

ECOLOGICAL SUPPORTING STATEMENT

Land at 43 Beechwood Drive, Meopham

1. Introduction

This statement has been prepared in support of a planning application for the demolition of an existing bungalow and the erection of a replacement dwelling.

It is submitted in response to the previous refusal, which identified insufficient ecological information as a concern.

2. Site Context

The site comprises an existing residential plot with:

- A single bungalow
- Areas of garden and vegetation
- Surrounding trees and scrub typical of the Culverstone Valley area

The site is not subject to any statutory ecological designation.

3. Ecological Potential

It is acknowledged that:

- The existing building fabric
- Surrounding vegetation
- Adjacent trees

may provide potential habitat for protected species, including bats and nesting birds.

4. Survey Commitment

A **Preliminary Ecological Appraisal (PEA)** and **Preliminary Roost Assessment (PRA)** will be undertaken by a suitably qualified ecologist.

The results of these surveys will:

- Confirm the presence or absence of protected species
 - Identify any required mitigation measures
 - Ensure compliance with relevant legislation and policy
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5. Mitigation and Enhancement

Notwithstanding the above, the proposal will incorporate biodiversity enhancements, which may include:

- Bat boxes
- Bird boxes
- Native planting
- Habitat-friendly landscaping

These measures will ensure that the development contributes positively to biodiversity.

6. Compliance with Policy

The proposal accords with:

- Paragraphs 180–195 of the NPPF (2024)
- Policy CS12 of the Gravesham Core Strategy

In that it:

- Avoids harm to biodiversity
 - Provides opportunities for ecological enhancement
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7. Conclusion

The ecological matters identified in the previous refusal are capable of being fully addressed through survey work and appropriate mitigation.

The Applicant is committed to undertaking the necessary ecological assessments and implementing any required measures.

There is therefore no ecological reason why planning permission should not be granted.