



ECOLOGICAL ADVICE SERVICE

TO: Katherine Parkin
FROM: Helen Forster
DATE: 19 September 2025
SUBJECT: Land North Of Camer Road Meopham 20250900

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.

The submitted scoping report has detailed the following ecological surveys are being carried out and will be submitted as part of the planning application:

- Preliminary Ecological Appraisal
- Biodiversity Net Gain Assessment
- Bat Activity Surveys
- Preliminary Roost Assessment of buildings and trees
- Breeding Bird Surveys
- Dormouse Surveys
- Reptile Surveys
- GCN HSI assessments on any ponds in the site /surrounding area.
- Badger Survey
- Consideration of potential to support water voles, hedgehogs and invertebrates.

We are satisfied that the range of surveys/assessments to be carried out will adequately assess the ecological interest of the site.

We advise that the following must be submitted as part of any Environmental Impact Assessment which is submitted:

- Ecological Impact Assessment – the EcIA must be informed by the results of other consultants reports e.g. noise / air quality.
- Plans demonstrating that the mitigation proposed within the EcIA can be implemented within the site
- Biodiversity Net Gain Assessment – must demonstrate that it has followed the mitigation hierarchy. If the submitted information details that a minimum of 10% BNG can be achieved for area and linear features the submitted plans must demonstrate it is achievable.
- Ecological enhancement plan demonstrating the minimum number of enhancement features to be incorporated in to the site and buildings.
- Outline lighting strategy
- Outline management plan.

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:
EIA Scoping Report; Iceni; September 2025