



## ECOLOGICAL ADVICE SERVICE

**TO:** *Laura Payne*

**FROM:** *KCC Ecological Advice Service*

**DATE:** *20 February 2026*

**SUBJECT:** *PA/2025/2053: Box Farm, Bedlam Lane, Egerton*

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*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.*

*In providing the following comments all relevant information has been submitted including ecological information (where submitted) and site plans. In addition other documents when considered useful have been reviewed this will include (but not limited to) the design and access statement and arboricultural reports.*

*Additional supporting information can be found at the end of the report regarding requests for additional information and BNG.*

*Where applicable, suggested condition wording can be found at the end of the report. The conditions have been numbered and referred to in the below text.*

| No. | Planning application                                | Further Information Required? | Reasoning   |
|-----|---|-------------------------------|---|
| 1   | <b>PA/2025/2053: Box Farm, Bedlam Lane, Egerton</b> | Yes                           | Insufficient information has been provided.<br><br>The PEA only provides information on one of the six ponds within 250m of the site. No justification has been provided for why the other ponds have not been surveyed/evaluated or why habitat around the current barn is |

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|--|--|--|---|
|  |  |  | unsuitable or for mitigation to prevent injury to Great Crested Newts during demolition and construction works. In the absence of surveys, we require further clarification on this.<br><br>BNG – Self-Build exemption. |
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**EAS Team**