



ECOLOGICAL ADVICE SERVICE

TO: *Gravesham Borough Council*

FROM: *KCC Ecological Advice Service*

DATE: *23rd February 2026*

SUBJECT: *Combined EAS response for the following planning applications
20260013 Longreach, 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.

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.

Planning Applications Reviewed

Reference Number	Application Name	Planning Officer	Further Information Required
20260013	Longreach, Meopham	Katherine Parkin	N

Planning Applications

No.	Planning application	Further Information Required?	Reasoning
1	Longreach, Meopham		BNG -exemption custom and self build. We defer to the LPA if this meets this custom and self build criteria. Aerial imagery shows the majority of the plot for the proposed new dwelling is regularly maintained grassland with an existing access shown in the planning statement photographs. As such we consider that no ecology surveys are required and a precautionary mitigation method statement (3) would be sufficient. A enhancement plan (1) and sensitive lighting plan (2) conditions would be required.

Additional Information to support the advice provided.

Suggested Condition Wordings

1. Ecological Enhancements

Prior to any works above slab level, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the local planning authority. The Plan shall include full details of the biodiversity enhancements to be implemented on-site. The Plan shall include provision of durable and suitably-placed bat/bird boxes, the creation of hedgehog highways (by creating small 13×13cm gaps in close board fencing), the provision of bee bricks and/or the provision of log piles/artificial refugia for reptiles and amphibians.

The Plan shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

2. Sensitive Lighting (if any external lighting is proposed)

The condition requiring a lighting plan must have the following requirements:

- Be designed following best practice guidance within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night'¹
- Site plan showing the location and types of lighting
- Lighting must be downward facing and/or on motion sensors.

3. Precautionary Mitigation

From commencement of works (including site clearance), to avoid impacts to protected and priority species, the following precautionary mitigation shall be implemented:

- *Any hedgerow and trees to be retained, including its roots, shall be protected from damage in line with The British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012);*
- *All temporarily stored building materials (that might act as temporary resting places) shall be isolated within hardstanding areas and raised off the ground, e.g. on pallets.*
- *Any work to vegetation/structures that may provide suitable bird nesting habitats should be carried out outside of the bird breeding season (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If within the breeding bird season a survey by a suitably qualified person needs to be conducted to confirm absence, prior to commencing works.*
- *If at any time a protected species is discovered within the works area all works must stop while a suitably qualified ecologist and/or Natural England are consulted.*