



ECOLOGICAL ADVICE SERVICE

TO: Amanda Grout
FROM: Luke Wallace
DATE: 30 September 2022
SUBJECT: 20220839 / Cobham Lodge

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.

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.

Ancient Woodland and Biodiversity

The site is bordered by ancient woodland. As such, we highlight paragraph 180 of the NPPF 2021, which states "*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*".

We advise that an ecological assessment is undertaken to assess the potential impact to the adjacent woodland, which should take into account aspects such as any new hardstanding within 15m of the woodland and impacts from external lighting. This should be provided prior to determination.

The report should also assess whether the proposal is achieving a biodiversity net-gain, in alignment with section 40 of the NERC Act (2006), paragraph 174 of the NPPF (2021) and the Environment Act (2021).

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

Luke Wallace
Biodiversity Officer

Gravesham Borough Council