



## Ecological Impact Assessment

---

Mountain Farm, Hamstreet

**Dean Lewis Estates Limited**

CRM.1528.012.EC.R.003A



## Contact Details:

Enzygo Ltd. (Bristol Office)  
The Byre  
Woodend Lane  
Cromhall  
Gloucestershire  
GL12 8AA

tel: [REDACTED]  
email: [REDACTED]  
www: [enzygo.com](http://enzygo.com)

# Ecological Impact Assessment

Project:	Mountain Farm, Hamstreet
For:	Dean Lewis Estates Limited
Status:	Final                  Revision A
Date:	11/11/2025      14/11/2025
Author:	Joseph Cole, BSc (Hons) Qualifying CIEEM Membership – Consultant Ecologist
Reviewer:	Derek Allan MSc, BSc (Hons), MCIEEM – Director of Ecology

### Disclaimer:

This report has been produced by Enzygo Limited within the terms of the contract with the client and taking account of the resources devoted to it by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

Enzygo Limited Registered in England No. 6525159  
Registered Office Gresham House, 5-7 St. Pauls Street, Leeds, England, LS1 2JG

## Contents

---

1	Introduction .....	1
1.1	Commission .....	1
1.2	Proposed Development/Identification of Impacts.....	1
1.3	Aims and Objectives .....	1
1.4	Background/Acknowledgments.....	2
1.5	Local Planning Policy.....	2
1.6	Site Context .....	3
2	Methodology.....	4
2.1	Desk Study .....	4
2.2	Field Survey .....	5
2.3	Assessment.....	11
3	Baseline Ecological Conditions .....	22
4	Assessment and Mitigation .....	37
5	Enhancement and Monitoring .....	42
6	Conclusion.....	43
7	References .....	44

## Tables and Figures

---

Figure 1 – Survey Area.....	3
Table 1 – Survey Dates and Conditions .....	5
Table 2 - Categorisation of Bats by National Rarity .....	15
Table 3 - Roost Valuation System .....	16
Table 4 - Calculation of Foraging/Commuting Habitat Score (shown in brackets) .....	17

Table 5 - Categorisation of Bats by National Rarity .....	18
Table 6 - Sites/species Valuation System.....	18
Table 7 - Key Reptile Site Register Population Scores.....	20
Table 8 - Waterbody suitability rating system .....	20
Table 9 – Ecological Features .....	22
Table 10 - Assessment of effect and mitigation measures .....	37
Table 11 - Enhancement.....	42

## Drawings and Appendices

---

Drawing CRM1528012-ENZ-XX-XX-DR-Z-0001 – UK Habitat Map & Hedgerow .....	47
Drawing CRM1528012-ENZ-XX-XX-DR-Z-0002 – Bat PRA/Emergence.....	48
Drawing CRM1528012-ENZ-XX-XX-DR-Z-0003 – Bat GLTA .....	49
Drawing CRM1528012-ENZ-XX-XX-DR-Z-0004 – Bat Activity.....	50
Drawing CRM1528012-ENZ-XX-XX-DR-Z-005 - [REDACTED] .....	51
Drawing CRM1528012-ENZ-XX-XX-DR-Z-0006 – Reptile .....	52
Drawing CRM1528012-ENZ-XX-XX-DR-Z-0007 – GCN .....	53
Appendix A – Proposed Site Layout.....	54
Appendix B – Hedgerow Results.....	55
Appendix C – Bat PRA/Emergence.....	56
Appendix D – Bat GLTA Results .....	57
Appendix E – Bat Activity Results .....	58
Appendix F – Reptile Survey Results.....	59
Appendix G – GCN Results.....	60

Appendix H – Wintering Bird NE Assessment..... 61

Appendix I – Legislation and National Planning Policy..... 62

## Non-Technical Summary

---

- i. In late-June 2025 Enzygo Ltd was commissioned by Dean Lewis Estates Ltd (the client) to undertake produce an Ecological Impact Assessment (EclA) for a parcel of land at Mountain Farm, Marsh Rd, Hamstreet, Ashford, Kent TN26 2JD (central grid references: TR 00504 32817, located within the Ashford Borough Council (Kent County) planning authority. The study will inform full planning permission for a housing development.
- ii. Identified impacts from the proposed works include: habitat clearance (retention of boundary hedgerows and off-site woodland), additional lighting, changes to habitat management, and potential hydrological & recreational impacts to off-site features.
- iii. No pre-determination protected species surveys are now required (all have been undertaken), but there is the requirement for the following prior to the determination of planning:
  - Shadow Habitats Regulation Assessment (HRA) including consultation with Natural England (at discretion of planning officer).
  - GCN District Level Licence (DLL) countersigned Impact Assessment and Conservation Payment Certificate (IACPC).
  - Sensitive Lighting Strategy.
  - Biodiversity Net Gain (BNG) Metric.
- iv. The following are required prior to/upon commencement of site works, and it is our understanding that these will form conditions. All are in accordance with the British Standard for Biodiversity BS42020:2013 (BSI, 2013):
  - Badger Licence and associated mitigation ONLY IF active sett remains.
  - GCN DLL IACPC Compensation Payment.
  - Biodiversity Enhancement Strategy (BES), including details of new bat & bird boxes, insect features/bee bricks, and informal hibernacula.
  - Construction Environment Management Plan (CEMP): Biodiversity, including details of:
    - Hydrological pollution control measures.
    - Wintering & Migratory bird avoidance measures.
    - Green Infrastructure/ Woodland & Hedgerow HPI & Floodplain Grazing Marsh HPI, retention and protection (including measures to avoid impacts to protected species within).
    - Tree checks for roosting bats.
    - [REDACTED]
    - Dormouse avoidance measures.
    - Nesting bird check under supervision of Ecological Clerk of Works (ECoW).

- Common Reptile relocation under RAMS & creation of suitable receptor.
  - Priority species (and any other protected species) sensitive site clearance under supervision of ECoW.
  - Landscape and Ecological Management Plan (LEMP), including details of:
    - Recreational pressure mitigation.
    - Enhanced & created biodiversity areas green infrastructure.
    - New habitats/including reptile receptor.
    - SuDS.
    - Hedgehog mitigation.
  - Habitat Management and Monitoring Plan (HMMP), including legal & financial details (and persons responsible) to secure BNG enhancements for a period of at least 30-years.
- v. This report has demonstrated that, if the outlined mitigation measures are implemented in full then no significant residual impact could be expected and the proposed application will result in 'no net loss in biodiversity' in accordance with NPPF and Local Planning Policy, whilst maintaining the favourable conservation status of resident protected species i.e. Badger & GCN.
- vi. A DEFRA Statutory Biodiversity Net Gain (BNG) metric, and supporting Biodiversity Gain Plan (BGP), has been provided to demonstrate at least +10% net gain.

## 1 Introduction

---

### 1.1 Commission

- 1.1.1 In late-June 2025 Enzygo Ltd was commissioned by Dean Lewis Estates Ltd (the client) to undertake produce an Ecological Impact Assessment (EIA) for a parcel of land at Mountain Farm, Marsh Rd, Hamstreet, Ashford, Kent TN26 2JD (central grid references: TR 00504 32817, located within the Ashford Borough Council (Kent County Council (KCC)) planning authority. The study will inform full planning permission for a housing development. The report was revised following comments from the client.
- 1.1.2 *Enzygo Ltd are not considered to act as a Principal Designer for any mitigation/enhancement strategies identified within this document, in accordance with the Construction (Design and Management) Regulations 2015 (CITB, 2016).*

### 1.2 Proposed Development/Identification of Impacts

- 1.2.1 The study will inform a Hybrid planning application comprising Outline planning permission (all matters reserved except for access) for demolition of existing commercial floorspace and single dwelling and construction of up to 75 dwellings with incidental open space, associated works and infrastructure and a Full application for the construction of replacement commercial building with access, car and cycle parking, associated works and infrastructure. A corresponding zone of influence has been considered (this includes any transboundary effects regardless of administrative areas).
- 1.2.2 The proposed works will involve clearance of some of the habitats on site including existing central buildings and hedgerows (but retention of boundary mature trees and hedgerows where possible, including an area of woodland to the north-west of the site), construction of new access roads, and installation of buildings and a service yard. A sustainable drainage system (SuDS) is planned to be incorporated into the final design of the site in the form of a drainage ditch on the south-east. It is our understanding that there will be no further construction phase or use of any surrounding land. Access from an existing farm track off Johnson's Corner will be utilised. Refer to Appendix A for Proposed Site Layout.

### 1.3 Aims and Objectives

- 1.3.1 The purpose of this report is to provide biodiversity information which succinctly identifies ecological features on site and within the corresponding zone of influence, confirmed impacts resulting from the proposed application, associated effect to identified ecological features, confirmed proportionate avoidance/mitigation/compensation strategies, and confirmed enhancements that will be implemented in accordance with the British Standard for Biodiversity BS42020:2013 (BSI, 2013).
- 1.3.2 This information will support the planning application and assist the Planning Officer in making an informed decision on whether the application can demonstrate 'no net loss in biodiversity' and a 'biodiversity net gain' in accordance with National Planning Policy Frameworks (NPPF) and Local Planning Policy.
- 1.3.3 This report has been produced with reference to current Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018), Guidelines for Ecological Report Writing (CIEEM, 2017), and is in accordance with Biodiversity – Code of practice for planning and development BS42020:2013 (BSI, 2013).

## **1.4 Background/Acknowledgments**

- 1.4.1 A Preliminary Ecological Appraisal (PEA) (Enzygo, 2024) was initially prepared to support the application, and a number of protected species surveys have since been undertaken throughout the 2025 Summer season.
- 1.4.2 To our knowledge, there are currently no statutory consultee responses available i.e. from the County Ecologist or Natural England, regarding this specific application.
- 1.4.3 Planning application PA/2024/1908 for 140 homes was dismissed at planning inquiry ref: APP/E2205/W/25/3360094. This was supported by an Ecological Assessment with Wintering Bird, [REDACTED] Bat, Dormouse & Reptile Surveys, and BNG metric (FPCR, 2024), with consultation responses from KCC Ecological Advice Service. There was a further request for Breeding Bird surveys and a GCN DLL. Specific objections were raised regarding potential impact to Ham Street Woods SSSI/NNR (i.e. from recreational pressure and predation from domestic cats).
- 1.4.4 Planning application 22/00792/AS was granted with conditions for the garden centre directly to the south of the site, allowing for the building of 7 houses and associated parking, as well as extensions to the buildings and greenhouses within the garden centre. A full EclA report was created for this development by Lloydbore Ltd in 2022 (Lloyd Bore Ltd, 2022). Findings and recommendations from the previous report have been used as part of the background for this assessment. Consultation responses to this accepted the proposal despite only a 0.14% increase in biodiversity (excluding linear features), providing a full reptile mitigation strategy was provided due to the high level of reptile activity found during the PEA. No wintering bird survey was conducted during this application as the site was deemed too small and of too low habitat suitability to support any significant number of wintering birds.
- 1.4.5 Several ecological planning responses (Trower, 2024) (Lynch, 2024) (Musk, 2024) were made in June 2024 for a now-withdrawn planning application adjacent to the current site, which applied for permission to build 170 houses. Recommendations made for this planning application, including surveys recommended and potential restrictions to be aware of, have been considered for this application. This includes the potential need for breeding bird surveys, reptile surveys, and Dormouse surveys, as well as the possible requirement for a Habitat Regulations Assessment.

## **1.5 Local Planning Policy**

- 1.5.1 The policies of Ashford Local Plan 2030 (Ashford Borough Council, 2019) are applicable to biodiversity:
- Policy ENV1 – Biodiversity
  - Policy ENV3a – Landscape Character and Design
  - Policy ENV5 – Protecting Important Rural Features
  - Policy ENV9 – Sustainable Drainage
- 1.5.2 Ashford Borough Council Landscape Character Supplementary Planning Document (SPD) (Ashford Borough Council, 2011) provides additional information for ensuring developments make positive contributions to landscapes, including protection and enhancement of rural features i.e. ancient/semi-natural woodland, river corridors, etc. Ashford Borough Council Public Green Spaces & Water Environment SPD (Ashford Borough Council, 2012) also covers green and blue infrastructure, sustainable drainage, and other natural spaces but does not specify any areas

or buffer zones. Ashford Borough Council Green Corridor Action Plan 2017 also remains applicable.

1.5.3 Kent and Medway Local Nature Recovery Strategy (LNRS) is currently in preparation, and no specific details are currently available (Kent County Council, 2023).

1.5.4 Refer to Appendix K for relevant details of European and National Legislation, and National Planning Policy.

## 1.6 Site Context

1.6.1 The approximately 4.08Ha site comprises three small agricultural field parcels of pasture bordered by hedgerows (including internal), an area of woodland to the north-west which is part of the site ownership but which has been excluded from the redline boundary application, and a small area of wet grassland/scrub along the western edge. There are several farm buildings towards the centre of the site, including a farmhouse, barns, and temporary storage containers. There is vehicle access to the site from The Street/Johnson's Corner, a small road between Hamstreet and the A2070. The small village of Hamstreet lies directly north of the site. The remaining land is comprised of agricultural land to the east, and the Dungeness, Romney Marsh and Rye Bay wetlands to the west. The general area is a mosaic of agricultural lands, wetlands, and the Ham Street Woods roughly 0.5km to the north.

1.6.2 The site predominately lies in the Romney Marshes National Character Area (Natural England, 2022) which is characterised as *"is an open landscape of reclaimed, low-lying marshland. The area is bounded to the south and east by the English Channel and to the north and west by the clearly recognisable ancient cliff-line, which now forms the backdrop to the marshes. It includes the vast sand and shingle beaches and flat marshland between Hythe in Kent and Pett in Sussex. This unique and sometimes forbidding area has a character all of its own and contains a wealth of wildlife and geomorphological features. Dungeness is an area of international importance for its geomorphology, plants, invertebrates and birds. Home to some of the UK's rarest species it is designated as a National Nature Reserve, Special Area of Conservation, Special Protection Area and Site of Special Scientific Interest, as well as being a proposed Ramsar site. Dungeness and Rye Harbour comprise the largest cusped shingle foreland in Europe, one of the few such large examples in the world."*

Figure 1 – Survey Area



Image courtesy of Google Image Pro 7.3.6.9345. Imagery date March 2021.

## 2 Methodology

---

### 2.1 Desk Study

2.1.1 Desk study details were obtained from the following sources on the associated dates to provide background on ecological features in the vicinity of the site. In each case the search included the site and the specified area beyond the site boundary based on the expected zone of influence. Candidate and potential designations are considered too as these are also legally protected. Records obtained included:

- Statutory sites designated or classified under international conventions or European legislation within a 15km radius, statutory sites designated under national legislation (including Marine), Natural England GCN Pond Surveys for District Level Licensing data (and GCN Risk Zones), and existing EPS Licence applications within a 2km radius, and Priority Habitat & Ancient Woodland Inventory within a 0.5km radius 5<sup>th</sup> November 2025 (DEFRA, 2025).
- Tree Preservation Orders (TPOs) and Biodiversity Conservation Areas within the immediate zone of influence 5<sup>th</sup> November 2025 (Kent County Council).
- Waterbodies within a 0.5km radius (Online mapping sources including: Google Maps; MAGIC; and Ordnance Survey Street View, 5<sup>th</sup> November 2025).
- Legally protected species, any Priority species (which includes: National Biodiversity Species, Local BAP Species, Species of conservation concern and Red Data Book (RDB) species, Birds of Conservation Concern (BOCC), nationally rare and nationally scarce species, and OSPAR Commission list of threatened/declining species) and Invasive species (listed under section 14 of Schedule 9 only) within a 2km radius, and any Locally designated wildlife sites, notified Local Biodiversity Action Plan (BAP) Habitats, and important hedgerows/veteran trees within the immediate zone of influence, 23<sup>rd</sup> August 2024 (Kent and Medway Biological Records Centre (KMBC), as part of the original PEA report).
- The National Biodiversity Network (NBN) Atlas interactive mapping function was also consulted to determine the known range & local distribution of species, 5<sup>th</sup> November 2025.
- Whether any hedgerows mark the boundary, or part of the boundary, of at least 1 historic parish or township, existing before 1850; Whether any hedgerows mark the boundary of a pre-1600 estate or manor, or is visibly related to any building or other feature of such estate or manor; and Whether any hedgerows form an integral part of a field system pre-dating the Inclosure Acts (i.e. before 1845, whether an Inclosure Act exists for the area in question or not) or is part of, or visibly related to, any building or other feature associated with such a system, and that system is substantially complete or is of a pattern which is recorded as a key landscape characteristic (National Library of Scotland, specifically Kent Sheet LXXIII Surveyed 1871 and Kent Sheet LXXIII.13 Revised 1896, no earlier Tithe Map available).
- Whether any hedgerows incorporate an archaeological feature included in the schedule of monuments compiled by the Secretary of State under Section 1 of the Ancient Monuments and Archaeological Areas Act 1979, or recorded in a Sites and Monuments Record; and Whether any hedgerows are situated wholly or partly within

an archaeological site or on land associated with such a site or is associated with any monument or feature on that site MAGiC map (DEFRA, 2025).

2.1.2 Data received has been extracted and summarised using QGIS 2.18, with original sources not extracted directly. Data has also been edited where relevant to prevent sensitive or confidential records being made public in accordance with Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2020).

## 2.2 Field Survey

2.2.1 Field Surveys were undertaken on the following dates by the identified staff, all of whom satisfy necessary field survey competencies as stipulated by the Chartered Institute for Ecology and Environmental Management (CIEEM). Surveys were updated where required ahead of the planning application submission. Weather conditions on the day of survey have been included and where relevant survey/class licence numbers referred to.

**Table 1 – Survey Dates and Conditions**

Survey	Date	Staff/Licence	Environmental Conditions
UK Habitat & Preliminary Ecological Appraisal, and Bat Preliminary Roost Assessment of buildings	15/09/2024	Joseph Cole, BSc (Hons), Qualifying CIEEM Membership – Assistant Ecologist. Under the guidance of Derek Allan MSc, BSc (Hons), MCIEEM – Director of Ecology, Natural England Bat Licence CL18 2015-14659-CLS-CLS	80% cloud, dry, light wind, and a temperature of 21°C.
Hedgerow Assessment	28/10/2025	Joseph Cole, BSc (Hons), Qualifying CIEEM Membership – Consultant Ecologist.	14°C, light wind, 30% cloud, dry
Bat Emergence of farm buildings – Summer Visit 1	20/08/2025	Richard Ball, BSc (Hons) Director of Home Counties Ecology, plus three field ecologists	17°C, light wind, 10% cloud, dry Sunset 20:07, survey 19:52-21:37.
Bat Emergence of farm buildings – Summer Visit 2	30/08/2025	RB (HCE) plus two field ecologists	18°C, light wind, 100% cloud, dry. Sunset 19:46, survey 19:31-21:16.
Bat Emergence of farm buildings – Autumn	30/09/2025	RB (HCE) plus four field ecologists	15°C, no wind, 0% cloud, dry. Sunset 18:36, survey 18:21-20:06.
Bat Ground Level Tree Assessment	28/10/2025	JC	14°C, light wind, 30% cloud, dry
Summer Bat Activity Transect Survey & Floral survey of wet grassland	26/08/2025	Dr James Redfern – PhD, BSc (Hons), Qualifying CIEEM Membership – Senior Ecologist	19°C, light wind, 20% cloud, dry
Autumn Bat Activity Transect Survey	28/10/2025	JC	14°C, light wind, 40% cloud, dry
Bat Static July	24/07/2025-28/07/2025	JR	24°C to 17°C, no precipitation, average windspeed 10mph
Bat Static August	22/08/2025-23/08/2025	JR	24°C to 16°C, no precipitation, average windspeed 12mph
██████████	28/10/2025	JC	14°C, light wind, 30% cloud, dry

Survey	Date	Staff/Licence	Environmental Conditions
Otter & Water Vole Survey	28/10/2025	JC	14°C, light wind, 30% cloud, dry
Reptile Survey setup	30/09/2025	Dylan Shepley, Ecologist at Home Counties Ecology	18°C, light wind, 70% cloud, dry
Reptile Survey 1	05/10/2025	DS	16°C, moderate wind, 95% cloud, dry
Reptile Survey 2	12/10/2025	DS	14°C, light wind, 65% cloud, dry
Reptile Survey 3	15/10/2025	DS	12°C, light wind, 95% cloud, dry
Reptile Survey 4	19/10/2025	DS	15°C, light wind, 100% cloud, dry
Reptile Survey 5	22/10/2025	DS	14°C, no wind, 90% cloud, dry
Reptile Survey 6	28/10/2025	DS	14°C, light wind, 30% cloud, dry
Reptile Survey 7	31/10/2025	DS	14°C, moderate wind, 25% cloud, dry
GCN Habitat Suitability Index Assessment & eDNA survey	30/06/2025	JR	22°C, light wind, 25% cloud, dry

### Preliminary Ecological Appraisal

2.2.2 In accordance with Guidelines for Preliminary Ecological Appraisal 2<sup>nd</sup> Edition (CIEEM, 2017) the Preliminary Ecological Appraisal (PEA) survey included the following.

#### *Mapping of Habitat Types*

2.2.3 This assessment has utilised the UK Habitat Classification (UKHab) methodology (UKHab, 2020) as the recommended published method of habitat classification. It has been used to categorise and map the primary habitat types present within the survey area using a standard set of habitat categories, with associated secondary codes/features identified where applicable. Details of current management and habitat condition have also been recorded where appropriate.

2.2.4 Each of the main habitats has been described; including details of component plant species abundances (recorded using the DAFOR scale: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare). Additionally, any stands of non-native invasive plant species were recorded. Habitat extents have been visually mapped onto a topographic plan, with approximate location/areas recorded only (a GPS unit has not been utilised to accurately recorded these).

2.2.5 Additionally, during summer months, the wet grassland was subject to further floral surveys to determine the presence/absence of any priority flora or wetland indicator species.

#### *Assessment of possible presence/likely importance for Protected & Priority Species*

2.2.6 An assessment of the possible presence of protected or priority species, and the likely importance of habitat features present for such species has also been undertaken, particularly where uncommon or specialised habitats are present in accordance with current PEA guidelines (CIEEM, 2017). However, no specific protected species survey has been undertaken unless listed under additional surveys as below. Any incidental sightings of protected or priority species, or field signs of such species has also been recorded. Species assessed include: Plants & Fungi; Terrestrial/aquatic invertebrates; Fish; Amphibians; Reptiles; Breeding, wintering and migratory birds; Bats (including potential roost sites, foraging and commuting habitats/features), [REDACTED], and Other mammal species.

## Hedgerow Assessment

- 2.2.7 In accordance with the Hedgerows Regulations 1997, a hedgerow is measured from the point or points where it meets another hedgerow, or hedgerows, or where there is a gap of more than 20m between the end of the hedgerow and the nearest line of hedge. Gaps within a hedgerow are included in the total length as long as they are 20m or less in length. In accordance with the Hedgerow Survey Handbook (DEFRA, 2007) the end point (or node) of a hedgerow is defined as the point of connection between two, or more hedgerows, or to other features such as fences, walls, ditches or roads, this includes the point at which the hedgerow links to a woodland or other semi-natural habitat such as a pond, and where there is a significant change to the management or structure of a hedgerow. Additionally, in accordance with the Hedgerow Survey Handbook (DEFRA, 2007), the following are NOT classified as hedgerows: Fence lines; Bands of Bramble; Lines of trees; Bands of woodland; Hedgerows that form the curtilage of a residential property; Hedgerows less than 30 years old; and Sections of hedgerow less than 20 metres, where there are no junctions at both ends.
- 2.2.8 Each hedgerow was identified in accordance with the methodology described above and assigned a unique reference number. Notes were made on the following in accordance with the criteria outlined in Schedule 1 of the Regulations:
- Evidence of certain categories of species of birds, animals or plants listed in Schedules 1, 5 and 8 of the Wildlife and Countryside Act or the Joint Nature Conservation Committee (JNCC) publications such as British Red Data Books;
  - Number of woody species listed in Schedule 3 of the Regulations on average, in a 30m length;
  - Presence of Black Poplar (*Populus nigra*), Large-leaved Lime (*Tilia platyphyllos*) and Small-leaved Lime (*Tilia cordata*) and Wild Service Tree (*Sorbus torminalis*);
  - Number of standard trees as defined in Part I, Schedule 1 of the Regulations within each 50m section;
  - Number of gaps in the hedge;
  - Presence of ground woodland floral species listed in Schedule 2 of the Regulations;
  - Presence of ditches, banks or walls (the latter 2 features as defined in paragraph 7(4)(a), Schedule 1 of the Regulations);
  - Number of connections with other hedgerows, ponds or woodland;
  - Presence of parallel hedges within 15m of the hedge; and
  - Presence of bridleways, footpaths, byways or public paths.
- 2.2.9 The number of woody species present per 30m stretch was recorded in the following manner:
- Where the length of the hedgerow did not exceed 30m, the total number of woody species present in the hedgerow was recorded;
  - Where the hedgerow was between 30m and 100m, the number of woody species present in the central 30m stretch was recorded;

- Where its length was between 100m and 200m, the number of woody species present in the central 30m stretches of the two halves of the hedgerow were recorded and the mean of the two calculated; and
- Where the length of the hedgerow was over 200m, the number of woody species present in the central 30m stretch within each third of the hedgerow were recorded and the mean of the 3 calculated.

2.2.10 Woodland ground flora was surveyed using two 1m by 2m quadrats per 30m stretch of hedgerow. One quadrat was positioned at the base of the hedgerow, and the second 1m out from the base. During the field survey the following additional hedgerow information was recorded: hedgerow height; width; integrity; structure; and management history. Species lists collated during the PEA survey were also consulted. Details of any potential veteran trees including whether these support dead wood, loose/ split/ missing/ dead bark, bark sap runs, tears/ splits/ scars/ lightning strikes, hollow trunks or major limbs, and major rot site were recorded in accordance with the Hedgerow Survey Handbook (DEFRA, 2007).

### **Bat Preliminary Roost Assessment of Buildings**

2.2.11 In accordance with current guidance (Collins, 2023), an inspection of structures within the site was undertaken. Equipment used to aid the survey included: low & high-powered torches. Notes were made on the following:

- Type, construction and age of structure (particularly if traditional materials have been used or the presence of specialist bat roosting features);
- Presence/absence of potential roost features (i.e. crevices between bridge girders, cracks within concrete etc);
- Environmental factors that would increase the probability of bat presence (i.e. dark zones with no/limited exterior lighting, south/west facing aspects, good quality foraging/commuting habitat nearby particularly prominent linear features) and those that would decrease the probability of bat presence (high light levels, dense urban areas, recent works, high levels of noise or vibration or human disturbance, poor quality foraging/commuting habitat etc); and
- Type and location of any roosting bat evidence (i.e. presence of live or dead bats, audible squeaking, droppings, feeding remains, urine stains, grease marks etc).

2.2.12 Characteristics of any bat droppings identified within buildings were recorded in accordance with guidance (Stebings, 2007), and a sample sent off to an approved laboratory for eDNA analysis.

### **Bat Emergence Survey**

2.2.13 Two dusk emergence surveys were undertaken of buildings with moderate suitability (i.e. building B1), with a single dusk emergence survey of low suitability buildings (i.e. buildings B2-8) to determine presence/absence of bat roosts, in accordance with current best practice guidelines (Collins, Bat surveys for Professional Ecologists: Good Practice Guidelines (4th edn), 2023).

2.2.14 The dusk surveys commenced approximately 15 minutes prior to sunset and lasted until approximately 1.5 to 2 hours after sunset (depending upon the level of bat activity encountered). A sufficient number of positions were utilised to adequately cover all aspects of the buildings & potential egress points. During the survey, the surveyors recorded the time, location, species, and behaviour (i.e. emergence/ re-entry, foraging, commuting or swarming) of each bat pass.

Additional factors, such as, the number of bats, flight height, bat appearance and relative speed, were recorded where observed. The surveyors were equipped with full spectrum bat detectors including Elekon Batlogger M2 (built in recorder), and Echo Meter Touch 2 Pro (recording onto iPads) Full spectrum detectors. IR cameras (Pulsar Axion XQ35 Pro) were used to aid surveyors.

- 2.2.15 No additional capture methods, such as hand nets, were used. Where applicable, details of the roost characterisation information were recorded (e.g. egress points, materials, dimensions, temperature & humidity etc.) to inform a Natural England licence application as necessary.

### **Bat Ground Level Tree Assessment**

- 2.2.16 With reference to current survey guidelines BS8596:2015 (BSI, 2015) and Bat Surveys for Professional Ecologists (4th Edition) (Collins, J, 2023), a preliminary Ground Level Tree Assessment (GLTA) for roosts of individual trees and groups of trees within and immediately adjacent to the site, was undertaken. Each tree as identified in the Arboricultural report was visually inspected from the ground (with the aid of binoculars and a high-powered torch) to identify Potential Roosting Features (PRFs), including checks for the presence of the following features that bats might be able to use:

- Natural holes (e.g. knot holes) arising from naturally shed branches, or branches previously pruned back to the branch collar;
- Man-made holes (e.g. cavities that have developed from flush cuts) or cavities created by branches tearing out from parent stems;
- Woodpecker holes;
- Cracks/splits in stems or branches (both vertical and horizontal);
- Partially detached or loose, platy bark;
- Cankers (caused by localised bark death) in which cavities have developed;
- Other hollows or cavities, including butt rots;
- Compression forks with included bark, forming potential cavities;
- Crossing stems or branches with suitable space between for roosting;
- Ivy stems with diameters in excess of 50mm with suitable roosting space behind (or where a roosting space can be seen where a mat of thinner stems has left a gap between the mat and the trunk);
- Bird and Bat boxes on trees; or
- Other features that offer a place of shelter.

### **Bat Activity**

- 2.2.17 In 2025 activity transect surveys were undertaken each season Summer & Autumn (Spring season missed) in accordance with guidance (Collins, J, 2023). These were undertaken in appropriate weather conditions for bats. The dusk transect surveys commenced approximately 15 minutes prior to sunset (close to/within darker habitat conditions where bats could be active) and lasted until approximately 2 hours after sunset (no significant Horseshoe activity recorded which would necessitate extending the survey until 3 hours after sunset). A single transect route was deemed



## Reptile Survey

- 2.2.23 Artificial refugia material was set out throughout suitable reptile habitats within the proposed development site. Current survey guidelines recommend a refuge density of between five and ten refuges per hectare of suitable reptile habitat (Froglife, 1999), however the more refugia used the greater the chance of detection. Approximately 1Ha of the site represents suitable habitat for a range of common reptiles (the rest being open grazed pasture and unsuitable). A total of 45 refugia (roofing felts 50x50cm in size) was considered to provide suitable trap density. A proportion of corrugated were used to aid in the detection of Adder & Grass Snake. The refugia were left to bed down for at least 1 week prior to first check. During this time, favourable conditions develop at the traps (e.g. suitable humidity and temperature gradient), vegetation beneath dies back, and reptiles have time to discover and become more familiar with them.
- 2.2.24 The refugia were checked seven times to determine presence/absence & distribution of reptile species, as well as determine population size where present in accordance with Reptile Survey: An introduction to planning, conducting and interpreting surveys for snake and lizard conservation (Froglife, 1999). All visits were undertaken during the appropriate season i.e. mid-April to October, at an appropriate time of day, and in suitable weather conditions i.e. peak air temperature between 9-20°C.
- 2.2.25 In addition to checking the refugia for reptiles, direct observation of any reptiles within the site not using the utilising traps was also undertaken. This complementary method was undertaken by the surveyor slowly walking, treading as quietly as possible, between traps and observing areas suitable for reptiles. Particular attention was paid to potential basking spots (e.g. open, sunny habitats close to cover) and to listen for rustling of vegetation. Where a suspected reptile was heard but not seen (or only a fleeting glimpse gained) the area was returned to around 10 minutes later to search for any reptile moving back out into a basking spot.
- 2.2.26 The surveyor recorded the location, number, species, and sex of each reptile species encountered. Any other notable wildlife encountered were also recorded. Where reptiles were detected through direct observation (i.e. not at a numbered refugia) these were allocated to the nearest refugia number.

## Great Crested Newt

- 2.2.27 The Habitat Suitability Index (HSI) is a measure of habitat suitability using a numerical index between 0 and 1. The index is derived from an assessment of the following variables known to influence the probability of GCN presence (ARG, 2010): Pond size; Surface area; Water depth; Water quality; Amount of shade; Macrophyte cover; Presence of fish and waterfowl; Number of other waterbodies within 1 kilometre; Quality of surrounding terrestrial habitat; and Type of marginal/aquatic vegetation.
- 2.2.28 Water samples were taken of suitable waterbodies, and these sent off to an approved laboratory for environmental eDNA analysis to determine the presence/absence of GCN in accordance with current guidance (Biggs et al, 2014).

## 2.3 Assessment

### Assessment of the Potential Development Impacts

- 2.3.1 A level of importance has been assigned to each ecological feature, where sufficient baseline data is available to do so, in accordance with current guidance (CIEEM, 2024). This is defined within a geographical context as follows: International and European; National; Regional; Metropolitan, County, vice-county or other local authority-wide area; River Basin District;

Estuarine system/Coastal cell; and Local (plus Negligible where no associated value has been identified). For example, importance of designated sites reflects the geographical context of the designation (where designated sites no longer meet designation criteria and those formally 'de-notified' OR where an undesignated site meets published selection criteria must also be considered). When considering habitats and species contextual information about distribution and abundance of that habitat/species in the area must be considered (if the habitat/species status is currently in a degraded or unfavourable condition its potential value should be considered).

- 2.3.2 The assessment then considers potential impacts (both positive and negative) generated during the construction and operational phase of the proposed application. Only impacts that are likely to be significant are considered. Impacts that are either unlikely to occur, or if they did occur are unlikely to be significant, are not considered.
- 2.3.3 Cumulative impacts are then considered where the application meets criteria in accordance with national EIA screening guidance (GOV.UK, 2019), and where agreed with the competent authority during scoping. This takes into consideration existing background levels of threat or pressure, looks at critical thresholds, and assess both additive/incremental and associated/connected impacts and effects.
- 2.3.4 Relevant aspects of ecological structure and function are then considered when determining if identified impacts will have a significant effect upon ecological features. Where necessary, this assessment utilises information from other specialists i.e. hydrology etc, to determine the level of impact. In accordance with current guidance (CIEEM, 2024) these are described using the following characteristics, where relevant: positive or negative; extent; magnitude; duration; frequency and timing; and reversibility.
- 2.3.5 The mitigation hierarchy is then explored in accordance with BS42020:2013 (BSI, 2013). This seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures. Justification has been provided by the client/their planner where the mitigation hierarchy cannot be followed, or for example where compensation is a preferred approach where the competent authority has adopted a County wide strategy i.e. District Level Licensing Schemes (GOV.UK, 2019). In this instance current national Biodiversity Offsetting guidance has also been consulted (GOV.UK, 2019). Additional information has also been provided by the client/their planner where the applicant wishes to demonstrate exceptional circumstances or where they wish to pursue alternative strategies. Any residual impacts following mitigation measures etc are then identified.
- 2.3.6 All mitigation measures follow species specific current best practice guidance, and the source has been identified accordingly. Deviation from guidance has been explained by the ecologist and is proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed works.
- 2.3.7 It is important that planning decisions are based on up-to-date ecological data, and the specific timeframe over which survey data is considered valid should follow general advice (CIEEM, 2019). Although it should be noted that the presence/absence and status of protected species can change seasonally/annually. The age of data should also be assessed separately when considering the submission of an EPS Licence (i.e. Natural England may require data to be from the current season).
- 2.3.8 Local Environmental Records Centres (LERC) issue a licence for use of provided biodiversity data for 1 year only, after which time this should be renewed to validate an application (and reports

updated accordingly to incorporate any new records). Following completion of surveys all relevant biodiversity data will be submitted to the relevant LERC and other groups as appropriate.

### **Hedgerow Assessment**

2.3.9 To be classified as 'Important' under The Hedgerow Regulations 1997, a hedgerow must be at least 30 years old and meet at least 1 of the 8 criteria set out in Schedule 1 of the Regulations, summarised below. Subject to regulation 8 (4), hedgerows are important for the purposes of The Hedgerows Regulations 1997 if: They have been in existence for 30 years or more; and They satisfy at least one of the criteria set out in Part II of Schedule 1 to the Regulations. The criteria set out in Part II of Schedule 1 of the Hedgerows Regulations (1997) are as follows:

1. The hedgerow marks a boundary, or part of a boundary, of a pre-1850 parish or township;
2. The hedgerow incorporates an archaeological feature which is included in the schedule of monuments under section 1 of the Ancient Monuments and Archaeological Areas Act 1979 or recorded in a Sites and Monuments Record;
3. The hedgerow is situated wholly or partly within an archaeological site included or recorded as mentioned above or on land adjacent to and associated with such a site and is associated with any monument or feature on that site;
4. The hedgerow marks the boundary of a pre-1600 estate or manor or is visibly related to any building or feature of such an estate or manor;
5. The hedgerow is an integral part of a field system pre-dating the Inclosure Acts or is part of, or visibly related to, any building or feature associated with such a system;
6. Present within the hedgerow are any of the species of animals, birds or plants described in paragraph 6(3) of Schedule 1 to the Regulations;
7. The hedgerow includes one of the following (in counties of northern England the number of woody species required to meet this criterion is reduced by one):
  - a) At least 7 woody species listed in Schedule 3 of the Regulations;
  - b) At least 6 woody species and has at least 3 of the associated features specified below;
  - c) At least 6 woody species including Black Poplar, Large-leaved Lime, Small-leaved Lime or Wild Service Tree; or
  - d) At least 5 woody species and has at least 4 of the associated features specified below.
8. The hedgerow is adjacent to a bridleway or footpath, a road used as a public path, or a byway open to all traffic and includes at least 4 woody species and has at least 2 of the features specified below.
  - A bank or wall which supports the hedgerow at least one half of its length;
  - Gaps which in aggregate do not exceed 10% of the length of the hedgerow;
  - At least an average of one standard tree per 50 metres of hedgerow. A standard tree, in the case of a single stemmed tree, is defined as one with a

diameter of at least 20 centimetres measured at a point 1.3 metres above natural ground level, or for a multi-stemmed tree, one with at least two stems whose diameters are at least 15 centimetres measured at a point 1.3 metres above natural ground level;

- At least 3 ground flora woodland species (listed in Schedule 2 of the Regulations) within 1 metre, in any direction, of the outermost edges of the hedgerow;
- A ditch along at least one half of the length of the hedgerow;
- Connections scoring four points or more, where a connection with another hedgerow counts as one and where a connection with woodland, in which the majority of the trees are broad-leaved, or a pond counts as two; or
- A parallel hedge within 15 metres of the hedgerow.

### **Bat PRA & Emergence of Buildings**

2.3.10 Based on the findings of the survey, each building/structure has been classified into one of the following categories in accordance with current guidance (Collins, 2023). The assessment is made irrespective of species conservation status, which is established after presence is confirmed/following further surveys:

- Known or confirmed roost – Structure with evidence of bat use or bat presence;
- High Suitability – A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat;
- Medium Suitability – 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;
- Low Suitability – A structure with one or more potential roost sites that could be used by individual bats opportunistically. 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 large numbers of bats (i.e. unlikely to be suitable for maternity or hibernation);
- Negligible Suitability – No obvious habitat features on site likely to be used by roosting bats; or
- None – No habitat features on site likely to be used by roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).

2.3.11 Where roosts are identified (irrespective of species conservation status), these have been categorised as follows in accordance with current guidance (Collins, 2023):

- Transitional roost (April-September/October) – used by a few individuals or occasionally small groups of bats on waking from hibernation or in the period prior to hibernation:

- Maternity roost (May-August) – used by breeding females, where babies are born and raised to independence. Adult males rarely found here;
- Satellite roost (May-August) – used by a few individuals to small groups of breeding females as alternative roost sites in close proximity to maternity roosts;
- Mating roost (September-November) – established by males of some species to display/call to females to mate;
- Hibernation roost (October-March) - where bats may be found during the winter. They vary greatly in terms of the number of individuals and diversity of species using them;
- Night roost (March-November) – used by bats as roosts other than traditional day roosts to rest in during the night. May be used by a single individual on occasion or regularly by an entire colony;
- Day roost (March-November) – used by bats during the day to rest in, often by males. Bats may regularly use a number of days roosts or the same site for several weeks;
- Feeding roost (May-November) – can be occupied by a single bat or a few individuals to an entire colony to feed, shelter from the weather or to rest temporarily; and
- Swarming sites (August-November) – where large numbers of bats from several species.

2.3.12 Following the framework for valuing bats in Ecological Impact Assessment set out by Wray *et al.* (2007), bat roosts are assigned a value, based on roost type and species rarity, using a geographic frame of reference, as detailed in the below tables.

**Table 2 - Categorisation of Bats by National Rarity**

Rarity within Range	England	Wales	Scotland	Northern Ireland
Common (population over 100,000)	Common Pipistrelle Bat ( <i>Pipistrellus pipistrellus</i> ), Soprano Pipistrelle Bat ( <i>Pipistrellus pygmaeus</i> ), Brown Long-eared Bat ( <i>Plecotus auritus</i> )	Common Pipistrelle Bat, Soprano Pipistrelle Bat	Common Pipistrelle Bat, Soprano Pipistrelle Bat	Common Pipistrelle Bat, Soprano Pipistrelle Bat
Rarer (population 10,000-100,000)	Lesser Horseshoe Bat ( <i>Rhinolophus hipposideros</i> ), Whiskered Bat ( <i>Myotis mystacinus</i> ), Brandt's Bat ( <i>Myotis brandtii</i> ), Daubenton's Bat ( <i>Myotis daubentonii</i> ), Natterer's Bat ( <i>Myotis nattereri</i> ), Leisler's Bat ( <i>Nyctalus leisleri</i> ), Noctule Bat ( <i>Nyctalus</i> )	Lesser Horseshoe Bat, Daubenton's Bat, Natterer's Bat, Brown Long-eared Bat	Daubenton's Bat, Natterer's Bat, Brown Long-eared Bat	Daubenton's Bat, Natterer's Bat, Leisler's Bat, Nathusius' Pipistrelle Bat, Brown Long-eared Bat

Rarity within Range	England	Wales	Scotland	Northern Ireland
	noctula), Nathusius' Pipistrelle Bat ( <i>Pipistrellus mathusii</i> ), Serotine Bat ( <i>Eptesicus serotinus</i> )			
Rarest (population under 10,000)	Greater Horseshoe Bat ( <i>Rhinolophus ferrumequinum</i> ), Bechstein's Bat ( <i>Myotis bechsteinii</i> ), Alcahloe Bat ( <i>Myotis alcathoe</i> ), Barbastelle Bat ( <i>Barbastelle barbastellus</i> ), Grey Long-eared Bat ( <i>Plecotus austriacus</i> )	Greater Horseshoe Bat, Whiskered Bat, Brandt's Bat, Bechstein's Bat, Alcahloe Bat, Noctule Bat, Nathusius' Pipistrelle Bat, Serotine Bat, Barbastelle Bat	Whiskered Bat, Brandt's Bat, Alcahloe Bat, Noctule Bat, Nathusius' Pipistrelle Bat, Leisler's Bat	Whiskered Bat
*Vagrant species and occasional visitors	Greater Mouse-eared Bat ( <i>Myotis myotis</i> ), Parti-coloured Bat ( <i>Vespertilio murinus</i> ), Kuhl's Pipistrelle Bat ( <i>Pipistrellus kuhlii</i> ), Savi's Pipistrelle Bat ( <i>Hypsugo savii</i> ), Pond Bat ( <i>Myotis dasycneme</i> ), Notch-eared Bat ( <i>Myotis emarginatus</i> ), Northern Bat ( <i>Eptesicus nilssoni</i> )			

**Table 3 - Roost Valuation System**

Geographic Frame of Reference	Roost Types
District, Local or Parish	Feeding Perches (common species), individual bats (common species), small numbers of non-breeding bats (common species), mating sites (common species)
County	Maternity sites (common species), small numbers of hibernating bats (common and rarer species), feeding perches (rarer/rarest species), individual bats (rarer/rarest species), small numbers of non-breeding bats (rarer/rarest species)
Regional	Mating sites (rarer/rarest species) including well-used swarming sites, maternity sites (rarer species), hibernation sites (rarest species), significant hibernation sites
National/UK	Maternity sites (rarest species), Sites of Special Scientific Interest (SSSI)
International	Special Areas of Conservation (SAC)

### Bat GLTA

2.3.13 Following the preliminary assessment of trees, based on the signs present, each tree was classified as one of the following categories in accordance with current guidance (Collins, 2023):

- None – Either no PRFs in the tree or highly unlikely to be any;
- FAR – Further assessment required to establish if PRFs are present in the tree;
- PRF – A tree with at least one PRF present.

2.3.14 Where PRFs are identified, they are categorised in relation to the suitability for roosting bats based on the following, and to be applied using professional judgement in accordance with current guidance (Collins, 2023):

- PRF-I – PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats;
- PRF-M – PRF is suitable for multiple bats and may therefore be used by a maternity colony.

### Bat Activity

- 2.3.15 The audio recordings from the Manual detectors and Static Units were later analysed using Kaleidoscope Pro 4.0.4 UK Analysis Software for Ultrasonic Data. This programme uses UK bat classifiers and auto-ID to determine species of bats recorded. However, in every instance this data was fully reviewed by a bat licensed ecologist (Derek Allan MSc, BSc (Hons) MCIEEM, NE Class 2 Licence Number: 2015-14659-CLS-CLS) to confirm its accuracy, specifically where rarer bat species are recorded, where unidentified files are present, where multiple species are present on a single file, or where the auto-ID match ratio is statistically <0.5 confidence (files of Pipistrelle spp. were not assessed further).
- 2.3.16 Bat Activity Index (BAI – bat passes per hour) were calculated for each bat species recorded within each spot count/sector/static location and for the site overall. For each spot count/sector/static location, the BAI was calculated by dividing the number of individual species passes recorded at these locations by the total duration data was collected at each location, to give the mean number of passes per hour. For the site overall, the BAI was calculated by dividing the number of individual species passes recorded during the manual and automated surveys by the total duration of each survey, to give the mean number of passes per hour.
- 2.3.17 The highest BAI (either from the Manual or Static survey) is then combined with values for: national rarity, site/nearby roost potential, and habitat characteristics, to give a total score in accordance with current guidance (Wray et al, 2010). The total score is then given a value which is assigned a geographic frame of reference. Vagrant bats (those species which are not resident and only recorded as occasional visitors) are simply assessed as vagrants.

**Table 4 - Calculation of Foraging/Commuting Habitat Score (shown in brackets)**

BAI*	National Rarity	Site/Nearby Roost Potential	Habitat Characteristics
Low BAI >0 but <6 (5)	Common (2)	None (1)	Industrial or other site without established vegetation. Absence of linear features (1)
-	-	Small number (3)	Suburban areas or intensive arable land. Un-vegetated fences and large field sizes (2)
Moderate BAI >=6 but <60 (10)	Rarer (5)	Moderate number/not known (4)	Isolated woodland patches, less intensive arable (moderate field sizes) and/or small towns and villages (3)
-	-	Large number of roosts, or close to a SSSI for the species (5)	Large or connected woodland blocks, mixed agriculture (small field sizes with well grown, well connected hedgerows) and small villages/hamlets (4)
High BAI >=60 (20)	Rarest (20)	Close to or within a SAC for the species (20)	Mosaic of pasture (small fields), woodlands and wetland areas with complex network of mature well-established hedgerows (5)

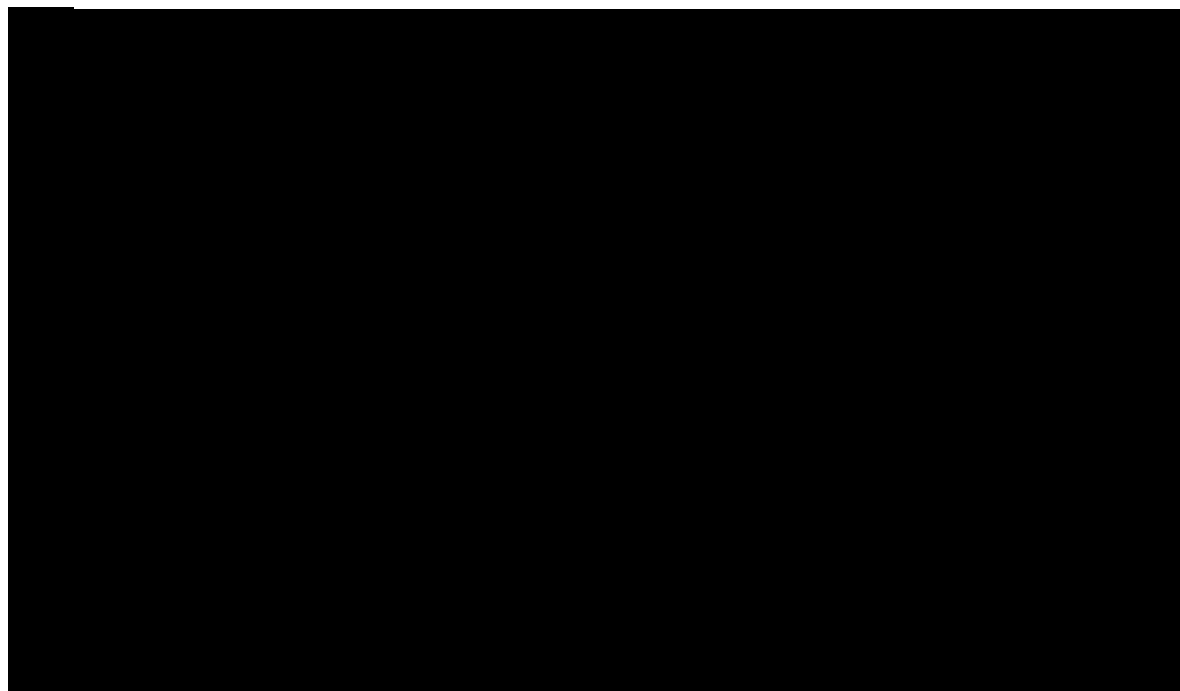
**Table 5 - Categorisation of Bats by National Rarity**

Rarity within Range	England
Common (population over 100,000)	Common Pipistrelle Bat ( <i>Pipistrellus pipistrellus</i> ), Soprano Pipistrelle Bat ( <i>Pipistrellus pygmaeus</i> ), Brown Long-eared Bat ( <i>Plecotus auritus</i> )
Rarer (population 10,000-100,000)	Lesser Horseshoe Bat ( <i>Rhinolophus hipposideros</i> ), Whiskered Bat ( <i>Myotis mystacinus</i> ), Brandt's Bat ( <i>Myotis brandtii</i> ), Daubenton's Bat ( <i>Myotis daubentonii</i> ), Natterer's Bat ( <i>Myotis nattereri</i> ), Leisler's Bat ( <i>Nyctalus leisleri</i> ), Noctule Bat ( <i>Nyctalus noctula</i> ), Nathusius' Pipistrelle Bat ( <i>Pipistrellus mathusii</i> ), Serotine Bat ( <i>Eptesicus serotinus</i> )
Rarest (population under 10,000)	Greater Horseshoe Bat ( <i>Rhinolophus ferrumequinum</i> ), Bechstein's Bat ( <i>Myotis bechsteinii</i> ), Alcatheo Bat ( <i>Myotis alcathoe</i> ), Barbastelle Bat ( <i>Barbastelle barbastellus</i> ), Grey Long-eared Bat ( <i>Plecotus austriacus</i> )
*Vagrant species and occasional visitors	Greater Mouse-eared Bat ( <i>Myotis myotis</i> ), Parti-coloured Bat ( <i>Vespertilio murinus</i> ), Kuhl's Pipistrelle Bat ( <i>Pipistrellus kuhlii</i> ), Savi's Pipistrelle Bat ( <i>Hypsugo savii</i> ), Pond Bat ( <i>Myotis dasycneme</i> ), Notch-eared Bat ( <i>Myotis emarginatus</i> ), Northern Bat ( <i>Eptesicus nilssonii</i> )

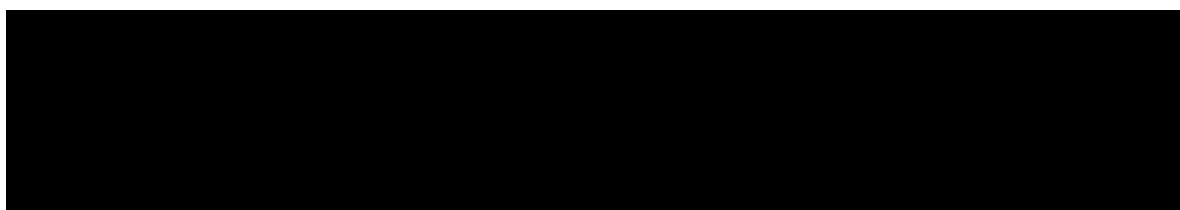
**Table 6 - Sites/species Valuation System**

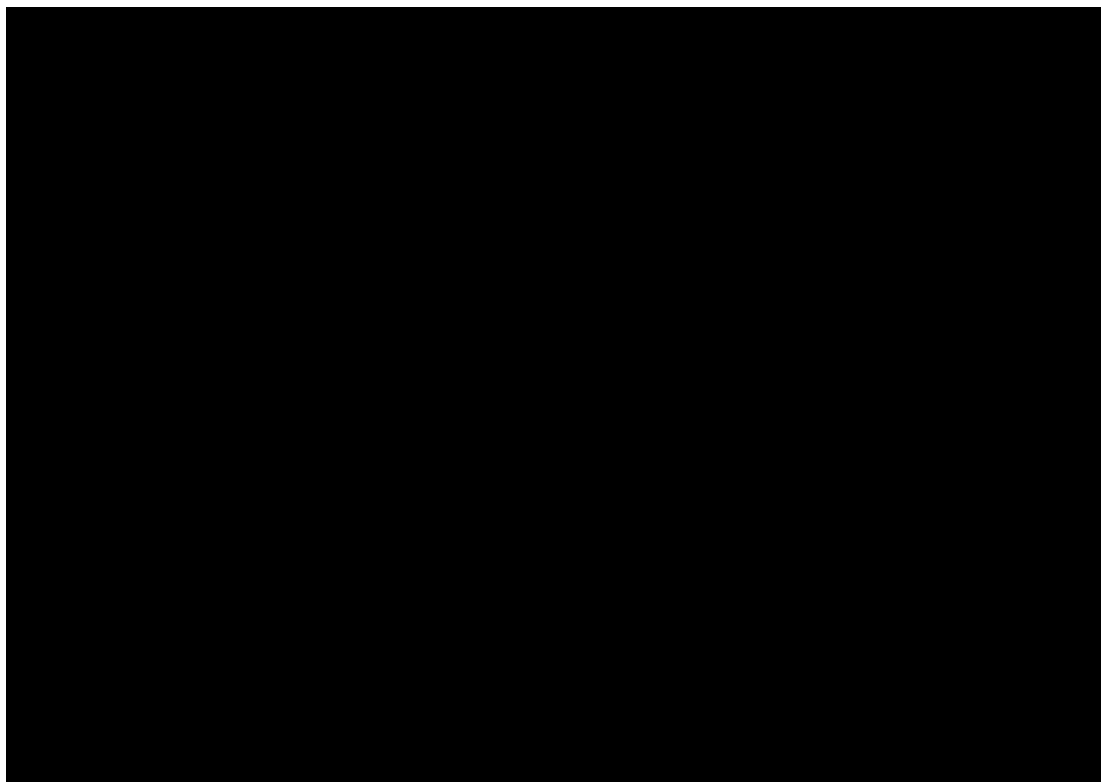
Geographic Frame of Reference	Score
Within zone of influence	1-10
Local	11-20
County	21-30
Regional	31-40
National	41-50

2.3.18



2.3.19





### **Otter & Water Vole**

- 2.3.20 An assessment of Otter activity has been made based on the number of Otter signs found using the methods described in current guidance (Chanin P, 2003).
- 2.3.21 An assessment of the level of Water Vole activity present on site has been made according to those results obtained from the field surveys. The number of adult females on site was estimated by dividing the number of latrines by six (Strachen & Moorhouse, 2016). The predictive equation developed by Morris et al. (1998) was also used to give an estimate of the total number of Water Voles that were present on site during the surveys. The predictive equation is  $y = 1.48 + 0.683x$  (where y is Water Voles and x is latrines).

### **Reptile**

- 2.3.22 Each survey visit may reveal only a small sample of the reptile population occurring on site, because the proportion of individuals recorded varies according to weather, migration patterns etc. A mechanism known as the Key Reptile Site Register can be used to obtain a basic evaluation of the population size and importance of the site. It has been designed to identify and promote the safeguarding of important reptile sites, with outstanding assemblages being the guiding principle in judging sites. To qualify for the Key Reptile Site Register, the site must meet at least 1 of the following criteria (Froglife, 1999):
- Supports 3 or more reptile species;
  - Supports 2 snake species;
  - Supports an exceptional population of 1 species;
  - Supports an assemblage of species scoring at least 4; and

- Does not satisfy any of the above which is of particular regional importance due to the local rarity.

**Table 7 - Key Reptile Site Register Population Scores**

Species	Low Population (Score 1)	Good Population (Score 2)	Exceptional Population (Score 3)
Adder ( <i>Vipera berus</i> )	<5	5-10	>10
Grass Snake ( <i>Natrix helvetica</i> )	<5	5-10	>10
Viviparous Lizard ( <i>Zootoca vivipara</i> )	<5	5-20	>20
Slow-Worm ( <i>Anguis fragilis</i> )	<5	5-20	>20

Figures in the table refer to maximum number of adults seen by observation and/or under refugia (placed at a density of up to 10 per hectare, by one person in one day).

### Great Crested Newt

- 2.3.23 The HSI assessment scores were used to rate the suitability of each waterbody for GCN.

**Table 8 - Waterbody suitability rating system**

HSI Score	Rating
<0.5	Poor
0.5-0.59	Below Average
0.6-0.69	Average
0.7-0.79	Good
>0.8	Excellent

- 2.3.24 Water samples were subject to eDNA analysis by an approved laboratory in accordance with current guidance (Biggs et al, 2014).

## 2.4 Limitations

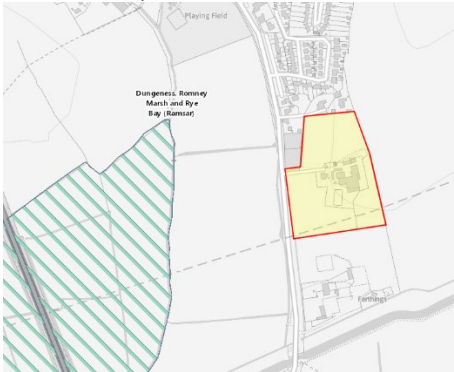
- 2.4.1 Data held by consultees may not be exhaustive. The absence of evidence does not indicate evidence of absence. Enzygo cannot take responsibility for the accuracy of external data sources and as such discrepancies and inaccuracies may occur.
- 2.4.2 Natural England do not hold information of Ancient Woodland less than 2ha in size.
- 2.4.3 Records over 10 years old for transient species (as these are likely to have moved during the interim) and species protected from sale only under the W&C Act 1981 and amendments, are excluded (as these are not relevant to a planning application). Additionally, given the large number of priority species, these have only been included if identified from the desk study and/or habitats recorded on site have been assessed as providing suitable conditions.
- 2.4.4 Sites designated for Landscape or Geological reasons have not been included within this report.
- 2.4.5 This document does not contain a comprehensive list of botanical species on site. Only plant species characteristic of each habitat and incidental observations of notable plant species were recorded. In addition, many plant species are only evident at certain times of the year and so some plant species may have gone undetected.
- 2.4.6 The exact locations of bat roost site records at full resolution, otter holts, raptor nest sites and sensitive plant species are treated as confidential information.

- 2.4.7 All areas of the site were fully accessible. There was no access available to any off-site waterbodies. Therefore, historical records from off-site ponds only have been utilised.
- 2.4.8 Only trees on/bordering the site were subject to GLTA surveys. No trees present within off-site areas of woodland were subject to survey.
- 2.4.9 Spring walked transect was not undertaken, as the season was missed. Static data was not recorded April through to June, as the season was missed. Additionally, in September/October the static units repeatedly failed. As such, there is not a full season of bat activity data April through to October. However, this is not perceived to be a significant constraint given the small extent of low quality habitats present on site, and the common assemblage of bat species recorded during other months.
- 2.4.10 Auto ID is intended for use in analysing recordings of single bats in free flight, low clutter environments. On average, more than half of such recordings will result in classifications with 80% accuracy. Recordings of roost emergence, multiple bats, captive bats, bats in high-clutter environments or bat social calls are not suitable for Auto ID and results may not be accurate. Kaleidoscope classification software is not intended to replace expert human analysis, and as such results will contain false positives and false negatives. Species from the *Myotis* and *Nyctalus* genera are notoriously difficult to distinguish in the field and from recorded sonograms, as there is considerable overlap in their range of echolocation frequencies, which may also result in false positives. Due to this considerable overlap in call nature, where *Myotis* species have been recorded these have been reported to genus level only.
- 2.4.11 Another limitation of the analysis software is that recordings are only assigned to one species, even when two or more species are being recorded in the same instance. In these cases, the recordings have been classified as the rarer of the species (i.e. *Myotis* sp. or *Noctule* over *Common Pipistrelle*). In addition, from the data produced from static detectors, the number of recordings does not necessarily indicate the number of individual bats present. A large number of recordings in a single night may represent one individual bat flying repeatedly past the detector rather than a large number of individuals.


### 3 Baseline Ecological Conditions



3.1.1 Ecological features identified by the desk study/field survey are presented below, along with their details and associated ecological value. Refer to Drawings CRM1528012-ENZ-XX-XX-DR-Z-0001 to 0007 for the location/extent of ecological features where relevant.

**Table 9 – Ecological Features**



Ecological Feature	Details	Ecological Importance
<b>Statutory sites designated or classified under international conventions or European legislation</b>		
<p>Dungeness, Romney Marsh and Rye Bay Ramsar (Closest point 350m West downstream)</p> 	<p>This area qualifies as a Ramsar site under Criterion 1, Criterion 2, Criterion 5, and Criterion 6.</p> <p>Criterion 1 - contains representative, rare, or unique examples of natural or near-natural wetland types: Annual Vegetation of drift lines and coastal fringes of perennial vegetation of stony banks, natural shingle wetlands in the form of saline lagoons, freshwater pits and basin fens.</p> <p>Criterion 2 - supports threatened ecological communities: Bryophytes, vascular plants, and invertebrates. Additionally, supports vulnerable, endangered or critically endangered species: <i>Sium latifolium</i>, <i>Bryum warneum</i>, <i>Arvicola amphibius</i>, <i>Acrocephalus paludicola</i>, <i>Triturus cristatus</i>, <i>Hirudo medicinalis</i>, <i>Omophron limbatum</i>, <i>Hydracea osseola hucherardi</i>, and <i>Caecum amoricum</i>.</p> <p>Criterion 5 - regularly supports 20,000 or more waterbirds: in the non-breeding season the site supported an average of 34,957 birds (5-year mean).</p> <p>Criterion 6 - regularly supports 1% of the individuals in the populations of the following species or subspecies of waterbird in any season: 1.1% of the UK population of mute swans, and 1.2% of NW &amp; C European Shoveler populations.</p>	<p>International</p>
<p>Dungeness Special Area of Conservation (SAC) (11.1km SE), part of the Dungeness European Marine Site</p>	<p>This site qualifies as an SAC through 3 features: JNCC Annex I Habitat – 1210 Annual Vegetation of Drift Lines JNCC Annex I Habitat – 1220 Perennial Vegetation of Stony Banks Large populations JNCC Annex II Species 1166; <i>Triturus cristatus</i>; Great crested newt</p>	<p>European</p>
<p>Wye and Crundale Downs SAC (13.43km NE)</p>	<p>This site qualifies as an SAC through the presence of semi-natural dry grasslands and scrubland facies on calcareous substrates, and is an important site for orchids, hosting a wide assemblage of rare orchids, including early spider-orchid <i>Ophrys sphegodes</i>, late spider-orchid <i>O. fuciflora</i>, burnt orchid <i>Orchis ustulata</i> and lady orchid <i>Orchis purpurea</i>. The site represents about 50% of the national population of <i>O. fuciflora</i>.</p>	<p>European</p>




Ecological Feature	Details	Ecological Importance
<b>Statutory sites designated under national legislation (&amp; Impact Risk Zones (IRZ))</b>		
Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest (SSSI) IRZ, Orlestone Forest SSSI IRZ, Ham Street Woods SSSI IRZ	There is potential for the proposed development to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. Natural England should be consulted on the proposed development at this location.	National
Dungeness, Romney Marsh and Rye Bay SSSI (Closest point 350m W)	Dungeness, Romney Marsh and Rye Bay SSSI and Ramsar is important for breeding, wintering and passage waterbirds, large populations of Water Vole and three metapopulations of great crested newt as well as wetland plants, bryophytes, invertebrates, and natural or near-natural wetland habitats. The site includes the largest and most diverse area of shingle beach in Britain, with low-lying hollows in the shingle providing nationally important saline lagoons, natural freshwater pits, and basin fens.	National
Ham Street Woods SSSI and National Nature Reserve (NNR), 0.6km N	The 175.2ha site of semi-natural wood is more than 400 years old, and has rich and diverse invertebrates, including 12 rare or scarce dead wood species, such as the nationally rare beetle, <i>Tomoxia biguttata</i> . Presence of Nightingale.	National
Orlestone Forest SSSI, 2.1km NW	The 347.6ha site has been selected hundreds of invertebrate species have been recorded, including 39 which are nationally rare and 134 which are nationally scarce. Several are only known in Britain on this site.	National
<b>Local Nature Reserves (LNR)</b>		
No Local Nature Reserves within 2km	-	-
<b>Other locally designated wildlife sites</b>		
Smallmans Wood Kent Wildlife Trust Reserve 1.7km E	Southernmost area of Orlestone Forest. Home to mature native trees and a variety of invertebrates, birds, and plants.	Local
Packing Woods Wildlife Trust Reserve – 1.7km N	Forms the northern end of the Hamstreet Woods Site of Special Scientific Interest. It is ancient semi natural woodland but also has non native conifers.	Local
<b>England HPI, Local BAP Habitats, Ancient Woodland, Important Hedgerows, Veteran Trees, TPOs and Conservation Areas</b>		
Deciduous Woodland HPI & Ancient Semi-natural Woodland (ASNW), immediately offsite to the north-west	There are several parcels of woodland within the locality of the site with limited connectivity to the site via boundary hedges. Hamstreet Woods provides a large area of deciduous woodland, with some ancient areas.	County


Ecological Feature	Details	Ecological Importance
	<p>Please note that this woodland is outside of the red line boundary and will be maintained throughout the construction and operation phases of this development.</p> <p>A small parcel of deciduous woodland (not ASNW) is directly north-west of the site, dominated by ash trees, with indications of wet conditions such as a prevalence of willow species and rushes.</p>	
Coastal and Floodplain Grazing Marsh HPI. On site, south-west corner.	A small area of land at the border of the southern field, with several wetland indicator species, such as willow, rushes, and goose grey silverweed.	Local
Traditional Orchards HPI, 1km east	Small remnant parcels.	Local
TPO	None within vicinity of the site.	-
<b>Green/Blue &amp; Aquatic Infrastructure, Dark Zones, and Local Policy</b>		
Green Infrastructure	Boundary and internal hedges and the deciduous woodland immediately west of the site provide green infrastructure connectivity with the surrounding landscape.	Local
Blue Infrastructure	There are no permanent water bodies within the site boundary. The woodland to the west of the site has a small pond which is almost fully enclosed by vegetation. However, the Coastal and Floodplain Grazing Marsh will occasionally flood in wet weather, and provide connectivity with the large number of nearby drainage ditches, sewers, and the Military Canal 200m south of the site boundary. No moving water body was seen on site, although a drainage ditch ran outside the site boundary alongside the road.	Local
Dark Sky Zones	There are no known dark zones across the site, however according to the Ashford Local Plan for 2030, there is a planned dark sky zone that completely covers the site. In accordance with the standard guidance specified in the Guidance Notes for Reduction of Obtrusive Lighting (Institution of Lighting Professionals, 2020), the site likely falls under Environmental Zone E2 (Rural – Low district brightness).	Local
<b>Habitat Types</b>		
Modified Grassland (g4)	Enclosed fields within the northern and southern sites comprise of a sward of species-poor modified grassland. Assemblage consists of dominant Perennial Rye-grass and Annual Meadow-grass with occasional White Clover and Thistle and Creeping Buttercup. No other notable species were found during walkover.	Negligible

Ecological Feature	Details	Ecological Importance
	<p>Poor floristic diversity (&gt;6-8 species per m<sup>2</sup>), determined to be poor condition. Regularly mown for silage, allowed to grow taller peak summer. Not an England HPI or Local BAP Habitat (no indicators of less improved grassland conditions).</p>	
<p>Native Hedgerow (h2a)</p> 	<p>A variety of native hedges are present on many of the internal and external field boundaries of the site. Some lengths are dense and species-rich, whilst others are sparse, gappy, and represent only one or two species. Semi-mature trees are present in some of the hedges.</p> <p>Species found to be present within many of the hedge are as follows; dominant Hawthorn and Blackthorn, Ash (young to semi-mature), and Common Ivy, and occasional Bramble and Common Nettle. Semi-mature trees present are Oak (semi-mature), Sycamore (mature), Beech (semi-mature) and Birch (immature). No significant ground flora is present (dominated by modified grassland species). Native hedgerows include H9.</p> <p>Hedgerows, for the purpose of HPI classification (and Local BAP), are defined as any boundary line of trees or shrubs over 20 metres long and less than 5 metres wide where any gaps between the trees or shrubs are less than 20 metres wide. These must also be comprised of 80% or more of at least 1 woody UK native species. All hedgerows of this type meet the criteria to qualify as this habitat.</p> <p>H9 does not meet any criteria to qualify as Historically or Ecologically 'Important' under The Hedgerow Regulations 1997. Refer to Appendix B for full Hedgerow Results.</p>	<p>Local</p>

Ecological Feature	Details	Ecological Importance
<p>Native Hedgerow (h2a) with Scattered Trees (11)</p> 	<p>As above, but with taller trees that grow noticeably above the height of the rest of the hedgerow. Includes H2, H3, H5, H6, H10 &amp; H12.</p> <p>Hedgerows, for the purpose of HPI classification (and Local BAP), are defined as any boundary line of trees or shrubs over 20 metres long and less than 5 metres wide where any gaps between the trees or shrubs are less than 20 metres wide. These must also be comprised of 80% or more of at least 1 woody UK native species. All hedgerows of this type meet the criteria to qualify as this habitat.</p> <p>Additionally, hedge H6 also qualifies as Ecologically 'Important' as it meets criteria 6 under The Hedgerow Regulations 1997. Hedge H10 qualifies as Historically 'Important' as it meets criteria 5.</p> <p>Hedgerows H2, H3, H5 &amp; H12 do not meet any criteria to qualify as Historically or Ecologically 'Important' under The Hedgerow Regulations 1997. Refer to Appendix B for full Hedgerow Results.</p>	<p>Local</p>
<p>Species-rich Native Hedgerow (h2a5) with Scattered Trees (11)</p> 	<p>As above, but species-rich. Includes H1, H7 &amp; H8.</p> <p>Hedgerows, for the purpose of HPI classification (and Local BAP), are defined as any boundary line of trees or shrubs over 20 metres long and less than 5 metres wide where any gaps between the trees or shrubs are less than 20 metres wide. These must also be comprised of 80% or more of at least 1 woody UK native species. All hedgerows of this type meet the criteria to qualify as this habitat.</p> <p>Additionally, hedge H1 &amp; H7 qualify as Historically 'Important' as they meet criteria 5, and hedge H1 also qualifies as Ecologically 'Important' as it meets criteria 7d and 8 under The Hedgerow Regulations 1997. Hedgerow H8 does not meet any criteria to qualify as Historically or Ecologically 'Important' under The Hedgerow Regulations 1997. Refer to Appendix B for full Hedgerow Results.</p>	<p>Local</p>
<p>Line of Trees (w1f (33))</p> 	<p>Lowland mixed deciduous woodland is offsite and not included in this report. However, a line of trees comes from this and lines the entry track into the farm. These trees are native but appear to have been planted. Species include copper beech, ash, willow, and elder. Includes H4, H11 &amp; H13.</p> <p>None were mature, and no veteran trees were identified, so this is not an ecologically valuable line of trees.</p> <p>Hedgerows, for the purpose of HPI classification (and Local BAP), are defined as any boundary line of trees or shrubs over 20 metres long and less than 5 metres wide where any gaps between the trees or shrubs are less than 20 metres wide. These must also be comprised of 80% or more of at least 1 woody UK native species. All hedgerows of this type meet the criteria to qualify as this habitat.</p>	<p>Local</p>

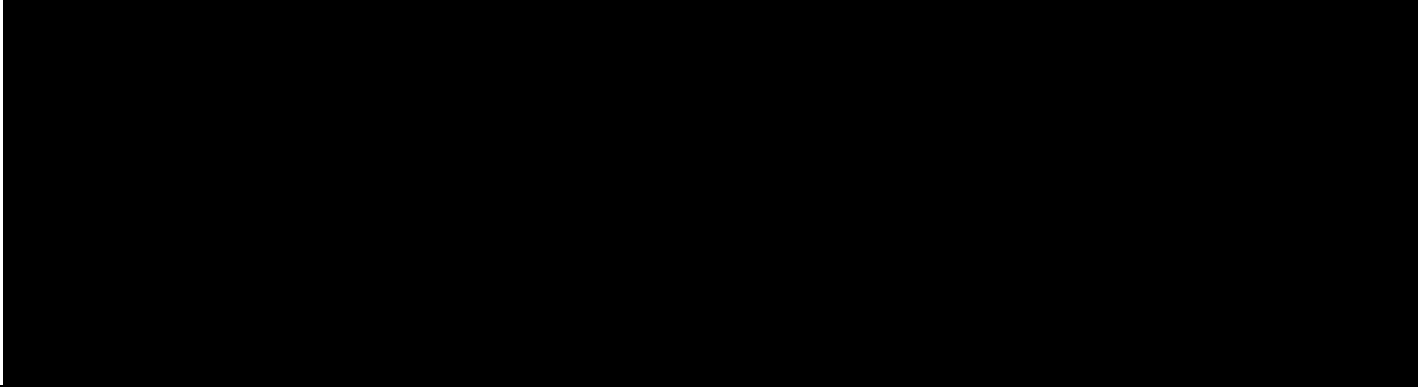
Ecological Feature	Details	Ecological Importance
	<p>Additionally, hedge H11 qualifies as Historically 'Important' as it meets criteria 5. Hedgerows H4 &amp; H13 do not meet any criteria to qualify as Historically or Ecologically 'Important' under The Hedgerow Regulations 1997. Refer to Appendix B for full Hedgerow Results.</p>	
<p>Individual Rural Mature Tree (203)</p>  <p><small>Galaxy A13 28 October 2025 15:13</small></p>	<p>An individual mature Willow (not associated with a hedgerow) sits to the rear of the farm buildings. Condition is Moderate. Not an England HPI or Local BAP.</p>	<p>Negligible</p>
<p>Other Neutral Grassland (G3C), Coastal and Floodplain Grazing Marsh (19).</p> 	<p>An area of low-lying habitat to the at the south-western edge of the site, containing a variety of wetland-preferring plants, such as rushes, goose grey silverweed, and <i>Salix</i>. Periodically inundated pasture rather than having constant standing water. The area is unmanaged due to the uneven, wet, sloping ground being difficult to manage with machinery. Areas of scattered scrub dominated by Willow and Bramble are present. This area is likely part of the waterway drainage system for the area, draining into the larger network of Dungeness, Romney Marsh and Rye Bay wetlands. But no open flowing water channel. Fulfils all 5 criteria for condition assessments, it is considered good condition. The grassland itself is not an England HPI or Local BAP. However, due to periodic inundation it is classified as Floodplain Grazing Marsh HPI.</p>	<p>Local</p>

Ecological Feature	Details	Ecological Importance
<p>Dense Scrub (h3)</p> 	<p>Dense scrub with no dominant species. It appears to be an area of hedgerow that has been left to expand into scrub with native species, such as hawthorn, elder, and field maple. Docs and nettles are abundant on the ground layer. Dense scrub is not an England HPI or Local BAP Habitat.</p>	<p>Negligible</p>
<p>Bramble Scrub (h3d)</p> 	<p>Small areas of dense scrub scattered across the fields, including a small patch in the coastal floodplain grazing marsh. Composition is dominated by bramble, with frequent nettle, hedge bindweed, thistle, and a similar species spread as the modified grassland. Bramble scrub is not an England HPI or Local BAP Habitat.</p>	<p>Negligible</p>
<p>Buildings (u1b5)</p> 	<p>A variety of buildings typical of a farm/industrial site, including a farmhouse, brick sheds with tile rooves, barns made of corrugated sheets, and shipping containers likely used for storage. Not an England HPI or Local BAP Habitat.</p>	<p>Negligible</p>


Ecological Feature	Details	Ecological Importance
<p>Developed Land Sealed Surface (u1b6)</p> 	<p>An area of farmyard sealed by cement, and a tarmacked access road and parking area. An outside swimming pool was identified (P3) this is derelict, with a shallow depth of stagnant water and leaf litter, and is becoming colonised by weeds. Not an England HPI or Local BAP Habitat</p>	<p>Negligible.</p>
Legally Protected & Priority Species (& Consultation Zones where applicable)		
<p>Bats (Roosts)</p>	<p>The site features several buildings, building B1 (farmhouse) is of an age and type of construction that is likely to possess Potential Roosting Features (PRFs) and is classified as Moderate suitability (Collins, 2023). The garage and all the barns (B2-B8) provide Low suitability (Collins, 2023). During the dusk emergence surveys, no bats were recorded emerging from or in close proximity of any of the buildings. The earliest Pipistrelle was recorded ½ hr after sunset, with the earliest Brown Long-eared recorded over 1hr after sunset, originating from off-site (which could indicate roost(s) in the wider locality). Refer to Appendix C for full details of Bat PRA and Emergence surveys.</p> <p>There are two known maternity roosts, one for Brown Long-eared, and one for Common Pipistrelle, and two known hibernation roosts, one for Brown Long-eared and one for Natterer's within 2km.</p> <p>There are several mature trees scattered in the fields or present within bounding hedgerow and woodland.</p> <p>During the GLTA survey, a total of five trees were identified as supporting Potential Roosting Features (PRFs). This includes the follow tree numbers (see Arboricultural maps and reports for tree references &amp; details of each tree species/condition): T61, T68, T44, T40, and T36 are all PRF-I. Refer to Appendix D for full details of GLTA results.</p>	<p>Local</p>

Ecological Feature	Details	Ecological Importance																																																						
<p>Bats (Commute and Forage)</p>	<p>No EPS licences are present within a 2km radius of the site. There are records of Brown Long-eared (BLE), Common Pipistrelle, Nathusius' Pipistrelle, Soprano Pipistrelle, Natterers Bat, Serotine, Whiskered Bat, Daubentons Bat and Noctule within a 2km radius.</p> <p>The application footprint currently provides low suitability habitat for foraging bats (Collins, 2023) i.e. network of small fields bisected by native hedgerows, The landscape is generally unlit with no significant street lighting, but some light spill from surrounding residential properties/ Hamstreet to the north i.e. from internal glazing &amp; outdoor security/ streetlights. The site is within proximity of known Brown Long-eared, Common Pipistrelle, and Natterer's bat maternity and/or hibernation roost sites CSZ. The activity surveys recorded the following.</p> <table border="1" data-bbox="698 596 1612 935"> <thead> <tr> <th>Species</th> <th>BAI</th> <th>Rarity</th> <th>Roost</th> <th>Habitat</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td>Noctule</td> <td>5 (0.25)</td> <td>5</td> <td>4</td> <td>4</td> <td>18</td> </tr> <tr> <td>Leisler's</td> <td>5 (0.22)</td> <td>5</td> <td>4</td> <td>4</td> <td>18</td> </tr> <tr> <td>Common Pipistrelle</td> <td>10 (6.36)</td> <td>2</td> <td>4</td> <td>4</td> <td>20</td> </tr> <tr> <td>Soprano Pipistrelle</td> <td>5 (2.99)</td> <td>2</td> <td>4</td> <td>4</td> <td>15</td> </tr> <tr> <td>Nathusius's Pipistrelle</td> <td>5 (0.09)</td> <td>5</td> <td>4</td> <td>4</td> <td>18</td> </tr> <tr> <td>Brown Long-eared</td> <td>5 (0.14)</td> <td>2</td> <td>4</td> <td>4</td> <td>15</td> </tr> <tr> <td>Daubenton's</td> <td>5 (0.12)</td> <td>5</td> <td>4</td> <td>4</td> <td>18</td> </tr> <tr> <td>Natterer's</td> <td>5 (1.57)</td> <td>5</td> <td>4</td> <td>4</td> <td>18</td> </tr> </tbody> </table> <p>Assessment of each bat species as follows in accordance with guidance. Habitats = mixed agriculture (small field sizes with well grown, well connected hedgerows) and small villages/hamlets (4). Nearby Roost Potential = Moderate number/not known (4) for all species (as suitable buildings/tree features in wider landscape and all species recorded in locality). A summary of spatial and temporal trends are provided, with species specific information taken from the Bat Conservation Trust website/factsheets on bats. Refer to Appendix E for full Bat Activity results.</p> <ul style="list-style-type: none"> <li>Noctule Score 18 Local value. Regular passes throughout the year, only arriving later in the evening, with no indications of roosts in the vicinity (prefer mature trees). No discernible difference between site habitats, mainly flying high overhead and around mature trees. Noticeable peak of activity during late-August. Rarer in the UK but records throughout locality. Possible misidentification/overlap with Leisler's, but AutoID indicates 100% confidence on call registration for a large proportion of recordings.</li> </ul>	Species	BAI	Rarity	Roost	Habitat	Score	Noctule	5 (0.25)	5	4	4	18	Leisler's	5 (0.22)	5	4	4	18	Common Pipistrelle	10 (6.36)	2	4	4	20	Soprano Pipistrelle	5 (2.99)	2	4	4	15	Nathusius's Pipistrelle	5 (0.09)	5	4	4	18	Brown Long-eared	5 (0.14)	2	4	4	15	Daubenton's	5 (0.12)	5	4	4	18	Natterer's	5 (1.57)	5	4	4	18	<p>Local</p>
Species	BAI	Rarity	Roost	Habitat	Score																																																			
Noctule	5 (0.25)	5	4	4	18																																																			
Leisler's	5 (0.22)	5	4	4	18																																																			
Common Pipistrelle	10 (6.36)	2	4	4	20																																																			
Soprano Pipistrelle	5 (2.99)	2	4	4	15																																																			
Nathusius's Pipistrelle	5 (0.09)	5	4	4	18																																																			
Brown Long-eared	5 (0.14)	2	4	4	15																																																			
Daubenton's	5 (0.12)	5	4	4	18																																																			
Natterer's	5 (1.57)	5	4	4	18																																																			

Ecological Feature	Details	Ecological Importance
	<ul style="list-style-type: none"> <li>• Leisler’s Score 18 Local value. Regular passes throughout the year, only arriving later in the evening (prefer mature trees and caves). No discernible difference between site habitats. Noticeable peak of activity during late-August. Rarer in the UK with less frequent records in locality. Possible misidentification/overlap with Noctule, but AutoID indicates 100% confidence on call registration for a large proportion of recordings.</li> <li>• Common Pipistrelle Score 20 Local value. Large number of registrations/most common species detected, with records throughout the year (peak Summer &amp; early-Autumn). Arrival at/soon after sunset indicating roosts in the vicinity (prefer roof spaces of buildings/ barns), large numbers &amp; summer peak could indicate maternity roost nearby. No discernible difference between site habitats, foraging/commuting along boundary hedgerows. Common throughout the UK. Overlap with Soprano &amp; Nuthusius’s Pipistrelle.</li> <li>• Soprano Pipistrelle Score 15 Local value. Several registrations, with records throughout the year (peak Summer &amp; early-Autumn). Arrival at/ soon after sunset indicating roosts in the vicinity (prefer roof spaces of buildings/ barns). No discernible difference between site habitats, foraging/ commuting along boundary hedgerows. Common throughout the UK. Overlap with Common &amp; Nuthusius’s Pipistrelle.</li> <li>• Nathusius’s Pipistrelle Score 18 Local value. Lower number of registrations, with records throughout the year. Arrival later in the evening with no indication of roosts. Rarer in the UK but records throughout locality. Overlap with Common &amp; Soprano Pipistrelle.</li> <li>• Brown Long-eared Score 15 Local value. Individual passes only throughout the year, slight peak later in Summer, later in the evening along darker habitats, with no indication of roosts (earliest &gt;1hr after sunset). Prefers darker &amp; wooded environments. Common throughout the UK.</li> <li>• Daubenton’s Score 18 Local value. Regular passes throughout the year with slight peak in Summer. Arrival soon after sunset indicating roost in the vicinity (earliest ½ hr after sunset). Rarer in the UK but records throughout locality. Prefers open water &amp; riparian habitats. Highest confidence levels indicated Daubenton’s, some registrations confidence &lt;30% with alternatives identified as Natterer’s.</li> <li>• Natterer’s Score 18 Local value. Individual passes throughout the year, arrival soon after sunset indicating roost in the vicinity (earliest ½ hr after sunset).</li> </ul>	

Ecological Feature	Details	Ecological Importance
	<p>Highest confidence levels indicated Natterer's, some registrations confidence &lt;30% with alternatives identified as Daubenton's.</p> <p>Activity assessed Local value overall as all local scores &amp; typical species assemblage given habitat types present, majority Pipistrelle spp..</p> <p>No significant foraging areas were identified, with bat registrations throughout all habitat types present. But bats were consistently observed feeding &amp; commuting along field boundary hedgerows.</p> <p>No significant commuting routes were identified, but it is expected that the hedgerow network provides linkage with the surrounding landscape, and between foraging habitats and roosts within the locality, particularly where these are currently unlit.</p>	
		Local
Dormouse	<p>Hedges and off-site woodland provide a limited extent of habitat suitable for Dormouse, particularly where this contains Hazel.</p> <p>No historic EPS Licences. There are many records of Dormouse within the last 10 years, almost entirely within Hamstreet Woods. There is limited connectivity to the site from this forest through a path of hedgerows at the boundaries of fields and gardens.</p> <p>Surveys from surrounding applications did not identify the presence of Dormouse.</p>	Local
Otter & Water Vole	<p>There are no boundary streams or ponds on the site, therefore no suitable burrowing habitat for Otters or Water Voles. Wet grassland area offers limited habitat for Water Vole. No evidence of either species encountered during full species surveys.</p> <p>Close drainage ditches and the Military Canal roughly 200m south likely provide some habitat for Otters and Water Vole. There are historical records of Otters in the Military Canal, and of Water Voles in a Government Drain within the last 10 years within the</p>	Local

Ecological Feature	Details	Ecological Importance
	search radius. Additionally, Dungeness, Romney Marsh and Rye Bay Ramsar & SSSI, 350m West, supports large populations of Water Vole.	
Other Protected Mammals	Hedgerow and nearby woodland are relatively common habitats and do not provide suitable habitat for other protected mammals. No records. Protected Mammals likely absent.	Negligible
Specially Protected Birds	Site habitats unlikely to provide significant nesting habitat for any Schedule 1 bird species i.e. no mature trees, significant/permanent water bodies, etc. Barns on the site are constantly used for industrial purposes and are closed when not in use, so are unlikely to be suitable for Barn Owl nesting or roosting. There are records of Schedule 1 birds Barn Owl, Honey Buzzard, Marsh Harrier, Hen Harrier, Osprey, Merlin, Hobby, Ruff, Kingfisher, Hoopoe, Fieldfare, Redwing, Golden Oriole, Brambling, Common Crossbill, and Red Kite within the vicinity of the site in the past 10 years.	Negligible
Breeding Birds	Trees, hedges and nearby woodland provide limited extent of habitat suitable for a restricted range of common nesting bird species only. Bird boxes seen on buildings have potential for small species, but these were not inspected to see if they were currently in use. All habitats onsite that may be of breeding importance are common in the wider area, and so this site is limited to being of local importance only. Breeding bird surveys from surrounding applications only identified a limited number of common and widespread species.	Local
Farmland/Ground-Nesting Birds	Field margins are likely to provide a limited extent of suitable habitat for farmland ground nesting birds only i.e. higher swards and scrub field margins to construct nests in, hedges for sheltering in, and wetlands with rich invertebrate populations for feeding on in the wider area. But the majority of the site is short disturbed grassland a developed land, so unsuitable for ground nesting birds. There are records of Skylark (a ground nesting bird) within the search area.	Local
Wintering and Migratory Birds	Refer to Appendix H for Wintering Bird Natural England (NE) Assessment. Site deemed unsuitable to support these species and is not identified as Functionally Linked Land (FLL). The report for neighbouring land does not mention wintering and migratory birds as a factor that may be affected by the development.	Negligible
Common Reptiles	Hedges, woodland, and field margins provide limited extent of suitable habitat for individual/small numbers of common reptiles only (with source populations originating off-site), and adjacent pond may attract Grass Snakes. Majority of site arable open/disturbed with no cover and unsuitable for these species.	Local

Ecological Feature	Details	Ecological Importance
	<p>No significant populations of common reptile recorded on site during surveys, only a 'low' population of Common Lizard (peak 3 adults, score 1). Site does not qualify as a 'Key Reptile Site'.</p> <p>Records of Common Lizards, Slow-worms, and Grass Snakes within the search radius in the past 10 years. It should be noted that a previous application (22/00792/AS) on neighbouring land required a full reptile mitigation strategy up-front, before determination, as the reptile surveys conducted at the time identified a "low" population of grass snakes, a "good" population of common lizards, and an "exceptional" population of slow-worm (peak counts of 1, 20, and 27 respectively), which qualified it as a Local Wildlife Site for reptiles (fulfilling two criteria: three species present OR supports an exceptional population of one species) (LWS in Kent, 2015).</p>	
<p>Great Crested Newt</p> 	<p>The pond adjacent to the site P1 may provide suitable breeding habitat for GCN, HSI assessment indicated 0.52 below average conditions. Subsequent eDNA analysis was Negative for GCN. Pond P3 (derelict swimming pool) was not safe to access the water surface, and it is unlikely to support GCN due to steep sides/inaccessible and stagnant water. A further pond P2 was not accessible approx. 470m to the north. There are no further waterbodies within a 500m radius of the site. However, there is an expansive network of drainage ditches that have a slow flow which may provide aquatic habitat for GCN. Dungeness, Romney Marsh and Rye Bay Ramsar/ SSSI supports metapopulations of GCN. There are three EPS licenses for GCN within a 2km search radius from the last ten years, and there are four records that are less than 10 years old, two in Hamstreet Woods NNR, and two within "Hamstreet Settlement". The EclA report supporting planning application 22/00792/AS indicates a GCN eDNA Survey Report was written, however this was not found on the planning application portal. DEFRA GCN Risk Zone mapping shows the bulk of the site is within the green risk zone. However, part of the site and immediately offsite to the north, the risk zone becomes amber.</p> <p>The site provides suitable habitat for GCN during the terrestrial phase of their life-cycle, however significant cover is limited to field edges, hedgerows, woodland, and the area of floodplain grazing marsh in the south-west of the site, although GCN would disperse across arable &amp; pasture fields. No significant potential hibernacula were noted, although earth bunds near farm buildings could contain rubble and other materials suitable for refuge.</p>	<p>Local</p>

Ecological Feature	Details	Ecological Importance
Other Protected Herpetofauna	Common cultivated habitats not suitable for other protected herpetofauna. Some potential in adjacent woodland and wetlands	Negligible
Protected Fish/Marine	No records within the past 10 years. Nearby canal could provide suitable habitat for some protected fish but no opportunities within the site.	Negligible
White-clawed Crayfish	No records. Nearby canal could provide suitable habitat for white-clawed crayfish but no opportunities within the site.	Negligible
Protected Invertebrates	<p>The site does not provide any significant habitat for protected invertebrate species, the majority being intensively managed grassland and developed land. The wet grassland margin along the western boundary provides very limited habitat which is unlikely to be utilised in favour of the abundant wetland habitats throughout the surrounding landscape.</p> <p>Dungeness, Romney Marsh and Rye Bay SSSI, Ham Street Woods SSSI and National Nature Reserve and Orlestone Forest SSSI are all in part designated for invertebrates. There are records of medical leaches, chalkhill blue butterfly, white-letter hairstreak butterfly, Large tortoiseshell butterfly, Black-veined moth, and Sussex emerald moth within 2km.</p>	Negligible
Protected Flora	<p>There are records of Bluebells (protected from sale only) and a few historical records of Orange-Fruited Elm-Lichen.</p> <p>Common and widespread rural habitats are unsuitable for most protected flora. Likely absent from the site. No specific protected flora identified in wet grassland area.</p>	Negligible
Invasive Flora	<p>Records of Japanese Knotweed, Water fern, Nuttall's Waterweed, Three-Cornered Garlic, Shallon, Rhododendron, Yellow Archangel, Himalayan Cotoneaster, New Zealand Pygmyweed, Parrot's Feather and Canadian Waterweed within search area. No invasive flora noted during UKHab survey.</p>	Negligible
Invasive Fauna	<p>No invasive fauna noted during site walkover.</p> <p>There are records of American Mink within the search area, and numerous historic records of Marsh Frogs.</p>	Negligible
Priority Species	<p>Local woodland and hedgerow may provide opportunities for a significant number of priority species such as Hedgehogs. Additionally, wet woodland and Floodplain Grazing Marsh may provide suitable habitat for Common Toad, Smooth Newt, Palmate Newt, and Common Frog. However, pasture are unlikely to provide suitable cover for priority species. There was a report of a Jersey Tiger Moth in 2021, noted as being the only lepidopteran priority species in Annes II of the Habitats Directive.</p> <p>UK BAP Priority invertebrates reported in the data search include <i>Erynnis tages</i> Dingy Skipper, <i>Pyrgus malvae</i> Grizzled Skipper, <i>Boloria euphrosyne</i> Pearl-bordered Fritillary</p>	Local

Ecological Feature	Details	Ecological Importance
	<p>butterfly, <i>Boloria selene</i> Small Pearlbordered Fritillary butterfly, <i>Limenitis camilla</i> White Admiral butterfly, <i>Coenonympha pamphilus</i> Small Heath butterfly, <i>Lasiommata megera</i> Wall butterfly, <i>Hepialus humuli</i> Ghost Moth, <i>Hemaris tityus</i> Narrowbordered Bee Hawk-moth moth, <i>Cossus Cossus</i> Goat Moth, <i>Watsonalla binaria</i> Oak Hook-tip, <i>Cymatophorima diluta</i> Oak Lutestring moth, <i>Aspitates gilvaria subsp. gilvaria</i> Straw Belle moth, <i>Lycia hirtaria</i> Brindled Beauty moth, <i>Ennomos erosaria</i> September Thorn moth, <i>Ennomos fuscantaria</i> Dusky Thorn moth, <i>Ennomos quercinaria</i> August Thorn moth, <i>Chiasmia clathrata</i> Latticed Heath moth, <i>Hemistola chrysoprasaria</i> Small Emerald moth, <i>Aplasta ononaria</i> Rest Harrow moth, <i>Chesias legatella</i> The Streak moth, <i>Chesias rufata</i> Broom-tip moth, <i>Ecliptopera silaceata</i> Small Phoenix moth, <i>Eulithis mellinata</i> The Spinach moth, and more. All of these species occurred within 2km of the site boundary.</p> <p>Records of Smooth Newts, Palmate Newts, West European Hedgehog, Eurasian Pygmy Shrew and Eurasian Water Shrew within 2km in the past 10 years.</p> <p>During the botanical survey for the PEA for land directly south of the site no priority flora was found. However, tubular water-dropwort (<i>Oenanthe fistulosad</i>), Greater water-Parsnip (<i>Sium latifolium</i>), Divided Sedge (<i>Carex divisa</i>), True Fox-sedge (<i>Carex vulpine</i>), Sea Barley (<i>Hordeum marinum</i>) and Three-lobed Crowfoot (<i>Ranunculus tripartitus</i>) were listed in the data search, which are UK BAP Priority species.</p> <p>The close connection to Dungeness, Romney Marsh and Rye Bay Ramsar and Hamstreet Woods SSSI means that there is a chance of priority species spreading to the site incidentally.</p>	

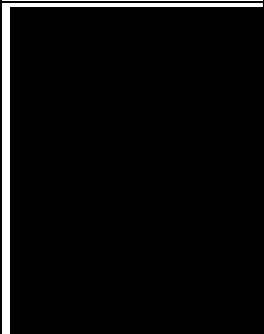
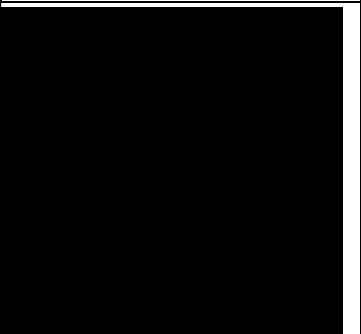
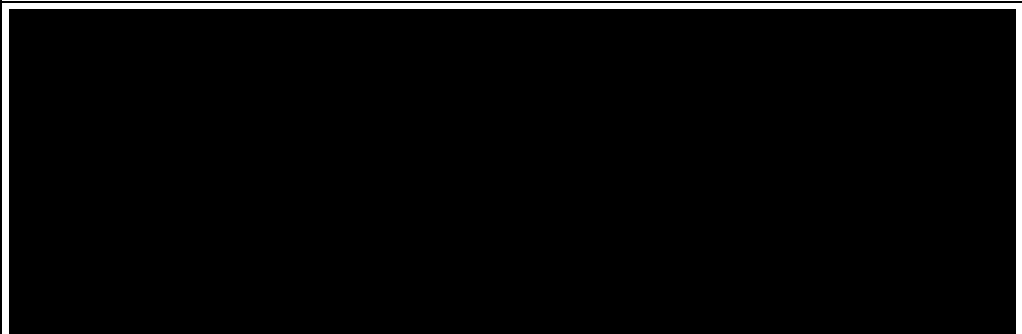
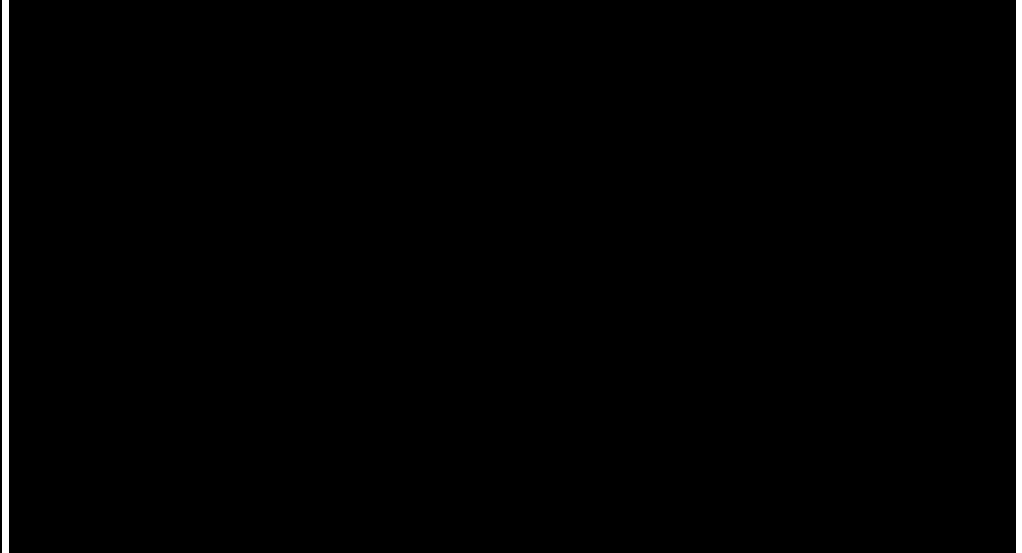
## 4 Assessment and Mitigation

- 4.1.1 Assessment of impacts and the associated ecological effect to identified ecological features are presented below. To clarify, ecological features have been screened out where these are of negligible importance, no likely significant impacts have been identified or where impact is unlikely to occur. This includes: Wye and Crundale Downs SAC (as no direct hydrological connectivity), and locally designated wildlife sites not immediately adjacent site (as no direct impacts and no indirect impacts from air pollution or recreational impacts etc).
- 4.1.2 To clarify, this mitigation can be implemented site wide, and can also cover phased works i.e. should the employment element of the scheme be progressed separately from the residential area.

**Table 10 - Assessment of effect and mitigation measures**

Ecological Feature	Impact	Avoidance/Mitigation/Compensation	Significance of Residual Effect
Dungeness, Romney Marsh and Rye Bay Ramsar/SAC/SSSI, Blue Infrastructure, Otter, Water Vole, Wintering & Migratory Birds, Priority Flora & Invertebrates	Risk of degradation of adjacent watercourse and associated habitats/ species during construction & operation. Significant adverse, temporary, reversible impact.	At discretion of the Planning Officer, Natural England to be consulted to confirm that no further surveys or a Habitats Regulations Assessment (HRA) is required. To clarify, Wintering Bird NE Assessment has concluded site does not provide significant opportunities for Wintering & Migratory Birds. The CEMP will include details on how impacts to any Wintering & Migratory Birds utilising surrounding habitats will be avoided, including noise, lighting, visual disturbance, dust/air pollution etc, likely through the use of wooden screening and timing of works to avoid the winter period IF significant impacts are expected to be generated (no piling/vibrational effects are currently proposed). Potential run-off and pollution impacts during the construction phase will be mitigated through implementing best practice guidance and the through adoption of the appropriate Environment Agency guidance (refer to updated 2019 Environment Agency guidance " <i>Pollution prevention for businesses</i> "). Final design of SuDS will be checked by Kent SuDS consultees, who will advise if the design meets the requirements for NPPF. Will avoid indirect impacts to associated flora & fauna.	None
Ham Street Woods SSSI	Risk of increased recreational pressure (alone & in-combination) & predation from domestic cats. Significant adverse, temporary, reversible impact.	Final residential layout will include dog walking routes & recreational spaces, to minimise movement of residents off-site. Homeowner leaflets to be provided regarding the potential impact of cat predation upon local wildlife, and covenant preventing the ownership of cats to be put in place. Discussions to be held with the planning officer to decide if any additional measures are possible under Local Policy/SPD i.e. compensation payment, to manage increased	None

Ecological Feature	Impact	Avoidance/Mitigation/Compensation	Significance of Residual Effect
		recreational pressure on the woodland. Alternatively, NE could be consulted to confirm if additional assessment or mitigation is required.	
Deciduous Woodland HPI, Green Infrastructure, Hedgerow HPI & 'Important', Dormouse	Loss of hedgerows H5-10 totalling 0.34km (H4, and boundary H1-3 & H11-13 being retained), and risk of killing/injury & disturbance of associated species. Minor adverse, temporary, irreversible impact. Risk of damage during construction phase & continued degradation during site operation i.e. from new owners/forming curtilage of residential. Minor adverse, temporary, irreversible impact.	Hedgerows retained where possible and protected with appropriate buffers in accordance with BS5837, and all retained NOT to form curtilage of new residential. With use of protection fencing i.e. Heras, during the construction phase where necessary. In accordance with the Dormouse Conservation Handbook (Bright et al, 2006) it is acceptable for the removal of a small amount of suitable habitat following sensitive clearance measures under the supervision of an ECoW. With clearance of woody shrubs in the Winter, followed by the removal of any root balls/possible hibernation features in the Spring, to persuade any Dormouse to disperse into retained habitats. In this instance the loss of 0.34km of hedgerow and associated scrub, is a small portion of habitat on site (all other hedgerows being retained), with abundant habitat throughout the surrounding landscape. Hedgerows will also be enhanced to benefit Dormouse i.e. greater woodland species diversity including more Hazel & Honeysuckle. It is not proportionate to undertake Dormouse surveys given the unlikely presence of this species. However, if Dormouse are encountered during clearance, works will cease and NE consulted on the requirement for a licence and/or additional surveys. There will be no significant fragmentation effects (as east/west & north/south hedge connections retained along site boundaries). Supplementary planting is required on at least a 1:1 basis for hedge & tree removal (refer to BNG metric).	None
Floodplain Grazing Marsh HPI	Accidental damage during construction phase (HPI extent fully retained) Minor, adverse, temporary, reversible impact.	Retained & protected with appropriate buffers. With use of protection fencing i.e. Heras, during the construction phase where necessary. As above, hydrological pollution/silt runoff avoided during construction & operation.	None
Bats (roosting, foraging & commuting) & Dark Zone	Risk of killing/injury to bats & loss/disturbance of potential roosts within mature trees T36, T40, TT44, T61, T68. Minor adverse, temporary, irreversible impact. Loss/disturbance of foraging habitat and commuting routes. Fragmentation of	No further survey required of PRF-I trees (or of these with no features identified) in accordance with guidance (Collins, 2023)). However, in accordance with best practice all mature trees will be sensitively felled with checks of any PRFs to ensure the continued absence of roosting bats. As above, protection of GI features and boundary habitats. Also, incorporation of a sensitive lighting strategy in accordance with current guidance (ILP, 2021) to avoid indirect impacts to any bats utilising surrounding habitats.	None

Ecological Feature	Impact	Avoidance/Mitigation/Compensation	Significance of Residual Effect
	commuting routes. Disturbance of retained roosts & foraging/ commuting habitats from lighting during site operation. Minor adverse, temporary, irreversible impact.		
			None
			

Ecological Feature	Impact	Avoidance/Mitigation/Compensation	Significance of Residual Effect
Breeding Birds	Risk of disturbance to nesting birds during construction activities. Minor adverse, temporary, reversible impact.	Clearance works of suitable nesting habitat (Hedgerows, scrub, grassland & buildings) will take place either outside of the Bird nesting season (March to September, inclusive), or under the supervision of a suitably-qualified Ecological Clerk of Works (ECoW). Should nesting birds be found, works in that location are to stop and an appropriately-sized buffer zone established around any nests (the size of which will differ depending on the species). Works can then continue once any dependant young have fledged.	None
Common Reptiles	Risk of killing/injury during construction activities. Minor adverse, temporary, reversible impact.	The construction phase will follow RAMs, to reduce the likelihood of harming Common Reptiles. These measures will include avoiding or reducing night-work, the implementation of a two-stage grass/scrub cut (if the sward is above 5mm height prior to works) under supervision of an ECoW, and ensuring all excavations left open overnight are covered and the removal of any spoil/brush/debris from site so as not to encourage Common Reptiles from taking refuge within the site. A reptile receptor site will be created at the site boundary, and any individual common reptiles will be relocated to this. It is not proportionate to suggest a full reptile translocation exercise, or installation of reptile exclusion fencing, given the associated cost & programme delays, for only individuals.	None

Ecological Feature	Impact	Avoidance/Mitigation/Compensation	Significance of Residual Effect
Great Crested Newt	Risk of killing/injury during construction activities. Minor adverse, temporary, reversible impact. (no loss/disturbance of any breeding ponds, minor loss of terrestrial habitat, and no fragmentation effects)	A District Level Licence (DLL) will be secured (KCC is registered under Natural England DLL), and a certificate of acceptance to the scheme/ countersigned Impact Assessment and Conservation Payment Certificate (IACPC) will be provided. Compensation payment will then be made at the appropriate time as per IACPC.	None
Priority Species	Risk of killing/injury during construction activities. Minor habitat loss. Minor adverse, temporary, reversible impact.	As above, sensitive site clearance under the supervision of an ECoW, to avoid impacts to any small mammals and common amphibians (and any other protected species where surveys have indicated absence). Hedgehog highways & holes in fences to be incorporated into site layout. Areas for aquatic flora & inverts to be retained & enhanced on the western boundary (i.e. Floodplain Grazing Marsh HPI).	None

## 5 Enhancement and Monitoring

- 5.1.1 Opportunities for biodiversity enhancement (above and beyond those required to mitigate for any identified impacts) have been determined through consideration of: Ecological Features identified on site and within the zone of influence; Historical records of protected species/habitats present within the locality; National and Local planning policy including National and Local Biodiversity habitats/species; Local Development Plans including consideration of Green/Blue Infrastructure Resource; Consultation with third parties/stakeholders where applicable; and Other influencing factors such as underlying Geology/Hydrology, intended operational activities, and existing disturbance activities within the locality. This makes specific reference to Biodiversity Net Gain, Good practice principles for development (CIEEM, IEMA, CIRA, 2019).
- 5.1.2 The Environment Act 2021 requires a demonstrable measure (i.e. a 10%) of net gain, which will be outlined within an accompanying Biodiversity Net Gain (BNG) statutory biodiversity metric once the final layout is confirmed. The following additional biodiversity enhancements will be included, the specific location of which can be detailed in the landscape plan.

**Table 11 - Enhancement**

Ecological Feature	Enhancement
Green Infrastructure & Landscape Planting	Incorporation of native trees, shrubs, hedgerow and wildflower planting within the new landscape to enhance Green Infrastructure connectivity with the surrounding landscape and provide additional opportunities for ground nesting/farmland birds. As per guidance, Ancient woodland buffer zones should contribute to wider ecological networks and support local GI.
Bats	Installation of bat boxes on large, retained trees to provide additional roosting opportunities. Situated on a south or west facing aspect, at least 6ft from ground level, and away from human/lighting disturbance.
Breeding Birds	Installation of bird boxes on large, retained trees to provide additional nesting opportunities. Situated on a north or east facing aspect, at least 6ft from ground level, and away from human/lighting disturbance. As per BS 42021:2021 internal nest boxes should be included on a 1:1 ratio of internal nest boxes to dwellings. This means that some dwellings could receive more than one box while others might contain none as some locations on a development are much more suitable than others, i.e. closer to green infrastructure.
Priority Species	Construction of deadwood hibernacula piles in undisturbed locations adjacent to hedgerow for hibernation opportunities for small mammals, invertebrates, amphibians, and reptiles.

- 5.1.3 No post-determination monitoring is currently required. A Construction Environment Management Plan (CEMP) which includes consideration of biodiversity will be produced prior to the commencement of construction activities, including site clearance works. A Landscape and Ecological Management Plan (LEMP) will also be produced prior to operation of the site designing a programme of works at the site outlining the management of existing/retained landscape features. A Habitat Management and Monitoring Plan (HMMP) will be produced to outline how the land will be maintained long-term, to ensure habitats and plans laid out in the BNG proposal is met.

## 6 Conclusion

---

- 6.1.1 Ecological features identified on site/within the zone of influence include: Dungeness, Romney Marsh and Rye Bay Ramsar/SAC/SSSI (no significant habitat opportunities on site for Wintering & Migratory Birds, NOT FLL); Hamstreet Woods SSSI/NNR; Deciduous Woodland HPI; Floodplain Grazing Marsh HPI; Blue Infrastructure; Green Infrastructure, Hedgerow HPI & Ecologically/Historically 'Important'; Bat PRFs in mature trees; Bat Foraging/Commuting habitats of Local importance only; [REDACTED]; limited opportunities for Dormouse; Otter & Water Vole (wider locality only, not on site); limited opportunities for Breeding Birds; small population of Common Reptiles; Great Crested Newt meta-populations in locality; and Priority Species including aquatic flora & invertebrate opportunities.
- 6.1.2 Suitable mitigation measures can be incorporated into the proposed application to avoid/mitigate/ compensate any potential impacts to ecological features and to demonstrate 'no biodiversity net loss' in accordance with NPPF and local planning policy. Maintenance of favourable conservation status can also be demonstrated for resident protected species i.e. [REDACTED] GCN (once appropriate licences are obtained). As such, no significant residual impact can be expected which would prevent determination of a planning application or development of this site.
- 6.1.3 The site re-development allows the opportunity to provide additional enhancements, and following completion of the BNG metric, to demonstrate a 'biodiversity net gain'.

## 7 References

---

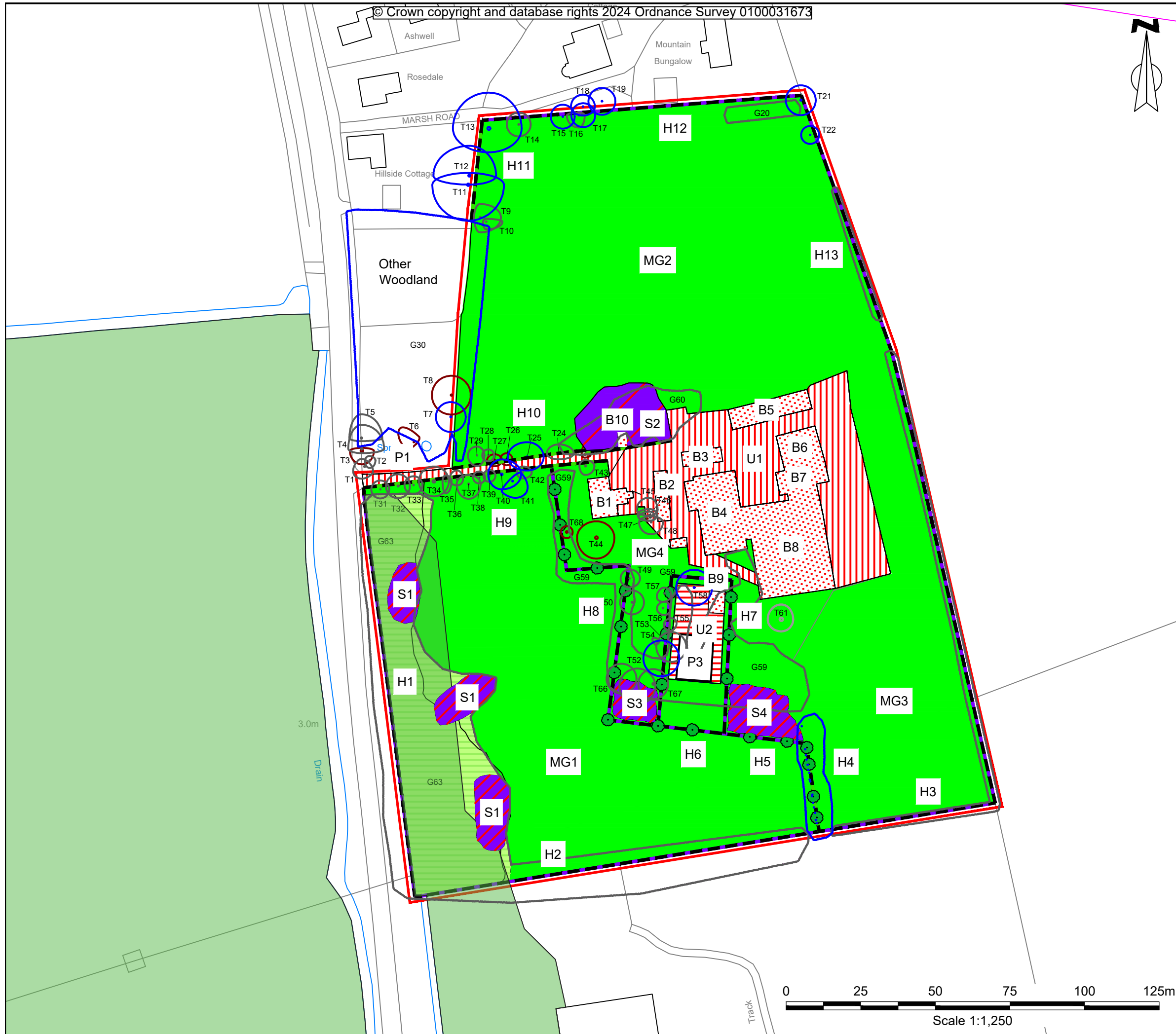
- Ashford Borough Council. (2011, April). *Local Development Framework*. Retrieved from Ashford Borough Council: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.ashford.gov.uk/media/fsul3nrk/landscapespd\_adopted\_april\_2011-use.pdf
- Ashford Borough Council. (2012, July). *Public Green Spaces & Water Environment SPD*. Retrieved from Ashford Borough Council: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.ashford.gov.uk/media/1gonsh e4/public-green-spaces-water-spd-july-2012.pdf
- Ashford Borough Council. (2019, February). *Ashford Local Plan 2030*. Retrieved from Ashford Borough Council: https://www.ashford.gov.uk/planning-and-development/planning-policy/adopted-development-plan-documents/adopted-local-plan-to-2030/
- Bird Survey & Assessment Steering Group. (2023). *Bird Survey Guidelines for assessing ecological impacts v.1.1.0*. Retrieved from https://birdsurveyguidelines.org
- BRE. (2014). *Biodiversity Guidance for Solar Developments*. BRE.
- Bright et al. (2006). *The Dormouse Conservation Handbook 2nd edition*.
- BSI. (2013). *Biodiversity - Code of practice for planning and development BS 42020:2013*. London: BSI Standards Limited.
- BTO. (2020). *Waterbirds in the UK 2018/19: The Annual report of the Wetland Bird Survey*.
- Chanin P. (2003). *Monitoring the Otter*.
- CIEEM. (2017). *Guidelines for Preliminary Ecological Appraisal*. Winchester: Chartered Institute of Ecology and Environmental Management.
- CIEEM. (2017). *Guidelines on Ecological Report Writing*. Winchester: Chartered Institute of Ecology and Environmental Management.
- CIEEM. (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, coastal and Marine*. Winchester: Chartered Institute of Ecology and Environmental Management .
- CIEEM. (2020). *Guidelines for Assessing, Using and Sharing Biodiversity Data in the UK*. Winchester: Chartered Institute of Ecology and Environmental Management.
- CIEEM. (2024). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, coastal and Marine*. Winchester: Chartered Institute of Ecology and Environmental Management.
- CIEEM, IEMA, CIRA. (2019). *Biodiversity Net Gain: Good practice principles for development*. CIEEM, CIRA & IEMA.

- CITB. (2016). *Construction (Design and Management) Regulations 2015*. Norfolk: Construction Industry Training Board . Retrieved from <https://www.citb.co.uk/Documents/CDM%20Regs/2015/cdm-2015-designers-printer-friendly.pdf>
- Collins. (2016). *Bat Surveys for Professional Ecologists, Good Practice Guidelines (3rd Edition)*. London: The Bat Conservation Trust.
- Collins. (2023). *Bat surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. London: The Bat Conservation Trust.
- Collins, J. (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. London: Bat Conservation Trust.
- Collins, J. (2023). *Bat surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. London: The Bat Conservation Trust.
- Collins, J. (2023). *Bat surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. London: The Bat Conservation Trust.
- Collins, J. (2023). *Bat surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. London: The Bat Conservation Trust.
- Council, A. C. (2019). *Ashford Local Plan*. Ashford: Ashford County Council.
- DEFRA. (2007). *Hedgerow Survey Handbook: A Standard Procedure for Local Surveys in the UK 2nd Edition*.
- DEFRA. (2025). *MAGIC*. Retrieved from <https://magic.defra.gov.uk/MagicMap.aspx>
- Enzygo. (2024). *Preliminary Ecological Appraisal*.
- Froglife. (1999). *Froglife Advice Sheet 10- Reptile Survey*. Halesworth.: Froglife.
- Froglife. (2016). *Surveying for Reptiles*. Froglife.
- GOV.UK. (2019). *Collection on Biodiversity Offsetting*. Retrieved from <https://www.gov.uk/government/collections/biodiversity-offsetting>
- GOV.UK. (2019). *Guidance on Environmental Impact Assessment*. Retrieved from <https://www.gov.uk/guidance/environmental-impact-assessment#Screening-Schedule-2-projects>
- GOV.UK. (2019). *Guidance on GCN District Level Licensing Schemes*. Retrieved from [https://www.gov.uk/government/publications/great-crested-newts-district-level-licensing-schemes?utm\\_source=987533b2-4ba3-44e7-9707-93f5189921d8&utm\\_medium=email&utm\\_campaign=govuk-notifications&utm\\_content=immediate](https://www.gov.uk/government/publications/great-crested-newts-district-level-licensing-schemes?utm_source=987533b2-4ba3-44e7-9707-93f5189921d8&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate)
- ILP. (2021). *The Reduction of Obstrusive Light*. Rugby: Institute of Lighting Professionals .

- Kent County Council. (2023). *Making Space for Nature in Kent and Medway*. Retrieved from <https://www.makingspacefornaturekent.org.uk/>
- Lloyd Bore Ltd. (2022). *Ecological Impact Assessment Hamstreet Garden Centre*. Canterbury.
- Lynch, J. (2024). *Ecological Advice Service*. Kent: Kent County Council.
- Marchant, J. (1983). *Common Bird Census Instructions*. Tring: British Trust for Ornithology.
- Musk, S. (2024). *Report of the Assistant Director-Planning & Development*. Ashford: Ashford Borough Council.
- Natural England. (2010). *Assessing the effects of onshore wind farms on birds - Natural England Technical Information Note TIN069*. York: Natural England.
- Natural England. (2022). *National Character Area*. Retrieved from <http://publications.naturalengland.org.uk/category/587130>
- SNH. (2017). *Recommended bird survey methods to inform impact assessment of onshore wind farms*. Battleby: Scottish Natural Heritage.
- Stebings. (2007). *Which Bat is it 3rd edition*. The Mammal Society.
- Strachen & Moorhouse. (2016). *Water Vole Conservation Handbook 3rd Edition*.
- Trower, N. (2024). *PA/2024/0773 Ecological Planning Response*. Kent: Kent Wildlife Trust.
- UKHab. (2020). *The UK Habitat Classification User Manual*. Stockport: UKHab Ltd.
- Wray et al. (2010). *Valuing Bats in Ecological Impact Assessment*.

**Drawing CRM1528012-ENZ-XX-XX-DR-Z-0001 – UK Habitat Map &  
Hedgerow**

---



**KEY:**

- Site Boundary
- Developed land, sealed surface (u1b)
- Buildings (B1-B10) (u1b5)
- Modified grassland (g4)
- Dense scrub (h3)
- Other neutral grassland (g3c)
- Scattered Scrub (10)
- Bramble scrub
- Native hedgerow (h2a)
- Line of trees (33)
- Scattered trees (11)

**Priority Habitats**

- Floodplain Grazing Marsh HPI

**Hedgerow Information**

- Native Hedgerow (13)
- Native Hedgerow with Scattered Trees (2,3,5,6,12)
- Species-Rich Native Hedgerow with Scattered Trees (1,7,8)
- Line of Trees (11)
- Historically Important (1,7,10,11)
- Ecologically Important line of Trees (4,9,10)

P01	10/11/25	Issued for comment / approval	SD	DA	DA
Rev	Date	Description	DRA	CHK	APP

**Project**  
Hamstreet

**Client**  
Dean Lewis Estates Limited

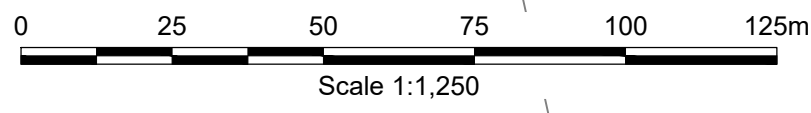
**Drawing Title**  
UK Habitat Classifications Map & Hedgerows

<b>Scale</b> 1:1250@A3	<b>Date</b> 10/11/25	<b>Status</b> Preliminary
---------------------------	-------------------------	------------------------------

<b>DWG No.</b> CRM1528012-ENZ-XX-XX-DR-Z-0001	<b>Revision</b> P01
--	------------------------

Bristol 01454 269 237 Manchester 0161 413 6444 Sheffield 0114 321 5151	Cardiff 02920 023 700 Cambridge 01799 542 473 Belfast 07377673948
---	--

@enzygo  
enzygo.com  
hello@enzygo.com



**Drawing CRM1528012-ENZ-XX-XX-DR-Z-0002 – Bat PRA/Emergence**

---



**KEY:**

	Site Boundary
	Surveyor Location and Field of View (No emergences seen)
	Buildings 1-10
	High Risk of Roosting Bats
	Moderate Risk of Roosting Bats
	Low Risk of Roosting Bats
	Negligible Risk of Roosting Bats

Site Location Plan - NTS



P01	06/11/25	Issued for comment / approval	SD	DA	DA
Rev	Date	Description	DRA	CHK	APP

**Project**  
Hamstreet

**Client**  
Dean Lewis Estates Limited

**Drawing Title**  
Bat Emergence Survey

<b>Scale</b> 1:500 @A3	<b>Date</b> 06/11/25	<b>Status</b> Preliminary
---------------------------	-------------------------	------------------------------

<b>DWG No.</b> CRM1528012-ENZ-XX-XX-DR-Z-0002	<b>Revision</b> P01
--	------------------------

Bristol 01454 269 237	Cardiff 02920 023 700	<p>@enzygo enzygo.com hello@enzygo.com</p>
Manchester 0161 413 6444	Cambridge 01799 542 473	
Sheffield 0114 321 5151	Belfast 07377673948	

**Drawing CRM1528012-ENZ-XX-XX-DR-Z-0003 – Bat GLTA**

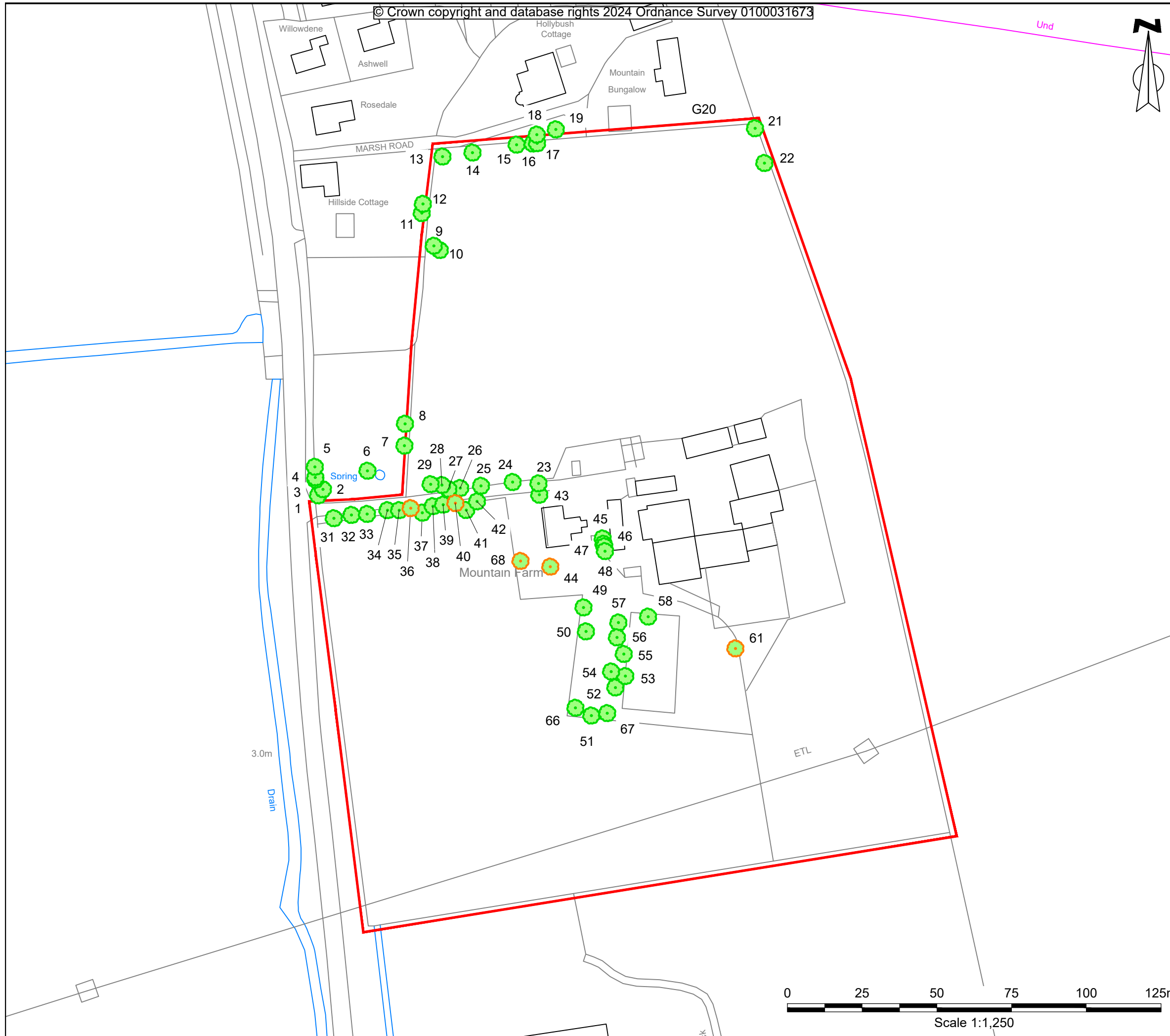
---

Und



**KEY:**

- Site Boundary
- PRF-I - Trees suitable for individual bats or very small numbers of bats
- None - Trees with no potential roost features



P01	06/11/25	Issued for comment / approval	SD	DA	DA
Rev	Date	Description	DRA	CHK	APP

**Project**  
Hamstreet

**Client**  
Dean Lewis Estates Limited

**Drawing Title**  
Bat GLTA Map

<b>Scale</b> 1:1250@A3	<b>Date</b> 06/11/25	<b>Status</b> Preliminary
---------------------------	-------------------------	------------------------------

<b>DWG No.</b> CRM1528012-ENZ-XX-XX-DR-Z-0003	<b>Revision</b> P01
--	------------------------

Bristol 01454 269 237	Cardiff 02920 023 700	 @enzygo enzygo.com hello@enzygo.com
Manchester 0161 413 6444	Cambridge 01799 542 473	
Sheffield 0114 321 5151	Belfast 07377673948	
Scale 1:1,250		
0 25 50 75 100 125m		














**Drawing CRM1528012-ENZ-XX-XX-DR-Z-0004 – Bat Activity**

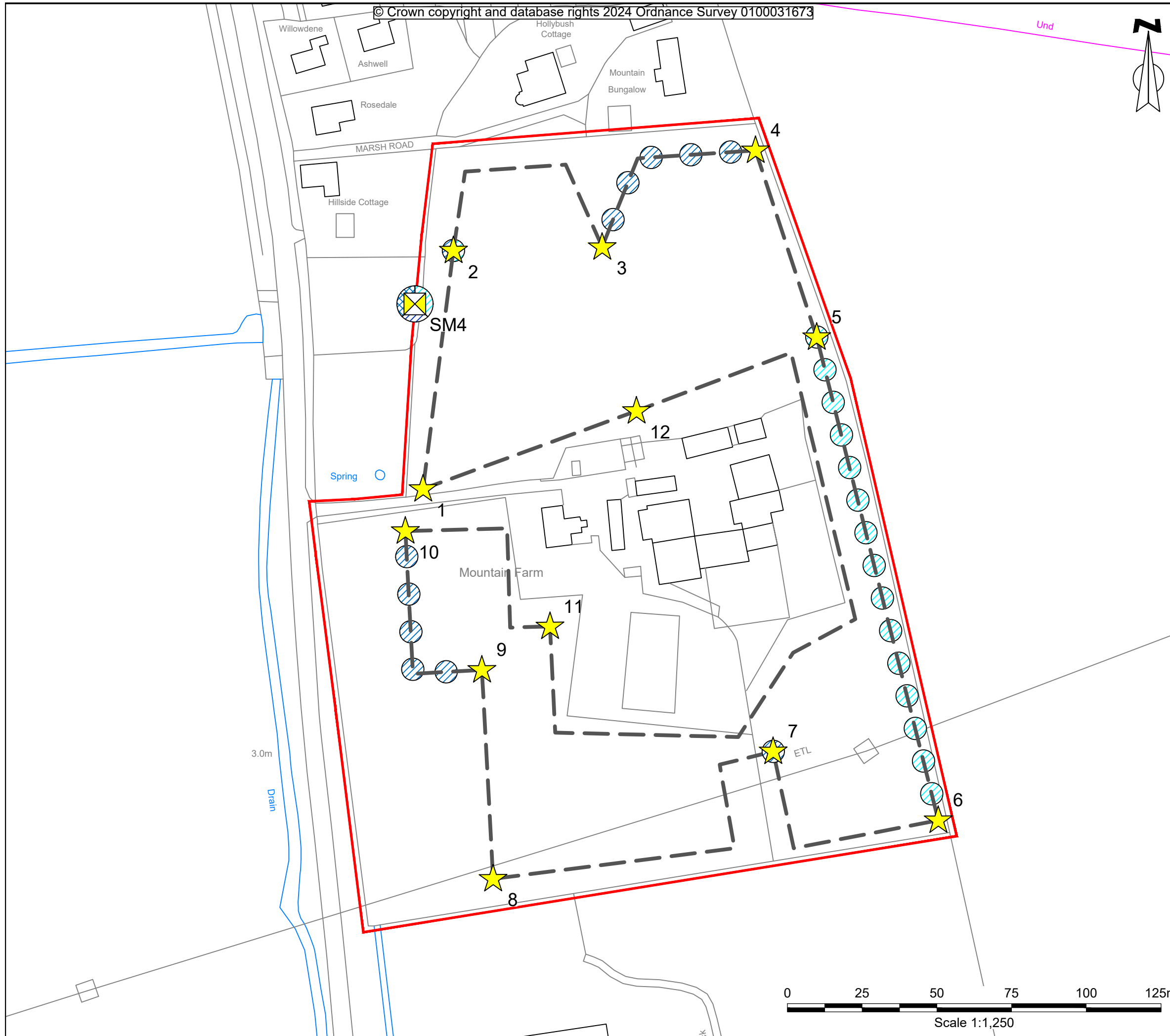
---

Und



**KEY:**

-  Site Boundary
-  Flight Path
-  Spot Counts
-  SM4
-  PIPPYG High BAI >=60
-  PIPPYG Moderate BAI >=6 but <60
-  PIPPYG Low BAI >0 but <6
-  PIPPIP High BAI >=60
-  PIPPIP Moderate BAI >=6 but <60
-  PIPPIP Low BAI >0 but <6
-  PIPNAT High BAI >=60
-  PIPNAT Moderate BAI >=6 but <60
-  PIPNAT Low BAI >0 but <6



P01	06/11/25	Issued for comment / approval	SD	DA	DA
Rev	Date	Description	DRA	CHK	APP

**Project**  
Hamstreet

**Client**  
Dean Lewis Estates Limited

**Drawing Title**  
Bat Activity Results (Pippistrellus)

**Scale** 1:1250@A3      **Date** 06/11/25      **Status** Preliminary











**DWG No.** CRM1528012-ENZ-XX-XX-DR-Z-0004a      **Revision** P01

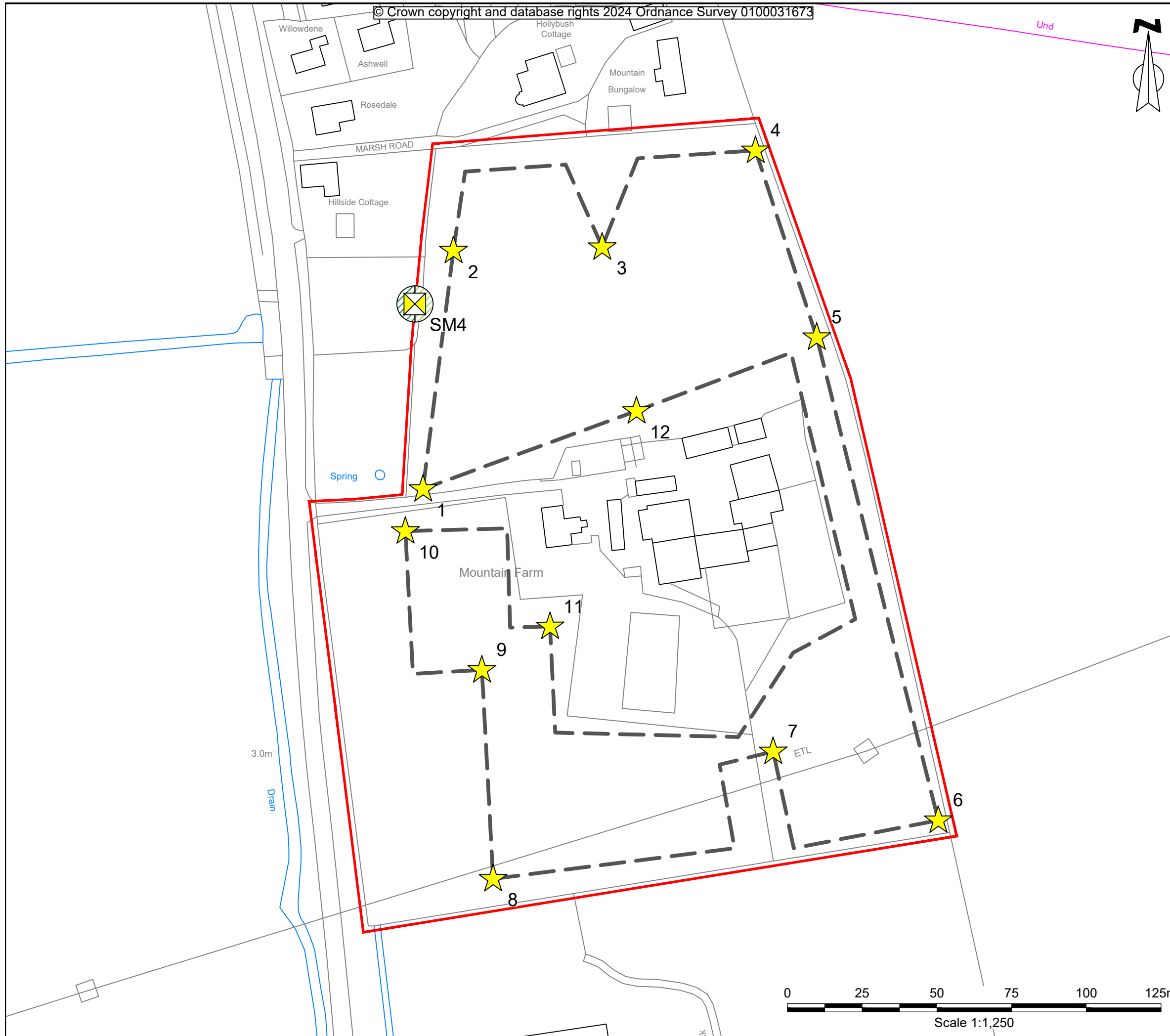
Bristol 01454 269 237	Cardiff 02920 023 700	 @enzygo enzygo.com hello@enzygo.com
Manchester 0161 413 6444	Cambridge 01799 542 473	
Sheffield 0114 321 5151	Belfast 07377673948	

Und



**KEY:**

-  Site Boundary
-  Flight Path
-  Spot Counts
-  SM4
-  NYCLEI  
High BAI >=60
-  NYCLEI  
Moderate BAI >=6 but <60
-  NYCLEI  
Low BAI >0 but <6
-  NYCNOG  
High BAI >=60
-  NYCNOG  
Moderate BAI >=6 but <60
-  NYCNOG  
Low BAI >0 but <6



P01	06/11/25	Issued for comment / approval	SD	DA	DA
Rev	Date	Description	DRA	CHK	APP

**Project**  
Hamstreet

**Client**  
Dean Lewis Estates Limited

**Drawing Title**  
Bat Activity Results (Nyctalus)

<b>Scale</b> 1:1250@A3	<b>Date</b> 06/11/25	<b>Status</b> Preliminary
---------------------------	-------------------------	------------------------------











<b>DWG No.</b> CRM1528012-ENZ-XX-XX-DR-Z-0004b	<b>Revision</b> P01
---	------------------------

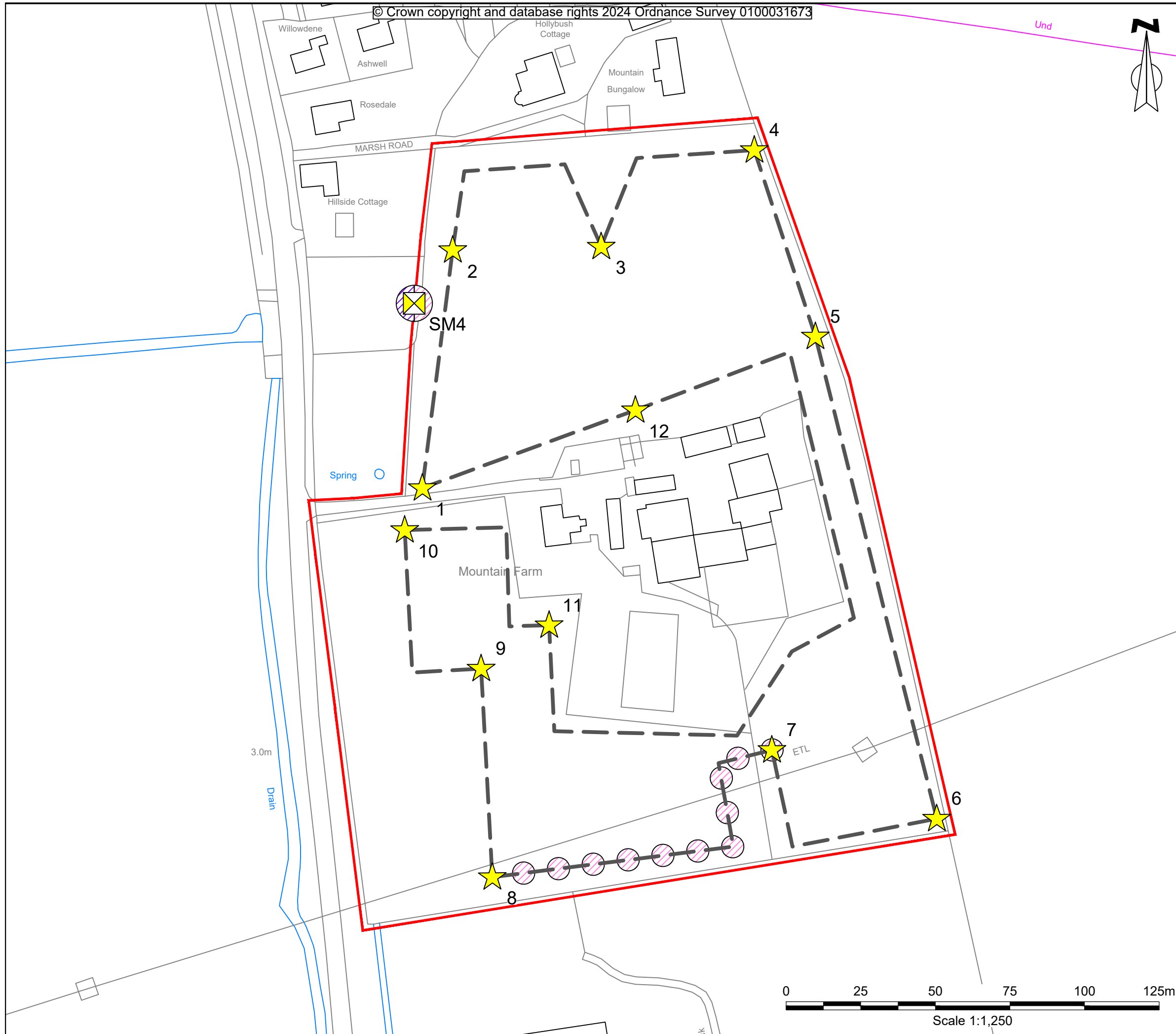
Bristol 01454 269 237	Cardiff 02920 023 700	 @enzygo enzygo.com hello@enzygo.com
Manchester 0161 413 6444	Cambridge 01799 542 473	
Sheffield 0114 321 5151	Belfast 07377673948	

Und



**KEY:**

-  Site Boundary
-  Flight Path
-  Spot Counts
-  SM4
-  MYODAU High BAI  $\geq 60$
-  MYODAU Moderate BAI  $\geq 6$  but  $< 60$
-  MYODAU Low BAI  $> 0$  but  $< 6$
-  MYONAT High BAI  $\geq 60$
-  MYONAT Moderate BAI  $\geq 6$  but  $< 60$
-  MYONAT Low BAI  $> 0$  but  $< 6$



P01	06/11/25	Issued for comment / approval	SD	DA	DA
Rev	Date	Description	DRA	CHK	APP

**Project**  
Hamstreet

**Client**  
Dean Lewis Estates Limited

**Drawing Title**  
Bat Activity Results (Myotis)

<b>Scale</b> 1:1250@A3	<b>Date</b> 06/11/25	<b>Status</b> Preliminary
---------------------------	-------------------------	------------------------------








<b>DWG No.</b> CRM1528012-ENZ-XX-XX-DR-Z-0004c	<b>Revision</b> P01
---	------------------------

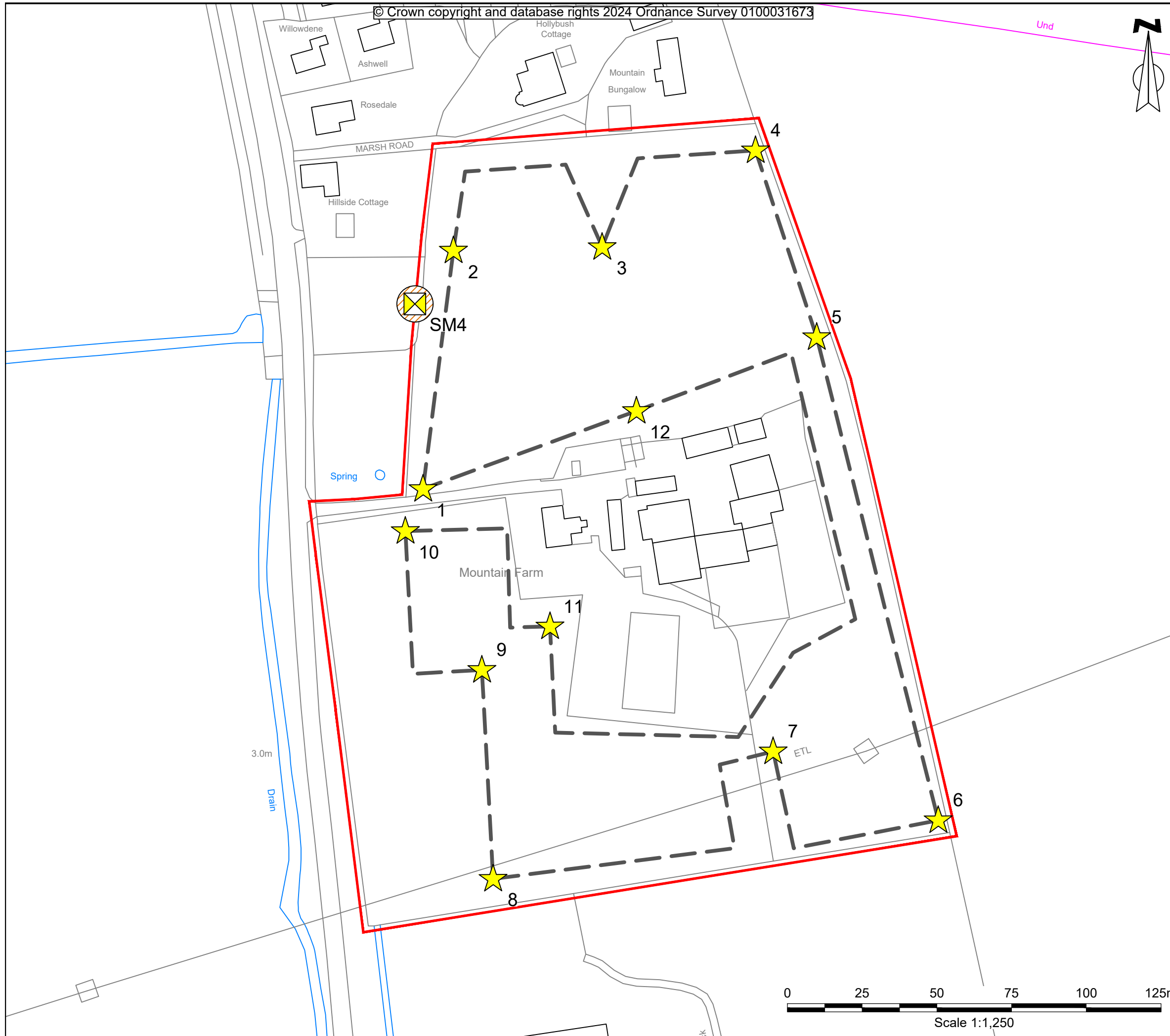
Bristol 01454 269 237	Cardiff 02920 023 700	 @enzygo enzygo.com hello@enzygo.com
Manchester 0161 413 6444	Cambridge 01799 542 473	
Sheffield 0114 321 5151	Belfast 07377673948	
		
Scale 1:1,250		

Und



**KEY:**

-  Site Boundary
-  Flight Path
-  Spot Counts
-  SM4
-  PLEAUR High BAI >=60
-  PLEAUR Moderate BAI >=6 but <60
-  PLEAUR Low BAI >0 but <6



P01	06/11/25	Issued for comment / approval	SD	DA	DA
Rev	Date	Description	DRA	CHK	APP

**Project**  
Hamstreet

**Client**  
Dean Lewis Estates Limited

**Drawing Title**  
Bat Activity Results (Other Species)

**Scale** 1:1250@A3     **Date** 06/11/25     **Status** Preliminary

**DWG No.** CRM1528012-ENZ-XX-XX-DR-Z-0004d     **Revision** P01

Bristol 01454 269 237	Cardiff 02920 023 700	 @enzygo enzygo.com hello@enzygo.com
Manchester 0161 413 6444	Cambridge 01799 542 473	
Sheffield 0114 321 5151	Belfast 07377673948	

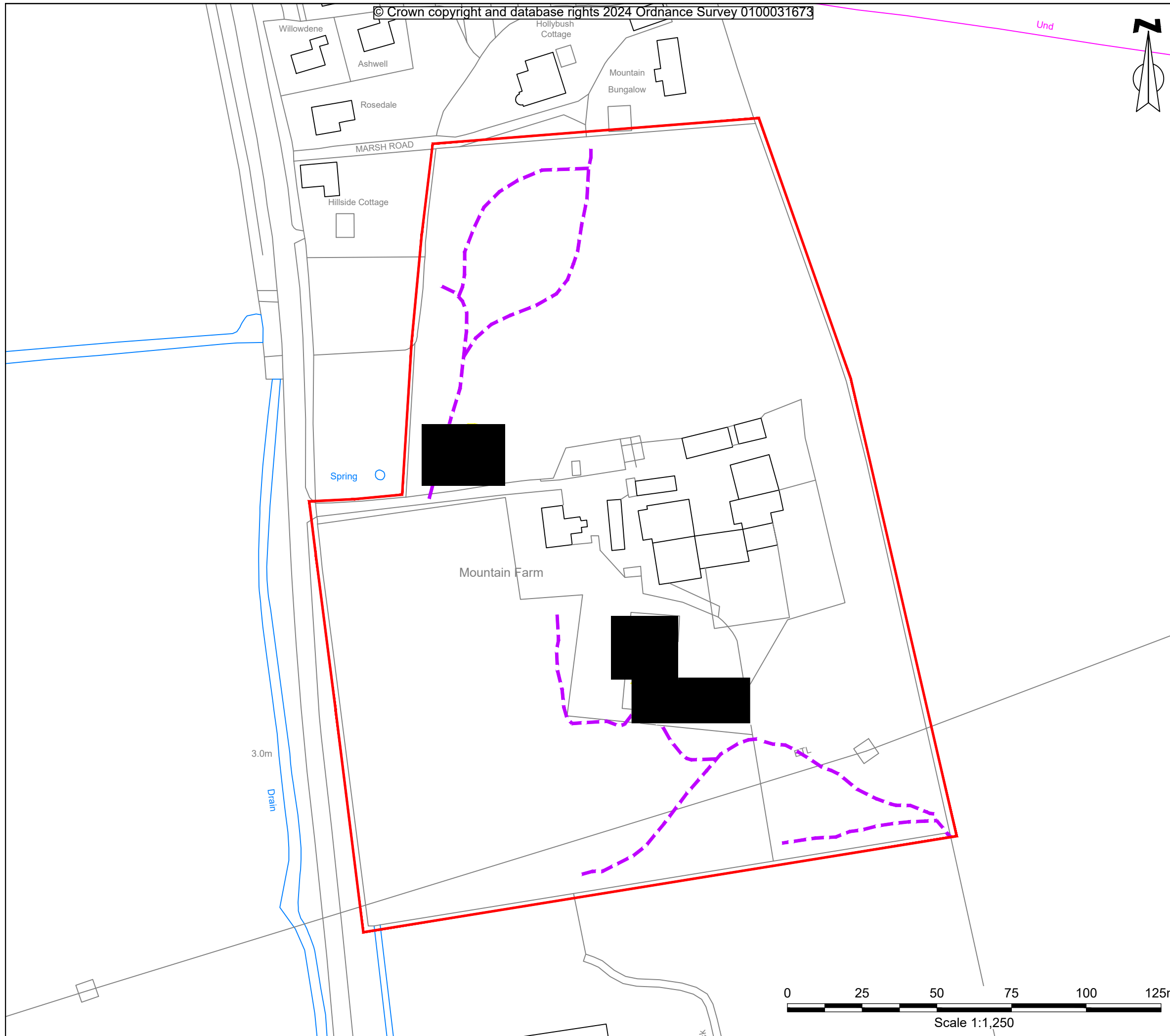
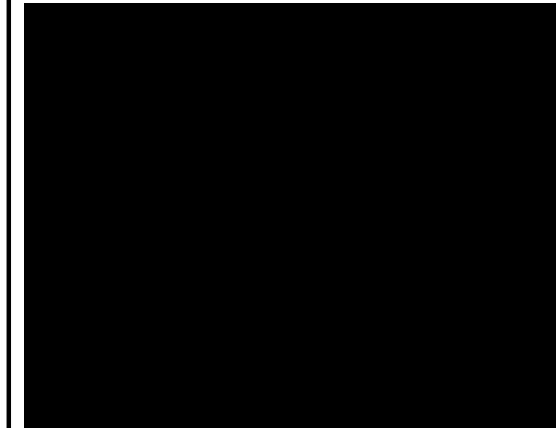


Und



**KEY:**

 Site Boundary



Rev	Date	Description	DRA	CHK	APP
P01	06/11/25	Issued for comment / approval	SD	DA	DA

**Project**  
Hamstreet

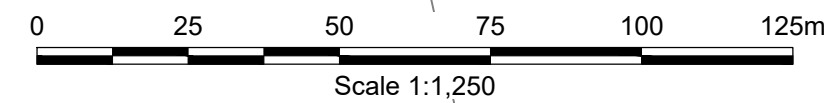
**Client**  
Dean Lewis Estates Limited

**Drawing Title**  
[Redacted] Survey

<b>Scale</b> 1:1250@A3	<b>Date</b> 06/11/25	<b>Status</b> Preliminary
---------------------------	-------------------------	------------------------------

<b>DWG No.</b> CRM1528012-ENZ-XX-XX-DR-Z-0005	<b>Revision</b> P01
--	------------------------

Bristol 01454 269 237	Cardiff 02920 023 700	 @enzygo enzygo.com hello@enzygo.com
Manchester 0161 413 6444	Cambridge 01799 542 473	
Sheffield 0114 321 5151	Belfast 07377673948	
		



**Drawing CRM1528012-ENZ-XX-XX-DR-Z-0006 – Reptile**

---

Und



**KEY:**

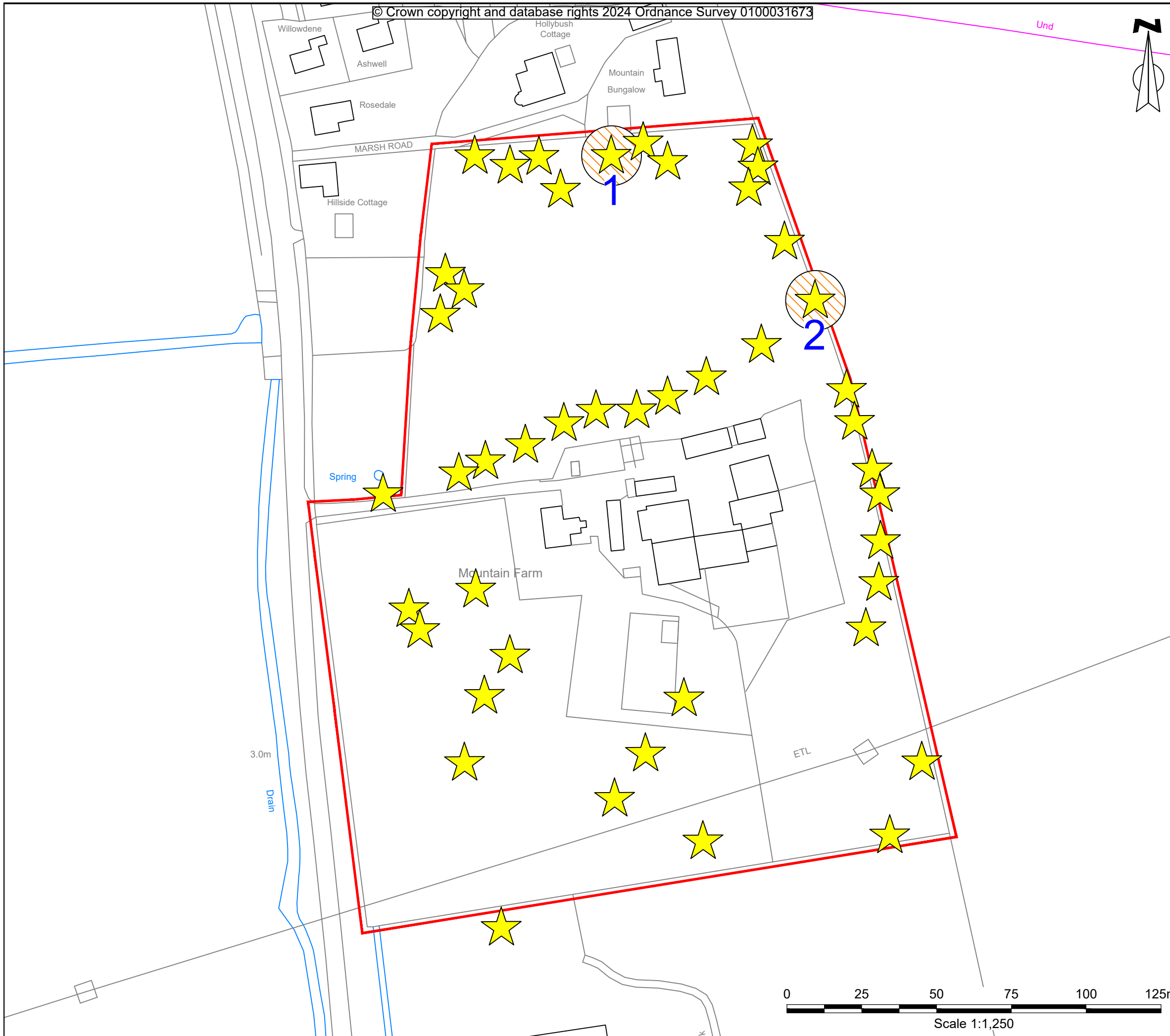
- Site Boundary
- ★ Reptile Refugia
- Common Lizard (<5)  
Low Population

Refugia 1

2 x adult Common Lizard found (visit 1),  
1 x juvenile Common Lizard found (visit 3)

Refugia 2

1 x adult Common Lizard found (visit 1)



P01	07/11/25	Issued for comment / approval	SD	DA	DA
Rev	Date	Description	DRA	CHK	APP

**Project**  
Hamstreet

**Client**  
Dean Lewis Estates Limited

**Drawing Title**  
Reptile Survey

<b>Scale</b> 1:1250@A3	<b>Date</b> 07/11/25	<b>Status</b> Preliminary
---------------------------	-------------------------	------------------------------

<b>DWG No.</b> CRM1528012-ENZ-XX-XX-DR-Z-0006	<b>Revision</b> P01
--	------------------------

Bristol 01454 269 237	Cardiff 02920 023 700
Manchester 0161 413 6444	Cambridge 01799 542 473
Sheffield 0114 321 5151	Belfast 07377673948

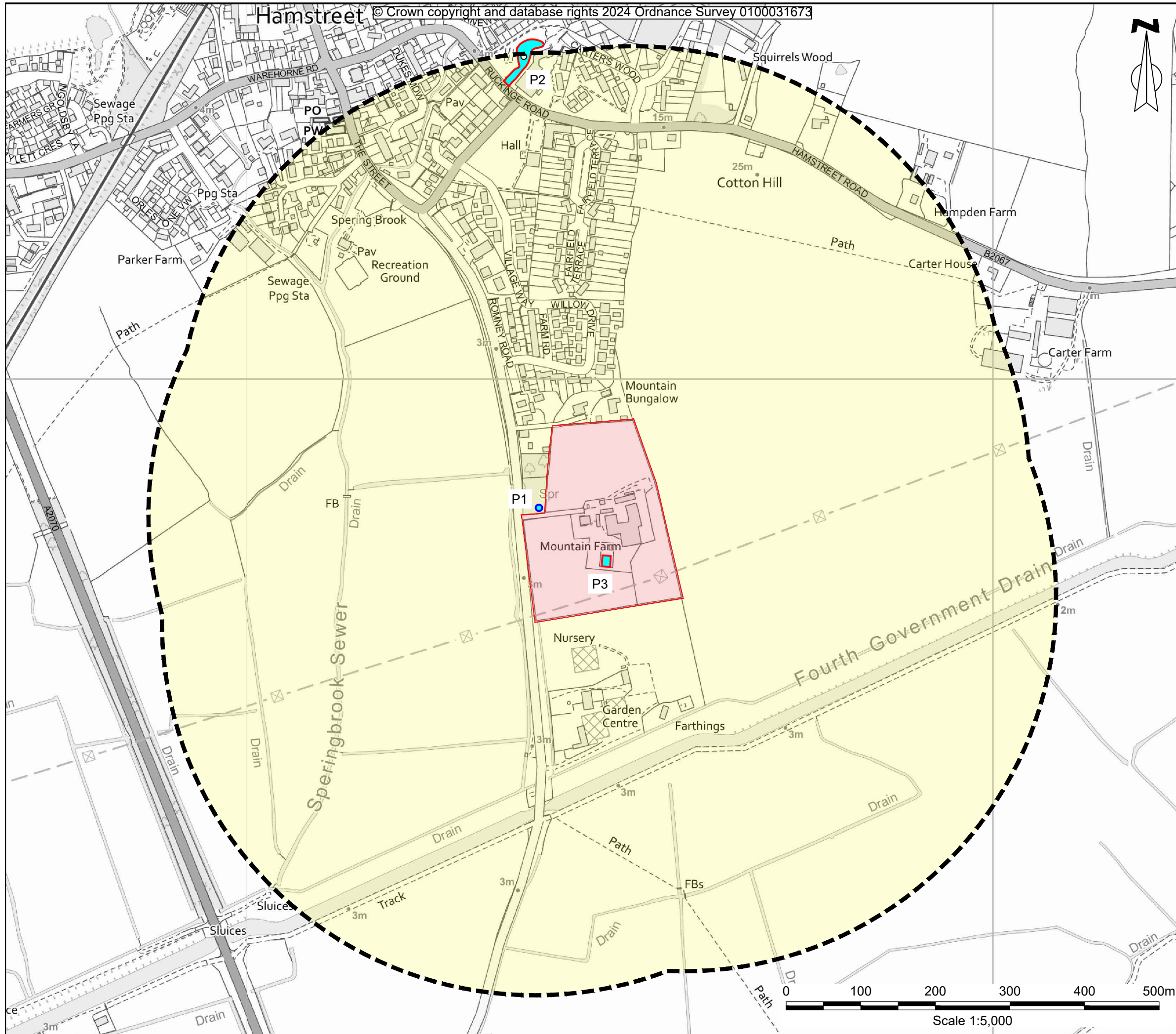


@enzygo  
enzygo.com  
hello@enzygo.com







Scale 1:1,250





**KEY:**

-  Site Boundary
-  Waterbody - GCN Absent (P1 - Results negative for eDNA - HSI Score - 0.52)
-  Waterbody - Not Surveyed (P2 Not surveyed) (P3 not suitable for GCN)
-  500m Radius Site Buffer



P01	07/11/25	Issued for comment / approval	SD	DA	DA
Rev	Date	Description	DRA	CHK	APP

**Project**  
Hamstreet

**Client**  
Dean Lewis Estates Limited

**Drawing Title**  
GCN Pond Survey

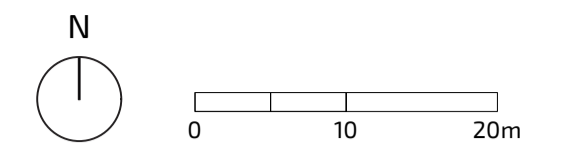
<b>Scale</b> 1:5000@A3	<b>Date</b> 07/11/25	<b>Status</b> Preliminary
---------------------------	-------------------------	------------------------------

<b>DWG No.</b> CRM1528012-ENZ-XX-XX-DR-Z-0007	<b>Revision</b> P01
--	------------------------

Bristol 01454 269 237	Cardiff 02920 023 700	 @enzygo enzygo.com hello@enzygo.com
Manchester 0161 413 6444	Cambridge 01799 542 473	
Sheffield 0114 321 5151	Belfast 07377673948	
		

## Appendix A – Proposed Site Layout

---



- KEY**
- Application site boundary
  - Phase 1 Boundary (Full Plans)
  - Land under control of the applicant
  - ➔ Proposed site access point
  - Existing trees/ hedgerows with RPA's
  - Outline Application: Residential area
  - Outline Application: Indicative street layout
  - Outline Application: Road infrastructure
  - Outline Application: Green infrastructure
  - Full Application: Green infrastructure

**NOTES KEY**

REF	DESCRIPTION	NO.
A	2.5 x 5.0 m car parking spaces	22
B	2.5 x 5.5 m disabled parking spaces with 1.2 m access zones	3
C	3.5 x 7.5 m light goods vehicle parking space	8
D	0.8 x 2.0 m motorcycle parking space	2
E	1.0 x 2.0 m cycle stands serving 2 spaces	12
F	Bin store	
G	Loading yard	
H	Retaining wall	
I	Existing vegetation retained/ enhanced for biodiversity	

P05	12/11/2025	Full application green infrastructure colour added.	JDD / JDD
P04	30/09/25	Adjusted to match framework plan.	JDD / JDD
P03	26/09/25	Employment updated to latest Kentec design.	JDD / JDD
P02	16/09/25	Blue line added.	JDD / JDD
P01	15/09/25	First issue.	JDD / JDD
rev	date	description	dm / chk

client  
**Dean Lewis Estates**

project  
**Land at Marsh Road, Hamstreet**

title  
**Site Layout**

scale  
1:500 @ A1

number  
8360-A-10

status  
53

rev  
P05



## Appendix B – Hedgerow Results

---





Maps home > Ordnance Survey > OS 25 inch England and Wales, 1841-1952

Order this map

+  
 -  
 ← Back



Surveyed in 1870-71 Revised in 1896  
Reprint by Heliosimography 20/1900.

CHARACTERISTICS AND SYMBOLS FOR BOUNDARIES, &c.

County	— — — — —	C	Municipal Ward	— · — · — · —	W	Change of Boundary, indicating the point at which the character of a boundary changes	— · — · — · —	27
County	— · — · — · —	C	Urban District	— · — · — · —	D	Triangulation Station	— · — · — · —	4 370
Borough	— — — — —	P	Civil Parish	— · — · — · —	P	Every parcel is numbered thus	— · — · — · —	
Parliamentary	— · — · — · —	P				Its area is given underneath in furlongs thus		
Municipal	— — — — —	M				Areas indicating that the spaces so connected are included in the same reference number and area		

Warehorne Ph. (Det No. 4) LXXXI. 1. B O M N E Y M A R

Zincographed and Published at the Ordnance Survey Office, Southampton, 1898.  
The Altitudes are given in feet above the assumed Mean Level of the Sea at Liverpool which is 0.650 of a Foot below the general Mean Level of the Sea.  
Altitudes indicated thus (B.M. 547) refer to Bench Marks on Buildings, Walls, &c. those marked thus (· 52) to surface levels.  
All rights of reproduction reserved.



Hedgerow Survey Record		HEDGE REF		
Site	Hamstreet			1
Surveyor	Joseph Cole			
Date	28/10/.2025			
Weather	Temp. (°C): 14	Wind: None	Cloud (%): 30	Precipitation: Dry

Hedgerow Definition		
Hedge >20m or <20 m but junctions at both ends <input checked="" type="checkbox"/>	Not curtilage of residential <input checked="" type="checkbox"/>	Hedge has been in existence for 30 years or more <input checked="" type="checkbox"/>
Other (i.e. Fence line, band of Bramble, Line of trees, band of Woodland): Curtilage of residential, sections <20m		

Hedgerow Description			
Average height of vegetation (m)	Average width of vegetation (m)	Side surveyed	North
Shrubby hedgerow <input type="checkbox"/>	Line of trees <input type="checkbox"/>	Shrubby with line of trees <input type="checkbox"/>	
Trimmed & dense <input type="checkbox"/>	Intensively managed <input type="checkbox"/>	Untrimmed <input type="checkbox"/>	Tall & leggy <input type="checkbox"/>
Untrimmed, with outgrowth <input type="checkbox"/>	Recently laid <input type="checkbox"/>	Recently coppiced <input type="checkbox"/>	Other (add comments) <input type="checkbox"/>

Hedgerow Base Management: Mown, ~~Other Neutral Grassland (and residential gardens)~~ ~~Most hedge Leylandii, with Ornamental Beech sections.~~

Adjacent land use/Management: Mown, Grassland (and residential gardens) Roads

Hedge length: <30m <input type="checkbox"/>	>30m <100m <input type="checkbox"/>	>100m <200m <input checked="" type="checkbox"/>	>200m <input checked="" type="checkbox"/>	Actual length (m): 135
---	-------------------------------------	---	---	------------------------

Number of woody species: 5	Number of woodland species:	Bridleway/footpath/byway:
----------------------------	-----------------------------	---------------------------

No. Standard Tree/50m:	Gaps as % of length:	Connectivity (hedge 1, wood/pond 2, within 10m):
------------------------	----------------------	--

Presence of Black Poplar (*Populus nigra*), Large-leaved Lime (*Tilia platyphyllos*), Small-leaved Lime (*Tilia cordata*), or Wild Service Tree (*Sorbus torminalis*)

Associated Features	
Bank or wall which supports the hedgerow at least one half of its length	<input type="checkbox"/>
Gaps which in aggregate do not exceed 10% of the length of the hedgerow	<input checked="" type="checkbox"/>
At least an average of 1 standard tree/50m	<input checked="" type="checkbox"/>
At least 3 ground flora woodland species within 1m	<input type="checkbox"/>
Ditch along at least one half of its length	<input type="checkbox"/>
Connections scoring 4 points or more	<input checked="" type="checkbox"/>
Parallel hedge within 15m	<input checked="" type="checkbox"/>

Assessment (historic criteria 1-5, refer to report)	
6. Hedgerow contains species of animals, birds or plants described in paragraph 6(3) of Schedule 1 of the Regulations	<input type="checkbox"/>
7. a) Hedgerow includes at least 7 woody species	<input type="checkbox"/>
7. b) Hedgerow includes at least 6 woody species and has at least 3 associated features	<input type="checkbox"/>
7. c) Hedgerow includes at least 6 woody species including Black Poplar, Large-leaved Lime, Small-leaved Lime, or Wild Service Tree	<input type="checkbox"/>
7. d) Hedgerow includes at least 5 woody species and has at least 4 associated features	<input checked="" type="checkbox"/>
8. Hedgerow adjacent bridleway/footpath/byway and includes at least 4 woody species and at least 2 associated features	<input checked="" type="checkbox"/>

Veteran Tree Features (*significant to be subject to full veteran tree assessment)		
Dead wood attached to the tree, any piece more than 1m long and 8cm in diameter <input type="checkbox"/>	Loose split, missing and dead bark, any piece more than 30cm long <input type="checkbox"/>	Bark sap runs <input type="checkbox"/>
Tears, splits, scars, lightning strikes more than 30 cm long <input type="checkbox"/>	Hollow trunks or hollow major limbs <input type="checkbox"/>	Major rot sites, any more than 15cm across <input type="checkbox"/>



Hedgerow Survey Record		HEDGE REF		
Site	Hamstreet	2		
Surveyor	Joseph Cole			
Date	28/10/2025			
Weather	Temp. (°C):	Wind: None	Cloud (%):	Precipitation: Dry

Hedgerow Definition		
Hedge >20m or <20 m but junctions at both ends <input checked="" type="checkbox"/>	Not curtilage of residential <input checked="" type="checkbox"/>	Hedge has been in existence for 30 years or more <input checked="" type="checkbox"/>

Other (i.e. Fence line, band of Bramble, Line of trees, band of Woodland): Curtilage of residential, sections <20m

Hedgerow Description				
Average height of vegetation (m)	2.5	Average width of vegetation (m)	2	Side surveyed North
Shrubby hedgerow <input checked="" type="checkbox"/>	Line of trees <input type="checkbox"/>	Shrubby with line of trees <input type="checkbox"/>		
Trimmed & dense <input type="checkbox"/>	Intensively managed <input type="checkbox"/>	Untrimmed <input type="checkbox"/>	Tall & leggy <input type="checkbox"/>	
Untrimmed, with outgrowth <input type="checkbox"/>	Recently laid <input type="checkbox"/>	Recently coppiced <input type="checkbox"/>	Other (add comments) <input type="checkbox"/>	

Hedgerow Base Management: ~~Mown, Other Neutral Grassland (and residential gardens)~~ ~~Most hedge Leylandii, with Ornamental Beech sections.~~  
Mown.

Adjacent land use/Management: Mown, Grassland (and residential gardens)

Hedge length: <30m <input type="checkbox"/>	>30m <100m <input type="checkbox"/>	>100m <200m <input checked="" type="checkbox"/>	>200m <input type="checkbox"/>	Actual length (m):	135
---	-------------------------------------	---	--------------------------------	--------------------	-----

Number of woody species: 4      Number of woodland species:      Bridleway/footpath/byway:

No. Standard Tree/50m:      Gaps as % of length:      Connectivity (hedge 1, wood/pond 2, within 10m): 3

Presence of Black Poplar (*Populus nigra*), Large-leaved Lime (*Tilia platyphyllos*), Small-leaved Lime (*Tilia cordata*), or Wild Service Tree (*Sorbus torminalis*)

Associated Features	
Bank or wall which supports the hedgerow at least one half of its length	<input type="checkbox"/>
Gaps which in aggregate do not exceed 10% of the length of the hedgerow	<input checked="" type="checkbox"/>
At least an average of 1 standard tree/50m	<input checked="" type="checkbox"/>
At least 3 ground flora woodland species within 1m	<input type="checkbox"/>
Ditch along at least one half of its length	<input type="checkbox"/>
Connections scoring 4 points or more	<input checked="" type="checkbox"/>
Parallel hedge within 15m	<input type="checkbox"/>

Assessment (historic criteria 1-5, refer to report)	
6. Hedgerow contains species of animals, birds or plants described in paragraph 6(3) of Schedule 1 of the Regulations	<input type="checkbox"/>
7. a) Hedgerow includes at least 7 woody species	<input type="checkbox"/>
7. b) Hedgerow includes at least 6 woody species and has at least 3 associated features	<input type="checkbox"/>
7. c) Hedgerow includes at least 6 woody species including Black Poplar, Large-leaved Lime, Small-leaved Lime, or Wild Service Tree	<input type="checkbox"/>
7. d) Hedgerow includes at least 5 woody species and has at least 4 associated features	<input type="checkbox"/>
8. Hedgerow adjacent bridleway/footpath/byway and includes at least 4 woody species and at least 2 associated features	<input type="checkbox"/>

Veteran Tree Features (*significant to be subject to full veteran tree assessment)		
Dead wood attached to the tree, any piece more than 1m long and 8cm in diameter <input type="checkbox"/>	Loose split, missing and dead bark, any piece more than 30cm long <input type="checkbox"/>	Bark sap runs <input type="checkbox"/>
Tears, splits, scars, lightning strikes more than 30 cm long <input type="checkbox"/>	Hollow trunks or hollow major limbs <input type="checkbox"/>	Major rot sites, any more than 15cm across <input type="checkbox"/>

