ECOLOGICAL IMPACT ASSESSMENT

FOR

GROVE HOUSE, STELLING MINNIS, KENT

Project Grove House, Stelling Minnis, Kent

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Client Mr I Champion

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Executive Summary

Corylus Ecology Ltd was commissioned by Mr I Champion to undertake a Preliminary Ecological Appraisal (PEA) and following on from this an Ecological Impact Assessment of land at Grove House, Stelling Minnis in Kent.

The purpose of the survey was to determine the key ecological considerations to inform the erection of single residential dwelling and associated development and landscape enhancement.

The Site comprises of private garden space of a residential dwelling.

The Site does fall within the Impact Risk Zone of a national site of importance; the proposals do not trigger the need to consult Natural England.

The Site does not lie within any applicable area mapped as either an APIB under the LNRS for the area. There are also no wider measures for nature recovery, illustrated on the Kent and Medway LNRS mapping tool which would be viable for this Site.

In terms of habitat protection, the retained boundary features within the Site should be protected during the construction phase in accordance with BS 5837:2012.

With regards to protected species, the lack of habitat diversity, size of Site and proposals restricts the likelihood of species being present within the development area. However, measures to mitigate possible impacts on breeding birds and bats has been provided.

The overall effect of the scheme is considered to be a positive effect at the site level.

No other protected species surveys are considered necessary but precautions to manage the Site, in view of the above paragraphs will be required. This will include routine management of the Site up until works on-site commence.

It is understood that a BNG calculation will not be required for this scheme as it will be exempt under: 'Guidance Biodiversity Net Gain: Exempt Developments' published 29th November 2023 and updated 14th July 2026. Exemption: Developments of 0.2 hectares or below

1 Introduction

1.1 Overview

1.1.1 Corylus Ecology Ltd was commissioned by Mr I Champion to undertake a Preliminary Ecological Appraisal (PEA) of land at Grove House, Stelling Minnis in Kent, (hereafter the 'Site'). The purpose of the survey was to determine the key ecological considerations to inform the construction of the erection of single dwelling with associated development and landscape enhancement.

1.1.2 The PEA did not find that for further targeted surveys were required to fully assess the ecological value of the Site. This report includes the results of the PEA and subsequent Ecological Impact Assessment (EcIA), and outlines likely avoidance, mitigation and enhancement requirements for the design and construction of the proposed development.

1.1.3 This report has been prepared for the exclusive use of Mr I Champion. No part of this report should be considered as legal advice.

1.2 Project Background

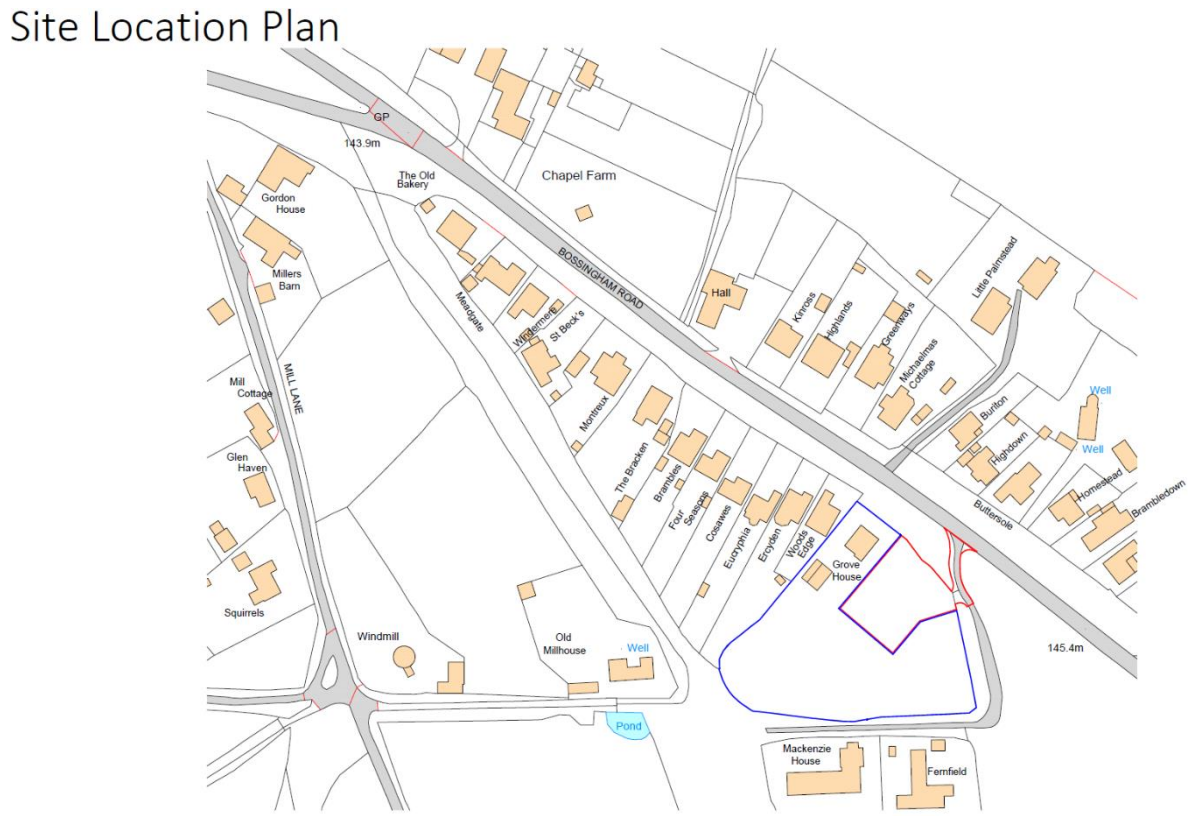
Site Location

1.2.1 The Site is located within the village of Stelling Minnis in Kent. The Site comprises approximately 0.11 hectares (ha) of land centred approximately at the Ordnance Survey (OS) grid reference **TR 14817 46514**. See **Figure 1** for the Site Location Plan.

1.2.2 The Site comprises of small section of a large private dwelling garden space.

Figure 1 Site location plan

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PLANNING

Client H. May & B. May
Project New Dwelling on Land at Grove House Bossingham Road Stelling Minnis
Title Site Location Plan
Scale 1:1250 @ a3 Date 22/06/26 Job No 26.109.01 Rev -

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RDA ARCHITECTS

1.2.3 Adjacent to the Site to the south, west and east is a private residential dwelling and garden space. To the north is Bossingham Road.

Proposed Development

1.2.4 The Proposed Development comprises of the erection of single dwelling with associated development and landscape enhancement.

1.3 Report Objectives

1.3.1 This Ecological Impact Assessment (EcIA) details the results of the desk studies and ecological surveys and assesses the value of Important Ecological Receptors (IEFs) identified on site and those off site, which are potentially impacted by the proposals.

1.3.2 The impact assessment and measures to avoid, mitigate and compensate negative ecological impacts and effects are presented, along with enhancement measures.

1.3.3 The objectives of this report are to:

i. Outline survey methodologies and relevant survey guidance;

ii. Detail the results of habitat and protected species surveys;

iii. Evaluate the IEFs potentially impacted by the proposals; and;

iv. Define the impacts as a result of the proposed development and identify avoidance, mitigation, compensation and enhancement measures.

1.3.4 The structure of this report addresses the objectives as set out above.

2 Methods

2.1 Overview

2.1.1 This section sets out the desk study and field survey methodology used to undertake the PEA of the Site.

2.2 Study Area

2.2.1 The study area included the Site boundary as shown on **Figure 2**.

2.3 Desk Study

2.3.1 Due to the small size of the Site as well as the minor impacts of the development proposals, records for protected and notable species or species of conservation concern from the local records centre were not deemed necessary.

2.3.2 A search was undertaken for designated areas, priority habitats, European Protected Species (EPS) licences and great crested newt *Triturus cristatus* (GCN) records using the Multi-Agency Geographic Information for the Countryside (MAGIC) interactive mapping service (Defra, 2026).

2.3.3 A review of the MAGIC website and Kent Landscape Information Service (KLIS) was undertaken for:

- statutory designated sites for nature conservation (International Bat Sites within 10km, and others within 1km);
- records of EPS licences within 1km;
- Habitats of Principal Importance in England (HPIE) and ancient woodland sites within 500m

2.3.4 A review of OS mapping was undertaken to search for ponds within a 500m radius of the Site. Google Earth Pro (Google Earth Pro, 2026) was used to review aerials which provided visual context on the Site's position in the landscape.

2.3.5 A review of the adopted Folkstone and Hythe District Council Core Strategy adopted 2022 was carried out to identify policies relating to designated sites and biodiversity (see Appendix A).

2.3.6 Finally, previous ecology reports submitted to support the outline planning application were reviewed, where available.

2.4 UK Habitat Classification Survey and Protected Species Walkover

2.4.1 A detailed field survey of the Site was carried out on the 18th March 2026.

2.4.2 The survey included:

- A UK Habitat Classification (UKHab) Survey; and
- A protected species walkover survey.

2.4.3 During the survey, habitats within the Site were classified according to their vegetation types, as identified in the UK Habitat Classification Version 2.0 UKHab Ltd (2023). Target notes (TN) were taken to denote species and habitats of conservation interest and to describe the vegetation in areas that were too small to map.

2.4.4 The condition assessment for each habitat was determined using The Statutory Biodiversity Metric, Technical Annex 1: Condition Assessment Sheets and Methodology (Version 1.02: Defra, July 2025). This provides information relating to specific criteria for each condition score, which is often linked to habitat management and land use. Condition scores range from N/A to Good. Some habitats, such as cropland, are allocated a fixed condition score and these habitats do not require a dedicated condition assessment.

2.4.5 The value assigned to each IEF (habitat) is taken from the categories defined by the Guidelines for Ecological Impact Assessment in the UK and Ireland (Chartered Institute of Ecology and Environmental Management (CIEEM), (2022). The categories represent the geographical importance of the receptor: International, National, Regional, County and Local. Where a feature has only limited value it is classified as having Site value and where a receptor has no apparent value, it is given a Negligible value.

2.4.6 The protected species assessment assessed the habitat suitability for a range of protected species, for example reptiles, GCN and dormouse *Muscardinus avellanarius.* In the case of badger *Meles meles*, a search for field signs such as setts and latrines was carried out. Incidental evidence of protected species was recorded, where relevant.

2.5 Preliminary Roost Assessment

2.5.1 A high-level appraisal of any trees within the Site was undertaken, in terms of their potential to support roosting bats. There are no structures within the survey area.

2.5.2 An assessment of the trees was undertaken by Alexander Watkinson (licence number 2016-23339-CLS-CLS) of Corylus Ecology in March 2026.

2.5.3 A high-level appraisal of any trees within the Site was undertaken, in terms of their potential to support roosting bats. The structures were placed into one of five categories of suitability to support roosting bats according to the Bat Conservation Trust's (BCT) guidelines: None, Negligible, Low, Moderate or High (Collins, 2023), as shown in **Error! Reference source not found.** below. Habitats on Site for commuting and foraging bats were similarly assessed.

2.5.4 The roosting suitability of trees was initially assessed as per the categories in the Table 1 below. Where Potential Roost Features (PRF) in trees could be investigated, these were then assigned a further category, as per Table 2 .

Table 1: Suitability of trees to support PRFs

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Table 2: Suitability of PRFs in trees

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used for a maternity colony.

2.5.5 The results are shown on **Figure 2,** and photographs are included in Appendix B . If any stands of invasive species such as Japanese knotweed *Reynoutria japonica* were identified during the survey, these were noted and mapped.

2.6 Survey Personnel

2.6.1 The survey was undertaken by suitably experienced and qualified ecologists. Surveys were led by a Alexander Watkinson BSc (Hons), Director of Corylus Ecology who is a full Member of the Chartered Institute of Ecological and Environmental Management (CIEEM), 15 years' experience in ecology, Personal EPS licences for Dormouse, GCN and Bats and level 3 BCT level.

2.7 Limitations

2.7.1 This report records wildlife found during the survey and anecdotal evidence of sightings. It does not record any plants or animals that may appear at other times of the year and were therefore not evident at the time of the visit. Some species that might use the site or be apparent at other times of the year or only in certain years, would not have been detected.

2.7.2 The details of this report will remain valid for a period of one year. Beyond this period, if works have not yet been undertaken, it is recommended that a new review of the ecological conditions is undertaken to provide an update on the current status of the site. Further information is provided in Appendix C.

2.8 Compliance with Survey Guidelines

2.8.1 All surveys followed published guidelines.

2.9 Report Qualification

2.9.1 The survey described here was undertaken in accordance with the best practice methodologies current at the time of commissioning. Site circumstances, scientific knowledge or methodological requirements can change during the course of a project, and these external factors may impact on the scope of subsequent work requirements.

2.9.2 All survey work and reporting was undertaken by experienced and qualified ecologists, in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2026).

2.9.3 All ecological surveys have an expected validity period owing to the tendency of the natural environment to change over time. This validity period varies from receptor to receptor and is also dependent on the degree of change in a site's management and overall landscape ecology. Where the potential for change is considered to be relevant to the site, this is highlighted in the appropriate section.

2.9.4 This report does not purport to provide detailed, specialist legal advice. Where legislation is referenced, the reader should consult the original legal text, and/or the advice of a qualified environmental lawyer.

3 Results and Interpretation

3.1 Overview

3.1.1 This section details the results of the desk study, the UKHab survey and condition assessment, and outlines implications for the proposed development of the Site.

3.2 Statutory Designated Sites

Sites of International and National Importance

3.2.1 The Site falls within the Kent Downs National Landscape.

3.2.2 The SSSI site Lynsore Bottom is located 850m to the east of the Site.

3.2.3 The Local Plan Review, states that developers will ensure new developments incorporate measures where appropriate to avoid damage and inappropriate development considered likely to have a significant direct or indirect effect on nationally designated sites.

Green infrastructure will be protected and enhanced and the loss of GI uses will not be allowed, other than where demonstrated to be in full accordance with national policy, or a significant quantitative or qualitative net GI benefit is realised or it is clearly demonstrated that the aims of this strategy are furthered and outweigh its impact on GI. Moreover:
i. The highest level of protection in accordance with statutory requirements will be given to protecting the integrity of sites of international nature conservation importance;
ii. A high level of protection will be given to nationally designated sites (Sites of Special Scientific Interest and Ancient Woodland) where development will avoid any significant impact;
iii. Appropriate and proportionate protection will be given to habitats that support higher-level designations, and sub-national and locally designated wildlife/geological sites to include Local Wildlife Sites (LWS), Kent Biodiversity Action Plan habitats, and other sites of nature conservation interest; iv. Planning decisions will have close regard to the need for conservation and enhancement of landscape and scenic beauty in the Kent Downs Area of Outstanding Natural Beauty (AONB), which will be given the highest status of protection in relation to these issues. Development within the setting of the AONB should be sensitively located and avoid or minimise adverse impacts on the AONB. Elsewhere development must not jeopardise the protection and enhancement of the district's distinctive and diverse local landscapes, and must reflect the need for attractive and high-quality open spaces throughout the district; and v. Planning applications will need to be supported by ecological surveys, mitigation strategies (when required) and enhancement plans, in order to follow and apply the mitigation hierarchy, as appropriate.

3.3 Non-Statutory Designated Sites

3.3.1 There are no Local Nature Reserves (LNR) within 1km of the Site.

3.3.2 There is one non-statutory Local Wildlife Sites (LWS) within 1km of the Site. The Stelling Minnis Common is located all across the village with the closest section being 30m to the east of the Site.

3.3.3 The proposed development will not adversely impact the above LWS's in the construction or operational phase given their scale of development.

3.3.4 The local policy states that developers will ensure new developments protects and enhances the natural environment by incorporating measures where appropriate to avoid damage and inappropriate development considered likely to have a significant direct or indirect effect on locally designated sites.

3.4 Ancient Woodland, HPIE and Waterbodies

3.4.1 There are no areas of ancient woodland within 500m of the Site.

3.4.2 There are two HPIE located within 500m Site, an area of Lowland dry acid grassland is located 162m to the east of the Site. The other is deciduous woodland which is located 200m to the south-west of the Site.

3.4.3 There are no waterbodies located within the Site.

3.4.4 There are four waterbodies marked on OS maps within 250m of the Site. There is a single dry pond located 80m to the south of the Site and a cluster of three ponds located 200m to the east of the Site.

3.4.5 The local policy states that developments should protect areas of Ancient Woodland, important hedgerows, veteran trees and enhance extend and connect areas of fragmented Ancient Woodland, support opportunities for the creation of new BAP priority habitats and enhance and restore other habitats.

3.5 Local Nature Recovery Strategy (LNRS) Potential

3.5.1 The Site is not in a location that has been identified as APIB in the Kent and Medway LNRS but is had been identified as ACIB.

3.5.2 The Site has also been identified for following potential measures under the Kent and Medway LNRS mapping tool for nature recovery which are of relevance to this Site.

- GL3.2 Lowland meadow – create
- SH1.1 Open mosaic habitat on previously developed land (brownfield) - manage

3.6 On Site Habitats – UK Habitat Classification

3.6.1 The habitats identified during the field survey are described in the table below and are illustrated on **Figure 2**. Site photographs are included in Appendix B .

Table 3: Habitats On Site (In Accordance With UKHab)

Habitat Type					Description	Value
Level 2	Level 3	Level 4	Level 5	Secondary codes		
Urban (u)	Built-up areas and gardens (u1)	Artificial unvegetated, unsealed surface (u1c	Other developed land (u1b6)		**TN1 – Access track** An access track leading from Bossingham Road that runs along the wider northern and eastern boundary of the Site. Formed from compacted hardcore.	**None**
Grassland (g)	Modified grassland (g4)			108 frequently mown 828 Vegetated Garden	**TN2 – Vegetated Garden: Modified Grassland** Managed grassland that is part of the private vegetated garden space of the residential property. The grassland is kept short and managed by regular mechanical cutting. The grass species within the sward are dominated by perennial rye-grass and Yorkshire fog *Holcus lanatus* along with false oat-grass. Herbg species include creeping buttercup, ground ivy, common moss and common sorrel.	**Site**
Grassland (g)				Tree (200)	**Individual Trees** There are numerous individual trees located within the Site with the majority of these located along the eastern boundaries of the Site. The trees impacted by the proposals and the BNG are recorded below. Tree T61 Apple – Medium class size – Moderate Condition T60 and T62 Hazel – DBH below 7.5cm and there not classified as trees under BNG guidance. H3 Holly and hawthorn - DBH below 7.5cm and there not classified as trees under BNG guidance. Please refer to the arboricultural report for the full details of these trees such as full species list, condition and root protection zones.	**Site**

3.7 Adjacent Habitats

3.7.1 Adjacent to the Site to the south, west and east is a private residential dwelling and garden space. To the north is Bossingham Road.

Bats

3.7.2 There is a single EPSM licence that has been granted for bats within 1km of the Site. This is 2015-11134-EPS-MIT granted for common pipistrelles and brown long-eared bats in 2015 located 500m to the south-east of the Site.

Preliminary Roost Assessment

3.7.3 There are no buildings within the Site.

3.7.4 There are several small and one semi-mature tree within the Site located along the edges and boundaries of the Site.

3.7.5 None of the trees assess had bat roosting features and all were assessed as 'Negligible' suitability for roosting bats under the BCT guidelines (Collins, 2023)

3.7.6 The Site is considered likely to be of only limited value to foraging and commuting bats due to its small size.

3.7.7 As such the impacts of the scheme will be on habitats that are classified as 'Negligible' suitability for foraging and commuting bats under the BCT guidelines (Collins, 2023) and no further surveys for these species are required.

3.7.8 As a precaution, measures to avoid/minimise potential impacts to foraging/commuting bats from lighting and provide habitat enhancements also provided

3.8 Protected and Notable Species

3.8.1 The potential for protected/notable species to be present on site is reviewed below, taking into consideration local records and habitat suitability on site and connectivity in the wider landscape. Where protected or notable species were incidentally noted on site during the PEA survey, these are detailed in the relevant species group sections below. Where further surveys or mitigation for protected/notable species is deemed necessary, these are detailed in Section 5 below.

3.8.2 Full details on relevant legislation and planning policy can be found in Appendix A .

Great Crested Newts

3.8.3 There are no EPSM licences granted for GCN within 2km of the Site.

3.8.4 There are no records from GCN class survey licence returns within 2km.

3.8.5 There are no records from GCN Pond surveys 2017-2019.

3.8.6 According to the great crested newt District Level Licensing (DLL) risk zone published by Natural England (dataset accessed in July 2026), the Site falls within the 'Amber-risk zone'.

3.8.7 There are no waterbodies located within the Site. There are four waterbodies marked on OS maps within 250m of the Site. There is a single dry pond located 80m to the south of the Site and a cluster of three ponds located 200m to the east of the Site.

3.8.8 The terrestrial habitat within the Site that will be impacted is unsuitable for GCN, comprising of short managed grassland of a private garden which provides little to no opportunities for foraging, shelter and hibernation.

3.8.9 There will be no impact on GCN breeding ponds and the proposals will not result in habitat fragmentation between ponds in the landscape. The Site is not located on a direct dispersal route between ponds with all suitable ponds located to the east of the Site. The only pond to south of the Site was inspected in March 2026 and was completely dry and not suitable for use by GCN.

GCN Licence Risk Assessment

3.8.10 Natural England's GCN European Protected Species (EPS) licensing service includes a section which is referred to as a "Licence Risk Assessment". This provides a way of assessing the amount of habitat to be lost in proximity to any breeding pond and whether an offence is likely, depending on the distance and area of habitat affected. This is in recognition of the terrestrial movements of GCN and the increased probability of encountering animals closer to breeding ponds.

3.8.11 The nearest pond to the proposed Site is located 200m from the Site's eastern edge. The Licence Risk Assessment has been run based on the assumption that this pond contains a breeding population of GCN.

3.8.12 The proposals work will amount to an impact of less than 0.1ha of suitable terrestrial habitat for GCN all of which is between 100m - 250m of the nearest pond.

3.8.13 This information has been entered into the Licence Risk Assessment, as shown in Table 4 below.

Table 4: GCN Licence Risk Assessment

Component	**Likely effect** (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.01
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
	Maximum:	0.01
Rapid risk assessment result:	**GREEN: OFFENCE HIGHLY UNLIKELY**	

3.8.14 Using the risk assessment, it can be seen that the risk of committing an offence is considered 'Green: Offence Highly Unlikely' due to the area damaged and the distance from the nearest pond. As such no further surveys or mitigation is recommended.

Reptiles

3.8.15 The habitats within the impact area of the proposals within the Site are not suitable for use by reptiles being dominated by short managed grassland of a private managed garden space.

3.8.16 The surrounding habitats are also unsuitable for reptiles with short managed grassland, roads or residential properties surrounding the Site.

3.8.17 No further surveys for reptiles are required.

Birds

3.8.18 The Site's small size, habitats present, management and location make the Site generally unsuitable for use by ground nesting bird species as well as unsuitable for being used by wintering birds.

3.8.19 The numerous trees within the Site are all suitable for use by nesting birds. Section 5 below, details measures to avoid/minimise potential impacts to birds.

Dormouse

3.8.20 There are no recorded EPSM licences in respect of dormice within 1km of the Site.

3.8.21 The onsite Site habitats that will be impacted by the proposal are not suitable for use by dormice being dominated by short managed grassland and individual trees.

3.8.22 No further consideration for dormice in respect of impacts is required.

Badgers

3.8.23 No signs of badger were noted on Site during the survey, no mammal holes were found and whilst there are likely to be badger within the wider countryside, no evidence was recorded within or adjacent to the Site, no further surveys for this species are considered necessary.

Invertebrates

3.8.24 Given that the short-managed nature of the grassland and the poor species diversity of the grassland no specific invertebrate surveys are required.

Other Notable Species/Assemblages

3.8.25 It is possible that habitats adjacent to the Site provide habitat to these SPIE, with the boundary habitats may provide potential refuge for hedgehogs.

3.8.26 As a precaution, measures to avoid/minimise potential impacts to SPIE potentially present are detailed in Section 5.

Non-native Invasive Plant Species

3.8.27 No non-native invasive species were noted on site during the survey. No further surveys or precautions are required.

4 Ecological Impact Assessment

4.1 Impact Assessment

4.1.2 The aim of this report is to provide an assessment of the significant effects of the proposals on the ecological and biodiversity interest of the Site and to identify and design mitigation that could remove or reduce effects or to provide compensation. The general approach follows the Guidelines for Ecological Impact Assessment in the UK and Ireland (EcIA) produced by the Chartered Institute of Ecology and Environmental Management (CIEEM). These guidelines are web based and subject to review and updating and a summary is provided in Appendix E.

4.2 The Mitigation Hierarchy

4.2.1 In developing the design for the development of the Site, the mitigation hierarchy has been followed whereby opportunities to avoid impacts on ecological features were sought in the first instance. Where avoidance has not been feasible, impacts have been minimised through incorporating appropriate mitigation measures into the design and prior to/during construction. As a last resort, where impacts cannot be avoided or minimised through mitigation, appropriate compensation measures will be implemented to offset residual effects.

4.2.2 The measures proposed in Table 5 follow the mitigation hierarchy of avoiding harm and minimising impacts on biodiversity. The purpose and objectives of the measures described in Table 5 are to:

1) Avoid any damage to the retained habitats during construction and operational activities;

2) Avoid the risk of killing or injury of protected species considered likely to be present in habitats within and adjacent to the Site; and

3) Limit dust and noise pollution during construction activities.

4.3 Biodiversity Net Gain, NPPF and Opportunities for Enhancement

4.3.1 It is understood that a BNG calculation will not be required for this scheme as it will be exempt under: 'Guidance Biodiversity Net Gain: Exempt Developments' published 29th November 2023 and updated 14th July 2026. Exemption: Developments of 0.2 hectares or below.

4.3.2 From 6 August 2026, BNG does not apply to planning applications for developments where the site area within the red line boundary is 0.2 hectares or below **and** does not impact and priority habitat on-site.

4.3.3 The total red line boundary foe the application is 0.11ha and there are no priority habitats on-site.

4.3.4 The Site is not in a location that has been identified as APIB in the Kent and Medway LNRS but is had been identified as ACIB.

4.3.5 The Site has also been identified for following potential measures under the Kent and Medway LNRS mapping tool for nature recovery which are of relevance to this Site.

- GL3.2 Lowland meadow – create
- SH1.1 Open mosaic habitat on previously developed land (brownfield) - manage

4.3.6 Neither of these habitat types are present within the Site or suitable for creation for the scheme.

4.3.1 The National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2024) sets out planning policies on the protection of biodiversity and geological conservation through the

planning system. Section 15 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- Safeguarding local wildlife-rich habitats and wider ecological networks including the hierarchy of international, national and locally designated sites, wildlife corridors and stepping stones and areas identified by national and local partnerships for enhancement;

- Promoting the conservation, restoration and enhancement of priority habitats and ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity; and

4.3.2 Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Table 5: Key Ecological Constraints and Opportunities

Ecological Constraint	Importance/Relevance	Potential Effects	Recommendations for Surveys, Mitigation and Opportunities	Potential Effects after implementation of Recommendations
Lynsore Bottom SSSI (falls within the IRZ)	WCA 1981, Policy NE2 FHDC (2020)	Construction Phase		Overall, no significant impact
		There will be no direct impact to any SSSI in the construction phase.	None required Consultation with Natural England is not required. *Natural England's IRZ for SSSI guidance July 2026.*	
		Operational Phase		
		Operation phase of the scheme is not likely to negatively affect the SSSI due to the small number of units/residence and the distance between the two sites.	None required	
Stelling Minnis Common Local Wildlife Site	WCA 1981, Policy NE2 FHDC (2020)	Construction Phase		Overall, no significant impact
		Given the distance from the Site and the small development area and small scale of the proposals, the construction phase is unlikely to have any direct or indirect impact on the LWS.	None required	
		Operational Phase		
		In the operation phase the LWS would not see increased recreational pressures.	None required	

Ecological Constraint	Importance/Relevance	Potential Effects	Recommendations for Surveys, Mitigation and Opportunities	Potential Effects after implementation of Recommendations
Ancient Woodland sites	NPPF, HPIE	Construction Phase		No effect
		The nearest ancient woodland is over 100m away.	None required	
		Operational Phase		
		None	None required	
Individual Trees	UK HPIE, Local Plan	Construction Phase		Neutral
		Damage and degradation	Any trees to be retained will be protected during the construction period with the use of temporary demarcation fencing which meets British Standard BS 5837:2012. No excavation or storage of materials will be carried out within the fenced areas. All contractors must be informed of the purpose of the fencing through signage and site safety briefs.	
		Operational Phase		
		None	N/A	
Protected Species Dormice GCN	WCA5; SPIE; Policy 28 (Part B) applicable Protection of Badgers Act 1992	Construction Phase		No effect
		No impact during construction works and site clearance.	Ensure the habitats within the construction area do not improve for protected species by allowing scrub or long grassland to establish prior to site clearance. Therefore, routine maintenance of on-site habitats within the construction zone will be undertaken.	

Ecological Constraint	Importance/Relevance	Potential Effects	Recommendations for Surveys, Mitigation and Opportunities	Potential Effects after implementation of Recommendations
Reptiles Badgers		Operational Phase		
		None	None required	
Breeding birds	WCA1; SPIE; LPRSP14(A) applicable	Construction Phase		Positive
		Suitable breeding bird habitat will be impacted by the works.	Any mature vegetation removal of potential nesting habitat be required (buildings, trees, hedgerow) this should be undertaken outside of the bird nesting period, which runs from March to August inclusive. If clearance is required within the nesting period, a nesting bird check should be undertaken by a suitably qualified ecologist no more than 48 hours prior to the works being undertaken. If an active nest is found, an exclusion zone should be established around the nest until the chicks have fledged.	
		Operational Phase		
		None	Habitat enhancements through nest boxes will provide additional nesting opportunities for birds.	
Roosting, Foraging and commuting bats	WCA5; SPIE	Construction Phase		Positive
		No bat roost features were identified.	Lighting design (if required) should be designed with bats in mind (as per 0). Lighting should avoid the hedgerows.	

Ecological Constraint	Importance/Relevance	Potential Effects	Recommendations for Surveys, Mitigation and Opportunities	Potential Effects after implementation of Recommendations
		Operational Phase		
		No operational impacts are predicted unless lighting is required. Lighting design should be considered by an ecologist if required across the site but if only discreet lighting is required for security purposes it is unlikely to have a negative effect.	Enhancements of created hedgerows and trees will improve food availability and foraging habitat. Habitat enhancements through bat boxes will provide additional roosting opportunities for bats.	
Other SPIE	Natural Environmental and Rural Communities (NERC) Act 2006	Neutral Disturbance/displacement/injury/killing in the construction phase. Loss of openness of habitats in operational phase.	In the construction phase, excavations and trenches should be covered at night or have an escape route to prevent wildlife (e.g. hedgehogs) becoming trapped.	Neutral

4.4 Summary

4.4.1 The EcIA has determined that the scope, size and scale of the proposed development would not result in any significant adverse effects on sites of international, national or county importance. Additionally, the EcIA has identified appropriate and proportionate mitigation measures to ensure that no significant adverse effects that could affect either the habitats or species present within, or adjacent to, the Site, arising from either the construction or operation/existence of the proposed development.

4.5 Biodiversity Net Gain and Opportunities for Enhancement

4.5.1 It is understood that a BNG calculation will not be required for this scheme as it will be exempt under: 'Guidance Biodiversity Net Gain: Exempt Developments' published 29th November 2023 and updated 14th July 2026. Exemption: Developments of 0.2 hectares or below.

4.5.2 Opportunities for enhancement within the proposed development are appropriate for the size of the scheme and the proposals. Please refer to Figure 3 for details of the below.

- Planting: Landscape planting within the Site will have a focus on plants that are native and locally sourced.
- Retention of existing trees within the Site
- Trees: 20 New native trees will be planted off-Site as part of the BNG for the scheme. The species should include local varieties of apple, pear, plum and cherry or native species
- Planting of new native hedgerow as perimeter boundary planting.
- Bird habitat enhancement: nest boxes suitable for SPIE likely to be present on/near the Site will be installed as per manufacture prescriptions:
    - 1no. boxes suitable for a range of hole nesting species (1B Schwegler Nest Box or similar), at a height of at least 1.5 metres and angled so that they face away from the prevailing wind (usually a south-westerly wind) will be installed within the retained tree within the Sites eastern edge.
- The following bat roosting features will be installed within the Site:
    - 1no. Schwegler 2F bat box or similar installed at a height of at least 2 metres and angled so that they face away from the prevailing wind (usually a south-westerly wind) will be installed within the retained tree within the Sites eastern edge.

5 Conclusion

5.1.1 The Site comprises of private garden space of a residential dwelling.

5.1.2 The Site does fall within the Impact Risk Zone of a national site of importance; the proposals do not trigger the need to consult Natural England.

5.1.3 The Site does not lie within any applicable area mapped as either an APIB under the LNRS for the area. There are also no wider measures for nature recovery, illustrated on the Kent and Medway LNRS mapping tool which would be viable for this Site.

5.1.4 In terms of habitat protection, the retained boundary features within the Site should be protected during the construction phase in accordance with BS 5837:2012.

5.1.5 With regards to protected species, the lack of habitat diversity, size of Site and proposals restricts the likelihood of species being present within the development area. However, measures to mitigate possible impacts on breeding birds and bats has been provided.

5.1.6 The overall effect of the scheme is considered to be a positive effect at the site level.

5.1.7 No other protected species surveys are considered necessary but precautions to manage the Site, in view of the above paragraphs will be required. This will include routine management of the Site up until works on-site commence.

5.1.8 It is understood that a BNG calculation will not be required for this scheme as it will be exempt under: 'Guidance Biodiversity Net Gain: Exempt Developments' published 29th November 2023 and updated 14th July 2026. Exemption: Developments of 0.2 hectares or below.

5.1.9 From 6 August 2026, BNG does not apply to planning applications for developments where the site area within the red line boundary is 0.2 hectares or below **and** does not impact and priority habitat on-site.

5.1.10 The total red line boundary foe the application is 0.11ha and there are no priority habitats on-site.

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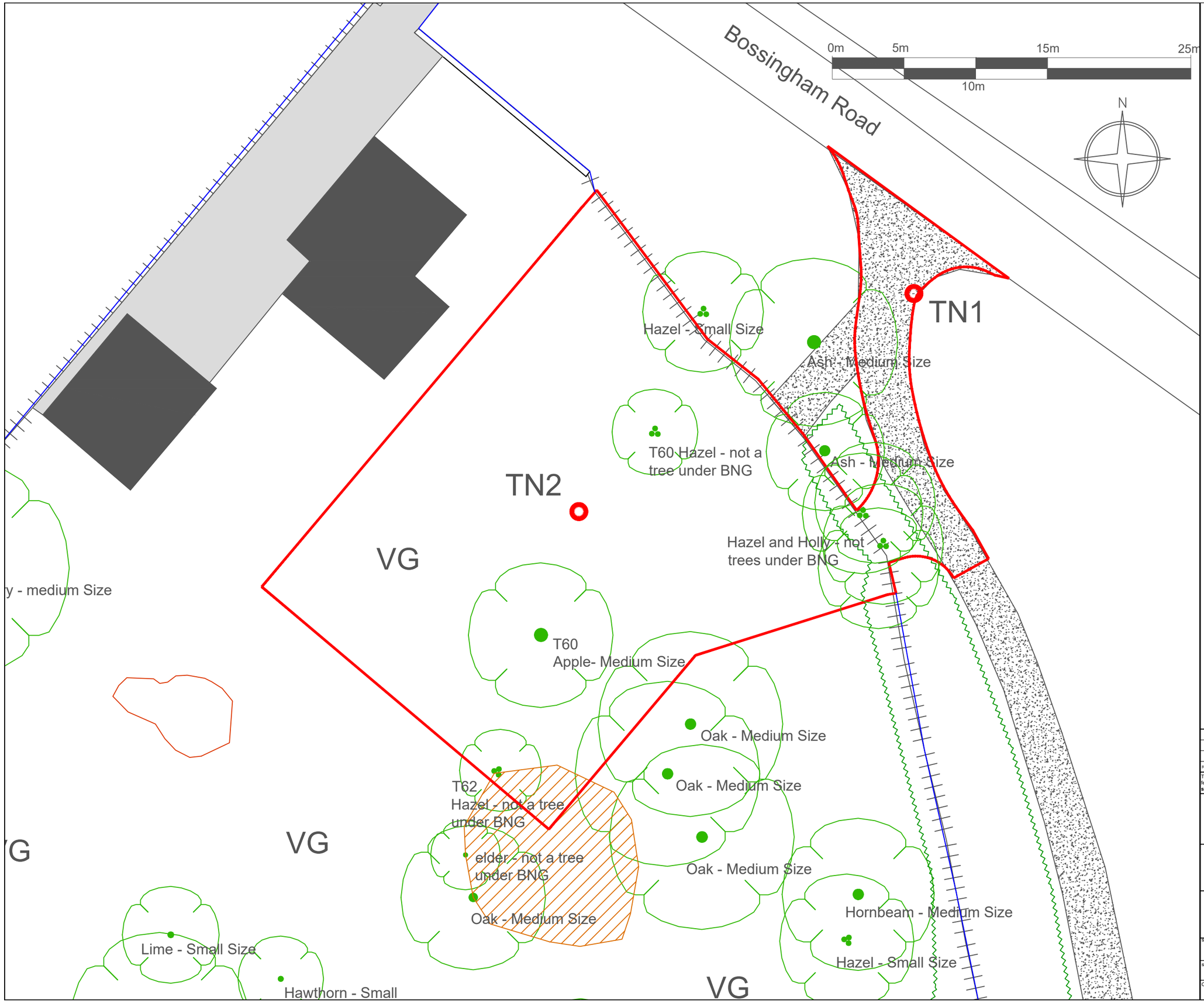
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7 Figures

Figure 1: Site Location (within text)

Figure 2: Habitat Plan

Figure 3: Proposal Plan



Key

- Site Survey Area
- Land Ownership Boundary
- Individual Tree (200)
- VG — Vegetated Garden (828)
- Tall Forbs (16)
- Building (u1b5)
- Artificial unvegetated, unsealed Surface (u1c)
- TN1 — Target Note 1

revision	description	date	checked by

This plan has been developed for the purpose of illustrating habitat types and/or other ecological features relating to ecology and Biodiversity Net Gain (BNG) calculations on this Site. **This plan should not be used for any other purpose**, for example costing or construction purposes.

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Project:
26024 Grove House, Stelling Minnis

Title:
UK Habitats Plan

status		drawing no.		
		Figure 2		
scale	size	date	drawn	checked
4:1@A3	A3	09.07.2026	AW	CE

CAD filename
Figure 2.dwg

Site Layout Plan



0 5 10 15 20 25

PLANNING

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Client H. May & B. May

Project Residential Development
Grove House
Stelling Minnis, Kent

Title Site Layout

Scale 1:250 @ a3 Date 05/07/26 Job No 26.109.03 Rev -

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RDA ARCHITECTS

Appendix A Relevant Legislation & Planning Policy

A.1 Conservation of Habitats and Species Regulations 2017 (as amended)

A.1.1 The Conservation of Habitats and Species Regulations transpose the Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora ("The Habitats Directive") into law.

A.1.2 The 2017 Regulations consolidate the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994 in respect of England and Wales. The regulations provide for:

- Designation and protection of European Sites (Special Protection Areas (SPA) and Special Areas of Conservation (SAC)) including the need for Appropriate Assessment of plans and proposals;
- Protection of European protected species;
- Adaptation of planning and other controls for the protection of European Sites; and
- Make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2.

A.1.3 No steps that will impact upon a European protected species or its habitat can be undertaken unless authorised by a European Protected Species licence issued by Natural England. Such a licence is granted until after planning consent has been granted once Natural England are satisfied that adequate measures are to be put in place to mitigate for the impact of the development.

A.2 Wildlife and Countryside Act 1981 (as amended)

A.2.1 Schedules 1 (birds) and 5 (animals) of the Act identify species of bird and other animal in relation to which the Act makes killing, injury, taking and disturbance an offence while Schedule 8 to the Act lists species of plant in relation to which the Act makes it an offence to intentionally pick, uproot or destroy.

A.2.2 Section 14(2) of the Act makes it an offence to cause any species of animal or plant listed in Schedule 9 of the Act to grow in the wild. Of these species, those encountered frequently in land development and regeneration projects include Japanese Knotweed, Giant Hogweed, Floating Pennywort.

A.2.3 The Act further provides for notification and confirmation of Sites of Special Scientific Interest (SSSI) for their flora, fauna, geological or physiographical features. It also contains measures for the protection and management of SSSIs.

A.3 The Natural Environmental and Rural Communities Act 2006 ('NERC')

A.3.1 The NERC Act sets a duty on public bodies (including Local Authorities) to have due regard for habitats and Species of Principal Importance for biodiversity in England when carrying out their duties.

A.3.2 Section 41 of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list is used by decision-makers, such as Local Authorities, in implementing their protection duties under this Act when carrying out their functions.

A.3.3 The Section 41 list includes 56 habitats and almost 1000 Species of Principal Importance in England. Since the UN Convention on Biological Diversity (CBD) in 2010 the UK identify these habitats and species as conservation priorities under the UK Post-2010 Biodiversity Framework, (they were formerly identified as UK BAP habitats and species).

A.3.4 Paragraph 117 of the NPPF (see below) guides local planning authorities to create policies which promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.

A.4 Protection of Badgers Act 1992

A.4.1 The Protection of Badgers Act 1992 protects badgers from killing or injury and makes it an offence to damage or interfere with a badger sett unless a licence is obtained from the statutory authority.

A.5 Environment Act 2021

A.5.1 From 2024 the Environment Act 2021 will mandate new development in England to deliver at least 10% biodiversity net gain where planning permission is granted under the Town & Country Planning Act 1990 (TCPA) regime and under the Planning Act 2008 (nationally significant infrastructure project) regime. Developers will be required to calculate the biodiversity value of habitat pre-development and post-development (using a DEFRA metric), and to submit details of measures that will be implemented to minimise potentially adverse effects of development on biodiversity, and to demonstrate how development will deliver the minimum 10% biodiversity net gain. Biodiversity net gain must be secured for a minimum of 30 years, delivered through conservation covenants or planning obligations (e.g. s106). The Environment Act 2021 sets out how biodiversity net gain can be achieved through: i) enhancing the biodiversity value of the development site; ii) acquiring biodiversity units from a registered offsite biodiversity gain site; or as a last resort iii) buying government biodiversity credits.

A.6 National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2021)

A.6.1 In England, the National Planning Policy Framework (NPPF) sets out a broad framework of policies for the planning system in England and how they should be applied. Underpinning the framework is the principal aim of 'Sustainable Development' which is to be pursued through the fulfilment of interdependent economic, social and environmental objectives.

A.6.2 Chapter 15 of the NPPF details core policy principles with respect to conserving and enhancing the natural environment. Securing 'net gains' for biodiversity, in accordance with the Government's 'A Green Future; Our 25 Year Plan to Improve the Environment' paper is a key theme running through the Chapter, whereby planning decisions are required to contribute to and enhance the natural environment by *"minimising impacts on and providing net gains for biodiversity"*. Chapter 15 of the NPPF also states that plans should *"identify and pursue opportunities for securing measurable net gains for biodiversity"*. The Chapter also places planning decisions in the context of the mitigation hierarchy where, if impacts on biodiversity cannot be avoided, mitigated, or as a last resort compensated for, then planning permission should be refused.

Folkestone and Hythe District Council Core Strategy (adopted 2022 until 2037)

Policy CSD4

Green Infrastructure of Natural Networks, Open Spaces and Recreation

1. The council will require development proposals over their lifetime:

i. To provide net gains in biodiversity at least to comply with statutory and/or national policy requirements (assuming no residual loss);

ii. To demonstrate that they protect and enhance valued landscapes, sites of biodiversity or geological value and soils, commensurate to their status and quality;

iii. So far as possible, to deliver improvements in green infrastructure (GI) assets in the district and ensure positive management of areas of high landscape quality or high costal/recreational potential identified in the Green Infrastructure Report (2011) (or any updates to this report).

2. Green infrastructure will be protected and enhanced and the loss of GI uses will not be allowed, other than where demonstrated to be in full accordance with national policy, or a significant quantitative or qualitative net GI benefit is realised or it is clearly demonstrated that the aims of this strategy are furthered and outweigh its impact on GI. Moreover:

i. The highest level of protection in accordance with statutory requirements will be given to protecting the integrity of sites of international nature conservation importance;

ii. A high level of protection will be given to nationally designated sites (Sites of Special Scientific Interest and Ancient Woodland) where development will avoid any significant impact;

iii. Appropriate and proportionate protection will be given to habitats that support higher-level designations, and sub-national and locally designated wildlife/geological sites to include Local Wildlife Sites (LWS), Kent Biodiversity Action Plan habitats, and other sites of nature conservation interest; iv. Planning decisions will have close regard to the need for conservation and enhancement of landscape and scenic beauty in the Kent Downs Area of Outstanding Natural Beauty (AONB), which will be given the highest status of protection in relation to these issues. Development within the setting of the AONB should be sensitively located and avoid or minimise adverse impacts on the AONB. Elsewhere development must not jeopardise the protection and enhancement of the district's distinctive and diverse local landscapes, and must reflect the need for attractive and high-quality open spaces throughout the district; and v. Planning applications will need to be supported by ecological surveys, mitigation strategies (when required) and enhancement plans, in order to follow and apply the mitigation hierarchy, as appropriate.

3. The GI network shown in Figure 5.2 and identified in supporting evidence, and other strategic open space, will be managed with a focus on:

i. Adapting to and managing climate change effects;

ii. Protecting and enhancing biodiversity and access to nature, particularly in green corridors and other GI strategic opportunities in Figure 5.2, with appropriate management of public access (including the Sustainable Access and Recreation Management Strategy for Dungeness and together with a strategic approach to the international sites as detailed above); and also avoiding development which results in

significant fragmentation or isolation of natural habitats; 134 March 2022 Folkestone & Hythe District Council Core Strategy Review 2022

iii. Identifying opportunities to expand the GI functions of greenspaces and their contribution to a positive sense of place (including enhancements to public open spaces and outdoor sports facilities); and

iv. Tackling network and qualitative deficiencies in the most accessible, or ecologically or visually important GI elements, including improving the GI strategic fringe zones in Figure 5.2 through landscape improvements or developing corridors with the potential to better link greenspaces and settlements

Appendix B Site Photographs



Looking west across the Site at Tree T60 and T61



Looking west across the Site at Tree T60 and T61 and T62



Looking west across the Site at Tree T60 and T61



Looking north across the wider site

Appendix C Lifespan of Ecology Reports and Surveys

Age of Survey Data	Report/Survey Validity
Less than 12 months	Likely to be valid in most cases.
12-18 months	Likely to be valid in most cases with the following exceptions: • Where a site may offer existing or new features which could be utilised by a mobile species within a short timeframe (see scenario 1 example); • Where a mobile species is present on site or in the wider area, and can create new features of relevance to the assessment (see scenario 2 example); • Where country-specific or species-specific guidance dictates otherwise. Report authors should highlight where they consider it likely to be necessary to update surveys within a timeframe of less than 18 months.
18 months to 3 years	A professional ecologist will need to undertake a site visit and may also need to update desk study information (effectively updating the Preliminary Ecological Appraisal) and then review the validity of the report, based on the factors listed below. Some or all of the other ecological surveys may need to be updated. The professional ecologist will need to issue a clear statement, with appropriate justification, on: • The validity of the report; • Which, if any, of the surveys need to be updated; and • The appropriate scope, timing and methods for the update survey(s). The likelihood of surveys needing to be updated increases with time, and is greater for mobile species or in circumstances where the habitat or its management has changed significantly since the surveys were undertaken. Factors to be considered include (but are not limited to): • Whether the site supports, or may support, a mobile species which could have moved on to site, or changed its distribution within a site (see scenario 1&2 examples); • Whether there have been significant changes to the habitats present (and/or the ecological conditions/functions/ecosystem functioning upon which they are dependent) since the surveys were undertaken, including through changes to site management (see scenario 3 example); • Whether the local distribution of a species in the wider area around a site has changed (or knowledge of it increased), increasing the likelihood of its presence (see scenario 4 example).
More than 3 years	The report is unlikely to still be valid and most, if not all, of the surveys are likely to need to be updated (subject to an assessment by a professional ecologist, as described above).

Lifespan of Ecology Reports and Surveys

Appendix D EcIA

The general approach follows the Guidelines for Ecological Impact Assessment in the UK and Ireland ("EcIA") produced by the Chartered Institute of Ecology and Environmental Management ("CIEEM") (Ref A1). These guidelines are web based and subject to review and updating. This ES is based on the guidelines available in April 2023. The guidance covers all stages of EcIA, including both evaluation and impact criteria. The criteria followed is summarised below:

Significance Criteria

The CIEEM EcIA guidance covers all stages of EcIA, including both evaluation and impact criteria. These guidelines set out that the emphasis in EcIA is on significant effects rather than all ecological effects. A significant effect being an effect that

- "*Either supports or undermines biodiversity objectives for important ecological features or for biodiversity in general.*
- *"Effects can be considered significant at a wide range of scales from international to local".*
- *"A significant effect is an effect that is sufficiently important to require assessment and reporting so that the decision maker is adequately informed of the environmental consequences of permitting a project."*

The main criteria used to assess the ecological value of habitats and communities are those described by Ratcliffe (1977) [ref A2] and the selection criteria for SSSIs produced by the Nature Conservancy Council (1989) [ref A3]. The primary criteria include rarity, typicalness, size, diversity, naturalness and fragility. Subsidiary criteria include ecological position, intrinsic appeal, potential value, and recorded history. The designation of SSSIs is not an all-inclusive list of sites which fall within the set criteria, rather the SSSI are designated as good examples of the better habitats within the region or nationally. Therefore, certain undesignated areas may fall within the criteria for being designated. Within individual counties there are often criteria for the selection of sites of County Importance within that specific County.

Further criteria used for assessing the ecological importance of a site may be based upon their value for particular species or assemblages of species. In addition to the individual species and groups the overall species and habitat assemblage or biodiversity is evaluated. Examples of valuation criteria related to a range of spatial scales are set out in Table 1 below.

Value	Examples of Valuation Criteria
International	An internationally designated site or candidate site (SPA, SAC, etc);
National	A nationally designated site (SSSIs, National Nature Reserves (NNRs); Species or habitats which fulfil the JNCC SSSI selection criteria,

Regional	Viable areas of key habitat identified in the regional BAP or smaller areas of such habitat which are essential to maintain the viability of a larger whole; Sites which exceed the County-level designations but fall short of SSSI selection guidelines where these occur;
County	County sites and other sites which the designating authority has determined meet the published ecological selection criteria for designation including Local Nature Reserves (LNR) selected on County criteria;
Local (including District)	Areas of habitat identified as being of Local Value in the relevant Natural Area profile; LNR not selected on County criteria;
Parish/ Neighbourhood	Areas of habitat considered to appreciably enrich the habitat resource within the context of the Parish or Neighbourhood e.g. species-rich hedgerows;
Within the zone of influence or Site Importance	This may be the project site or a larger area;
Negligible	Sites or areas which support few or no habitats, communities or species populations of nature conservation interest. Typical of such areas are most intensively managed silage fields and arable crops.

Table 1: Assessment of the Value of Ecological Resource

Biodiversity has been given a number of definitions but, insofar as it relates to EIA, it is generally considered as including both structural relationships (spatial linkage, fragmentation, aspect, dispersion etc.) and functional relationships (nutrient cycling rates, energy flow rates, metapopulation dynamics, etc.).

Assessment of Effects

Activities which may affect the ecological resource need to be identified first. The associated changes and the implications for the ecological resource then need to be assessed. The following factors must be considered when assessing the effects:

- Confidence in predictions;
- Magnitude of effect;
- Extent of effect;
- Duration;
- Reversibility; and
- Timing and frequency.

A level of confidence is required in assessing effects, the standard for which is given below. The requirement for the lowest confidence level, given below as "extremely unlikely", is for those effects which, although considered as extremely unlikely to occur, would have very serious consequences and would merit contingency planning.

- Certain/near certain;
- Probable;

- Unlikely; and
- Extremely unlikely.

Table 2 lists the broad categories used to assist in identifying the nature and types of different ecological effects. In addition to individual effects on the ecological resource being identified and evaluated, the cumulative effect of two or more effects on the resource is also evaluated using the same terminology.

Category	Example
Direct Effects	• habitat loss or destruction (for example, through construction work); • habitat fragmentation / severance; and • disturbance
Indirect Effects	• reduced population viability (for example, due to decrease in habitat area etc.); and • habitat isolation
Associated Effects	• ecological effects caused by actions linked with the Proposed Development
Cumulative Effects	• overall reduction in habitat diversity; and • ongoing habitat loss or fragmentation

Table 2: Categories of Ecological Effects (based on Treweek 1999 (ref A4)

The magnitude or physical extent of predicted effects upon an ecological feature is presented, wherever possible, in quantifiable terms. For example, the area of land taken, percentage of habitat lost or the number of communities, species or individuals affected. Magnitude also considers the context of the feature affected within the categories of relative importance described above. For example, if there is an internationally designated site, the significance of predicted effects are assessed within an international context with reference to the relevant legislation.

The potential effects of development schemes on nature conservation can be either beneficial or adverse. Neutral/Negligible effects are also recognised.

In the CIEEM guidance an ecologically significant effect is defined as an effect on the integrity of a defined site or ecosystem and/or conservation status of habitats or species within a given geographical area. The value of any feature that will be significantly affected is then used to identify the geographical scale at which the effect is significant. This value therefore relates directly to the consequences in terms of legislation, policy or development control at the appropriate level. Significant effects on features of ecological importance should be mitigated (or compensated for) in accordance with guidance derived from policies applied at the scale relevant to the value of the feature or resource. Any significant effects remaining after mitigation (the residual effects), together with an assessment of the likelihood of success in mitigation are the factors to be considered against legislation, policy and development control in determining the application

References

A1 Chartered Institute of Ecology and Environmental Management (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland Terrestrial, Freshwater and Coastal*. www.cieem.org.uk

A2 Ratcliffe, D (1977) *A Nature Conservation Review.* Cambridge University Press.

A3 Nature Conservancy Council (1989) Selection Criteria for Sites of Special Scientific Interest. Peterborough

A4 Treweek, J (1999) Ecological Impact Assessment

Appendix E Guidance on Artificial Lights and Bats

From: Institute of Lighting Professionals (ILP) and Bat Conservation Trust (BCT). 2023. *Guidance Note 08/23: Bats and Artificial Lighting.*

Luminaires come in a myriad of different styles, applications and specifications which a lighting professional can help to select. The following should be considered when choosing luminaires:

- All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700 Kelvin) should be adopted to reduce blue light component.
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill.
- Low level or bollard lighting can often cause unacceptable glare, poor illumination efficiency, a high upward light component and poor facial recognition. Therefore the use of specialist bollard or low-level downward directional luminaires should only be considered if their use is directed by a lighting professional.
- The height of columns should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards.
- Only luminaires with an upward light ratio of 0% and with good optical control should be used – See ILP Guidance for the Reduction of Obtrusive Light.
- Luminaires should always be mounted on the horizontal, i.e. no upward tilt.
- Any external security lighting should be set on motion-sensors and short (1 minute) timers.
- The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites.
- As a last resort to minimise, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.