



Updated Preliminary Ecological Appraisal

Stonehouse Farm

Client Name: of St. Sepulchre (Finsbury) United Charities

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Executive Summary

ECOassistance were commissioned to carry out an Updated Preliminary Ecological Appraisal in relation to the following planning application at Stonehouse Farm, Rochester:

Change of use and conversions of redundant agricultural buildings to residential dwellings with garaging and new access road.

This update report has been produced to inform the project team of ecological considerations. It follows on from an initial Preliminary Ecological Appraisal undertaken in 2020 which is now out of date.

Generally speaking, the findings of this report are the same or very similar to those of the initial Preliminary Ecological Appraisal conducted in 2020. In the time since the initial report was issued, all subsequent recommended ecological surveys have been undertaken and approved by the local authority.

The status of the site has not changed and the results from follow-up ecological surveys are currently up to date with recommendations therein valid for planning purposes.

There are no additional surveys recommended at this time.

This report considers the instructions and requirements of the client and is not intended for and should not be relied upon by any third party.

The results contained within this report can be relied on for decision-making purposes without the need to be updated for twenty-four months providing there is no significant change in land use or land management in that time. Interpretations and recommendations contained in this report represent the author's professional opinions. They are based on currently accepted industry practices and personal experience. This is a working document and must be updated if development proposals change, or new information become available.

Introduction

ECOassistance were commissioned to carry out an Update Preliminary Ecological Appraisal (PEA) to inform a planning application for redevelopment of Stone house Farm, Rochester (hereafter the site). The grid reference for the approximate centre of the site is: TQ73237129

The planning application has been pending for more than two years and has been revised during that time to include a modified access road in the east of the site. A summary of the application is given below:

Change of use and conversions of redundant agricultural buildings to residential dwellings with garaging a new access road.
LOCATION: Stone House Farm, Dillywood Lane, Wainscott, Rochester, Medway, ME3 8EN.

This update report has been produced to inform the project team of ecological considerations and where additional ecological survey work is required with regards to the planning application. An initial Preliminary Ecological Appraisal report was issued in February 2020 by Complete Land Management Ltd (CLM)¹ but as the report is more than 24 months old its findings are now out of date for the purposes of making planning decisions. This is because over time protected animals might move into a site; especially where it has been left empty and therefore free from human disturbance.

Since the issue of the original PEA report by CLM (hereafter referred to as CLM PEA) the subsequent ecological surveys recommended therein have been undertaken; the results of which are currently in date for planning purposes. These include:

Bat emergence and return surveys on all buildings with bat roost potential (BRP)

A Habitat Enhancement Scheme/Plan (HEP)

A Risk Avoidance Method Statement (RAMS) for working near to protected species

Where it is deemed relevant, the results of the above surveys are referenced in this report. This report therefore details the findings of the updated walkover survey and will refer to the surveys described above in order to summarise all of the information available. It will detail what ecological works are still required to inform potential ecological impacts of the proposed scheme.

The site

The site is situated in a rural setting in Wainscott, Medway. Wainscott is a small village in Rochester, in Kent, England. The site itself located c.3miles north of Rochester.

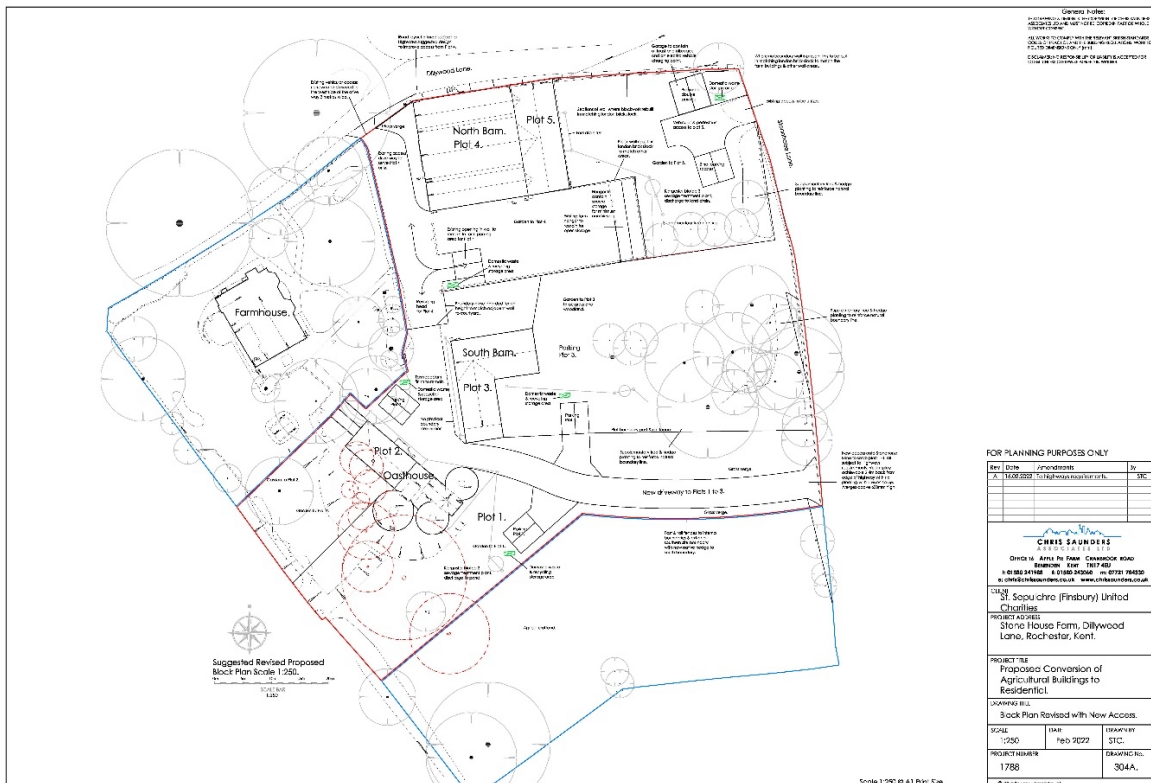
The site is surrounded on all sides by agricultural farmland and is bounded to the north and east by Dillywood Lane and Stonehouse Lane respectively. An indicative red line boundary of the site is provided in Figure 1 below. The site within the red line measures approximately 0.82 hectares.

¹ **Preliminary Ecological Appraisal** Stonehouse Farm, Frindsbury Kent ME3 8EN. Alex Mcdonald, CLM Ltd.

Figure 1: Satellite image of site layout with red line boundary



The proposed layout for the site as provided by Chris Saunders Ltd. (hereafter the architect) is given in Figure 2 below.



The original proposed layout drawing is provided in the appendix. The amount of grassland to be lost as well as the amount of additional hardstanding within the site as a result of the development proposal appears more or less equal in the revised

proposed layout of Figure 2 as in the Figure in the appendix. The revision is not deemed to represent any significant change in ecological impact from development of the site.

Methodology

Desk Search

A desk study using freely available resources was conducted to:

- Identify and locate waterbodies within 250m of the site boundaries.
- Search for records of protected species within 2km of the site; and
- Search for local statutory and non-statutory land-based designations within 2km of the site.

Defra freely available resource: MAGIC App, was used to identify and locate records of any granted EPSM licenses for great crested newts *Triturus cristatus* (GCN), hazel dormouse *Muscardinus avellanarius* and bats within 2km of the site.

In addition, MAGIC App was used to identify any statutory designated sites within 2km of the application site.

An aerial map search was used to assess habitat connectivity of the site with the wider area and identify habitats of value within the wider area.

Site survey

A walkover site visit was undertaken by ecologist Edward Clark. Edward has more than 22 years professional and voluntary ecological survey experience and holds various Natural England and NPTC survey licenses including a level 2 bat survey licence which allows him to legally undertake internal inspections for bats.

The site visit took place on 14/03/22 and lasted approximately two hours. During the survey all on-site habitats were recorded. The habitats were assessed for their potential to support protected species

The expected impacts of the proposed development have been taken into consideration throughout this assessment. Descriptions are given of all potential habitat and species on the site and where these have been carried out the findings are presented. Likely absent protected species (water vole, otter, and white-clawed crayfish) have been scoped out and are not referred to in this report.

Constraints and Limitations

The desk study is not comprehensive as species and habitat types especially ephemeral or migratory species may be present but under recorded or missed entirely. A data search from the Local Biological Records Centre (LBRC) was not commissioned; but an LBRC data search was carried out for the CLM PEA. This document mainly relies on freely available resources but does reference the biological records of 2020 where relevant. It is possible that in the two years since these biological records were provided more records could have been added.

It should be noted that updated biological records will be required prior to a licence application to impact the bats that have been found on the site.

Measuring the area of the dried pond on the site was done by pacing out the lengths of the banks. The area used is therefore not an exact measurement but nonetheless adopts a fairly standard ecological field survey technique.

Results

Statutory Designated Sites

Statutory Designated Sites of international importance are afforded legal protection by the Conservation of Habitats and Species Regulations 2017 (as amended). Statutory Designated Sites of national importance and designated sites of local importance are afforded legal protection by the Wildlife and Countryside Act 1981 (as amended).

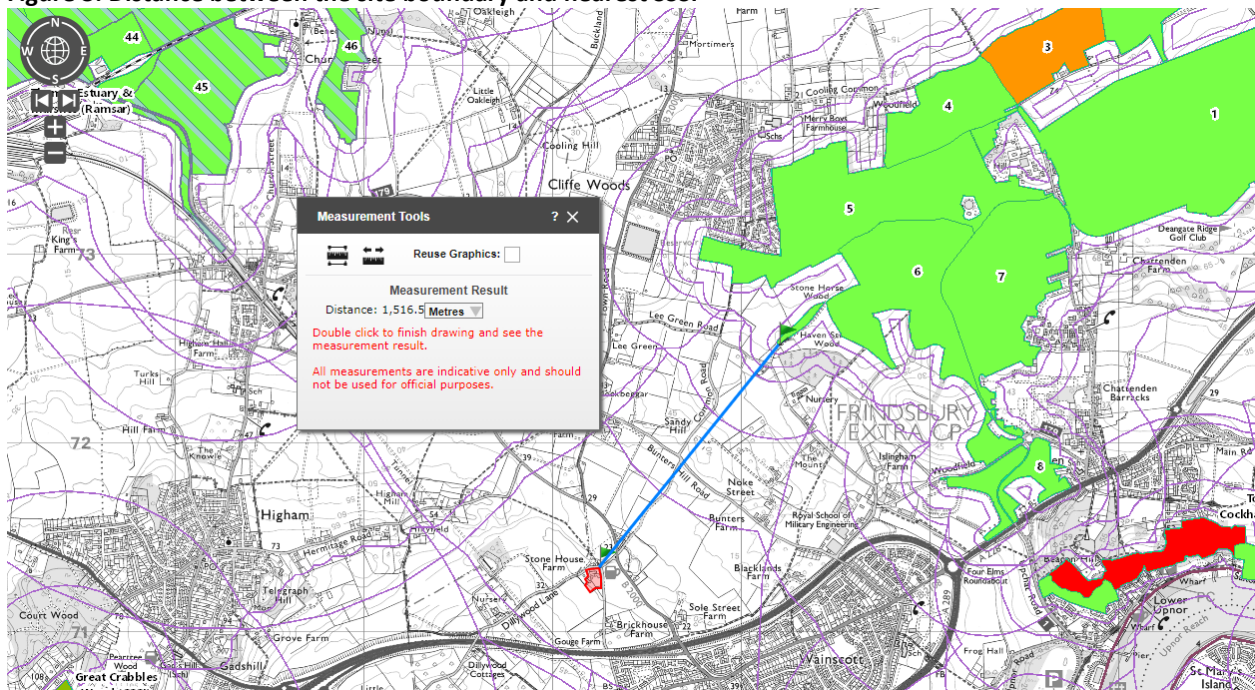
International

There are no Statutory Designated Site of international importance within 2km of the application site.

National

There is one Statutory Designated Site of national importance within 2km of the application site. The Chattenden Woods and Lodge Hill SSSI is c.1516m northeast of the site at its nearest point. The location of the SSSI in relation to the site is shown in Figure 3 below:

Figure 3: Distance between the site boundary and nearest SSSI



The site is within a SSSI impact risk zone however the proposal is not thought to meet the criterion requiring further consultation with Natural England. Full details of the types of development where further consultation with NE would be required are given in the appendix.

Priority Habitats

There are a number of parcels of deciduous woodland, traditional orchard and ancient woodland (AW) in the wider area but none of these are adjacent to the site. The closest is a parcel of traditional orchard c.321m to the south.

Site Survey

Habitat types

The site comprises buildings, grassland, hardstanding, trees and hedges and standing water.

Buildings

The site comprises four disused agricultural buildings which for ease of reference will be labelled as per figure 4 below.

Figure 4: Location of buildings within the site



B1 is a detached oasthouse. It is brick built with clay tiled roof and three roundels. A view of B1 from the southwest is shown in Figure 5 below.

Figure 5: B1 from the southwest



B2 is a barn in the centre of the site. It is brick built with mostly pantile roof as well as corrugated metal sheets. B2 is L-shaped; with the northern section comprising a storage area open at the northern elevation, and a southern section which has large timber doors.

B3 is a large barn in the north of the site. It is brick built with a pantile roof. It is generally speaking rectangular.

B4 is an open fronted barn. It is timber framed with a corrugated metal sheeted roof.

Woodland

The site contains a small, wooded area situated to the east of B2 and B4 which comprises a mix of broadleaved species including sycamore *Acer pseudoplatanus*, holly *Ilex aquifolium*, horse chestnut *Aesculus hippocastanum*, crack willow *Salix fragilis*, ash *Fraxinus excelsior* and hawthorn *Crataegus monogyna*. Most of the trees are densely clad with ivy *Hedera sp.*

Grassland

There are two parcels of modified grassland within the site. There is a small, isolated parcel (P1) situated to the south of B3 and to the west of B4. There is a much larger parcel (P2) which covers most of the southern part of the site. Both P1 and P2 appear to have been left unmanaged for some time and so have become tussocky with early signs of transition to woody scrub present in P1.

Hardstanding

There is a large tarmac central driveway which runs through the centre of the site from Dillywood Lane in the north which branches off eastwards in front of B2. There is a second large area of hardstanding in the northeast corner of the site.

Trees and hedges

The site contains ornamental hedgerow planting demarcating the boundary of the site with the neighbouring farmhouse in the west and a mature broadleaved hedgerow which is present along most of the north and east site boundaries.

Pond

There is a single pond adjacent to the wooded area in the east of the site. The pond had almost completely dried at the time of survey.

Fauna

Amphibians

GCN are afforded legal protection by the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). GCN and common toad *Bufo bufo* are listed as Species of Principal Importance under NERC Act 2006.

Waterbodies

There is one pond on the site; this is the only waterbody within 250m. There is a second pond at c.279m distance south east of the site, and this is the only other pond within 500m of the site boundaries.

A MAGIC App search shows that there are two records of GCN within 2km at c1878m and c1930m east north east of the site boundary.

The hardstanding and buildings on the site are generally unsuitable for amphibians during their terrestrial phase but the hedgerows, woodland, pond and the grassland areas offer good quality potential habitat for amphibians.

A habitat suitability index calculation (HSI) was undertaken on the pond which returned a 'poor' suitability score. The results are given below.

ARGUK GCN HSI Calculator		
	Pond Name	<i>STONEHOUSE</i>
	Grid Ref	
SI No	SI Description	<i>SI Value</i>
1	Geographic location	<i>1.00</i>
2	Pond area	<i>0.80</i>
3	Pond permanence	<i>0.10</i>
4	Water quality	<i>0.10</i>
5	Shade	<i>0.40</i>
6	Water fowl effect	<i>0.67</i>
7	Fish presence	<i>1.00</i>
8	Pond Density	<i>0.55</i>
9	Terrestrial habitat	<i>0.67</i>
10	Macrophyte cover	<i>0.30</i>
HSI Score		<i>0.43</i>

Pond suitability (see below)	POOR
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Reptiles

All UK reptile species are afforded legal protection by the Wildlife and Countryside Act 1981 (as amended).

The modified grassland offers suitable habitat for reptiles. In general this habitat is isolated and does not connect into habitat in the wider area. The only exception to this is in the south-eastern corner where the grass verge adjacent to Stonehouse Lane does offer limited connectivity to the wider area.

The woodland is unlikely to support adder *Vipera berus* because it is relatively small and isolated from similar habitat in the wider area.

KMBRC records from the CLM PEA show the closest recorded reptile to be a slow worm *Anguis fragilis* at 950m distance to the south. The report also points out that the site is separated from this and numerous other records by the A289 dual carriageway. This would represent a significant barrier to dispersal of reptiles and other terrestrial species.

Birds

All nesting birds are afforded legal protection by the Wildlife and Countryside Act 1981 (as amended). In addition, species listed on Schedule 1 of the Act are also afforded protection from disturbance whilst nesting. Some species are listed as Species of Principal Importance under NERC Act 2006 and maybe on the RSPB's Bird of Conservation Concern list.

All of the trees hedges and buildings on the site have potential to support nesting birds. Within all of the buildings evidence of bird visitation and nesting including numerous disused nests of swallow *Hirundo rustica* and woodpigeon *Columba palumbus* were encountered.

Hazel dormouse

Hazel dormouse are afforded legal protection by the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

There were no records of dormouse within 2km.

The hedgerow and woodland habitats within the site would offer potential habitat for dormouse if there was connectivity with the wider area but these are isolated and do not connect into suitable dormouse habitat outside of the site ie linear hedgerows or areas of woodland.

No evidence of dormouse habitation such as nests or feeding remains were observed during the site survey.

Aerial photography of the site in 1990 viewed in the Kent Landscape Information Service (KLIS)² indicate that the site 30 years ago contained less hedgerow planting along the western boundary than it does today. The aerial photography confirms a lack of connectivity to hedgerows or woodland in the wider area as far back as 1990.

Due to a lack of habitat connectivity over such a sustained period it is highly unlikely that dormouse are present as a colony would be unlikely to have persisted within the relatively poor habitats on site for >30 years.

Bats

All UK bat species are afforded legal protection by the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Some species are listed as Species of Principal Importance under the NERC Act 2006.

Three of the buildings on the site were deemed to have bat roost potential during the CLM PEA.

Subsequent dedicated bat surveys were carried out on B1, B2 and B3 by Cuculus Ecology³. The bat surveys report was issued on 24/08/2020 which found that:

² [KLIS map \(kent.gov.uk\)](http://kent.gov.uk)

³ **Bat Emergence/Re-entry surveys** Stonehouse Farm, Frindsbury ME3 8EN, Cuculus Ecology

A total of seven different species of bat were recorded over the course of eight surveys at the site. A single common pipistrelle bat was observed returning to roost in the oast house (B1) on site on two occasions. A single brown long eared bat was observed emerging from the large barn (B3) on site on one occasion.

The report goes on to say that:

In order to carry out the proposed works as outlined a Natural England licence will need to be granted to impact the roosts identified as avoiding any impact will not be possible. Mitigation and compensation proposals for the habitat to be lost must result in a net gain for the species that are present for a licence application to be successful.

Therefore:

B1 is a confirmed roost of a low number of widespread individuals. The roost is of local importance.

B2 did not contain any roosts.

B3 is a confirmed roost of a low number of widespread individuals. The roost is of local importance.

A licence will be required prior to works being carried out on B1 and B3.

Hedgehog

Hedgehog are listed as a Species of Principal Importance under NERC Act 2006.

The hedgerows provide some suitable refuge and foraging habitat for hedgehog but these are not well connected to the wider area. It is thought due to the prevalence of unsuitable arable habitat in the wider area it is unlikely that hedgehog will be present

Other mammals

All wild mammals are afforded legal protection under the Wild Mammal (Protection) Act 1996 (as amended). In addition badger *Meles meles* are protected by the Wildlife and Countryside Act 1981 (as amended) and against persecution by The Protection of Badgers Act 1992.

There are rabbit burrows in and around the pond area in the east of the site. Small mammal runs consistent with those made by rabbit were observed in the grassland in the south of the site. There is no discernible evidence of visitation by larger mammals but these may be present within the wider area.

Conclusion and recommendations

Habitats

The site contains mature trees and hedgerows which are to be retained. Any works with the potential to impact these habitats may require further dedicated surveys for bats, and birds if the works is to be carried out during the nesting bird season.

- Any tree removal should follow a bat scoping and nesting bird survey (if required) carried out by a suitably experienced ecologist.

The majority of the site does not support Habitats of Principal Importance and no further assessment of habitats is required.

- Habitat creation should be incorporated into the design of the proposed scheme to encourage biodiversity post development to be in line with National Planning policy. **A habitat enhancement plan has already been provided.**

The site is not in close proximity to protected statutory and non statutory designated sites. The SSSI within 2km of the site boundary is unlikely to be impacted by demolition and construction works. Any impacts will be localised within the site.

The site is within a SSSI impact risk zone but due to the nature of the development the application does not need to be referred to NE for further consideration.

Biodiversity net gain

To increase habitat opportunities within the site a habitat enhancement plan was provided by ECOassistance in 2021. It details measures to ensure biodiversity net gain at the site and these should be followed.

Invertebrates

No further assessment for invertebrates is required.

Amphibians

GCN

The habitat on site is suitable for GCN during the terrestrial phase but GCN require a network of breeding ponds to survive and support a metapopulation; which through interbreeding maintains the genetic integrity of a colony.

There is only one pond within 250m and only two within 500m. This is unlikely to be able to support a GCN colony for any length of time. Furthermore, one of the two ponds within 500m is the pond within the site which returned a low suitability score and was mostly dry despite regular periods of rainfall in the two weeks leading up to the survey.

Due to the isolated nature of the site, the lack of pond network in the wider area and the relative unsuitability of the pond on site it is highly unlikely that GCN will be present. The CLM PEA recommended a reasonable avoidance method statement (RAMS) be followed to ensure there is no inadvertent harm to GCN. **The RAMS has been issued and should be followed wherever grassland is to be removed prior to the installation of the new access.**

Reptiles

The grassland habitats on the site have good suitability for reptiles but are mainly isolated from further suitable habitat in the wider area, except for a very small potential corridor in the southeastern corner along the grass verge.

During this and numerous other site visits over two years there have been no inadvertent sightings of reptiles. The CLM PEA recommended working in line with the RAMS for GCN in order to ensure there is no inadvertent harm to reptiles owing to the relatively minor amount of habitat to be lost. This report agrees with that recommendation. **The RAMS has been issued and should be followed wherever grassland is to be removed prior to the installation of the new access**

Birds

All trees, hedgerows and buildings have potential to contain nesting birds. Where these are to be impacted during the nesting bird season further specific surveys for nesting birds will be required.

- If works which might impact nesting bird habitat cannot be carried out outside of nesting bird season (season is March to mid-September, inclusive) a nesting bird check must be undertaken by a suitable experienced ecologist. This should be immediately prior to works where possible.

- Nesting bird checks should be undertaken no more than 24 hours prior to the scheduled works.

If a nesting bird is found the nest must remain in-situ and must not be disturbed until the birds have fledged. This can take up to six weeks and will require subsequent site visits by an ecologist to confirm.

Hazel dormouse

There are no records of dormouse within 2km of the site and no field signs were found. There is some potential habitat for dormouse within the hedgerows but the site is not connected to nearby woodland habitats and has been isolated for at least 30 years.

The likelihood of dormouse being present is very low.

No further survey for dormouse required.

Bats

B1, B2 and B3 were all found to have BRP during the CLM PEA and further bat surveys have been carried out. The bat survey data are still valid for planning purposes and the report recommendations can be conditioned if planning is passed.

The report recommends carrying out the works to B1 and B3 under licence and for new lighting of the site to be bat sensitive.

If planning is approved the bat surveys will need to be repeated for the purposes of applying for a derogation licence to impact the bats.

Hedgehog and other mammals

To avoid risk of harm (which might be tantamount to cruelty and therefore an offence) to rabbits inhabiting the site and other animals which might cross the site, all excavations for foundations or services including trenches, holes and open pipes should be covered at the end of each night. When excavations cannot be covered, wooden planks (a scaffold board for example) must be left within the excavations (at a maximum angle of 45°) to allow animals to climb out if they become trapped.

Excavations and open pipes must be checked at the beginning and end of each working day by a site worker to check for mammals. Any trapped mammals should be allowed to escape, or carefully moved into suitable boundary habitat away from construction works.

References

- BCT (2016). Bat surveys for professional Ecologists: Good Practice Guidelines. 3rd edition. Bat Conservation Trust, London
- BCT & ILP (2018). Bats and artificial lighting in the UK: Bats and the Built Environment series. Guidance Note 08/18. Bat Conservation Trust, London and the Institution of Lighting Professionals, Warwickshire.
- CIEEM (2017). Guidelines for Preliminary Ecological Appraisal. 2nd Edition. Chartered Institute of Ecology and Environmental Management (CIEEM).
- English Nature (2001). Great crested newt mitigation guidelines. English Nature, Peterborough.
- Buglife. Good planning practice for invertebrates: surveys

Appendix 1: Legislation

Review of Protected Species UK Legislation and Policy The level of protection afforded to protected species varies dependent on the associated legislation. A full list of protected species and their specific legal protection is provided within the Schedules and/or Sections of the associated legislation.

Case law may further clarify the nature of the legal protection afforded to species. The legal protection afforded to protected species overrides all planning decisions. European Protected Species (EPS) - and the Conservation of Habitats and Species Regulations 2010 (as amended) European Protected Species (EPS) are afforded the highest level of protection through the Conservation of Habitats and Species Regulations 2017. EPS are also afforded legal protection by parts of the Wildlife and Countryside Act 1981 (as amended).

In general, any person and/or activity that:

- Damages or destroys a breeding or resting place of an EPS. (This is sometimes referred to as the strict liability or absolute offence);
- Deliberately captures, injures or kills an EPS (including their eggs); Deliberately disturbs an EPS, and in particular disturbance likely to impair animals' ability to survive, breed or nurture young, their ability to hibernate and migrate and disturbance likely to have a significant effect on local distribution and abundance; intentionally or recklessly disturbs an EPS while occupying a structure or place used for shelter and/or protection (Wildlife and Countryside Act 1981)1 (as amended); and
- Intentionally or recklessly obstructs access to any structure or place that an EPS uses for shelter or protection (Wildlife and Countryside Act 1981) (as amended) may be guilty of an offence.

The legislation applies to the egg, larval and adult life stages of great crested newts and to bat roosts even when they are not occupied.

Actions affecting multiple animals can be construed as separate offences and therefore penalties can be applied per animal impacted. Under certain circumstances licenses can be granted by the Statutory Nature Conservation Organization (Natural England in England) to permit actions that would otherwise be unlawful.

There are some very specific defenses associated with the Conservation of Habitats and Species Regulations 2017. However, these are unlikely to apply to construction related projects. The Sections of the Regulations provide further details of these defenses. The Wildlife and Countryside Act (1981) includes defense for those aspects of the legislation that apply to an EPS. These defenses are unlikely to apply to construction related projects and do not apply to those acts included in the Conservation of Habitats and Species Regulations 2010 (as amended). The Schedules of the Act provide further details of defenses.

Local authorities have obligations under sections 40 and 41 of the Natural Environment and Rural Communities Act (NERC) 2006 to have regard to the purpose of conserving biodiversity in carrying out their duties. The majority of EPS are listed on Section 41 the NERC Act. The Natural Environment and Rural Communities Act 2006 (as amended) Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act (2006) requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers, including local and regional authorities, in implementing their duty under Section 40 of the act to have regard to the conservation of biodiversity in England when carrying out their normal functions. S41 lists 56 habitats and 943 species of principal importance.

Section 42 of the NERC Act relates to Wales. Wildlife and Countryside Act 1981 (as amended) The level of protection afforded to species listed on the Wildlife and Countryside Act 1981 (as amended) varies considerably. 'Fully protected species', such as water vole, are afforded the highest level of protection. Any person who intentionally kills, injures, or takes 'fully protected species', or who intentionally or recklessly damages or destroys a structure or place used for shelter and/or protection, disturbs the animal whilst occupying a structure and/or place used for shelter and protection, or obstructs access to any structure and/or place used for shelter or protection is likely to have committed an offence.

Other species, such as common reptiles, are afforded less protection and for these species it may only be an offence to intentionally or recklessly kill or injure animals. All active bird nests, eggs and young are protected from intentional destruction. Schedule 1 listed birds are also protected from intentional and reckless disturbance whilst breeding. Schedule 9 of The Wildlife and Countryside Act lists plant species for which it is an offence for a person to plant, or otherwise cause to grow in the wild. Schedule 9 also lists animals for which it is an offence to release into the wild.

The National Planning Policy Framework Planning policy requires new developments to take into consideration our local and national wildlife. With the objective to maintain or increase the viability of the site for wildlife. The existing proposals are considered to determine whether Habitat 19 enhancements are offered and whether they are adequate to meet the policy requirements. Again, national, regional, county and borough policies are considered.

The National Planning Policy Framework states that the planning system should contribute to and enhance the natural and local environment by minimizing impacts on biodiversity and delivering net gains in biodiversity where possible. Ecological habitat enhancements measures need to be over and above any mitigation measures.

Appendix 2: Details of SSSI impact risk zone and nitrate vulnerable zone

SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?

2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications

Infrastructure

Pipelines, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals.

Wind & Solar Energy

Minerals, Oil & Gas

Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.

Rural Non Residential

Residential

Residential development of 500 units or more.

Rural Residential

Any residential development of 500 or more houses outside existing settlements/urban areas.

Air Pollution

Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).

Combustion

General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

Waste

Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.

Composting

Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.

Discharges

Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.

Water Supply

Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.

Notes 1

For new residential development in this area financial contributions are required to mitigate increased recreational disturbance on coastal SPAs and Ramsar Sites. Check with Local Planning Authority.

Notes 2

GUIDANCE - How to use the Impact Risk Zones

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

Nitrate Vulnerable Zones 2017 Designations (England)

Nitrate Vulnerable Zone ID

65

Nitrate Vulnerable Zone Name

North Kent

Type of Nitrate Vulnerable Zone
 Groundwater
 Status of NVZ since 2013 designations
 Existing
 Unique Reference number
 G65

Site Photos and screenshots

