



## ECOLOGICAL ADVICE SERVICE

**TO:** *Alda Song*

**FROM:** *Helen Forster*

**DATE:** *17 March 2023*

**SUBJECT:** *22/00571/FL - 60A Priory Street Tonbridge*

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*The following is provided by Kent County Council's Ecological Advice Service (EAS) for Local Planning Authorities. It is independent, professional advice and is not a comment/position on the application from the County Council. It is intended to advise the relevant planning officer(s) on the potential ecological impacts of the planning application; and whether sufficient and appropriate ecological information has been provided to assist in its determination.*

*Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed in every instance to the Planning Officer, who will seek input from the EAS where appropriate and necessary.*

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No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that the proposed development has limited potential to result in ecological impacts.

We have taken this view due as the site is predominately hard standing and the buildings within the site are constructed with materials which provide reduced opportunities for roosting bats. Typically we would expect to record bats roosting within buildings where there are raised tiles, gaps under the soffits or covered in weather boarding. As such, we are satisfied that there is no requirement for an ecological survey to be carried out as part of this application.

We highlight the presence of bats can never be ruled out and therefore highlight that if bats are recorded during the demolition works all works must cease and an ecologist must be contacted for further advice.

We understand that there is evidence of bats foraging/commuting within the site and therefore concerns have been raised that bats are roosting within the buildings. It's our view that bats are more likely to be roosting within the trees / buildings surrounding the site

and the proposed landscaping within the proposed development is likely to increase foraging opportunities within the site.

We highlight that the proposal is likely to result in an increase in lighting and therefore we advise that the following points are included within the **lighting condition** if planning permission:

- *Plan showing the locations of the lights*
- *Lighting to be downward facing and on motion sensors*
- *Lighting to follow the Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting'*

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

**Helen Forster MCIEEM**  
**Biodiversity Officer**

This response was submitted following consideration of the following documents:  
No Ecology Documents