ECOLOGICAL ADVICE SERVICE

TO: ***Annabel Hemmings***

FROM: ***Helen Forster***

DATE: ***12th February 2016***

SUBJECT: ***Mill Farm, Hawkinge Y15/0741/SH***

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.*"

Paragraph 99 of Government Circular (ODPM 06/2005) Biodiversity and Geological Conservation - Statutory Obligations & Their Impact Within the Planning System states that "*It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision.*"

Natural England has published Standing Advice on protected species and Ancient Woodland. When determining an application for development that is covered by the Standing Advice, Local Planning Authorities must take into account the Standing Advice. The Standing Advice is a material consideration in the determination of applications in the same way as a letter received from Natural England following consultation.

We have reviewed the ecological information which has been submitted with the planning application and we are satisfied that it provides Shepway District Council with a good understanding of the ecological interest of the site.

The following surveys have been submitted with the planning application:

- Phase 1 survey 2013 and 2015
- Reptile survey

The submitted surveys have detailed that there is suitable habitat for foraging/commuting bats, breeding birds and foraging badgers within the proposed development site.

The illustrative site plan details that the intention is to retain all the vegetated boundaries within and surrounding the site, which will ensure suitable habitat for these species, will be retained. As such we are satisfied that there is no requirement for a specific badger/breeding bird/bat survey to be carried out.

If planning permission is granted we recommend that precautionary mitigation for breeding birds and badgers is incorporated in to the Construction Management Plan.

Bats
Lighting can be detrimental to roosting, foraging and commuting bats and the proposed development will result in an increase in lighting.

We advise that the lighting is designed to minimise impact on foraging/commuting bats. We recommend that the Bat Conservation Trust's *Bats and Lighting in the UK* guidance is adhered to in the lighting design (see end of this note for a summary of key requirements).

Reptile
The reptile survey was carried out in 2013 and as such we were concerned of the validity of the survey data. However the 2015 phase 1 survey has confirmed that the habitats on site have remained largely unchanged and as such we are satisfied that the conclusion of the reptile report is still valid.

We are satisfied that there is no requirement for a reptile mitigation strategy to be submitted as part of this planning application.

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

The ecological survey has made recommendations to incorporate ecological enhancements in to the site. This finalised landscaping plan must include details of the ecological enhancements to be incorporated in to the site.

If you have any queries regarding our comments, please contact me.

Helen Forster MCIEEM

Biodiversity Officer

This response was submitted following consideration of the following document(s):
Phase 1 Habitat Survey; Marsh Environmental; May 2015
Phase 1 Habitat survey; Marsh Environmental; October 2012
Reptile Survey; Marsh Environmental; September 2013

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.