



ECOLOGICAL ADVICE SERVICE

TO: *Gravesham Borough Council*

FROM: *KCC Ecological Advice Service*

DATE: *20th February 2026*

SUBJECT: *Combined EAS response for the following planning applications
20251267 Millers Farm, Fairseat*

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
20251267	Millers Farm, Fairseat	Amanda Cue	N

Planning Application

No.	Planning application	Further Information Required?	Reasoning
2	20251267 Millers Farm, Fairseat Amanda Cue	N	BNG -exemption custom and self build. We defer to the LPA if this meets this custom and self build criteria No Ecology submitted and managed grass field shows limited other vegetation and bare ground in places and limited opportunities for protected species present on the site. We highlight increased recreational impacts from additional occupants at this site may affect the ancient woodland Westfield/Hall Wood, which is within 50m of this site but we note from Google Streetview Dated March 23 that this woodland has security fencing so may not be accessible. Precautionary measures will be required for wildlife and the prevention of dust, light and noise pollution to the ancient woodland during construction. Condition wording (3) A sensitive lighting plan condition is required (2) An enhancement plan condition is required (1) We suggest a native species planting plan is implemented, with a hedgerow suggested for the site boundary. Bat and bird boxes can be difficult to implement on mobile home/touring caravans and a lack of trees is noted within the site. Other suitable measures for this site are log piles and insect homes for sheltering opportunities for reptiles/amphibians and insects

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 native species planting, the creation of hedgehog highways (by creating small 13×13cm gaps in any close board fencing), the provision of bee bricks/insect houses and 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)

Prior to occupation, a lighting design plan for biodiversity shall be submitted to, and approved in writing by, the local planning authority. The plan shall show the type and locations of external lighting, as well as the expected light spill in lux levels, to demonstrate that areas to be lit shall not adversely impact biodiversity. All external lighting shall be installed in accordance with the specifications and locations set out in the approved plan and shall be maintained thereafter.

Reason: To limit the impact of light pollution from artificial light in accordance with the NPPF 2024, paragraph 198(c). With consideration for bats and other nocturnal wildlife in accordance with the NPPF 2024, paragraph 187(d).

3. Precautionary Works Method Statement

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

- i) 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);*
- ii) Measures will be in place to prevent dust, light, noise, waste and run off pollution affecting Westfield/Hall Wood ancient woodland;*
- iii) 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.*
- iv) 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.*
- v) 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.*