



ECOLOGICAL ADVICE SERVICE

TO: *Amanda Grout*

FROM: *Helen Forster*

DATE: *04 March 2022*

SUBJECT: *The Barn, Cobham 20220044*

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.

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), photos provided by the planning officer and the information submitted with the planning application, we advise that the proposed development has limited potential to result in ecological impacts and as such we are satisfied that there is no requirement for an ecological survey to be carried out at this time.

We have taken this view because the photos provided by the planning officer indicate that the buildings have low suitability to be used by roosting bats. The stables are open sided and therefore the building will be drafty and high levels of natural lighting limiting the suitability of the building to be used by roosting bats and the existing dwelling is relatively new and in good condition reducing the likelihood of features being present which are used by roosting bats.

Breeding Birds

The buildings may be used by breeding birds. All breeding birds and their young are protected under the Wildlife and Countryside Act 1981 (as amended) and therefore we advise that the following informative is included:

Breeding Birds Informative – suggested wording:

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees, scrub, hedgerows and buildings are likely to contain nesting birds between 1st March and 31st August inclusive. Buildings are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

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:

No Ecology Documents