



ECOLOGICAL ADVICE SERVICE

TO: *Alison Webster*

FROM: *Helen Forster*

DATE: *25 June 2025*

SUBJECT: *Brookers Farm , Luddesdown 20250351*

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.

Condition 5 states: *No external lighting shall be installed on site unless details for such lighting have first been submitted to and approved in writing by the Local Planning Authority. Where the Local Planning Authority approved details of external lighting, the details approved shall be retained thereafter as approved*

The submitted lighting plan has demonstrated the proposed lighting will be downward facing and therefore limit light spill.

However no information has been providing on the operational hours of the lighting. The Design and Access statement submitted with the original application detailed the car park was required for the following reasons:

- 10 Office workers are being relocated from Court Lodge to Brookers Farm to ensure that all staff are in one location to allow for proper co-ordination and management.
- A further 25 Office workers are to be located at Brookers Farm within one of the existing barns. This will include management, marketing, sales and other essential staff.
- A minimum of 10 winery specialist employees will be permanently based at the Brookers Farm site.

- Brookers Farm will attract some visitors who wish to inspect production facilities, to meet and discuss sales and marketing and the wholesale purchase of wine.
- There will be a need for parking for vineyard workers on an ongoing basis. The Estate does however provide transport for vineyard workers and encourages car sharing where possible for all staff.

Based on the above reasons we presume that the lighting does not need to be operational 24hours a day and therefore we recommend that the lighting is on a timer so it is only operational when required.

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:

- Letter from DHA dated 9th April 2025
- Parking layout plans
- Planning Statement; DHA; January 2024