



ECOLOGICAL ADVICE SERVICE

TO: Lisa Fisher
FROM: Jessica Holdway
DATE: 29 July 2025
SUBJECT: 43 Beechwood Drive, Meopham; ref 20241045

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.

We have reviewed the information submitted in support of this application and advise that insufficient information has been provided to determine the application. We advise that additional Site Photographs are required prior to determination of the planning application.

SITE PHOTOGRAPHS NEEDED

From the information provided, it has not been possible to fully scope out all ecological constraints, including protected species such as breeding birds and roosting bats.

To establish the potential for any protected species presence which must be taken account of in the planning decision, in the first instance, high quality, labelled photographs of all aspects of the application site relevant to the proposed development should be requested. In particular, these photographs should be of all aspects of the existing building, specifically the gable end. They should also be able to confirm the presence/absence of any trees and log piles on site. These photographs should be of the site in its current state, and not prior to submission of the application form.

The photographs may provide sufficient confirmation to the LPA that no ecological surveys are necessary. However, where photographs are inconclusive, or indicate possible

features suitable for protected species, an Ecological Impact Assessment (EclA) may need to be undertaken by a suitably qualified ecologist.

If you have any queries regarding our comments, please do not hesitate to get in touch.

Jessica Holdway
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Site Location Plan and Block Plans (S and B Builders, May 2025)