



ECOLOGICAL ADVICE SERVICE

TO: Lisa Fisher

FROM: Hannah Simmons

DATE: 07 May 2026

SUBJECT: 20260231 Kent Tor, Meopham

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.

SUMMARY

Condition 5 (Biodiversity Enhancement Plan) – Sufficient information
Condition 9 (Soft Landscaping) - Sufficient information

Condition 5 (Biodiversity Enhancement Plan)

"Prior to the commencement of any above ground works, details of how the development will enhance biodiversity, in the form of a Biodiversity Enhancement Plan will be submitted to and approved in writing by the Local Planning Authority. The details will be implemented as approved and thereafter retained."

The following enhancements and planting have been proposed on site:

- Sowing a wildflower meadow and planting fruit trees to the rear of the garden
- A woodcrete bat box mounted to a retained tree
- A Woodcrete bird box mounted to a retained tree
- A hedgehog hole in the fence to the rear of the garden

We are satisfied with the location of these enhancements but remind the applicant that bird boxes are best situated facing north when erecting the features on the trees, and bat boxes facing south. The measures detailed in the submitted reports must be implemented

as approved. We advise that sufficient information has been submitted in relation to condition 5, which can now be discharged.

Condition 9 (Soft Landscaping)

“Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping shall thereafter maintained to the satisfaction of the Local Planning Authority for a period of five years to ensure establishment. Any trees or plants that die, are damaged, removed or become diseased within five years from the implementation of the soft landscaping scheme shall be replaced with trees or plants of a similar size and species during the next available planting season.”

Sowing a wildflower meadow and planting fruit trees to the rear of the garden have been proposed. We are satisfied that these are suitable landscaping and that a simple establishment and maintenance plan has been provided, including the replacement of any of the landscaping within a five year period to ensure establishment. The measures detailed in the submitted reports must be implemented as approved. We advise that sufficient information has been submitted in relation to condition 9, which can now be discharged.

It appears that condition 6 (Foul and Surface Water Sewerage Disposal) and condition 8 (Hard Landscaping) regarding this discharge application does not refer to ecology in the wording or the reasons. Therefore, we are unable to provide comments for this condition. If this is not the case and ecological advice is required, please let us know.

Hannah Simmons
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Proposed site plan and bin store. Synergy Planning & Property Consultants Ltd. 24 February 2026
- Covering letter. Synergy Planning & Property Consultants Ltd. 27 February 2026