



ECOLOGICAL ADVICE SERVICE

TO: *Marion Geary*

FROM: *Emma England*

DATE: *14 November 2023*

SUBJECT: *23/504471/OUT / Land At Moat Road, Headcorn*

The following is provided by Kent County Council's Ecological Advice Service (KCC 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 if sufficient/appropriate ecological information has been provided.

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.

SUMMARY – ADDITIONAL INFORMATION REQUIRED

We have reviewed the ecological information submitted in support of this application and advise that additional information is sought from the applicant prior to determination of the planning application. This includes:

- A countersigned DLL impact assessment and conservation payment certificate (IACPC); and
- Complete bat survey results with regards to building B4.

The results of any necessary further surveys, and mitigation/compensation measures, will need to be submitted prior to determination of the planning application. This is in alignment with paragraph 99 of the ODPM 06/2005, which states "*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*".

Great Crested Newt

The ecological assessment indicates that great crested newts (GCN) could make use of the site and that entrance to the District Level Licensing (DLL) scheme will be sought to comply with relevant legislation. As such, a countersigned DLL impact assessment and

conservation payment certificate (IACPC) will need to be submitted to the local planning authority prior to determination of the application¹. Following that, evidence of the full conservation payment can be conditioned if planning permission is granted.

Bats

It is noted that one emergence survey was carried out on building B4 and that it was suspected to support a bat roost. However, no further surveys were carried out on this building as would have been expected^{2,3} to confirm a roost and/or characterise it to inform necessary mitigations/compensations. It would normally be expected that these surveys be carried out prior to determination of the planning application.

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

Emma England **Biodiversity Officer**

This response was submitted following consideration of the following documents:

Aspect Ecology (September 2023) Ecological Appraisal. Land North of Moat Road, Headcorn.

Aspect Ecology (September 2023) Biodiversity Net Gain Assessment. Land at Moat Road, Headcorn.

RSK (September 2023) Lighting Impact Assessment. Land at Moat Road, Headcorn.

Thrive Architects (August 2023) Sketch Layout Master Plan – 01. Moat Road, Headcorn.

Thrive Architects (October 2023) Framework Plan – 01. Moat Road, Headcorn.

¹ [Great crested newts: district level licensing for local planning authorities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/great-crested-newts-district-level-licensing-for-local-planning-authorities)

² [Bat Survey Guidelines 2023](#)

³ [Bat Survey Guidelines 2016](#)