Land at Eyhorne Street Hollingbourne, Maidstone

Preliminary Ecological Assessment

Adonis Blue Environmental Consultants

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Report Verification

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This report has been prepared in accordance with British Standard 42020:2013 “Biodiversity, Code of practice for planning and development.”

This report has been prepared by Adonis Blue Environmental Consultants for the sole use of the client.

All opinions expressed are the true and professional bona fide opinions of Adonis Blue Environmental Consultants. They do not constitute professional legal advice, and the client may wish to seek professional legal interpretation of the relevant wildlife legislation referenced in this report.

Any information provided by third parties and referred to within this report has not been checked or verified by Adonis Blue Environmental Consultants unless otherwise expressly stated within this document.

EXECUTIVE SUMMARY

Adonis Blue Environmental Consultants (ABEC) was commissioned by Cantium Land and Development Ltd to carry out a Preliminary Ecological Appraisal (PEA), on Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UB

The application site comprises a ploughed agricultural field with patches of boarding scrub, hedgerow, and tree lines.

Development proposals of the site are currently for a scheme size of circa seventeen, two storey residential properties with parking, access, and associated gardens.

Further work is recommended for nesting birds. Any works carried out on the trees, scrub or hedgerow within the bird breeding season. Will need to be checked for nests prior to their removal.

Mitigation measures have been recommended for local bird's and hedgehog.

Enhancement measures have been recommended for local bird's and bats.

This site may be subject to Biodiversity Net Gain requirements.

A summary of related legislation and planning policies is provided within Appendix A.

Contents

1. INTRODUCTION

1.1 BACKGROUND

Adonis Blue Environmental Consultants (ABEC) was commissioned by Cantium Land and Development Ltd to undertake a Preliminary Ecological Appraisal (PEA), on Land at Eyhorne Street, Hollingbourne, Maidstone ME17 1UB.

1.2 THE APPLICATION SITE

The site comprises a ploughed agricultural field with patches of ruderal vegetation.

The site is bordered by a strip of woodland railway side to the north and northeast. Grassland to the south and southwest. there is also woodland to the south. To the southwest Godfrey House a residential property with associated gardens and to the west is Eyhorne Street.

1.3 PROPOSALS

Development proposals of the site are currently for a scheme size of seventeen two storey residential properties with parking, access, and associated gardens (Appendix D).

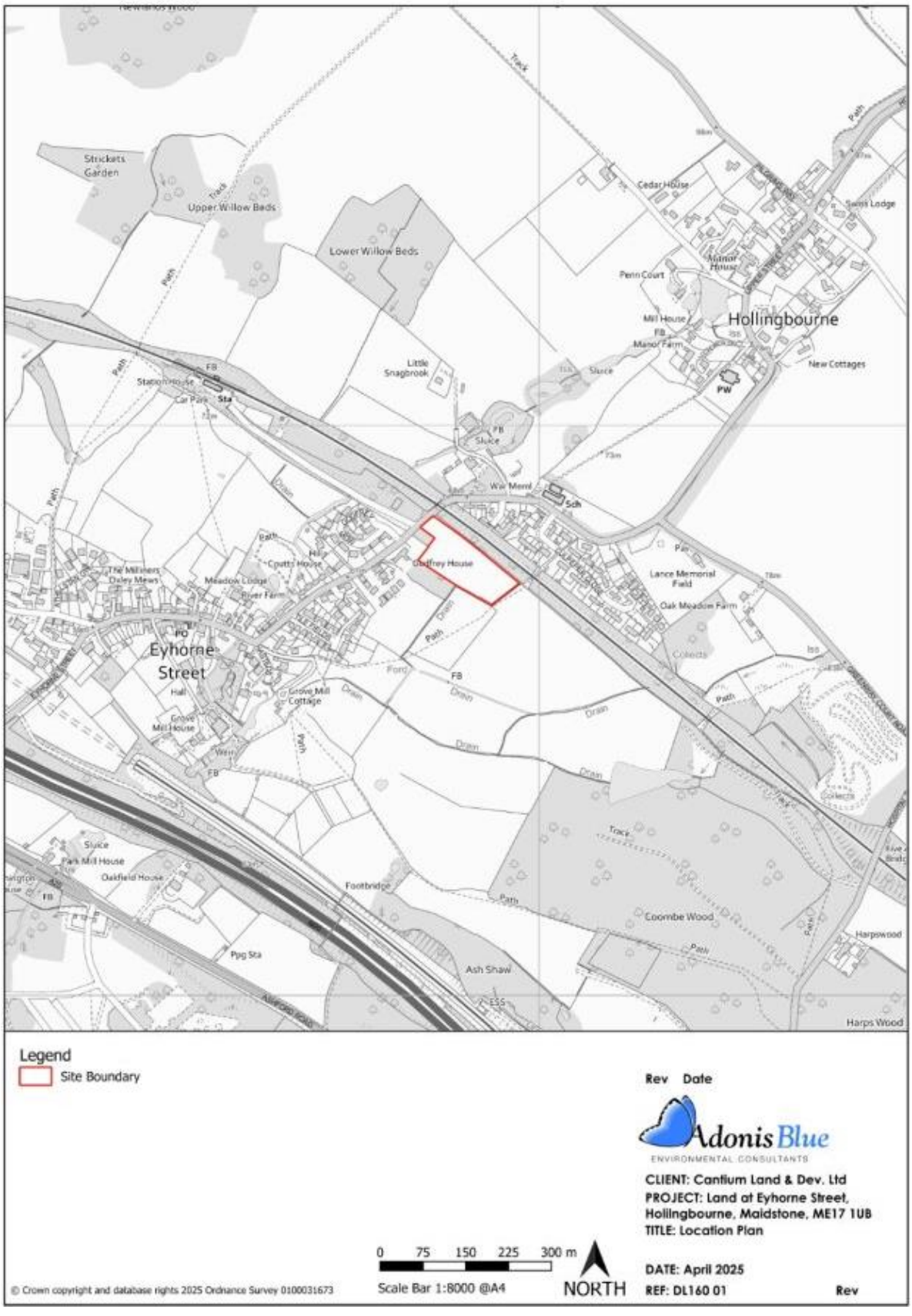
1.4 SURVEY OBJECTIVES

The purpose of this survey is to provide a Preliminary Ecological Appraisal (PEA) to identify ecology constraints and opportunities.

The key objectives are as follows:

- Identify the relevant statutory and non-statutory designated sites and features of ecological significance within the site and the zone of influence.
- Assess the potential for the presence of protected species and Species and Habitats of Principal Importance or other biodiversity features within the site and its surroundings.
    - Detail further surveys that are likely to be needed, based on the development proposals.
    - Present the significance of ecological impacts on the proposed works.
- Provide an early sign of potential ecological mitigation and compensation requirements necessary as part of any development proposals.

2. SITE LOCATION



3. METHODOLOGY

3.1 DESK STUDY

An ecology desktop study was carried out prior to the site visit. Collection of information like this can help 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.

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 Record Centre (KMBRC)	Data analysed within 1 km radius from site centre: • Protected Species Species of Conservation Concern • Rare & Scarce Species
Magic Website[1]	Data analysed within 7 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). • Granted European Protected Species Licencing (bats 5km) Data analysed within 500 m radius from site centre: • Priority Habitats • Ancient woodland • SSSI Impact Risk Zones (to assess planning applications for impacts on SSSIs/SACs/SPAs & Ramsar sites within area of interest)

[1] www.magic.gov.uk

3.2 FIELD SURVEY

The field survey was undertaken in 2025 by Richard Ferrett BSc (Hons), Ecologist working with ABEC

Richard holds a GCN licence (Ref. 2016-22836-CLS-CLS). Richard has nine years of experience carrying out Preliminary Ecological Appraisals and protected species surveys.

Table 2. Survey weather conditions.

Survey visit date	Time on site	Surveyor	Weather conditions
March 2025	09:00 – 11:00	Richard Ferrett	11°C, light breeze, cloud cover, rain,

Mapping of the habitats within the site followed the UK Habitat (UKHab) Classification method V2 (UKHab Ltd, 2023). This follows a standardised system which can be easily interpreted. Target notes were used to record further information about 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 found following Rose (2006) and Stace (2019).

A search was also conducted for the presence of Schedule 9 invasive non-native plant species; however, it should be noted that this is not a specific survey for these species.
Suitability Assessment

The overall suitability for a structure to support roosting bats at any time of year was classified by placing the structures into one of five categories as described in Collins (2023):

High: A structure with one or more potential roost sites that are obviously suitable for use by a larger number of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.

Moderate: A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status, such as a maternity or hibernation roost.

Low: A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (unlikely to be used as a maternity roost and not a classic cool/stable hibernation site but could be used by individual hibernating bats).

Negligible: No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and unsuitable features on occasion.

None: No habitat features on site likely to be used by any roosting bats at any time of year (a complete absence of crevices/suitable shelter at all ground/underground levels).

3.3 LIMITATIONS

Due to the nature of surveying for this type of report it is possible that some plant species where not recorded during the visit as different plant species appear within different months of the year. However, the habitats within the site where sparce and where common and considered unlikely to support protected or notable plants.

4. BASELINE ECOLOGICAL CONDITIONS

4.1 DESIGNATED SITES

4.1.1 Statutory Sites of International Importance

There are no statutory sites located within 1km of the proposed development site. No further assessment or mitigation is required for statutory sites of international importance.

4.1.2 Statutory sites of National Importance

There are no statutory site of national importance located within 2 km of the site. No further assessment or mitigation is needed for statutory sites of international importance.

4.1.3 Non-statutory sites

There are two non-statutory local wildlife sites found within 1km of the proposed development site. Warren Wood lies northeast of the site and All Saints Churchyard Hollingborne north of the site.

4.1.4 Ancient woodland

There are areas of ancient woodland found within 500m of the site. These include Coombe wood and Warren wood, However, the proposal in non-likely to affect the ancient woodlands. No further assessment or mitigation is needed for ancient woodland.

4.2 HABITATS

The habitats present within the site are described in Table 3 below according to the UK Habitat Classification system.

Photographs of the site are provided within Appendix B. A habitat plan showing the location and extent of habitats within the site is provided in Appendix C.

Table 3. 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
Arable Field	Cropland (c)	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)
Scrubland	Bramble scrub (h3d)	No	A small area of vegetated scrub of mostly bramble (Rubus fruticosus) and Common nettle.
Hedgerow	Non-native hedgerow (h2b)	No	A small area of non-native hedgerow of mostly Hawthorn (Crataegus monogyna)
Line of trees	Line of trees (w1g6)	No	Grown out edge of treed area next to the site outside of the proposed build area.

4.3 SPECIES AND SPECIES GROUPS

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

4.3.1 Flora

Data obtained from local records within 1km of the site included notable species.

No protected or notable species of plants or S41 habitats were present on site, and all plants that were recorded are common and widespread (Philp, 2010).

4.3.2 Invertebrates

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

No protected or notable species of invertebrates were recorded during the site visit, invertebrates that were recorded are common and widespread (Philp, 2010).

There are no waterbodies present within the site. According to OS maps and aerial images there are three waterbodies found within 250m of the site these are a draining ditch a sluice and a pond.

4.3.3 Reptiles

Data obtained from local records, and online sources*. include records of Grass Snake Natrix helvetica s.* Within 1km of the proposed site. The recent records for Grass Snake dating 2016 located at TQ267417.

There were no incidental sightings of reptiles during the PEA field survey.

Reptiles are unlikely to be present due to the lack of any ground flora providing few to no opportunities for reptiles to avoid predation. No further survey work or mitigation is needed for reptiles.

4.3.4 Birds

Data obtained from local records, and online sources include records of over 100 bird species within 1km of the site. Data includes records of Goldfinch *Carduelis carduelis* Chaffinch *Fringilla coelebs,* Bullfinch *Pyrrhula pyrrhula* and Nuthatch *Sitta europaea.* Bullfinch Pyrrhula pyrrhula and Dunnock Prunella modularis are Schedule 1 birds on the amber list.

No bird activity was seen during the PEA site visit, however because of the number of local birds and hedgerow, scrub and trees, providing suitable habitat for nesting birds the use of the site by birds cannot be discounted.

4.3.5 Badger

Data obtained from local records, and online sources include records of badger within 1km of the site. The most recent recording was 2024 at TQ2642. The habitats within the site provide no suitable habitat for badgers and no further survey work or mitigation is required.

4.3.6 Bats

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.

Data obtained from local records, and online sources includes records of the following bat species recorded within 5km of the site (recent records, from the last 10 years, are shown in bold), **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* Leislers Bat *Nyctalus leisleri.*

Bat foraging habitat

Habitats within bordering the site provide negligible suitability habitat for foraging bats. The site has connectivity to other areas of suitable foraging habitat for bats in the surrounding landscape.

4.3.7 Hedgehog

Habitats within the site provide limited foraging habitat for hedgehog, which may be present in the locality but are unlikely to make use of the proposed site.

4.3.8 Hazel Dormice

Data obtained from local records, and online sources include one record of Hazel Dormouse *Muscardinus avellanarius* within 1km of the site. This was recorded in 2005 at location TQ8454.

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

Dormice are considered unlikely to be present due to the lack of any ground flora providing few to no opportunities for dormice to avoid predation. No further survey work or mitigation is needed for reptiles.

4.3.9 Great Crested Newt

Data obtained from local, and online sources include records of Great Crested Newt Triturus cristatus within 1km of the site. The most recent record of which is June 2020 located at TQ7956.

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

4.3.10 Riparian mammals

The habitats within the site provide no suitable habitat for Otter, or Water Vole no further survey work or mitigation is needed for these species.

4.3.11 Invasive species

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

5. KEY ECOLOGICAL CONSTRAINTS FOR DESIGN

5.1 SPECIES AND SPECIES GROUPS

Birds

Habitats within the site including the trees, scrub and hedgerow, provide suitable habitat for nesting birds.

Mitigation measures to reduce impacts to nesting birds are detailed further within this report.

Bats

The habitat on site offers a negligible suitability foraging opportunities for bats.

Proposals are unlikely to result in the severance of commuting corridors. The loss of the habitat within the site is also not likely to impact upon local bat population due to the lack of potential root features present within the site.

Further survey work has not been recommended for foraging or commuting bats.

Badger

There were no badger setts within the site. The habitat on site has negligible potential for Badgers

Dormice

The habitat on site has negligible potential for Dormice.

Hedgehog

Though the potential is very low the presence of hedgehog within the site cannot be entirely ruled out. The proposals are unlikely to affect the local populations of these species and therefore no further survey work is recommended for hedgehog. However, the absence of suitable mitigation, works may cause accidental harm to individual animals.

Mitigation measures to reduce impacts to hedgehog are detailed further in this report.

6. ECOLOGICAL MITIGATION

6.1 HABITAT

There are no habitats of principal importance within the site.

6.2 SPECIES AND SPECIES GROUPS

Great Crested Newt

The presence of Great Crested Newt is considered unlikely to be present within the site. However, if a great crested newt is found within the site, works should cease at once, and a licenced ecologist should be contacted for advice.

Birds

The tree, scrub and hedgerow habitats within the site provide suitable habitat for nesting birds.

- Any works carried out on the trees, scrub or hedgerow within the bird breeding season, March to August inclusive. Will need to be checked for nests prior to their removal.

- The nest check should be a carried out a maximum of 48 hours before works start. If during the inspection an active nest is discovered, the tree, scrub or hedgerow should not be cut until the young birds have fledged.

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

Hedgehog

The rare presence of hedgehog within the site cannot be ruled out. Impacts to this species and therefore mitigation is dependent on the nature and extent of proposals. If impacts to hedgehog habitat are minor, then the local populations of these species are unlikely to be affected, and suitable mitigation will entail ensuring works avoid causing accidental harm to individual animals.

Care should be taken when clearing any vegetation, 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 moved 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 at once for advice.

The following mitigation should be implemented for hedgehog during the construction phase All holes and excavations should 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 should be undertaken with care to prevent harm to hedgehog.
- If any hedgehogs are found during the construction phase, they should be carefully moved to an area outside the development site that offers immediate shelter.

The following mitigation should be implemented for hedgehog post-development:

- Any close board fencing to be used should be fitted with small openings (15cms x 15cms) within gravel boards to allow hedgehogs access throughout the site with at least one entrance hole to be fitted per boundary.

7. ECOLOGICAL ENHANCEMENT

In addition to the above mitigation measures, ecological enhancements should, where possible, be incorporated into the proposal to contribute towards the aims of planning legislation.

In July 2018, the UK Government published the revised National Planning Policy Framework (NPPF) which says that “opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity” (Para 175).

Proposals provide opportunities to enhancement the site through habitat creation to help a range of species. Habitat creation measures are summarised below.

Bird Nest Boxes

The site offers opportunities to support and enhance bird nesting opportunities through the installation of bird boxes on kept suitable mature trees and within the fabric of the proposed buildings.

Bird boxes should be installed on the north or east sides of suitable mature trees bordering the site and the external walls of the new build houses. For this proposal, the recommendation would be for eight nest boxes to be installed across the site on residential properties and suitably sized trees.

Recommended models include the Schweldger Nestbox 2M, and 2H illustrated below:

The British Trust for Ornithology recommends 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. Further recommendations can be found at the BTO’s website (accessed August 2024).

Bat Roost Boxes

instillation of bat boxes to the external walls of the new build houses. The two specified models include the Chillon Woodstone Bat Box to be installed at once after building is complete, in pairs at three locations and individual and the Woodstone Beaumaris Bat Box, illustrative photo's below:

The Bat Conservation Trust recommends bat boxes be installed (BCT 2024): 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 high winds; and Exposed to the sun for part of the day usually south, south-east or south-west.

All active birds' nests and roosts are protected under the wildlife and countryside act and as such maintenance that may affect these boxes will require inspection by a suitably qualified ecologist prior to works commencing

Wildflower Planting

Wildflowers should be planted on any publicly accessible open space within the proposed site a bee and pollinator wildflower mix are recommended. The easiest method to do this is to overseed an existing grassland area. This can be done wone the thatch of existing grass has been broken up with a combination of cutting and scarifying.

8. REFERENCES

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9. APPENDICES

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 conservation sites of value

Relevant Legislation	Description
	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	The National Planning Policy Framework (NPPF) was first published on 27th March 2012 and updated on 12th December 2024. This sets out the government's planning policies for England and how these are expected to be applied. The government circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System, which accompanied PPS9, remains valid. A presumption towards sustainable development is at the heart of the NPPF. This presumption does not apply however where developments require appropriate assessment under the Birds or Habitats Directives. Chapter 15, on 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 value. • minimising impacts on and providing net gains for biodiversity; and, • establishing coherent ecological networks. If a proposed development would result in significant harm to the natural environment which cannot be avoided (using an alternative site with less harmful impacts), mitigated or compensated for (as a last resort) then planning permission should be refused. With respect to development on land within or outside of a Site of Special Scientific Interest (SSSI) which is likely to have an adverse effect (either alone or in-combination with other developments) would only be permitted where the benefits of the proposed development clearly outweigh the impacts on the SSSI itself, and the wider network of SSSIs. Development resulting in the loss of deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are exceptional reasons for the development, and a suitable compensation strategy is provided. Chapter 15 identifies that development whose primary objective is to conserve or enhance biodiversity should be supported and opportunities to incorporate biodiversity

Relevant Legislation	Description
	improvements in and around development should be encouraged, especially where this can secure measurable net gains for biodiversity. Chapter 11, making effective use of the land, sets out how the planning system should promote use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. Opportunities for achieving net environmental gains, including 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 considered 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 considering 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 and Giant Hogweed.

APPENDIX B: SITE PHOTOGRAPHS

APPENDIX C: BASELINE HABITAT

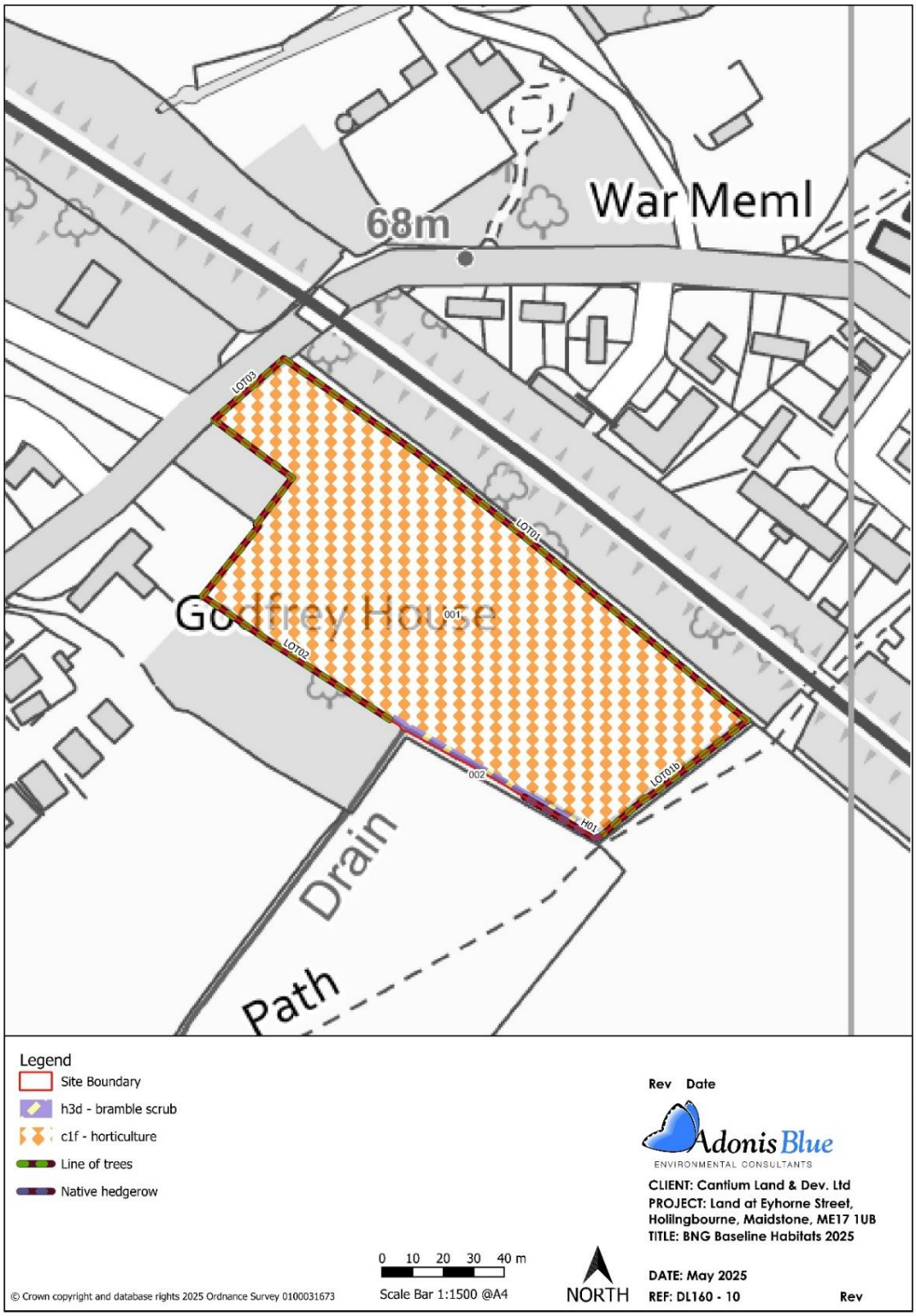

Figure 1: The habitat that is currently on the proposed development site.

APPENDIX D: PROPOSED BLOCK PLAN

proposed block plan