Land at Eyhorne Street, Hollingbourne, Maidstone

Ecological Impact Assessment

Adonis Blue Environmental Consultants

Tyland Barn, Old Chatham Road, Sandling, Maidstone, ME14 3BD

Report Verification

Client	Cantium Land and Development Ltd
Site	Land at Eyhorne Street, Hollingbourne, Maidstone
Central Grid Reference	TQ 838547
Report Title	Ecological Impact Assessment
Report Reference	DL-160
Status	Issue

Quality Assurance

Report Version	Issue Date	Prepared By	Technical Review By	Final Review By
Issue	19 February 2026	Jess Martin-Joiner BSc (Hons) Ecologist, Adonis Blue Environmental Consultants	Gwilym Pask-Hale BSc (Hons) MSc ACIEEM Senior Ecologist, Adonis Blue Environmental Consultants	Anne Waite BSc (Hons), CBiol, MRSB Practice Manager, Adonis Blue Environmental Consultants

EXECUTIVE SUMMARY

S.1. Adonis Blue Environmental Consultants (ABEC) was commissioned by Cantium Land and Development Ltd to prepare an Ecological Impact Assessment (EcIA) on, Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UB.

S.2. A Preliminary Ecological Appraisal (PEA) was undertaken by ABEC in June 2025 (ABEC, 2025), which recommended no additional surveys.

S.3. The site is approximately 1.224ha comprising mainly of 1.220ha of horticulture land and 0.005ha of bramble scrub, with 0.439km of line of trees. The site also contains six individual trees.

S.4. A railway embankment comprising woodland extends along the entirety of the northeastern boundary, with additional areas of woodland present along parts of the southwestern boundary. Grassland is present along parts of the southwestern boundary and to the southeast. A road, Eyhorne Street, extends along the northwestern boundary and Godfrey House, a residential property with associated gardens lies to the southwest.

S.5. Development proposals comprise seventeen two storey residential properties with parking, access and associated gardens.

S.6. Mitigation measures will be implemented to protect the site boundaries and include nesting birds, hedgehogs, badgers, hazel dormice, foraging and commuting bats, reptiles and great crested Newts (detailed within Section 7).

S.7. Recommended ecological enhancement measures for the site are provided to increase the biodiversity and wildlife value of the site (detailed within Section 8). Details of proposed enhancements for onsite habitats are provided in the biodiversity net gain report (ABEC, 2025).

S.8. A summary of relevant legislation and planning policies is provided within Appendix A. Photographs of the site are provided within Appendix B; the proposed site layout is provided within Appendix C and proposed ecological enhancements and site layout for location of the ecological enhancements are provided in Appendix D and E.

Contents

1. INTRODUCTION

BACKGROUND

1.1 Adonis Blue Environmental Consultants (ABEC) was commissioned by Cantium Land and Development Ltd to prepare an Ecological Impact Assessment (EcIA) on Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UB, central grid reference TQ 838547 (herein referred to as 'the site').

APPLICATION SITE

1.2 The site is approximately 1.224ha comprising mainly of 1.220ha of horticulture land and 0.005ha of bramble scrub, with 0.439km of line of trees. The site also contains six individual trees.

1.3 A railway embankment comprising woodland extends along the entirety of the northeastern boundary, with additional areas of woodland present along parts of the southwestern boundary. Grassland is present along parts of the southwestern boundary and to the southeast. A road, Eyhorne Street, extends along the northwestern boundary and Godfrey House, a residential property with associated gardens lies to the southwest.

PROPOSALS

1.4 Development proposals comprise construction of seventeen two- storey residential properties with parking, access and associated gardens.

1.5 The proposals are understood to include the following works:

- Clearance of the western boundary line of trees, totalling 0.0297km for access into the site.
- The change of use of horticulture land to development and associated infrastructure

1.6 The proposed design drawings for the site are provided within Appendix C.

REPORT OBJECTIVES

1.7 The purpose of this report is to:

- Detail the ecological mitigation that will be included as part of development proposals.
- Outline the ecological enhancements to be implemented as part of the proposed development.

2. SITE LOCATION PLAN

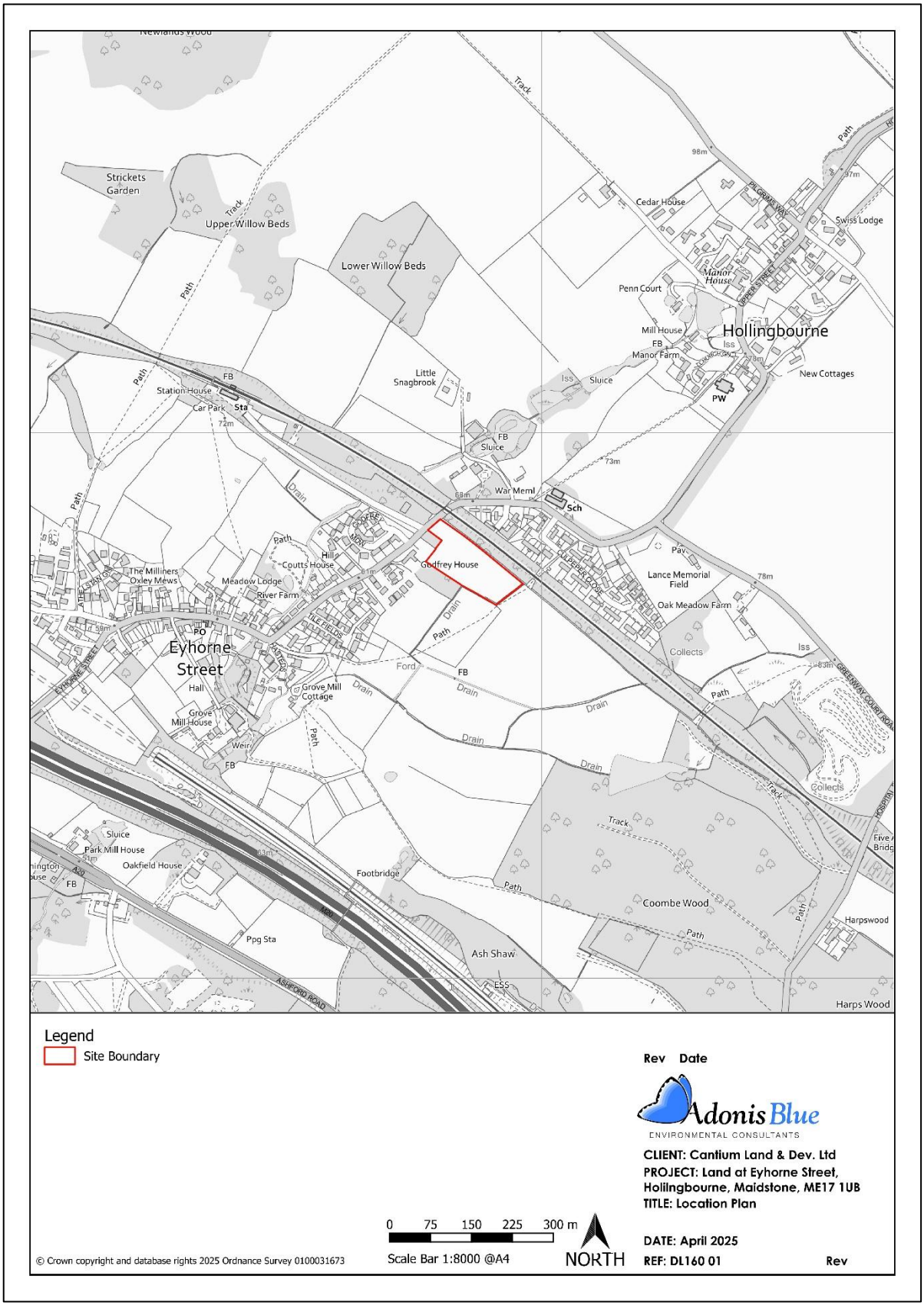

Figure 1. Site Location Plan

3. METHODOLOGY

DESK STUDY

3.1 A desktop study was undertaken in June as part of the preparation of the PEA. (ABEC, 2025). Collation of such information can identify the presence of any statutory or non-statutory designated ecological sites and highlight presence of protected or notable species occurring on the site or within the local area and which may have the potential to be affected by the proposals.

3.2 The consultees for the desktop study and with information provided are shown in Table 1.

Table 1. Desktop Study Consultees.

Consultee	Data Obtained
Kent & Medway Biological Records Centre (KMBRC)[1]	Data analysed within 1 km radius from site centre: • Statutory and non-statutory designated sites • Protected Species Inventory • Conservation Concern Species Inventory • Invasive Non-native Species Inventory • Kent Rare & Scarce Species Inventory • Bird records from Kent Ornithological Society Data analysed within 5 km radius from site centre: Bat records from Kent Bat Group – 5km radius from site centre
Kent Landscape Information System (KLIS)[2]	Data analysed within 1 km radius from site centre: • Local Wildlife Sites (LWS)
Magic Website[3]	Data analysed within 7.2 km radius from site centre: • Statutory Sites of International Importance – including Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites. Data analysed within 2 km radius from site centre: • Statutory Sites of National Importance - including National Nature Reserves (NNR), Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR). Data analysed within 1 km radius from site centre: • Granted European Protected Species Licencing (bats 5km) Data analysed within 500 m radius from site centre: • Priority Habitats

[1] https://www.kmbrc.org.uk
[2] KLIS map
[3] www.magic.gov.uk

	• Ancient woodland SSSI Impact Risk Zones (to assess planning applications for likely impacts on SSSIs within area of interest)

FIELD SURVEY

3.3 The field survey was undertaken in June 2025, by Richard Ferrett BSc, an ecologist at Adonis Blue Environmental Consultants (ABEC). Richard has over eight years of experience carrying out Preliminary Ecological Appraisals.

Table 2. Survey weather conditions.

Survey visit date	Surveyor	Weather conditions
19th June 2025	Richard Ferrett	23°C, light breeze, cloud cover, rain,

3.4 Mapping of the habitats within the site followed the UK Habitat (UKHab) Classification methodology V2 (UKHab Ltd, 2023). This follows a standardised system which can be easily interpreted. Target notes were used to record further information regarding features of interest, specific habitats or features identified during the survey which do not closely match any of the UKHab Classification criteria. Plant species were identified in accordance with Rose (2006) and Stace (2019).

GROUND-LEVEL TREE ASSESSMENT (GLTA)

3.5 A bat ground-level tree assessment (GLTA) within the site was conducted during the site visit in 2025. The survey followed best practice guidance as set out in the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023).

3.6 The assessment involved a systematic inspection of each tree from ground level to:

- Assess the species, age, and condition of trees in relation to their suitability for supporting roosting bats.
- Identify Potential Roost Features (PRFs) such as cracks, cavities, woodpecker holes, lifted bark, and dense ivy cover.
- Evaluate the location and context of each tree, including proximity to foraging habitats, water bodies, and linear features such as line of trees and woodland edges.

BADGER SCOPING SURVEY

3.7 The survey was carried out on 15th January 2026 by Gwilym Pask-Hale MSc, BSc (Hons), ACIEEM. Gwilym has ten years of experience undertaking badger surveys and designing badger mitigation including with the drafting and execution of badger

mitigation licences. The survey was undertaken in accordance with Good Practice Guidelines (Badger Trust 2023).

LIMITATIONS

3.8 The survey was undertaken within the optimal survey period for botany and plant identification, therefore there were no limitations with regards to the survey season.

3.9 The woodland and associated habitats present on the railway embankment were not surveyed owing to access / Health and Safety constraints.

4. BASELINE HABITAT PLAN

Figure 2. Baseline Habitat Plan

5. BASELINE ECOLOGICAL CONDITIONS

DESIGNATED SITES

Statutory Sites of International Importance

5.1 The Statutory Sites of International Importance located within 2km of the development site are listed in Table 3 below.

Table 3. Statutory sites of National Importance

Designation	Site Name	Distance from site (closest point)	Site description
SAC[4]	North Downs Woodland	5.6km northwest	A large section of woodland designated for mature beech *Fagus sylvatica* and Yew *Taxus baccata.*

5.2 The proposed development will not impact the above SAC due to the distance from the site and the scale and nature of proposals. No further assessment or mitigation is required for statutory sites of international importance.

Statutory sites of National Importance

5.3 The Statutory Sites of National Importance located within 2km of the development site are listed in Table 4 below.

Table 4. Statutory sites of National Importance

Designation	Site Name	Distance from site (closest point)	Site description
SSSI[5]	Hollingbourne Downs	1.2km north	This section of the North Downs escarpment supports a variety of habitats characteristic of calcareous soils, including unimproved chalk grassland and beech woodland with oak and ash. A number of plant species indicative of the chalk soils are present, including the rare mat-grass fescue *Vulpia unilateralis,* musk orchid *Herminium monorchis* and man orchid *Aceras anthropophorum.*

5.4 The site lies within a Natural England Impact Risk Zone (IRZ) for nearby Sites of Special Scientific Interest (SSSI). However, the SSSI in question is Hollingbourne Downs SSSI, located 1.2km to the north of the site and the proposals do not meet the criteria of any of the planning categories listed against this IRZ.

[4] A Special Area of Conservation (SAC) protects one or more special habitats and/or species – terrestrial or marine – listed in the Habitats Directive.

[5] Site of Special Scientific Interest (SSSI) is a conservation designation in the UK that protects areas of land or water considered to be of national importance for their wildlife, geology or landforms. SSSIs are designated and protected under the Wildlife and Countryside Act 1981, with the aim of safeguarding the best examples of the country's natural heritage.

5.5 The proposed development will not impact the above SSSI due to the distance from the site and the scale and nature of proposals. No further assessment or mitigation is required for statutory sites of national importance.

Non-statutory sites

5.6 The non-statutory nature conservation sites located within 1km of the site are listed in Table 5 below.

Table 5. Non-statutory Sites

Designation	Site Name	Distance from site (closest point)	Site description
Local Wildlife Site (LWS)[6]	Warren Woods	460m east	Relic wood pasture, veteran trees and nationally rare acid grassland
Local Wildlife Site (LWS)	All Saints Churchyard	537m north	Ecological interest, particularly its lichen and bryophyte flora that grow on walls and gravestones.

5.7 The proposed development will not impact the above LWSs due to the distance from the site and the scale and nature of proposals. No further assessment or mitigation is required for non-statutory nature conservation sites.

Ancient woodland

5.8 According to Natural England's Magic Map application, there are three areas of ancient woodland located within 500m of the site, the nearest of which is Warren Wood that lies 300m southeast. The proposed development will not impact the ancient wood due to the distance from the site and the scale and nature of proposals. No further assessment or mitigation is required for ancient woodland.

Priority Habitats

5.9 According to Natural England's Magic Map application, there are 11 priority habitats parcels within 500m of the site, all of which are deciduous woodland priority habitat parcels, the nearest being 15m to the northwest corner of the site.

5.10 Mitigation will be in place to avoid indirect impacts such as light and noise into the surround landscape. Mitigation for each protected species potentially occurring within the surrounding landscape is covered in Section 7.

[6] A Local Wildlife Site (LWS) is a non-statutory designation used to identify and protect areas of local importance for biodiversity, including habitats, species, or geological features. Local Wildlife Sites are selected locally, usually by local authorities and wildlife organisations, and form an important part of the wider ecological network.

HABITATS

5.11 The habitats present within the site according to the PEA (ABEC, 2025) are included in Table 6.

5.12 A habitat plan showing the location and extent of habitats within the site is provided in Figure 2, Section 4. Photographs of the site taken during the 2025 survey visit are provided within Appendix B.

Table 6. UKHab Classification Habitat Survey (S41 refers to habitats listed on Section 41 of the NERC Act 2006 (as amended)).

UKHab Classification Habitat (code)	Secondary codes	S41 Habitat	Description
Horticulture (c1f)	N/A	No	Most of the site is a uniform recently ploughed arable field which is mostly bare ground but for a few ruderal plant species the likes of common nettle *Urtica dioica*.
Bramble scrub (h3d)	N/A	No	A small area of vegetated scrub of mostly bramble *Rubus fruticosus* agg. and common nettle.
Line of trees	Line of trees (33)	No	Grown out edge of tree line next to the site outside of the proposed build area, bordering part of the west and south border. Species include elder *Sambucus nigra*, hawthorn *Crataegus monogyna*, sycamore *Acer pseudoplatanus*, bramble and common nettle.
Individual tree	Individual tree (200)	No	Six individual trees, two along the northern boundary and four along the western boundary. Species included, ash *Fraxinus excelsior,* garden privet *Ligustrum ovalifolium* and sycamore.

5.13 All individual trees and the line of trees to be retained will be subject to mitigation measures to avoid accidental damage during the operation phase.

PROTECTED SPECIES AND SPECIES GROUPS

5.14 The potential for the site to support protected and notable species is described below.

Flora

5.15 Data obtained from KMBRC within 1km of the site includes, two species listed within Schedule 8 of the Wildlife and Countryside Act 1981 (as amended), bluebell Hyacinthoides non-scripta and Orange-Fruited Elm-Lichen Caloplaca luteoalba.

5.16 Orange-fruited Elm-lichen refers to mature or veteran elm trees, typically with rough, well-lit bark, no elm trees were recorded on site and therefore the site in unlikely to support this species.

5.17 Bluebells prefer a range of deciduous woodland types, as well as hedgerows, shady banks, and pastures. Although hedgerows in the form of line of trees are present on-site, this species was not recorded during the survey, indicating that the site is unlikely to support it.

5.18 No further survey work, mitigation or assessment is required for flora.

Invertebrates

5.19 Data obtained from local records include no records of Kent rare and scarce invertebrate species within 1km of the site.

5.20 No protected or notable species of invertebrates were recorded during the site visit, invertebrates that were recorded are common and widespread.

5.21 No further survey work, mitigation or assessment is required for invertebrates.

Reptiles

5.22 Data obtained from KMBRC include 48 records of reptiles within 1km of the site.

5.23 The nearest records are as follows: slow-worm *Anguis fragilis* located c.0.7km southeast of the site, viviparous lizard *Zootoca vivipara* located c.0.4km south of the site, grass snake *Natrix helvetica* located c.0.45km west of the site and adder *Vipera berus* located c.0.93km north of the site.

5.24 There were no incidental sightings of reptiles during the PEA field survey. The interior of the site is considered to have negligible suitability for reptiles, as it comprises a regularly ploughed field. The field boundaries represent sub-optimal commuting and foraging habitat, though the adjacent railway embankment on the northern boundary do represent optimal foraging, commuting and hibernation habitat.

5.25 Reptiles are considered further in Section 6.

Birds

5.26 Data obtained from local records, and online sources include records of over 100 bird species within 1km of the site. Data includes records of Whooper Swan *Cygnus cygnus*, Red Kite *Milvus milvus*, Hobby *Falco Subbuteo*, Peregrine *Falco peregrinus*, Corncrake *Crex crex*, Green Sandpiper *Tringa ochropus*, Mediterranean Gull *Larus melanocephalus*, Barn Owl *Tyto alba*, Kingfisher *Alcedo atthis*, Fieldfare *Turdus pilaris*, Redwing *Turdus iliacus*, Brambling *Fringilla montifringilla*, and Common Crossbill *Loxia curvirostra*.

5.27 Habitats on site are generally unsuitable for these species with many of them being water and wading birds. More terrestrial species such as red kite may forage the site but the site lacks their preferred nesting habitat. The site is not very large and the habitats on it ubiquitous to the surrounding landscape. As such impacts to local bird populations are considered negligible.

5.28 No bird activity was seen during the PEA site visit. However, the scrub, line of trees, individual trees and off-site habitats particular along the railway embankment, provide suitable habitat for nesting birds.

5.29 Birds are considered further in Section 6.

Badger

5.30 Data obtained from local records, and online sources include records of badger *Meles meles* within 1km of the site. The most recent record dates from 2024 at TQ2642.

5.31 No badger setts or signs of badger were found within the site. The surrounding 30m were fully inspected where accessible. Where access was not possible, visual inspections from within the site boundaries were undertaken. Two burrow holes were found along the northern boundary within the railway embankment (see appendix E for indicative location). These could not be closely inspected due to lack of access, as such it is unconfirmed if they are potential sett entrances. No specific signs of badgers such as tracks, hairs, fresh spoil or cleared entry ways were found implying infrequent use of these burrows if they are in use.

5.32 These were the only potential signs of badgers found. Most of the embankment was visible from the site but certain sections were overgrown to the point that the ground could not be seen from the site. However, no signs of foraging such as snuffle holes or mammal paths were present to suggest the presence of other setts or burrows.

5.33 Mitigation will be in place surrounding the burrows adjacent to the northern boundary to mitigate any risk of injuring badgers or damaging possible setts.

5.34 The site itself does not represent suitable sett building habitat as it is a regularly ploughed field. However, the wider landscape provides suitable habitat for sett construction as well as suitable foraging and commuting habitat. As such it is considered that badgers foraging on site cannot be ruled out.

5.35 Badgers are considered further in Section 6.

Bats

5.36 The following text provides a summary of bat records within 5km of the site. It should be noted that an absence of records may reflect an absence of survey data and should not be taken as confirmation that a bat species is absent from the site or surrounding area.

5.37 Data obtained from local records, and online sources includes records of the following bat species recorded within 5km of the site, Daubenton's bat *Myotis daubentonii*, natterer's bat *Myotis nattereri*, noctule *Nyctalus noctula*, soprano pipistrelle *Pipistrellus pygmaeusl* brown long-eared bat *Plecotus auritus*, whiskered bat *Myotis mystacinus* and Leisler's bat *Nyctalus leisleri.*

Ground Level Tree Assessment (GLTA)

5.38 All trees within the site were subject to a Ground Level Tree Assessment (GLTA). None of the on-site trees had no roost features, and all trees were ruled as having negligible suitability for supporting roosting bats.

5.39 No further survey work or mitigation is needed for roosting bats.

Foraging and Commuting Bats

5.40 Site boundaries provide very low suitability habitat for foraging bats. The site has good connectivity to other areas of suitable foraging habitat for bats in the surrounding landscape.

5.41 Foraging bats are considered further in Section 6.

Hedgehog and other Mammals

5.42 Data obtained from KMBRC include 19 records of European hedgehog *Erinaceus europaeus*, with the closest record located c.0.53km west of the site.

5.43 Habitats such as the bramble scrub and line of trees within the site provide limited foraging habitat for hedgehog *Erinaceus europaeus*, which may be present in the locality but are unlikely to make use of the proposed site.

5.44 Hedgehog are considered further in Section 6.

Hazel Dormice

5.45 Data obtained from KMBRC within 1km of the site included eight records of hazel dormouse *Muscardinus avellanarius*, the nearest located c.1km west of the site.

5.46 According to data obtained from MAGIC Map, no EPSM licences have been granted by Natural England for hazel dormouse within 5km of the site.

5.47 The line of trees, bramble scrub and surrounding off-site boundaries provide optimal habitat for hazel dormice and, in accordance with the hazel dormouse conservation handbook (Bullion et al., 2025), if records occur within 3km of a site, '*it should be*

assumed that dormice occur in all areas of interconnected woody habitat, including plantations, hedgerows and scrub.'

5.48 Clearance of the western boundary tree line, totalling approximately 0.0297 km, is required to facilitate access into the site and will result in the loss of a small area of sub-optimal dormouse habitat. However, the proposed development includes the creation of approximately 0.0455 ha of mixed scrub along and adjacent to the western boundary. This habitat creation will enhance structural diversity and connectivity, thereby improving the suitability of habitats for dormouse within the site and is considered to compensate for the minor habitat loss.

5.49 Any local populations of dormice are likely to be by indirectly effected by the additional lighting from the proposed residential dwelling

5.50 The majority of the line of trees, and all the individual trees within the site are to be retained and are not affected by the proposed works. However, enhancement and creation of scrub and mitigation will be in place to mitigate for the indirect impacts such as lighting.

5.51 The adjacent northern railway embankment is likely to support hazel dormouse due to the large area of suitable habitat; therefore, mitigation is required to protect the off-site railway embankment and its potential to support hazel dormouse.

5.52 Hazel dormice are considered further in Section 6.

Great Crested Newt

5.53 Data obtained from local, and online sources includes one record of great crested newt *Triturus cristatus* within 1km of the site within the last 20 years. The most recent record dates from June 2020 located 500m southeast of the site.

5.54 According to data obtained from MAGIC Map, no EPSM licences have been granted by Natural England for great crested newt within 5km of the site. There have been seven great crested newt Class Survey Licence Returns.

5.55 The majority of the site does not provide suitable terrestrial habitat for great crested newts. Residential dwellings and associated road infrastructure form a partial barrier to dispersal from the nearest ponds located 120m northwest, with a second being located 130m southwest of the site which is ecological connected to the site. In addition, the current intensive ploughing regime across the site further reduces its suitability as terrestrial habitat. On this basis, the site is considered unlikely to support great crested newts.

5.56 The field boundaries provide extremely limited terrestrial habitat for great crested newts. However, the wider landscape provides more suitable terrestrial habitat for GCN including the woodland to the south and the railway embankment to the north. Whilst it is considered unlikely GCN will utilise the site, individual presence cannot be ruled out.

5.57 Great crested newts are considered further in Section 6.

Riparian mammals

5.58 The habitats within the site provide no suitable habitat for otter *Lutra lutra* or water vole *Arvicola amphibius.* No further survey work or mitigation is needed for these species.

Invasive species

5.59 No Schedule 9 invasive non-native plant species were found within the site.

5.60 No further survey work or mitigation is needed for invasive species.

6. IMPACT ASSESSMENT

BATS

Legislation

6.1 All British bats are protected as European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended). They are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). As a result, both bats and their roosts (resting places and breeding sites) are afforded full protection under the legislation. If the proposed works are likely to result in an offence, a Natural England licence may be needed in order to ensure appropriate safeguarding measures. Some bat species are also S41 Priority Species. As all bats are protected, they are considered to be an important ecological feature.

Evaluation

Foraging bats

6.2 Although the majority of boundary habitats are being retained, in the absence of suitable mitigation measures, development proposals could impact foraging and commuting bats through lighting disturbance.

6.3 Mitigation measures are detailed in Section 7 to minimise lighting impacts to foraging and commuting bats.

REPTILES

Legislation

6.4 All common British reptiles are afforded a degree of protection under the Wildlife and Countryside Act 1981 (as amended).

Evaluation

6.5 The habitat within the site is considered to have negligible suitability for reptiles. However, the field boundaries, including railway embankment provided limited commuting habitat for reptiles, therefore the potential of occasional reptiles occurring on site cannot be ruled out.

6.6 Clearance of the western boundary line of trees, totalling 0.0297km will be affected to create way for access into the site, will be done under a precautionary approach, to eliminate the chances of individual reptiles being injured.

6.7 Mitigation measures for reptiles are detailed in Section 7.

GREAT CRESTED NEWT AND OTHER AMPHIBIANS

Legislation

6.8 All British amphibians are afforded a degree of protection under the Wildlife and Countryside Act 1981 (as amended). Great crested newt (GCN) is one of these protected species and is also protected as a European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended). Great crested newts are a S41 Priority Species.

Evaluation

6.9 The terrestrial habitat within the main body of the site is of negligible suitability for great crested newts. However, the field boundaries provided extremely limited terrestrial habitat for great crested newts. More suitable habitat is present within the wider landscape including the railway embankment to the north and the woodland to the south.

6.10 Utilising the great crested newt Rapid Risk Assessment (Natural England 2020), the site in its entirety comprises falls in the bands of 1-5ha between 100-250m from the nearest ponds. This produces the rapid risk assessment result of ***Amber: Offence Likely***. However, the vast majority of the site is not suitable terrestrial habitat being a ploughed field. The only section of suitable habitat being impacted is the proposed new road access from Eyhorne street. This comprises 0.0297km length of tree line, which falls below 0.001ha which is the minimum unit that can be used by the rapid risk assessment tool. As such this calculation produces an assessment result of ***Green: Offence Highly Unlikely***.

6.11 Whilst an offence is considered highly unlikely, the presence of individual great crested newts cannot be entirely ruled out. As such, this will be done under a precautionary approach, to eliminate the chances of individual great created newts being killed or injured.

6.12 Mitigation measures detailed in Section 7 for reptiles will also function to minimise impacts to great crested newts.

BADGER

Legislation

6.13 Badgers are protected under the Protection of Badgers Act 1992. As a result, it is an offence to wilfully kill, injure or take a badger (or attempt to do so), intentionally or recklessly damage, destroy or obstruct access to a sett, or disturb a badger whilst it is occupying a sett.

Evaluation

6.14 No setts or field signs were found on site during the survey. The northern boundary comprises a vegetated railway embankment that could not be accessed for health and safety reasons. The visual inspection of the embankment from the site found two mammal burrows. No other potential signs of badgers were found. As the burrows

could not be closely inspected the possibility, they are sett entrances cannot be ruled out. Nor can the presence of foraging or commuting badgers visiting the site. However, no other potential signs of activity were observed such as mammal paths, snuffle holes, latrines etc.

6.15 Works in close proximity to the burrows have the potential to negatively impact local badger population in the absence of suitable mitigation measures. Additionally, development proposals could cause harm to individual badgers that may visit the site during the construction phase.

6.16 Mitigation measures are detailed in Section 7 to minimise impacts to badger.

HEDEGHOGS AND OTHER MAMMALS

Legislation

6.17 There are some UK mammal species that are not afforded direct legislative protection with regards to development activities. However, they may still receive protection with regards acts of cruelty, e.g., Wild Mammals (Protection) Act 1996. Furthermore, some of these mammal species are S41 Priority Species and should be considered as important ecological features.

Evaluation

6.18 In the absence of suitable mitigation measures, development proposals could cause harm to individual hedgehogs and other small mammals during the construction phase.

6.19 Mitigation measures are detailed in Section 7 to minimise impacts to hedgehog and other small mammals.

BIRDS

Legislation

6.20 All wild birds and their nests are afforded protection under Section 1 of the Wildlife and Countryside Act 1981 (as amended). As a result, individuals receive protection in respect of injury and killing and their nests, whilst in use or being built, cannot be removed, damaged, or destroyed. Wild birds listed in Schedule 1 of the Act are afforded greater protection and, as such, are subject to particular penalties.

Evaluation

6.21 Proposals are unlikely to significantly impact local bird populations due to the small scale of proposals, small scale of clearance (0.0297km) along the western boundary and the large amount of other suitable nesting and foraging habitat in the local area. However, in the absence of suitable mitigation, proposals could impact nesting birds within the site.

6.22 Mitigation measures are detailed within Section 7 to avoid impacts to nesting birds.

HAZEL DORMOUSE

Legislation

6.23 Hazel dormice are protected as European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended). They are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). As a result, both hazel dormouse and their nests are afforded full protection under the legislation.

Evaluation

6.24 Due to clearance of the western boundary tree line, in the absence of suitable mitigation measures development proposals could impact hazel dormouse. Direct mitigation measures are detailed within Section 7

6.25 Indirect mitigation measures to minimise lighting impacts to hazel dormouse, are considered in Section 7.

7. MITIGRATION REQURIEMENTS

HABITATS

Individual trees and line of trees

7.1 It is understood that all individual trees and all line of trees apart from, the western boundary line of trees, totalling 0.0297km within the site will be retained. All trees and line of trees that are retained will follow guidance given in the 'BS 5837:2012 Trees in relation to design, demolition and construction'. This standard requires a Tree Protection Plan to be put in place wherever there is potential for works to impact on trees, for example, through dust pollution and/or machinery incursion.

7.2 The retained line of trees and individual trees should be protected against accidental damage during works, including their root plates, using appropriate fencing such as Heras fencing or similar.

SPECIES AND SPECIES GROUPS

Bats

Construction Phase

7.3 To avoid local impacts to local bat communities, works will be restricted to daylight hours only and no lighting will be used at night during the construction phase.

Operational Phase

7.4 Proposed development includes the installation of lighting, including external light fittings attached to the sides of the buildings and bollard lighting.

7.5 Lighting has the potential to disrupt bat foraging and commuting behaviour and thus care will be taken with design and location of lighting to ensure bats are not affected by the works.

7.6 The lighting will be directed away from the site boundaries, especially the northern boundary.

7.7 Planned lighting will include installing external directional lights, external building lights and bollard lighting. These are compliant with current guidance as issued by the Bat Conservation Trust. Figure 3 below shows lighting options that should be used.

Figure 3. From left to right: Gila Wall Light AGLED; Reef CCT Directional Wall Light; and Kingfisher DECO 2.0.

7.8 In the event of any design changes, the lighting should be designed in keeping with the general mitigation measures detailed below.

7.9 The following general mitigation measures will be adhered to as described in the current best practice guidance produced by the Bat Conservation Trust Note 08/18 Bats and artificial lighting in the UK (2018):

- In general, light sources will not emit ultra-violet light to avoid attracting insects and thus potentially reducing numbers in adjacent areas, which bats may use for foraging. Metal halide and fluorescent sources will not be used.
- LED luminaires will be used where possible. A warm white spectrum (ideally <2700Kelvin) will be adopted to reduce blue light component. Luminaires will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
- The height of any lighting columns will be limited to eight meters and increasing the spacing of lighting columns can reduce spill of light into unwanted areas such as the line of trees boundary habitats. Only luminaires with an upward light ratio of 0% and with good optical control will be used. Luminaires will always be mounted on the horizontal, i.e. no upward tilt.
- Other ways to reduce light spill include the use of directional luminaires, shields, baffles and/or louvres. Flat, cut-off lanterns are best. Additionally, lights will be located away from reflective surfaces where the reflection of light will spill onto potential foraging/commuting corridors. Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill. Where windows and glass facades etc. cannot be avoided, low transmission glazing treatments may be a suitable option in achieving reduced illuminance targets.
- Lighting that is required for security or access will use a lamp of no greater than 2000 lumens and be passive infrared sensor activated on a short timer (1 minute), to ensure that the lights are only on when required and turned off when

not in use. A control management system can be used to dim (typically to 25% or less) or turn off groups of lights when not in use.

Badger

7.10 The burrows found off the northern boundary could not be checked due to lack for accessibility; to avoid impacts on badgers and to ensure compliance with relevant wildlife legislation, the following mitigation measures will be implemented for all construction activities occurring within proximity of the burrows that could be potential sett. The proximity and intensity of works will be carefully controlled, with machinery use restricted according to distance from the boundary. A toolbox talk will be alert all site works to the legislation and mitigation in place for badgers.

7.11 The site should be maintained in its current condition until the commencement of works. Doing so will reduce the likelihood of badgers encroaching on the site, this will also be true for hedgehogs, amphibians and reptiles. Prior to works a pre-commencement walkover should be undertaken to ensure no new setts have been constructed with in or adjacent to the site. Should a sett be found works within 30m will be postponed until a suitably qualified ecologist can assess and monitor the sett to inform required mitigation.

7.12 Concerning the burrows found in the northern embankment, heavy machinery will not be permitted within 20m of the northern boundary. Lighter machinery (generally wheeled vehicles) only will be used between 10-20m of a northern boundary, and all works within 10 m will be undertaken using hand tools only (Badger Trust, 2017). These buffers will be marked out with flags in conjunction with the engineers to determine the works areas in relation to these buffers. (see appendix E). Works within the buffers will take place under the supervision of an appropriately qualified ecological clerk of works (ECoW) to ensure compliance. The reduced buffer is considered appropriate as, any sett present within the embankment would be elevated above the site, with tunnels and chambers leading away from the site. Additionally, any setts would be resilient enough to cope with vibration impact from regular train traffic. As such these reduced buffers are considered sufficient to avoid impacts to any setts that may be present. In the extremely unlikely event a suspected badger tunnel or chamber is found, works in the vicinity of the sett will need to stop and Natural England consulted.

7.13 Construction machinery will not be operated during sensitive periods, specifically no machinery use will take place within two hours before sunset or one hour after sunrise.

7.14 Existing vegetation along the northern boundary will be retained to maintain habitat structure and ecological connectivity. This will help preserve established foraging routes and reduce disturbance to commuting badgers.

7.15 Any excavations, pipework or trenches left open overnight will be securely covered or provided with a suitable escape route (such as a ramp) to prevent animals becoming trapped. These features will be inspected each morning prior to the recommencement of works.

7.16 Soft building materials, including stockpiled topsoil, will be inspected daily to ensure badgers are not attempting to establish new setts within them. All litter, waste materials and tools will be removed or securely stored at the end of each working day to avoid attracting wildlife or causing harm.

7.17 In the event a potential badger sett is found, works will stop immediately and it will be monitored to confirm presence or likely absence of badgers to inform further mitigation requirements (English Nature 2002).

7.18 In addition, the following industry standard practices will be followed:

- All site personnel will be fully briefed concerning the mitigation measures to be followed, the relevant legislation, the penalties imposed and who to contact should they need to.
- Excavations or trenches will be inspected each morning and evening to ensure no badgers have become trapped.
- Open pipework with a diameter of more than 120mm will be properly covered or capped at the end of the working day to prevent badgers from entering and becoming trapped.
- During the work, the storage of any chemicals will be contained in such a way that they cannot be accessed or knocked over by badgers.

Hedgehog and other small mammals

7.19 Clearance of the western boundary line of trees, totalling 0.0297km has the potential to disturb or injure individual hedgehogs. The occasional presence of hedgehog within the site cannot be ruled out, suitable mitigation will ensure works avoid causing accidental harm to individual animals.

7.20 While the information below is specific for hedgehogs, it will also minimise negative impacts for other small mammals.

- Care should be taken when clearing any vegetation, log or rubble piles to avoid harming hedgehog that may be sheltering within the site.
- If a hedgehog is found (without young) within the site between April and October inclusive, then it should be carefully relocated to an area outside the development area that offers immediate shelter.
- If a nesting hedgehog with young is found between May and October inclusive (breeding season) or if a hibernating hedgehog is found between November and March inclusive (hibernating season) then an ecologist should be contacted immediately for advice.

7.21 The following mitigation will be implemented for hedgehog during the construction phase:

- All holes and excavations will be covered over each night to prevent animals from being trapped or injured. If this is not possible, a structure/plank should be placed into the hole to enable animals to escape.
- Any removal of building materials or other debris will be undertaken with care to prevent harm to hedgehog.
- The sensitive clearance detailed in section 7.24 for reptiles and amphibians will also provide mitigation for the risks to individual hedgehog.

Nesting birds

7.22 The line of trees, individual trees and site boundaries have the potential to support nesting birds. As such it is recommended that any work impacting these directly take place outside of the nesting bird season (generally considered March to August inclusive). If this is not possible, then a nesting bird check will be carried out by a suitable qualified ecologist no more than 48 hours prior to demolition.

7.23 In the event a nesting bird is found, an appropriate exclusion zone will be set up in which no works take place until any young have fledged.

7.24 Lighting should be directly away from the retained line of trees, individual trees and site boundaries and follow the lighting guidance detailed in Section 7.9.

Reptiles and Amphibians

7.25 The primary recommendation for reptiles and amphibians is to ensure the current upkeep of the site is maintained until the commencement of works in order to ensure the site does not become more suitable for reptiles or amphibians.

7.26 Where vegetation clearance is required such as the clearance of the western boundary of trees for road access will be carried out under the following precautionary methodology (Froglife, 1999; Natural England, 2015)

- Vegetation clearance will be kept to the minimum required to facilitate the works. Clearance works will commence outside of the reptiles hibernation season (generally regarded as November to February). Works will take place in suitable weather conditions (i.e. weather above 10^0C, dry and calm weather).
- Vegetation clearance will be carried out under the supervision of an appropriately qualified ecological clerk of works (ECoW).
- The ECoW will undertake a search for reptiles and amphibians and any individuals found will be relocated outside of the works area. In the unlikely event that a great crested newt is found then all works will need to stop, and a mitigation license obtained.
- An initial cut will be undertaken with a handheld strimmer to a height of 150mm and the arisings raked off. The arisings will be used to make soft release piles / hibernacula in the north of the site. The area will then be left for 24 hours to enable individuals to disperse the area.

- A second cut will then be taken to ground level and the arisings removed as before. The area will then be left for 24 hours to enable individuals to disperse the area.
- Where groundbreaking is required, the topsoil will then be scraped off using a toothed bucket under ECoW supervision and any individuals found removed from the works area.

7.27 During the construction phase, all building material, debris and rubble will be stored on pallets away from site boundaries to reduce the risks of amphibians seeking shelter beneath them.

7.28 It is also recommended that the current site management is kept in place until commencement of works to prevent the site becoming suitable for reptiles and amphibians in the interim.

Hazel dormouse

7.29 The following mitigation is required to reduce the risk of the killing or injury of individual dormice:

- Most of the site boundaries will be retained, with only the western boundary line of trees, totalling 0.0297km being lost, mixed scrub being created on site to enhance hazel dormice habitat.
- The retained line of trees along the west and south boundaries will be protected to avoid accidental damage during works, using appropriate fencing such as Heras fencing or similar, as required, following the above mitigation guidance given within Section 7.1.
- The lighting guidance to protect the site boundaries and those reducing the indirect light affecting hazel dormouse should follow the guidance set out in Section 7.9.

7.30 When the clearance of the western boundary line of trees is to be removed the following precautionary method will be implicated.

7.31 Single – stage clearance:

- Will occur during the active season during spring (May) or autumn (mid-September to mid-October) and avoids the hibernation period and main breeding season.
- Vegetation will be cleared towards the northern boundary direction which will displace dormice towards retained habitat, dormice should not be displaced more the 150m in one day or across a gap of more than 30m with no cover.
- Above ground vegetation will be removed first then immediately the roots and stumps.

- A fingertip check of the vegetation immediately prior to clearance by a suitable ecologist will occur to check for torpid dormice and dependent young.

7.32 If a dormouse is found, works will stop and a license obtained.

8. ECOLOGICAL ENHANCEMENTS

8.1 In addition to the above mitigation measures, ecological enhancements will be incorporated into the proposed development to contribute towards the objectives of planning legislation.

8.2 In December 2024 the UK Government published the revised National Planning Policy Framework (NPPF) which states that ""minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs" (Para 187b).

8.3 The associated BNG assessment report (ABEC, 2025) provides details of habitat creation and enhancement measures for onsite habitats.

Bird Boxes

8.4 The site provides an opportunity to increase bird nesting habitat through the installation of bird boxes within the fabric of the proposed residential dwellings and proposed site boundary enhancements.

8.5 For example, four 1SP Schwegler Sparrow Terraces[7] (Photo in Appendix D) (or similar) will be installed on the north and east elevations of the proposed residential dwellings (Location illustrated within Appendix E) to provide nesting habitat.

8.6 Three boxes suitable for urban environments will be installed, such as the Schwegler Nestbox 1B[8] (1B Schwegler Nest Box | NHBS Practical Conservation Equipment) (Photo in Appendix D) in with the site boundaries (Location illustrated within Appendix E).

8.7 The British Trust for Ornithology (British Trust for Ornithology (BTO), 2024) states that nest boxes be installed at a height of approximately 3m above ground level, sheltered from the weather to prevent rain entering the box, not too close to other nest boxes and installed with galvanized or stainless screws or nails to prevent rusting.

8.8 All active bird nests and roosts are protected under the Wildlife and Countryside Act, 1981 and as such maintenance that may impact these boxes must be undertaken outside of the bird nesting season (avoiding March to August inclusive).

Bat Boxes

8.9 The site provides an opportunity to increase bat roosting habitat through the installation of bat boxes within the fabric of the proposed residential dwellings and site boundaries.

[7] 1SP Schwegler Sparrow Terrace | NHBS Practical Conservation Equipment
[8] 1B Schwegler Nest Box | NHBS Practical Conservation Equipment

8.10 Three Ibstock Enclosed Bat Box C[9] (Photo in Appendix D) (or similar) will be installed on the south-east or south-west elevation of the proposed residential dwellings (Location illustrated within Appendix E) to provide roosting opportunities for a variety of bat species. Bat boxes will be installed at least 3m from ground level.

8.11 Two Bat Box 2F[10] (Photo in Appendix D) (or similar) will be installed on the south-west or south-east elevations of the site boundaries (Location illustrated within Appendix E) to provide roosting opportunities for a variety of bat species.

8.12 Bat boxes will be installed as per recommendations from the Bat Conservation Trust (Bat Conservation Trust, 2018):

- Where bats are known to feed and navigate (close to hedges and tree lines).
- Ideally at least 4m above the ground (where safe installation is possible);
- Away from artificial light sources (to protect them from predation);
- Sheltered from strong winds; and
- Exposed to the sun for part of the day (usually south, south-east or south-west).

8.13 Bat roosts are afforded strict legal protection under the Habitats and Species Regulations 2019 and the Wildlife and Countryside Act 1981(as amended) and therefore any actions that may impact these boxes will first require inspection by a licenced bat ecologist.

Insect houses

8.14 Three insect houses such as the National Trust Apex Bee & Insect House[11] (Photo in Appendix D) (or similar), will be installed within the planned grass spaces and site boundaries surrounding the development on site (Location illustrated within Appendix E). The insect homes will be placed in a sheltered spot, preferably amongst vegetation and hang no higher than 2 metres from the ground.

Hedgehog Highways

8.15 16 Hedgehog highways[12] will be incorporated into boundaries of the proposed residential gardens to maintain permeability for hedgehogs across the site. This will be achieved by providing a minimum 13 cm x 13 cm gap at the base of garden fences, walls, or other barriers (Photo in Appendix D) (or similar) (Location illustrated within Appendix E). These access gaps will be positioned to create continuous movement routes between adjacent gardens and green spaces, avoiding areas where they may become blocked by vegetation or stored materials. Where new fencing is installed, hedgehog-friendly gravel boards or pre-cut access holes will be used to ensure long-term functionality.

[9] Ibstock Enclosed Bat Box 'C' | NHBS Practical Conservation Equipment
[10] 2F Schwegler Bat Box (General Purpose) | NHBS Practical Conservation Equipment
[11] National Trust Bee & Insect House Apex | Bug Hotel
[12] Link your garden with a hedgehog highway

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APPENDIX A: WILDLIFE LEGISLATION AND POLICY

This Appendix provides an overview of the framework of legislation and policy which underpins nature conservation and is a material consideration in the planning process in England. The reader should refer to the original legislation for the definitive interpretation.

For further information, please see:

https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications

and

https://www.gov.uk/government/policies/protecting-biodiversity-and-ecosystems-at-home-and-abroad/supporting-pages/species-protection

Relevant Legislation	Description
EU Directives	
Habitats Directive (92/43/EEC)	Required protection of natural habitats, wild flora, and fauna through the designation of Special Areas of Conservation (SAC) which support habitats listed on Annex I and species listed on Annex II of the Directive. Special protection measures are afforded to species listed on Annex IV, V and VI (European Protected Species). Introduces the precautionary principal which (with some exception) permits projects only if no adverse effect on site integrity is ascertained. Transposed into English law via the Conservation of Habitats and Species Regulations 2019.
Wild Birds Directive (79/409/EEC)	Aims to maintain ornithological and habitat diversity through the creation of Special Protection Area (SPA) which aim to maintain ornithological and habitat diversity through the entire European range. Provides a framework for the conservation, management, and human interaction with wild birds in Europe and includes measures to prevent the introduction of non-native species. Special protection measures are afforded to species listed on Annex I. Transposed into English law via the Conservation of Habitats and Species Regulations 2017.
English Legislation	
Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019	Provides for the protection of Natura 2000 sites (Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites), European Protected Species and habitats. European Protected Species are protected from deliberate capture, injury or killing; deliberate disturbance of a European Protected Species, such that it impairs their ability to breed, reproduce or rear their young, hibernate or migrate or significantly affect their local distribution or abundance; deliberately take or destroy effect; damage or destroy a breeding site or resting place; keep, transport, sell or exchange any live, dead, or part of a European Protected Species. European Protected Species include, but are not limited to: Great Crested Newt Natterjack Toad. Otter Smooth Snake Sand Lizard All bat species and Hazel Dormouse
Wildlife and Countryside Act 1981, as amended	The WCA, as amended, consolidates, and amends pre-existing national wildlife legislation to implement the Bern Convention and the Birds Directive. It complements the Habitat Regulations 2017, offering protection to a wider range of species. The Act also provides for the designation and protection of national

Relevant Legislation	Description
	conservation sites of value for their floral, faunal, or geological features, termed Sites of Special Scientific Interest (SSSIs). Schedules of the act provide lists of protected species, both flora and fauna, and detail the possible offences that apply to these species.
Countryside and Right of Way Act 2000	The CROW Act, introduced in England and Wales in 2000, amends and strengthens existing wildlife legislation detailed in the WCA. It places a duty on government departments and the National Assembly for Wales to have regard for biodiversity and provides increased powers for the protection and maintenance of SSSIs. The Act also contains lists of habitats and species (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.
Natural Environment and Rural Communities Act 2006	Section 40 of the Act places a duty on local authorities to have regard to the conservation of biodiversity in England whilst carrying out their normal functions. Section 41 comprises a list of Habitats of Principal Importance (HPI) and Species of Principal Importance (SPI) which should be considered.
Wild Mammals (Protection) Act 1996	This Act makes it an offense for any person to mutilate, kick, beat, nail, or otherwise impale, stab, burn, stone, crush, drown, drag, or asphyxiate any wild mammal with intent to inflict unnecessary suffering.
Planning Policy	
National Planning Policy Framework and Practice Guidance	In February 2025, the UK Government published a revised National Planning Policy Framework (NPPF), replacing previous versions published in March 2012, July 2018, February 2019, July 2021, September 2023, and December 2023. The Government Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact within the Planning System, which accompanied PPS9, remains valid. At the heart of the NPPF is a presumption in favour of sustainable development; however, this presumption does not apply to developments requiring Appropriate Assessment under the Birds or Habitats Directives. Chapter 15, Conserving and Enhancing the Natural Environment, sets out how the planning system should contribute to and enhance the natural and local environment by: • Protecting and enhancing existing sites of biodiversity or geological value. • Minimising impacts on, and providing net gains for, biodiversity; and • Establishing coherent ecological networks that are resilient to current and future pressures, including through incorporation of features supporting priority or threatened species (e.g. swifts, bats, hedgehogs). If a proposed development would result in significant harm to the natural environment which cannot be avoided (including by use of an alternative site with less harmful impacts), mitigated or, as a last resort, compensated for, then planning permission should be refused. With respect to developments on or affecting Sites of Special Scientific Interest (SSSIs), permission should only be granted where the benefits of the development clearly outweigh the harm to the SSSI(s) and the wider network. Development resulting in loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy is provided.

Relevant Legislation	Description
	Chapter 15 further identifies that developments whose primary objective is to conserve or enhance biodiversity should be supported and that opportunities to incorporate biodiversity improvements in and around development should be encouraged, especially where these can secure measurable net gains for biodiversity. Chapter 11, Making Effective Use of Land, requires that the planning system promote the use of land so as to meet identified needs for homes and other uses, while safeguarding and improving the environment and ensuring healthy, safe living conditions. Substantial weight is given to using suitable brownfield land within settlements for homes and other identified needs. Opportunities for achieving net environmental gains, including through new habitat creation, are encouraged. In March 2014, the Department for Communities and Local Government released guidance to support the National Planning Policy Framework (NPPF), known as the National Planning Practice Guidance (NPPG). This has been produced to provide guidance for planners and communities which will help deliver high quality development and sustainable growth in England. The guidance includes a section entitled 'Natural Environment: Biodiversity, geodiversity and ecosystems and green infrastructure', which was updated in July 2019. This document sets out information with respect to the following: • the statutory basis for seeking to conserve and enhance biodiversity. • the local planning authority's requirements for planning for biodiversity. • what local ecological networks are and how to identify and map them; • how plan-making bodies identify and safeguard Local Wildlife Sites, including Standard Criteria for Local Wildlife Sites; • the sources of ecological evidence; • the legal obligations on local planning authorities and developers regarding statutory designated sites and protected species; • definition of green infrastructure; • where biodiversity should be taken into account in preparing a planning application; • how policy should be applied to avoid, mitigate, or compensate for significant harm to biodiversity and how mitigation and compensation measures can be ensured; • definitions of biodiversity net gain including information on how it can be achieved and assessed; and, • the consideration of ancient woodlands and veteran trees in planning decisions and how potential impacts can be assessed. The NPPG July 2019 issue also includes a section entitled 'Appropriate assessment: Guidance on the use of Habitats Regulations Assessment' which provides information in relation to Habitats Regulations Assessment processes, contents, and approaches in light of case law. This guidance will be relevant to those projects and plans which have the potential to impact on European Sites and European Offshore Marine Sites identified under the Conservation of Habitats and Species Regulations 2017 (as amended).

Relevant Legislation	Description
ODPM Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System (2005)	The Government's Office of the Deputy Prime Minister (ODPM) Circular 06/05 (ODPM 2005) presents the legal requirement for planning authorities regarding statutory designated sites. Planning approval should not be granted where impacts to statutory designated sites that are not connected to the site maintenance for nature conservation or will have a significant effect on the site's conservation objectives and/or affect the site's integrity. Permission may be granted if the proposed development overrides public interest.
Protection of Protected Habitats	
Habitats of Principal Importance	Section 41 of the NERC Act 2006 details 56 Habitats of Principal Importance, divided into 10 broad categories: arable and horticulture, boundary, coastal, freshwater, grassland, heathland, inland rock, marine, wetland, and woodland.
Non-native Invasive Plant Species	Schedule 9 of the Wildlife and Countryside Act 1981, as amended is a list of non-native plant species for which Section 14 of the Act applies. It is an offence to plant or otherwise cause to grow in the wild species listed under Schedule 9 of the act. These include, but are not limited to: Himalayan Balsam Cotoneaster sp. Japanese Knotweed Giant Hogweed.

APPENDIX B: SITE PHOTOGRAPHS

Photograph 1. North-western corner of the site

Photograph 2. Horticulture land

Photograph 3. Western boundary

Photograph 4. Southern boundary

Photograph 5. Eastern Boundary

Photograph 6. Northern boundary

APPENDIX C: PROPOSED SITE PLAN

proposed block plan

APPENDIX D: ECOLOGICAL ENHANCEMENTS

1SP Schwegler Sparrow Terrace

Schwegler Nestbox 1B

Ibstock Enclosed Bat Box 'C'

Bat Box 2F

National Trust Apex Bee & Insect House

Hedgehog Highway

APPENDIX E: ECOLOGICAL ENHANCEMENT LOCATIONS