



ECOLOGICAL ADVICE SERVICE

TO: *Ethan Bonthron*

FROM: *Nancy Inman*

DATE: *04 August 2025*

SUBJECT: *Cobham House Vineyard, Cobham 20250604*

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: SUFFICIENT INFORMATION RECEIVED

We have reviewed the submitted Ecological Appraisal (Libby Morris, Juen 25), Biodiversity Enhancement Plan (Weller Designs, May 25) and Landscape Plan (Weller, May 25) and are satisfied that sufficient information has been provided to meet the conditions for prior approval.

PRELIMINARY ECOLOGICAL APPRAISAL

The PEA demonstrates that habitats to be impacted by proposals are of generally low value for biodiversity, and provided that the precautionary working methods set out within the PEA are implemented, no adverse impacts to protected species are anticipated. No additional surveys are required.

Lighting in the vicinity of a bat roost or along commuting / foraging routes could constitute an offence both to a population and to individuals. Artificial lighting has been shown to be particularly harmful to bats along river corridors, near woodland edges and near hedgerows. Local authorities have a duty to ensure impacts upon legally protected species are avoided and impacts upon bats are a material consideration in any planning

permission under the Natural Environment and Rural Communities (NERC) Act 2006 and through the NPPF 2024.

Therefore, to mitigate against potential adverse effects on biodiversity, the Bat Conservation Trust/Institute of Lighting Professional's '*Guidance Note 8 Bats and Artificial Lighting at Night*' (or subsequent updates) should be consulted in the lighting design of the development.

BIODIVERSITY ENHANCEMENTS

The ecological enhancement opportunities as identified within the Biodiversity Enhancement Plan, and the habitat creation measures as demonstrated in the Landscaping Plan show a suitable quantum of biodiversity enhancement measures.

The following enhancements shall be incorporated into retained vegetation 7 x bat boxes, 2 x tawny owl boxes, 6 x other nest boxes (we advise that these should be a mix between open fronted and hole fronted boxes). We also advise that these should be created from a durable material (e.g. woodcrete) as shown in the Biodiversity Enhancement Plan legend. There will also be 3 x log piles and 3 x hibernacula around site boundaries. These will provide opportunities for birds, bats, invertebrates, reptiles and amphibians.

Native species planting will include a range of native tree and shrub species which will provide a range of new ecological niches and opportunities for biodiversity across the site. The LEMP details suitable habitat creation measures, management, monitoring and details the responsible parties involved.

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

Nancy Inman
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Landscape Plan (Weller Designs, May 25)
- Biodiversity Enhancement Plan (Weller Designs, May 25)
- Landscape Management Plan (Weller Designs, May 25)
- Ecological Appraisal (Libby Morris, June 25)