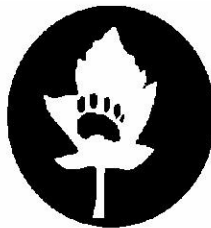


**SEA CLOSE
CANNONGATE ROAD
HYTHE
KENT
ECOLOGICAL SCOPING SURVEY**

BY
MARTIN NEWCOMBE

14th August 2015

D114. Hythe (TR17253497).R



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1.0 INTRODUCTION

1.1 This document was compiled in order to report upon an ecological scoping survey of the residential dwelling known as 'Sea Close', Cannongate Road, Hythe, Kent¹.

1.2 The **site** consists of a large early – 20th century dwelling and associated ornamental gardens situated in a large plot north of Cannongate Road. The house is located approximately two thirds of the way up the sloping garden which has Greensand – derived soil with a southern exposure. The garden also included a small area of woodland to the north of the house at the top of the slope.

1.2.1 Building 1 is Sea Close house itself. Built in c. 1910, it is a typical house for its period. The pitched, tiled roof fits over a building which has first and second floor, with several attics, most of which are large and have not been converted. There is abundant sarking in the roof for a building which is largely southerly – oriented, with a first floor balcony and a large ground – floor veranda. There are lead – light windows throughout, with hanging tiles on either side of the front of the house. The whole house has been rendered and then painted white, and is located at an altitude of between 10 and 18 metres OD.

1.2.2 The garden is largely ornamental in nature, with greenhouses, sheds, and interlinked paths between shrubberies, although there is also a large former vegetable garden which is largely full of ruderals and garden escapes. A path leads up behind the house into the small wood, where there is a small overgrown lawn.

1.3 The surrounding area is overall residential in nature, with similar houses and gardens surrounding the property, although there is open countryside within one kilometre to the north in the form of a golf club. A second golf club is located less than a kilometre to the south where there is also sea coast which forms part of Folkestone Bay.

¹ OS / TR17253497. Grid reference taken from <http://gridreferencefinder.com/#>

2.0 METHODS

2.1 The site **visit** took place on Monday 27th July 2015. The purpose of the visit was to carry out ecological scoping surveys as follows:

2.1.1 The **method** used for the **bat** survey of the buildings was a visual assessment of the quality of possible roost sites based on the descriptions of bat roosts given by Bat Conservation Trust (2007), Corbet and Harris (1991), Harris and Yalden (2008), Mitchell - Jones and McLeish (2004) and Ransome (1990) as enhanced by personal previous experience. Other methods which were also used included:

- The use of a portable ladder to check interior and exterior surfaces, including joints, cracks and other cavities.
- The use of an endoscope, mirrors, a thermal imager and similar equipment to check cracks and cavities, including those between joints etc.
- Searching for bat droppings on flat surfaces, walls and floors, in spiders' webs and on artefacts. These, if found, would be subsequently identified using experience, a reference collection and Stebbings, Yalden and Herman's (2007) descriptions.
- Checking for signs of bat entry points.
- Checking for signs of bat feeding points e.g. piles of insect wings.
- Where access was difficult or dangerous, photographs of parts of the site were taken and subsequently checked and / or binoculars were used to scan potential roost sites.
- In addition, a Batbox Griffin bat detector was left at the property for two and a half hours in the evening in automatic recording mode, so as to detect any bat activity at the site.

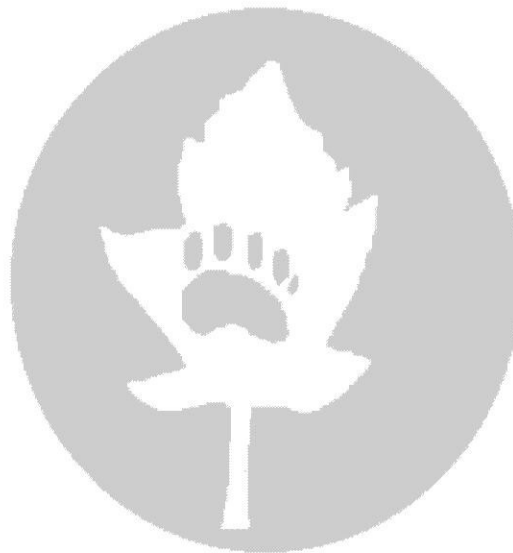
2.1.2 The plant and animal **species** of the site were listed by using the variety of inventory methods described by Sutherland (2000) and Beattie and Oliver (1994).

2.1.3 A search was also made for any species or habitat suitable for any species that might be specifically **protected** for conservation purposes by wildlife legislation² such as badgers and common reptiles, using appropriate established techniques e.g. assessment of potential habitat for reptiles by comparison of the habitat on

² Mostly, this included species listed by Christopher Betts Environmental Biology (2000) and Chambers (2007 and subsequent revisions including http://jncc.defra.gov.uk/Files/Taxon_designations_20111020.zip) as being protected by the Wildlife and Countryside Act 1981, as amended or related legislation.

site with descriptions of potential reptile habitat given by Gent and Gibson (2003) as augmented by previous personal experience.

2.1.4 A search was also made for species³ that are included within the short list of the national **Biodiversity Action Plans**^{4 5 6}. For birds, a search was made for species which are included within the red part of the national bird '**Red List**'⁷ as well as any species that were recorded within the Kent Red Data Book⁸, Kent Rare Plant Register⁹ and other similar publications.



³Or habitat suitable for species.

⁴ Hereafter 'BAP'.

⁵ Biodiversity Steering Group, 1995 as amended. Hereafter known as the 'BAP'.

⁶ As amended.

⁷ RSPB, 2009; Eaton, Brown, Noble, Musgrove, Hearn, Aebischer, Gibbons, Evans and Gregory, 2009.

⁸ Waite, 2001. Hereafter referred to as 'KRDB'.

⁹ Kitchener, 2012.

3.0 RESULTS

3.1 A total of 130 **species** of plants and animals were recorded at the site and are detailed in Appendix 1. Of these, a total of 91 species were vascular plants, all of which were typical of the soil, situation and habitat. No notable species of plant were found anywhere on site, and any obvious garden plantings were ignored, but it was sometimes difficult to determine what was planted and what was naturally introduced as a result of the large number of introduced species that had been planted in the past.

3.2 A total of nine **bird** species were recorded in the site; no nesting bird survey was undertaken due to the time of year but there was widespread potential nesting bird habitat on the site, mostly in the shrubs and woodland. However, herring gull had clearly nested on the roof.

3.3 The following evidence of species which are specifically **protected** under wildlife legislation was found on site:

- Evidence of foraging by **badger** was found in the small lawn amidst the trees further up the slope from the house. Badgers are protected by the provisions of the 1992 Protection of Badgers Act.
- The vegetable garden showed evidence of being suitable habitat for **common reptiles**¹⁰, and to a lesser extent, so did other parts of the lower part of the garden. All common reptiles are protected by the provisions of the Wildlife and Countryside Act 1981.
- No **bats** were detected at the property by means of the bat detector.

3.4 The following other notable species was found on site:

- **Herring gull**, which is an RSPB red book species. The bird was recorded flying over the site at the time of survey but had also nested in the middle of the roof.

¹⁰ E.g. common lizard (*Zootoca vivipara*) and especially slow – worm (*Anguis fragilis*).

4.0 DISCUSSION AND CONCLUSIONS

- 4.1** The **total number of species** recorded at the site is small by comparison with the potential number of species that might in theory be recorded given more time and additional visits in which to undertake the work. Short surveys such as this one are good at giving a sample of the ecological value of a given site and showing which species, if any, require more detailed survey¹¹. In this case, there were no significant limitations on the number of species recorded at the site given the size and type of building and the surrounding garden habitat.
- 4.2** The **methods** of the survey have been used extensively elsewhere with consistent results and accord with good practice guidelines¹². Signs of protected species and their habitat parameters are reasonably obvious to an experienced surveyor and ecological surveys of this type are valuable in terms of helping to determine whether or not protected or notable animals or plants are likely to be present, are present, or have been present in or around a site and whether further, more detailed survey is required for certain species. However, the results of a survey are partially determined by the time of year at which the survey takes place, dependent upon the stages in an organism's life cycle, but provided that access can be obtained to examine the whole of the site, as was the case here, it is possible to determine the likelihood of other notable species or their habitat being present.
- 4.3** The **plant list** was typical of the flora which is found in similar garden locations throughout this part of the county. There were no unusual or uncommon or protected plant species at the site.
- 4.4** The **bird** list was poor for such a small area and no specialised or notable species were recorded, but a few additional species might be expected to occur on or over the site at other times of year. The survey came at the end of the normal breeding season, and so for that reason there was probably less obvious bird presence than normal. However, there were plenty of potential bird breeding sites, and for that reason breeding birds should be considered during any demolition or vegetation clearance during the breeding period¹³, due to their protected status, and no such clearance should take place without an ecological assessment immediately beforehand.

¹¹ Stork and Samways, 1995.

¹² E.g. Institute of Ecology and Environmental Assessment 2006; Hundt, 2012.

¹³ Approximately March to early July.

- The presence of **herring gull** was not unexpected due to the fact that the site is not very far from the sea. The bird is on the bird red list but is generally declining¹⁴ but it is widespread as a nesting species on houses nowadays, probably as a result of an increased gull population with resultant limited natural nesting places¹⁵; the house at this site is particularly suited for nesting purposes due to the nature of its structure. However, the overall habitat is too enclosed and hence unsuitable for this species to feed in, and thus any impact on this species will be negligible, especially if anti – gull measures are taken in order to prevent nesting and associated attacks on the inhabitants of the house in the future.

4.5 The absence of **bat** signs was slightly surprising given the fact that the building faced southwards and had hanging tiles, which are often favoured by pipistrelle¹⁶ bats as maternity roost sites¹⁷. However, nesting herring gulls are very aggressive birds and are known predators of bats¹⁸ so it is very likely that, if they have been present for any length of time, they have effectively deterred any bats from using any part of the roof as a roost. The same would also apply to long – eared¹⁹ bats as well, especially as they are slower fliers than pipistrelles and therefore more likely to suffer from gull attacks; this would account for the absence of this species from the capacious attics.

4.6 Consideration was also given to a wide range of other protected species that might occur on site, but none were found. **Badgers** were foraging on the survey site, but there was no sett there is no need for mitigation, as only the animals themselves and their setts are protected by the 1992 Act and so will not be impacted by the proposals. There was no risk of the presence of **dormouse**²⁰ because of lack of suitable habitat and especially of habitat connections. The presence of **great crested newts**²¹ was discounted due to an absence of any ponds within the site or within 500 metres of it.

4.7 As a result of the survey, it is clear that there is a need for reptile survey, but that no other protected species are present on site. However, suitable wildlife –

¹⁴ Parkin and Knox, 2010.

¹⁵ Cramp, 1993.

¹⁶ Pipistrellus sp.

¹⁷ Altringham, 2003.

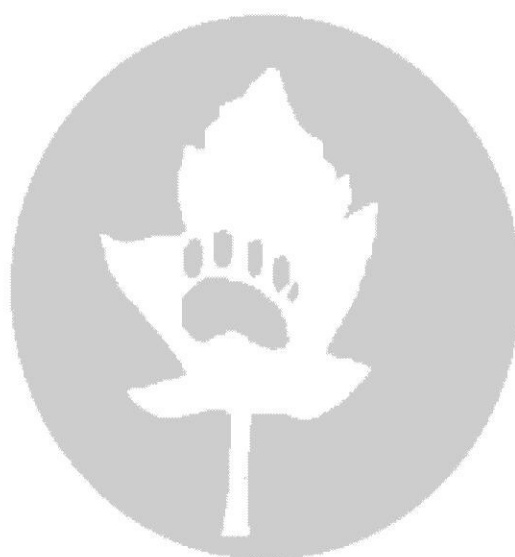
¹⁸ Cramp, 1993.

¹⁹ Plecotus sp.

²⁰ Muscardinus avellanarius.

²¹ Triturus cristatus.

friendly mitigation of the type described by Gunnell et al (2012) should be incorporated into any new or altered building at the design and construction stages.



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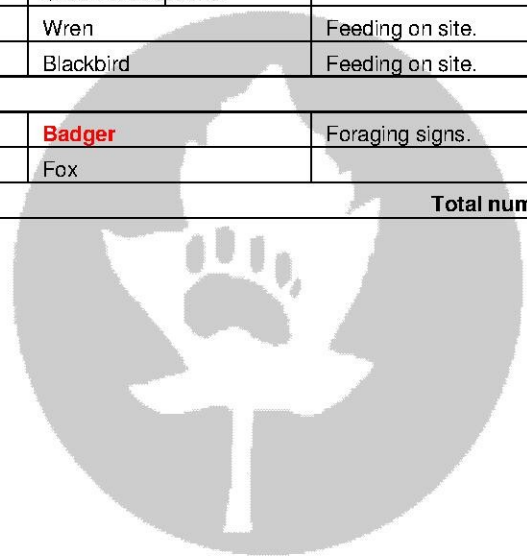
APPENDIX 1: LIST OF SPECIES RECORDED FROM THE SITE (All data approximate) (Notable species in red)				
	SCIENTIFIC NAME	VERNACULAR NAME	NOTES	NO SPP
LICHENS				
	<i>Lecanora campestris</i>	A lichen		
	<i>Parmelia saxatilis</i>	A lichen		
	<i>Ramalina farinacea</i>	A lichen		
	<i>Xanthoria parietina</i>	A lichen		4
MOSSES				
	<i>Brachythecium rutabulum</i>	A moss		
	<i>Bryum sp.</i>	A moss		
	<i>Hypnum cuppresiforme</i>	A moss		
	<i>Rhytidiadelphus squarrosus</i>	A moss		
	<i>Thuidium tamariscinum</i>	A moss		5
VASCULAR PLANTS				
	<i>Achillea millefolium</i>	Yarrow		
	<i>Anagallis arvensis</i>	Scarlet Pimpernel		
	<i>Arum maculatum</i>	Cuckoo Pint		
	<i>Asparagus officinalis</i>	Garden Asparagus	Garden escape?	
	<i>Borago officinalis</i>	Borage	Garden escape?	
	<i>Brachypodium sylvaticum</i>	Wood Tor - grass		
	<i>Buddleia davidii</i>	Butterfly Bush	Planted?	
	<i>Calystegia sepium</i>	Bellbine / Hedge Bindweed		
	<i>Capsella bursa - pastoris</i>	Shepherds Purse		
	<i>Carex pendula</i>	Pendulous Sedge	Garden escape?	
	<i>Carex sylvatica</i>	Wood Sedge		
	<i>Centranthus ruber</i>	Red Valerian	Planted?	
	<i>Centaurea nigra</i>	Hardhead		
	<i>Circaea lutetiana</i>	Enchanter's Nightshade		
	<i>Cirsium arvense</i>	Creeping Thistle		
	<i>Cirsium vulgare</i>	Spear Thistle		

	<i>Corydalis lutea</i>	Yellow Corydalis	Naturalised.	
	<i>Corylus avellana</i>	Hazel		
	<i>Crataegus monogyna</i>	Hawthorn		
	<i>Cytisus scoparius</i>	Broom		
	<i>Dactylis glomerata</i>	Cocksfoot Grass		
	<i>Daphne laureola</i>	Spurge Laurel		
	<i>Digitalis purpurea</i>	Foxglove	Naturalised.	
	<i>Dryopteris filix - mas</i>	Male Fern		
	<i>Elytrigia repens</i>	Common Couch		
	<i>Epilobium hirsutum</i>	Great Hairy Willowherb		
	<i>Epilobium montanum</i>	Willowherb		
	<i>Equisetum arvense</i>	Field Horsetail		
	<i>Festuca ovina</i>	Sheep's Fescue		
	<i>Filipendula ulmaria</i>	Meadowsweet		
	<i>Foeniculum vulgare</i>	Fennell	Planted?	
	<i>Fragaria vesca</i>	Wild Strawberry	Or similar species.	
	<i>Fraxinus excelsior</i>	Ash		
	<i>Geranium robertianum</i>	Herb Robert		
	<i>Geum urbanum</i>	Herb Bennett		
	<i>Glechoma hederacea</i>	Ground Ivy		
	<i>Hedera helix</i>	Ivy		
	<i>Helxine soleirolli</i>	Mind Your Own Business	Naturalised.	
	<i>Heracleum sphondylium</i>	Hogweed		
	<i>Hieracium sp.</i>	Unidentified Hawkweed		
	<i>Holcus lanatus</i>	Yorkshire Fog		
	<i>Hyacinthoides non - scripta</i>	Bluebell	Hybrids present?	
	<i>Hypericum perforatum</i>	Perforate St John's Wort		
	<i>Ilex aquifolium</i>	Holly	Planted?	
	<i>Impatiens glandulifera</i>	Himalayan Balsam	Planted?	
	<i>Iris foetidissima</i>	Stinking Iris		
	<i>Lapsana communis</i>	Nipplewort		
	<i>Lathyrus sylvestris</i>	Everlasting Pea	Planted?	
	<i>Leucanthemum vulgare</i>	Ox Eye	Planted?	
	<i>Linaria purpurea</i>	Purple Toadflax	Garden escape?	

	<i>Lolium perenne</i>	Rye Grass	Provisional identification.	
	<i>Lonicera periclymenum</i>	Honeysuckle		
	<i>Myosotis arvensis</i>	Field Forgetmenot		
	<i>Pentaglottis sempervirens</i>	Green Alkanet	Garden escape?	
	<i>Picris echoides</i>	Bristly Oxtongue		
	<i>Plantago lanceolata</i>	Ribwort Plantain		
	<i>Primula vulgaris</i>	Primrose	Naturalised.	
	<i>Prunella vulgaris</i>	Selfheal		
	<i>Pteridium aquilinum</i>	Bracken		
	<i>Pulicaria dysenterica</i>	Fleabane		
	<i>Quercus ilex</i>	Holm Oak	Planted?	
	<i>Ranunculus repens</i>	Creeping Buttercup		
	<i>Rubus fruticosus</i> agg	Blackberry		
	<i>Rubus idaeus</i>	Raspberry	Planted?	
	<i>Rumex conglomeratus</i>	Branched Dock		
	<i>Rumex obtusifolius</i>	Broad Dock		
	<i>Rumex pulcher</i>	Wood Dock		
	<i>Ruscus aculeatus</i>	Butchers Broom	Planted?	
	<i>Sambucus nigra</i>	Elderberry		
	<i>Securigera varia</i>	Crown Vetch	Naturalised.	
	<i>Sedum album</i>	White Stonecrop	Garden escape?	
	<i>Senecio jacobaea</i>	Ragwort		
	<i>Silene dioica</i>	Red Campion		
	<i>Sonchus asper</i>	Prickly Sowthistle		
	<i>Tanacetum parthenium</i>	Feverfew	Garden escape?	
	<i>Tanacetum vulgare</i>	Tansy		
	<i>Taraxacum officinale</i> agg.	Dandelion		
	<i>Taxus baccata</i>	Yew	Planted?	
	<i>Thelycrania sanguinea</i>	Dogwood	Planted?	
	<i>Thlaspi arvense</i>	Field Pennycress		
	<i>Tilia</i> sp.	Lime Tree		
	<i>Tragopon porrifolius</i>	Salsify	Garden escape?	
	<i>Trifolium pratense</i>	Red Clover		
	<i>Trifolium repens</i>	White Clover		

	<i>Trifolium sp.</i>	Unidentified Clover		
	<i>Ulex europaeus</i>	Gorse	Planted?	
	<i>Urtica dioica</i>	Stinging Nettle		
	<i>Verbascum thapsus</i>	Giant Mullein		
	<i>Vinca minor</i>	Lesser Periwinkle	Garden escape?	
	<i>Viola odorata</i>	Sweet Violet	Garden escape?	
	<i>Viola reichenbachiana</i>	Early Dog-violet		
	<i>Vitis vinifera</i>	Grape	Planted?	91
CRUSTACEA ISOPODA				
	<i>Armadillidium vulgare</i>	Pillbug		1
INSECTA DIPTERA				
	<i>Diptolepis ilicis</i>	A gall - fly	In holly leaves.	
	<i>Phytomyza ranunculi</i>	A leaf - mining fly	In buttercup leaves.	
	<i>Syrphus ribesii</i>	A hoverfly	Other species present.	3
INSECTA : HEMIPTERA - HETEROPTERA				
	<i>Calocoris norvegicus</i>	Potato capsid		
	<i>Coreus marginatus</i>	Dock Bug		2
INSECTA : HYMENOPTERA				
	<i>Apis mellifera</i>	Honey Bee	Workers seen.	
	<i>Bombus lapidarius</i>	Red - tailed Bumble Bee		
	<i>Bombus muscorum</i>	A bumble - bee	Workers seen.	
	<i>Bombus terrestris</i>	Buff-tailed Bumble Bee	Workers seen.	
	<i>Lasius flavus</i>	Common Yellow Ant		
	<i>Lasius niger</i>	Common Black Ant		5
INSECTA LEPIDOPTERA				
	<i>Inachis io</i>	Peacock		
	<i>Pyronia tithonus</i>	Gatekeeper		
	<i>Stigmella aurella</i>	Golden Pygmy	Mines in blackberry leaves.	3
INSECTA: NEUROPTERA				
	<i>Chrysopa carnea</i>	A lacewing		1
MOLLUSCA				
	<i>Cepaea nemoralis</i>	Grove Snail		
	<i>Deroceras reticulatum</i>	Milky Slug		
	<i>Helix aspersa</i>	Garden snail		

	<i>Vitrea sp</i>	Glass Snail		4
BIRDS				
	<i>Columba palumbus</i>	Woodpigeon	Nest found.	
	<i>Corvus corone</i>	Carrion Crow	Flying over.	
	<i>Cyanistes caeruleus</i>	Blue Tit		
	<i>Erithacus rubecula</i>	Robin	Singing male.	
	<i>Larus argentatus</i>	Herring Gull	Old nest found.	
	<i>Pica pica</i>	Magpie		
	<i>Picus viridis</i>	Green Woodpecker		
	<i>Troglodytes troglodytes</i>	Wren	Feeding on site.	
	<i>Turdus merula</i>	Blackbird	Feeding on site.	9
MAMMALS				
	<i>Meles meles</i>	Badger	Foraging signs.	
	<i>Vulpes vulpes</i>	Fox		2
Total number of species:				130



APPENDIX 2: BUILDING ASSESSMENT FOR BATS (nb. All data approximate)	
Name of owner:	Mr Kingston
Survey commissioned by:	Mr Kingston
Address of site:	Sea Close, Cannongate Road, Hythe, Kent.
OS grid reference:	TR173350
Date:	27th July 2015
Surveyor:	Martin Newcombe
Building no.:	1
Building type:	House
Current use:	Uninhabited
Age:	c.1910
Condition	In good repair
Storeys:	Ground and first floor and partially converted attic.
Cellar:	Absent
Attic:	Two
Walls:	Brick with rendering.
Any wooden joints with potential for bats?	Absent
Any cavities in brick or stone work suitable for bats?	Yes / No
Cladding:	Partial tile cladding
Walls:	Cavity?
Hanging tiles?	Limited on south side.
Soffits:	Very limited
Roof type:	Pitched
Roof covering:	Tile
Lined with:	Sarking
Insulation present?	Glass fibre
Building Axis	E - W
Extent of insulation:	Partial; limited tree shading.
Intrinsic heat source:	Absent
Humidity:	As exterior.
Features of potential interest to bats:	Hanging tiles on dormers only.
Position of potential bat access points:	Hanging tiles on dormers only.
Position of identified bat access points:	Absent
Bat roosting sites:	Absent
Number of bats at time of visit:	Absent
Droppings:	Absent
Other bat evidence:	Absent
Conclusions re bats at this site:	Absent
Constraints on survey:	Absent
Additional notes	1. Herring gulls nesting in middle of roof.
	2. White rendering.
	3. Thick cobwebbing in large attics.
	4. \balcony facilitated close roof inspection on south side.



Figure 1: A VIEW OF THE HOUSE.



Figure 2: ONE OF THE ATTICS.

Note the cobwebs; no bat signs were found in any of the attics, almost certainly because of the presence of the nesting herring gulls.



Figure 3: THE DISUSED HERRING GULL NEST BY THE CHIMNEY IN THE MIDDLE OF THE ROOF.



Figure 4: A GENERAL VIEW OF THE WELL – STOCKED GARDEN.



**Figure 5: A VIEW OF THE VEGETABLE GARDEN.
A likely habitat for reptiles.**