.5 Not applicable – no requirement for mitigation was identified during the detailed surveys.

Detailed methodology to implement mitigation

- 3.2.6 Not applicable – no requirement for mitigation was identified during the detailed surveys.

Timing of works

- 3.2.7 Not applicable – no requirement for mitigation was identified during the detailed surveys.

Plans showing the areas where mitigation works are required.

- 3.2.8 Not applicable – no requirement for mitigation was identified during the detailed surveys.

Details of ecological enhancements to be incorporated into the buildings and wider site

- 3.2.9 See Condition 12 above.

Map showing the locations of the ecological enhancements.

- 3.2.10 See Figure 1

4 CONDITION 19

4.1 Requirement

4.1.1 Condition 19 states:

19 Prior to completion of the development hereby permitted, a “lighting design strategy for biodiversity” for the site will be submitted to and approved in writing by the local planning authority. The lighting strategy will:

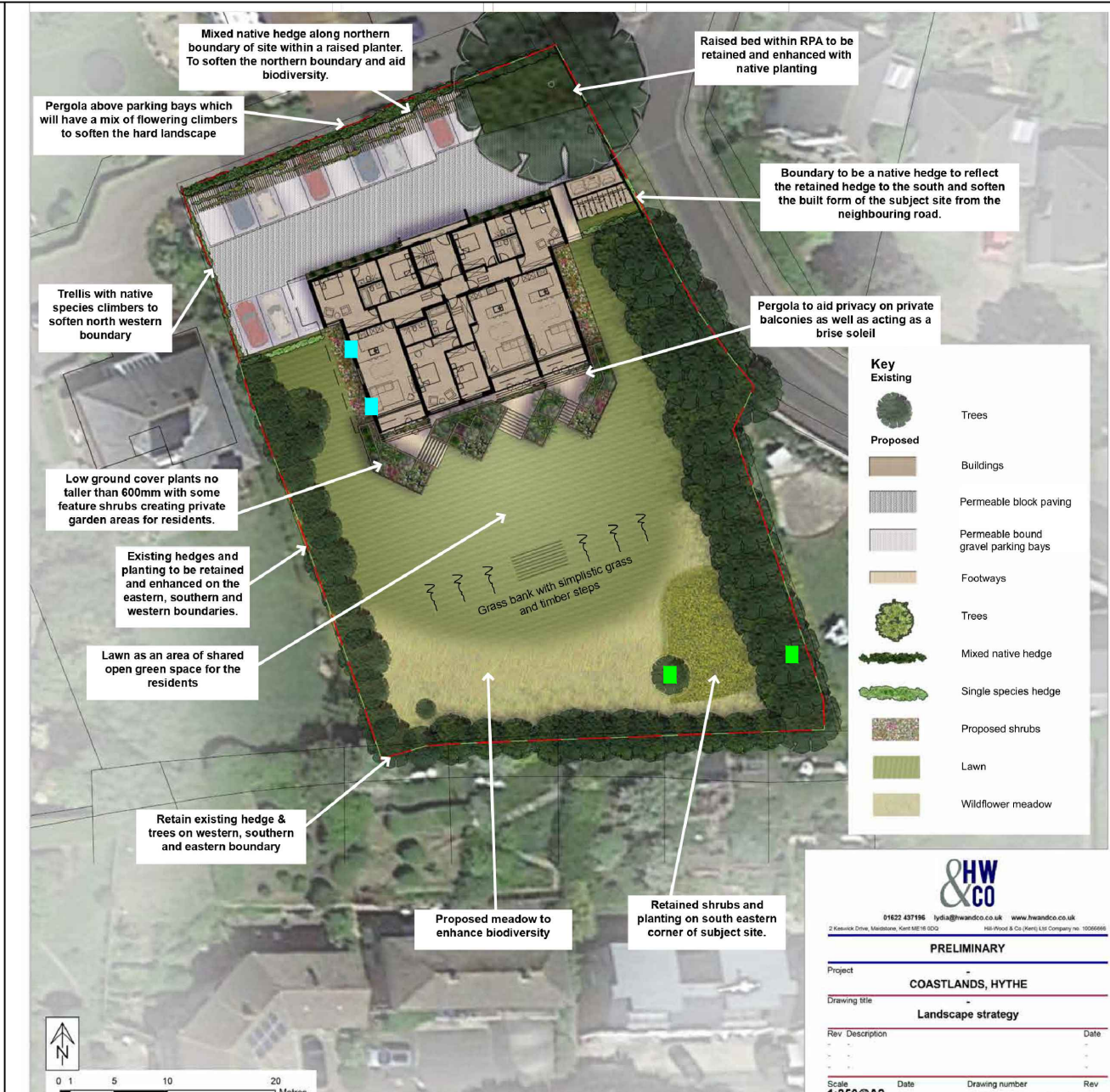
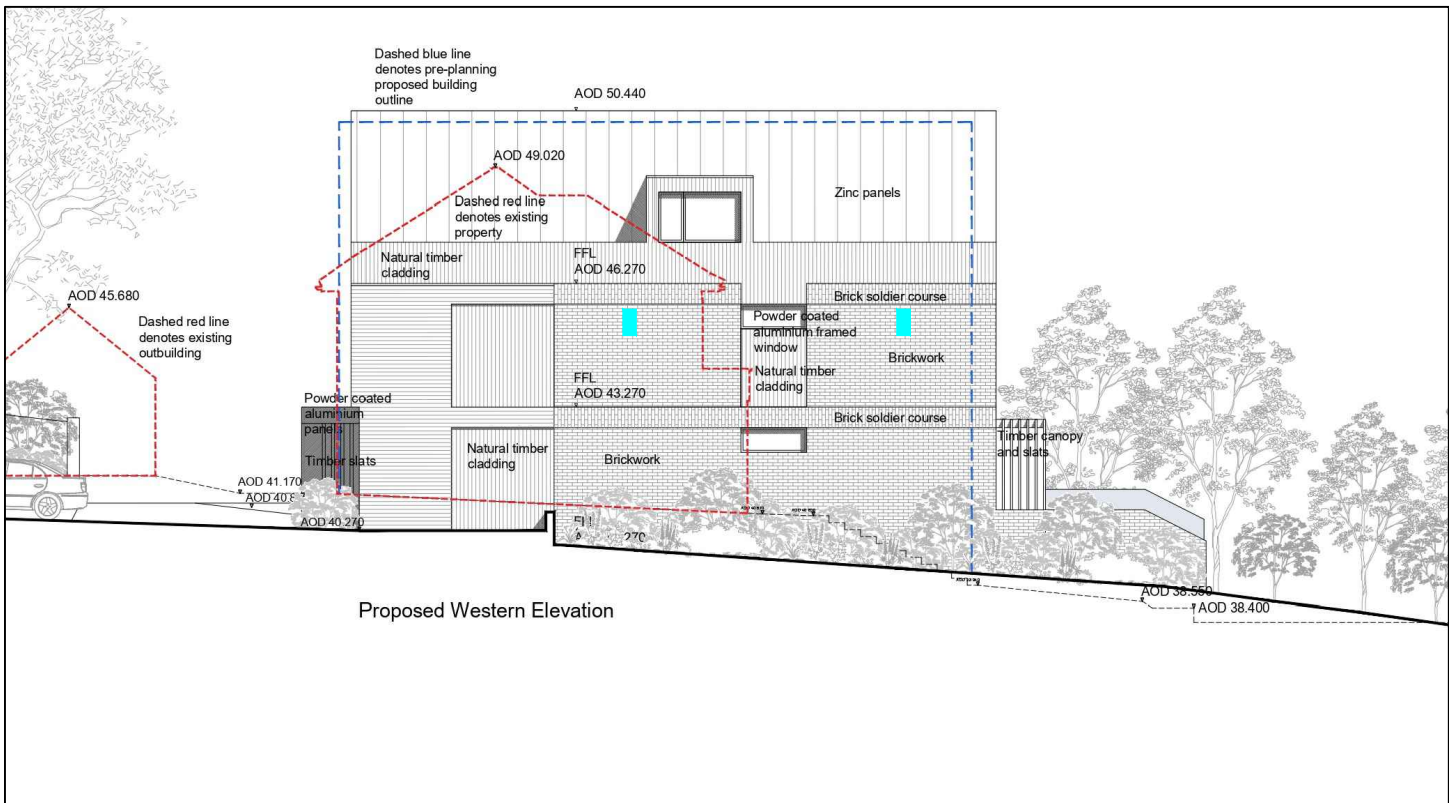
- a) Identify those areas/features on site that are particularly sensitive*
- b) Show how and where external lighting will be installed in accordance with section 4.0 of the Preliminary Ecological Assessment prepared by Lewis Ecology and dated November 2020 and in accordance with ‘Guidance Note 8 Bats and Artificial Lighting’ (Bat Conservation Trust and Institute of Lighting Professionals)*

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

Reason: In the interest of minimising potential for harm to protected species and specifically bats.

4.2 Lighting strategy

- 4.2.1** The proposed lighting strategy is included at Appendix 2. Two types of external lighting are proposed: Wall lights (see Appendix 3) and bollard lights (see Appendix 4). In both instances their design means that they direct light downwards towards the ground where it is needed. They also have a relatively low colour temperature. This has been shown to have less of an effect on bats compared to higher colour temperatures.
- 4.2.2** Given these factors, the proposed lighting it is considered unlikely to have a significant impact on bat activity.



Key

- Integrated bat tube
- Woodstone Seville Nest Box



DO NOT SCALE

Title
Ecological enhancements

Project Client
19 Naildown Road, Wedgewood Homes
Hythe

Drawing No. Revision Project No.
Figure 1 A E2094

Drawn Checked Date
SW SW October 2021

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Appendix 1

7th July 2021
Our reference: 2021/01/23

20/1784/FH 19 Naildown Road, Hythe

In comments dated 24 June 2021 about the above planning application, Stefanie Bramley of KCC Ecological Advice Services stated:

With regards to potential roost features in the trees, it is stated in the Preliminary Ecological Assessment report that “Tree removal works must be undertaken only when trees have also been surveyed for bat roost potential”. We advise that clarification is sought from the applicant as to whether any trees with bat roosting potential are present on the site, whether or not they are proposed for removal. This will ensure a full understanding of the potential for direct and indirect impacts to bats and their roosts to arise as a result of the proposed development.

KB Ecology was thus appointed to assess the suitability of the trees on site for roosting bats.

A site visit was undertaken on 6th July 2021 by Katia Bresso CEnv MCIEEM, a qualified professional consultant ecologist with over 20 years of experience, licensed bat surveyor (Class Licence CL19, Level 3, Registration Number: 2016-27133-CLS-CLS) and Registered Consultant of the Bat Mitigation Class Licence (BMCL) (formerly Bat Low Impact Class Licence) WML-CL21 with Natural England (Registered Consultant Reference Number RC056, since May 2015).

The survey entailed a preliminary roost assessment, i.e. an external inspection of all trees present within the survey area, looking at potential to support bats and looking for actual signs of bats, using an endoscope, high powered torch and binoculars where needed.

The features of trees that can be used as bat roosts include:

- Natural holes, woodpecker holes, rot cavities that orient upwards from the entrance,
- Cracks/splits in major limbs
- Loose bark
- Behind dense, thick-stemmed ivy
- Hollows/cavities
- Within dense epicormic growth
- Bird and bat boxes

Two oak trees present at the entrance had features that needed close inspection from a short ladder:

- Oak tree 1 had a number of wounds low down, but, on closer inspection, it was seen that none led to any cavity. A bird box was present on this tree.
- Oak tree 2 had a limb tear-out wound low down, but, on closer inspection, it was seen that it didn't lead to any cavity.

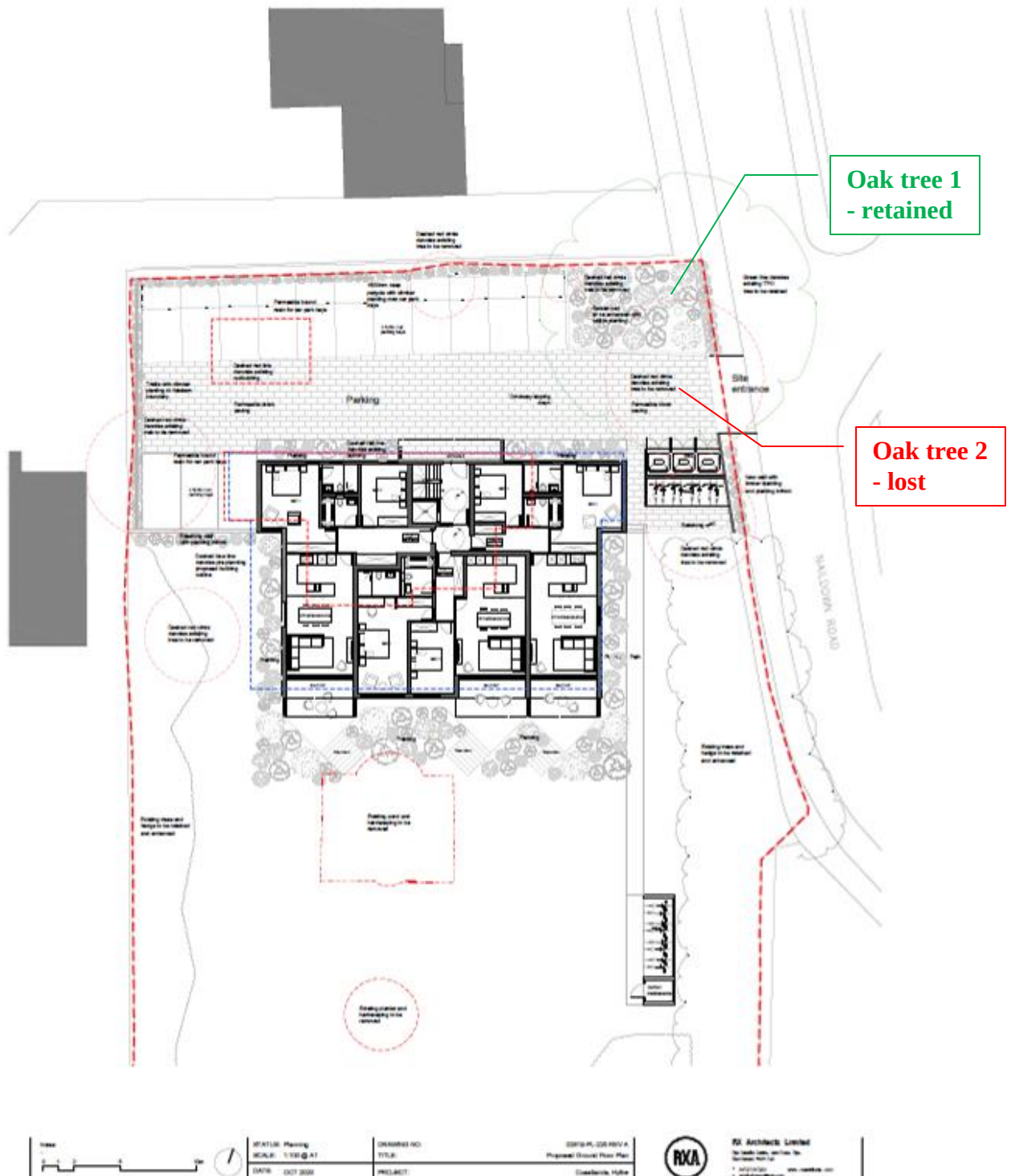
None of the other trees on the property had any features suitable for roosting bats.

Thus all the trees on site offered negligible suitability for roosting bats and no further surveys or mitigation are needed prior to any vegetation clearance.

Nesting birds however could be present (in the trees and next box) and thus such clearance is best conducted in September to February.

I remain at disposal for any further information concerning these matters.

Written by Katia Bresso CEnv MCIEEM
Principal Ecologist @ KB Ecology Ltd



Photos of trees 06/07/2021:



IMG_0536



IMG_0538 Tree 2



IMG_0539 Tree 1



IMG_0540



IMG_0541



IMG_0542

2nd June 2021
 Our reference: 2021/01/23

Land and buildings at Coastlands, 19 Naildown Road, Hythe, Kent, CT21 5TD

Following a 'Preliminary Ecological Appraisal'¹ which identified the risk of bats being present in a dwelling and garage (assessed as having low to moderate suitability for roosting bats), KB Ecology Ltd was commissioned to undertake night-time bat surveys.

The Bat Conservation Trust's guidelines provide a table stating the 'minimum number of presence/absence survey visits required to provide confidence in negative preliminary roost assessment from buildings, built structures and trees in summer.

Table 7.3 Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability	Moderate roost suitability	High roost suitability
One survey visit. One dusk emergence or dawn re-entry survey ^a (structures). No further surveys required (trees).	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey. ^b	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn. ^b

^a Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis (see Section 5.2.9). If there is a possibility that quiet calling, late-emerging species are present then a dawn survey may be more appropriate, providing weather conditions are suitable. In some cases, more than one survey may be needed, particularly where there are several buildings in this category.

^b Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended that surveys are spaced at least two weeks apart, preferably more. A dawn survey immediately after a dusk one is considered only one visit.

Table 7.1 Recommended timings for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability	Moderate roost suitability	High roost suitability
May to August (structures) No further surveys required (trees)	May to September ^a with at least one of surveys between May and August ^b	May to September ^a with at least two of surveys between May and August ^b

Thus three night-time bat surveys were undertaken in May 2021 by Katia Bresso², Megan Austin³, Pete Austin, Liam Hoadley⁴ and Steve Stanley⁵ using Bat Box Duet / Batscanner / Pettersson D240x / Anabat Express / Echo Meter Touch 2 Pro bat

¹ Report by Lewis Ecology, dated 24 November 2020

² CEnv MCIEEM, a qualified professional consultant ecologist with over 20 years of experience, licensed bat surveyor (Class Survey Licence Registration Number 2015-11917-CLS-CLS (CL15 Bat Roost Visitor Level 1) and 2015-11918-CLS-CLS (CL18 Bat Survey Level 2)) and Registered Consultant of the Bat Low Impact Class Licence with Natural England

³ 11 years' experience in bat surveys

⁴ 4 years' experience in bat surveys

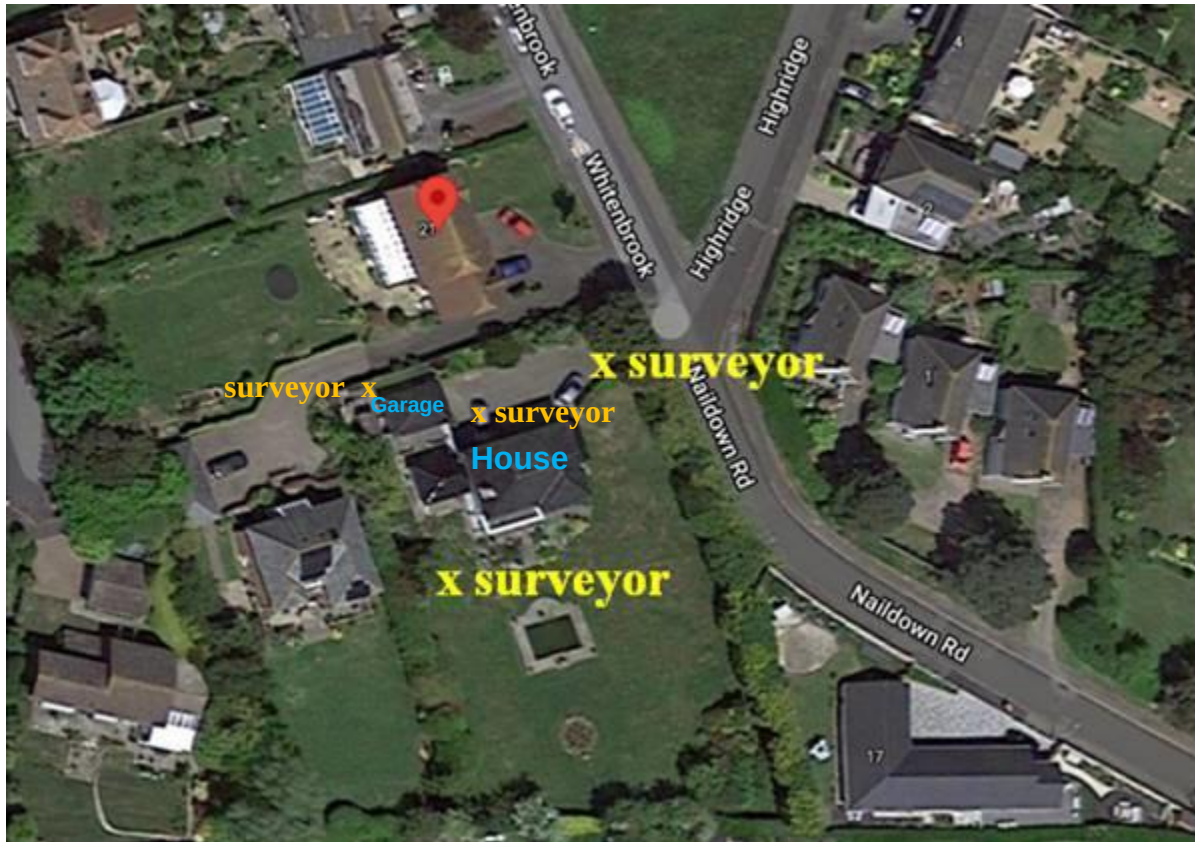
⁵ 11 years' experience in bat surveys

detectors. Nightscope with infra-red light and a Pulsar Quantum thermal imaging scope were also used.

No bats were seen emerging from the buildings during any of the surveys. Only a low number of common pipistrelle and soprano pipistrelle bats were seen and heard commuting and foraging.

The buildings are thus not considered as being used as bat roost and no mitigation or licence is expected to be needed prior to their demolition.

Detailed Results:



The house was surveyed twice and the garage once but it could be viewed well from the surveyor's position during the house survey too and there really are very restricted potential access points for bats in the garage tiles so this building is deemed to have low suitability only.

House:

Site Name and Building Number	19 Nailsdown Road, Hythe. Main House	Surveyor Name / Equipment	Megan Austin/Batbox Duet and Anabat Express D1
Weather Conditions	50 % cloud, light breeze	Date	10/05/2021
Start Time	20:20	Finish Time	22:02
Air Temperature (°C) at Start of Survey	13	Air Temperature (°C) at End of Survey	10
Sunset	20:32	Sunrise	

North-East corner			
Time	Species*	Activity**	Comments
20:43	45pip	C	North to south down east side of building
20:48-56	45pip	F	Intermittent foraging in back garden to the south
20:49	45pip	C	East to West, 1 pass
20:58	55pip	C	North to south down east side of building
21:06	45pip	C	from west flying north
21:08	45pip	C	from north flying west
21:10	55pip	C	NS, 2 passes
21:12	45pip	C	East to West, 1 pass
21:15	45pip	F	foraging overhead, 2 passes
21:30	45pip	C	NS, 1 pass
21:36	45pip	C	NS, 1 pass
21:51	45pip	C	NS, 1 pass

***S' = seen; 'NS' = not seen

common pip	45 pip							
soprano pip	55 pip							
brown-long eared	BLE							
Myotis sp	Myo							
Noctule	Noc							
Serotine	Ser							
Leisler's	Lei							
Daubenton's	Dau							
Nathusius' pip	Nat							

Site Name and Building Number	19 Nailsdown Road, Hythe. Main House	Surveyor Name / Equipment	Katia Bresso/Batbox Duet and Peterson D240x
Weather Conditions	50 % cloud, light breeze	Date	10/05/2021
Start Time	20:20	Finish Time	22:02
Air Temperature (°C) at Start of Survey	13	Air Temperature (°C) at End of Survey	10
Sunset	20:32	Sunrise	

South-West corner			
Time	Species*	Activity**	Comments
20:45	45pip	F	foraging in garden
20:51-21:00	45pip	F	second 45 pip foraging in garden till 9pm
21:05	55pip	C	through garden
21:09	45pip	C	through garden
21:23	45pip	C	through garden
21:35	45pip	CNS	
21:51	45pip	CNS	
21:55	55pip	CNS	

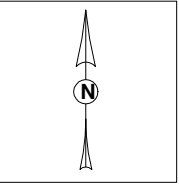
Site Name and Building Number	19 Naildown Road, Hythe, CT21 5TD	Surveyor Name / Equipment	Liam Hoadley/Echo Meter Touch 2 Pro
Weather Conditions	cloud - 80%, wind - 2, rain - No	Date	24/05/2021
Start Time	20:37	Finish Time	22:22
Air Temperature (°C) at Start of Survey	11	Air Temperature (°C) at End of Survey	9
Sunset	20:52	Sunrise	N/A
position around building: N corner			
Time	Species*	Activity**	Comments
21:47	55 pip	C	Flew from NE garden, over fence to end of driveway to road, 1 pass

Site Name and Building Number	19 Naildown Road, Hythe, CT21 5TD	Surveyor Name / Equipment	Steve Stanley / EM Touch 2 Pro with iPad
Weather Conditions	Cloud: 80% Wind: 2 Rain: 0	Date	24th May 2021
Start Time	20:37	Finish Time	22:22
Air Temperature (°C) at Start of Survey	11	Air Temperature (°C) at End of Survey	9
Sunset	20:52	Sunrise	
Position: SW corner of building.			
Time	Species	Activity*	Comments
21:23	Pip 45	C	From west, then C south through back garden.
21:47	Pip 55	C	From south west to north east, through back garden.

Garage:

Site Name and Building Number	19 Nailsdown Road, Hythe. Garage	Surveyor Name / Equipment	Megan Austin/Batbox Duet and Anabat Express D1
Weather Conditions	10% cloud, v.light wind	Date	11/05/2021
Start Time	20:19	Finish Time	22:05
Air Temperature (°C) at Start of Survey	12	Air Temperature (°C) at End of Survey	10
Sunset	20:34	Sunrise	
South-East corner			
Time	Species*	Activity**	Comments
20:49	45pip	C	NS, 1 pass
21:41	45pip	C	NS, 1 pass
21:43	45pip	C	NS, 1 pass
Site Name and Building Number	19 Nailsdown Road, Hythe. Garage	Surveyor Name / Equipment	Peter Austin/Elekon Bat Scanner and Anabat Express D2
Weather Conditions	10% cloud, v.light wind	Date	11/05/2021
Start Time	20:19	Finish Time	22:05
Air Temperature (°C) at Start of Survey	12	Air Temperature (°C) at End of Survey	10
Sunset	20:34	Sunrise	
North-West corner			
Time	Species*	Activity**	Comments
21:03	45pip	F	foraging in neighbour's garden briefly

Appendix 2



'Michigan' LED Outdoor Post or similar



'Horizon' Round LED Wall Light or similar



Rev.	Desc.	By	Date
WEDGEWOOD HOMES			
PROJECT 19 Naildown Road Hythe		DRAWING TITLE Site Plan Proposed External Lighting	
SCALE 1:100 @A1		DRAWING NO. AA / 000 / 0103	
DRAWN FC		REVISION -	
DATE Oct-21			

Appendix 3



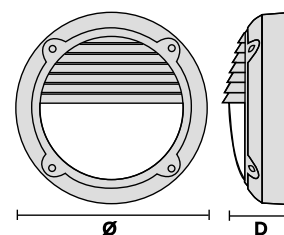
Code Specification

ASD Lighting Horizon Round Louvre 353mm, Black, Premium Opal, IP65/IK10, 3000K. 353mm Diameter, 122mm Depth, Body: 283mm vandal resistant polycarbonate with self-extinguishing fire properties, Diffuser / Fascia ring: Vandal resistant polycarbonate in opal with self-extinguishing fire properties.

Applications not limited to: Commercial, Education, Footpath, Healthcare, Hotels, Residential, Social Housing.
CE, BS EN 60598, Class I

Technical Information

Colour	Black
Diffuser	Premium Opal
CCT	3000K
System Power	15.7W
Delivered Lumens	806lm
Efficacy	51.34lm/W



Dimensions

Diameter	353mm
Depth	122mm



Appendix 4



Delta LED

8667 small post

CREE LED



8668 tall post

CREE LED



Delta LED Bollards – Die Cast Aluminium

Code	Max Wattage	Diam (mm)	Height (mm)
8667	7w CREE LED 398lm 3000K	90	455
8668	7w CREE LED 398lm 3000K	90	805

Colour: Graphite

3 year guarantee.

IP54 rated



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