



ECOLOGICAL ADVICE SERVICE

TO: *Ross McCardle*

FROM: *Helen Forster*

DATE: *18 December 2020*

SUBJECT: *20/1386/FH Woodland Cottage, Petham*

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.

We have reviewed the ecological information submitted in support of this planning application and advise that sufficient ecology information has been provided to determine the planning application.

We agree with the conclusions of the ecological report that there is limited potential for protected species to be present within the site and due to type of the proposed development there are opportunities to enhance the site for biodiversity.

The application proposal is for: *The erection of 7 glamping pods for tourist accommodation and accompanying ecological and landscaping enhancements* however the enhancements appear to be limited we advise that more could be incorporated into the wider site – including the northern boundary which is opposite an area of Ancient Woodland. We agree that there is no requirement for a standard AW buffer as there is a road between the woodland and the development site but we would encourage enhancement of the boundary to minimise impacts from lighting/noise etc.

To address this point we recommend that a landscaping plan is submitted prior to determination of the planning application.

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:
Preliminary Ecological Appraisal; KB Ecology; September 2020