



ECOLOGICAL ADVICE SERVICE

TO: *Alison Webster*

FROM: *Emma England*

DATE: *11 June 2026*

SUBJECT: *20260160 / Land E of Dean Lane, Harvel*

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.

CONDITION 14 DISCHARGE

We have reviewed the submitted documents in relation to condition 14 of permission **20260160**. We advise that the majority of our previous comments have been addressed and the provided information much clearer. However, there are a few points that would benefit from clarification prior to condition discharge:

- The proposed management for the wildflower grassland;
- Species mix and proposed planting density of the scrub and its proposed management;
- Explanation of the structure present within the ecological buffer zone (as shown on plans); and
- Confirmation that the bird boxes will be located on mature or semi-mature trees or on a structure to the west of the site.

If the applicant can confirm that meadow management will follow RHS guidance ([Wildflower Meadow Maintenance | RHS Advice](#)), we do not need to be reconsulted.

If the applicant can confirm that the scattered scrub will be planted between November and March within the area shown at a planting density of one plant per m² (60-80cm high), and comprise a mixture of hawthorn (*Crataegus monogyna*) 40%, blackthorn (*Prunus*

spinosa) 20%, hazel (*Corylus avellana*) 20%, elder (*Sambucus nigra*) 10%, dog Rose (*Rosa canina*) 10%, we do not need to be reconsulted.

If the applicant can confirm that the scrub will be managed by cutting small patches of the scrub on rotation in autumn or winter to avoid disturbing breeding birds and to prevent the scrub from significant encroachment into the wildflower area, we do not need to be reconsulted.

If the structure showing on plans is not present and will not be present within the ecological buffer we do not need to be reconsulted. If the structure is not and will not be in use and does not require access to it, we do not need to be reconsulted. If the structure is a stable or other structure that does require regular use and access, we will need to be reconsulted.

If the applicant can confirm that bird boxes will be located on mature or semi-mature trees or on a structure to the west of the site, we do not need to be reconsulted.

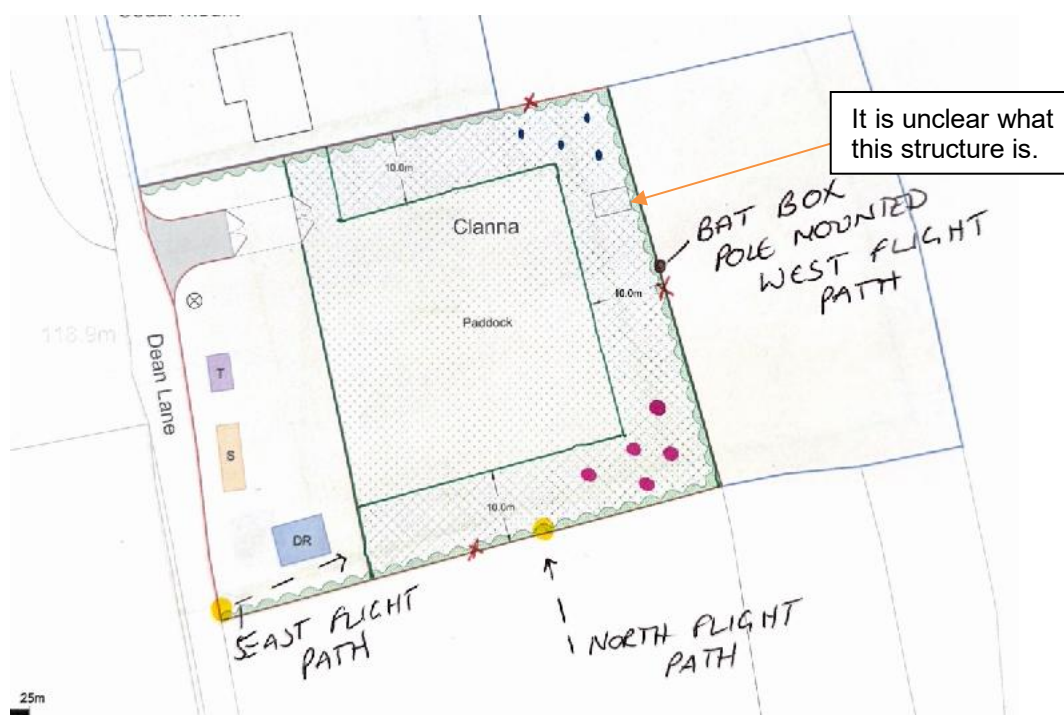
We are unable to comment on aspects of this application regarding details of trees and tree protection. A tree officer can be consulted for these comments. Our detailed comments are provided below.

Wildflower Meadow Planting and Ecological Buffer Zone

We are content with the proposed separation of the ecological buffer from the grazed paddock, although we anticipate that with the proposed fencing, horses may still be able to graze a limited area within the ecological buffer zone. The chosen fencing should prevent this as far as possible.

We cannot see that any management has been proposed for the wildflower meadow or scrub planting. We cannot see a proposed species mix or planting density for the scrub.

The submitted information shows a structure in the ecological buffer zone and we request further information on this.



Bat and Bird Box Installation

We request confirmation that the bird boxes will be located on mature or semi-mature trees or on a structure to the west of the site.

CONDITION 15 DISCHARGE

We have reviewed the submitted documents in relation to condition 15 of permission **20260160**. We advise that the information that has been presented is much better and a clear luminaire specification has been provided. However, the exact luminaires have not been chosen to demonstrate deliverability. Gravesham Borough Council will need to decide whether sufficient information has been provided.

Emma England **Biodiversity Officer**

This response was submitted following consideration of the following documents:

Apex Strategies (February, 2026) Land at Clanna, Ecological Enhancement and Lighting Strategy Plan. CLN-ECO-01 Rev A.

Unauthored (Undated) Ecological Management, Planting and Lighting Strategy. Land at Clanna – Gravesham Borough Council. Discharge of Conditions 14 (Ecological Scheme) and 15 (Lighting).

Unauthored (Undated) Landscape and Ecological Enhancement Plan. Clanna, Dean Lane, Meopham.

Unauthored (Undated) Lighting Specification Note. Land at Clanna, Dean Lane, Meopham – Gravesham Borough Council. Discharge of Condition 15 (Lighting).

Unauthored (Undated) Landscape, Arboricultural and Hard Works Scheme. Land at Clanna, Dean Lane, Meopham – Gravesham Borough Council. Discharge of Conditions 8 (Soft Landscaping), 11 (Trees) and 12 (Hard Landscaping)

Unauthored (Undated) Ecological Enhancement Key (Refer to Amended Plan Drawing No. CLN-ECO-01 Rev A).

Appendix 1: Condition Wording

8) *Within 3 months of the date of this decision a soft landscaping scheme for the whole site, including a timetable for implementation and completion, shall be submitted to the Local Planning Authority. The works shall be carried out in accordance with the approved details. The scheme shall include:*

- A survey of the position of trees within 10 metres of the site boundary, including their spread and root protection area and details of measures for their protection, including their canopy and root systems, throughout the construction phases of the development.*
- Details of the number, density, species, heights and position of all trees, shrubs and hedges to be planted.*

9) *All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.*

11) *The details submitted in accordance with condition 8 above shall include:*

- plan showing the position of every tree on the site and on land adjacent to the site (including street trees) that could influence or be affected by the development, indicating which trees are to be removed;*
- a schedule in relation to every tree identified listing information as specified in paragraph 4.4.2.5 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations) (or in an equivalent British Standard if replaced); and,*
- any proposed pruning, felling or other work;*
- details of any proposed alterations to existing ground levels, and of the position of any proposed excavation, including those for underground services, that might affect the root protection area; and,*
- all appropriate tree protection measures required before and during the course of development (in accordance with paragraph 5.5 of British Standard BS 5837) (or in an equivalent British Standard if replaced);*
- areas of existing landscaping to be protected from construction operations and the method of protection. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.*

14) *Within 3 months of the date of this decision an ecological mitigation scheme, including an implementation timetable and on-going maintenance measures, shall be submitted in writing to the Local Planning Authority in consultation with Kent County Council. The scheme will maximise delivery of measures for mitigation in the space available on the site. The approved scheme shall be implemented in accordance with the approved details and timetable and thereafter maintained.*

15) *No further development shall commence until a lighting plan for biodiversity is submitted to, and approved in writing by, the Local Planning Authority. Lighting will be designed in accordance with the Bat Conservation Trust's 'Guidance Note 8: Bats and Artificial Lighting 08/23'.*

The Plan will show the type and locations of proposed external lighting, as well as the expected light spill in lux levels on both vertical and horizontal planes, to demonstrate that areas to be lit will not adversely impact biodiversity. This will include details of any measures to reduce impacts from emitted internal lighting, such as cowls, recessed lighting or glazing treatments. All lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter. No additional lighting will be installed without prior written approval from the Local Planning Authority.