



## ECOLOGICAL ADVICE SERVICE

**TO:** Amanda Grout  
**FROM:** Marie Thibault  
**DATE:** 12 July 2022  
**SUBJECT:** 20220511 / Cobhambury Barn, Cobham

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*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.*

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No ecological information has been submitted with this application. As a result of reviewing the data we have available to us (including aerial photos and biological records) and the information submitted with the planning application, we advise that the proposed development has limited potential to result in ecological impacts and there is no requirement for ecological information to be submitted with the planning application.

Due the below reasons we are satisfied that any impact on protected/notable species can be avoid through the production and implementation of a precautionary ecological mitigation strategy:

- The area of habitat to be lost is small
- There is suitable habitat surrounding the proposed dwelling and extension area and it will be retained
- The area of habitat looks like it is mainly bare ground which provides limited habitat for protected/notable species; although there are piles of rubbles that may offer suitable habitat for protected and notable species
- The existing barn (where the extension is proposed) seems quite recent/well maintained and as such is likely to have limited potential to be utilised by roosting bats

We recommend the following condition is included if planning permission is granted:

*Prior to works commencing (including any vegetation clearance) a detailed precautionary mitigation strategy produced by an experienced ecologist must be submitted to the LPA for written approval. It must include the following:*

- *Details of the habitats on sites and details of species likely to be present*
- *Methodology to clear the vegetation and piles of rubbles*
- *Timing of the proposed works*
- *Details of who will be carrying out the works*
- *Details of enhancements to be carried out within the site and surrounding area.*

*The works must be implemented as detailed within the approved strategy.*

### **Biodiversity and Ecological Enhancements**

The application provides opportunities to incorporate features into the design which are beneficial to wildlife, such as native species planting or the installation of bat/bird nest boxes. We advise that measures to enhance biodiversity are secured as a condition of planning permission if granted. This is in accordance with Paragraph 180 of the NPPF "*opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity*".

We recommend the following condition is included if planning permission is granted:

*Within 3 months of planning permission being granted, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with provision of generous native planting where possible. The approved details will be implemented and thereafter retained.*

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

**Marie Thibault ACIEEM**  
**Biodiversity Officer**

This response was submitted following consideration of the following document(s):  
*Design and Access Statement*  
*Landscape Plan*