

Urgent Update: Planning Committee 23rd May 2024

Item 22 Pages 130-147

APPLICATION: 23/504118/FULL

Hook Farm, Kings Lane, Marden, Kent

Representation

KCC Ecology have since reviewed the submitted information and have raised no objections. They have provided the following comments:

“We advise that on this occasion we are satisfied that it is appropriate and sufficient ecological information has been provided. We have taken this view due to aerial imagery showing an agricultural field with managed grassland and a native hedgerow, bordering a road. Existing roadway will be used and a small area of hardstanding provided. No protected areas or features are present that require further assessment. The hedgerows present are managed to stewardship standards (Ecology report) and fencing position is planned to ensure the appropriate management of these hedgerows can continue. No lighting is planned so will not be an impact.

We note in the ecology report that an enhancement measure is proposed for encouraging wildflowers within the field but also that the grass will be kept short for the dog walking. We would like to point out that this seems in opposition and to grow wildflowers successfully the surrounding grass will also become long. To avoid this conflict, we suggest that an area in the field, such as buffering the hedgerows, is set aside for the promotion of wildflowers, and other areas mown. It also may be possible to plant up further native boundary hedge or plant trees adjacent to the parking area. We recommend waste facilities are provided to reduce nitrogen impacts from dog waste.”

Condition 5 seeks details regarding a grass cutting regime and details of procedures for the disposal of waste which covers the points raised above.

RECOMMENDATION

Officers recommendation remains unchanged.