



ECOLOGICAL ADVICE SERVICE

TO: *Alison Webster*

FROM: *Helen Forster*

DATE: *20 August 2025*

SUBJECT: *Cherry Dene Meopham 20250585*

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.

This site is required to implement Biodiversity Net Gain and therefore we advise that that there is a need for the Biodiversity Gain Plan to be submitted and the deemed condition discharged prior to works commencing on site.

Condition 5 states: *Prior to any ground works taking place, a soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, detailing the following:*

- o The location of every tree on site, their species, the extent of crown spread and an assessment of their health and stability. Details of those trees to be retained and those to be removed.*
- o Details of hedgerow planting.*
- o Details of additional native tree and shrub planting within the site to include their quantity, size and arrangements for aftercare.*
- o Details of location for hedgehog boxes and log piles.*
- o Details of how the development will enhance biodiversity to include outlined management measures to achieve the proposed habitat target conditions, native and wildlife-friendly planting, and integrated durable bat and bird boxes aimed at species of conservation concern.*

Any identified trees or plants that die, are damaged, removed or become diseased within five years from the first occupation of the dwellings hereby permitted shall be replaced with a species of a similar size and species during the next available planting season. landscaping works shall be carried out in accordance with the approved details before any part of the development is brought into use in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

Condition 11 states: Within 3 months of works commencing within the site an ecological enhancement plan must be submitted to the LPA for written approval. The plan must demonstrate how the site will enhance biodiversity through planting which will benefit pollinators, and/or native species planting and ecological enhancement features within the buildings and site. The plan must be implemented as approved.

The following comments are valid for both conditions:

The submitted information has detailed the following will be incorporated in to the site:

- Long grass areas
- Pollinator Friendly Planting
- Two bat boxes
- Three Bird Boxes
- Log piles and composting area.
- Hedgehog Highways

We advise that sufficient information has been provided to discharge the condition.

We advise that information is provided to future home owners so they are aware of the reasoning behind the landscaping.

Condition 10 states: *Prior to commencement of works (including site clearance), a construction environmental management plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the following:*

- a) Risk assessment of potentially damaging construction activities;*
- b) The identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs;*
- c) Reference to the relevant, granted, protected species licences (e.g., bats) obtained in advance of site clearance/construction and any relevant mitigation measures required;*
- d) Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction for bats, badgers, birds, dormice and hedgehogs (may be provided as a set of species or habitat-specific method statements);*
- e) The location and timing of sensitive works to avoid harm to biodiversity features;*
- f) The times during construction when specialist ecologists need to be present on site to oversee works;*
- g) Responsible persons and lines of communication; and*
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*

The approved CEMP will be adhered to and implemented throughout the construction period in accordance with the approved details.

When we commented on the original application we advised that as the site was regularly mown grassland we were satisfied that no specific surveys were required. However we highlighted that the mature trees on site would be retained.

The CEMP states the following regarding Trees:

Tree and Shrub Protection The SM must ensure trees and shrubs are protected as deemed appropriate. This may mean that small trees and shrubs have to be removed from the ground and replanted if they are in the access routes of plant or scaffold will have to be erected over them. Alternatively, they may require barriers erected around them to protect trees from damage.

It is our view that the CEMP must provide site specific details on how the retained trees within the site will be protected during construction.

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:

- Construction Environmental Management Plan; June 2025
- Landscape General Arrangement ; Outside Spaces ; June 2025