



ECOLOGICAL ADVICE SERVICE

TO: Katherine Parkin

FROM: Luke Wallace

DATE: 22 May 2023

SUBJECT: 20230450 / Gardeners Cottage, Shorne

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 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.

The only ecological concern we have is that of the proximity of the proposed garage to the adjacent ancient woodland. Natural England/Forestry Commission's standing advice states that development should not take place within 15m of ancient woodland (to prevent root damage – ancient woodland is specifically protected from harm within the NPPF). We suggest that, prior to determination, it is confirmed that the structure is situated 15m from the ancient woodland.

We also advise that any associated external lighting (and, therefore, an increase in light spill) is also likely to adversely impact the ancient woodland. If any lighting is to be installed, we advise that this sensor activated only.

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

Luke Wallace
Biodiversity Officer