

1 Hillview Terrace, Folkstone.

Preliminary Ecological Appraisal

A Report for Mr D. Presswell

July 2020



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Folkstone.
Preliminary Ecological Appraisal

July 2020

Controlled Copy

01 of 02

01 Mr D. Presswell

02 Greenspace Ecological Solutions Ltd

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*The content of this report is the responsibility of Greenspace Ecological Solutions Ltd.
It should be noted that whilst every effort has been made to meet the client's requirements, no site survey can ensure complete assessment or prediction of the changeable onsite environment. Furthermore, should more than 12 months elapse between the date of this survey and any subsequent development, it may be necessary to consider the need for an update survey to be undertaken.*

Report Number J20925

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1 PROJECT OVERVIEW

Client: Damian Presswell

Site Address: 1 Hillview Terrace, Westfield Lane, Etchinghill, Kent, CT18 8BX

Attending Ecologists: Martin Rann Qualifying CIEEM

Survey Date: 17th June 2020

Site Proposals: Development of a hardstanding area of 6m² for parking.

Source of Relevant Documents:

Document:	Source:
Site Location Plan:	Google Earth Pro
Desk Study:	Multi-Agency Geographic Information for the Countryside (Magic.gov.uk) Kent Landscape Information System (KLIS)
Site Plans:	Guy Hollaway

2 INTRODUCTION

2.1 Context

- 2.1.1 In response to a proposed development at 1 Hillview Terrace, Folkstone, a Preliminary Ecological Appraisal (PEA) has been undertaken of the land to be affected (henceforth referred to as 'the Site'), the Site's potential to support protected species and habitats has been assessed and appropriate recommendations have been provided.

2.2 Site Location

- 2.2.1 The Site is situated 0.2km south-west of the town of Etchinghill, Kent at Ordnance Survey (OS) Grid Reference: TR 16588 39298. The location of the Site is depicted in Image 1.



Image 1. Geographical Location of 1 Hillview Terrace

2.3 Site Description

- 2.3.1 The Site is approximately 36sq.m. in area and comprises a roadside bank covered in scrub and bare ground, bordered by a hedgerow and scattered trees.
- 2.3.2 The surrounding landscape is predominantly a mix of rural dwellings with the town of Etchinghill located 0.2 km to the north-east. Arable land, grazing pasture, scattered dwellings and large woodland blocks which are interconnected with hedgerows exist within the wider landscape.

2.4 Policies and Legislation

Legislation

2.4.1 The main legislation that applies to ecological issues within England and Wales are:

- The Conservation of Habitat and Species Regulations 2019 (as amended) provides safeguards for European Protected Sites and Species as listed in the Conservation of Habitat and Species Regulations 2018. These regulations provide for the designation and protection of 'European Sites', the protection of 'European Protected Species' and the adaptation of planning controls for the protection of such sites and species. Under the regulations, public bodies have a duty in exercising their functions to have regard to the EC Habitats Directive.
- The Wildlife and Countryside Act 1981 (as amended) provides detail on a range of protection and offences relating to wild birds, other animals, and plants. The level of protection depends on which Schedule of the Act the species is listed on. Licences are available for specific purposes to permit actions that would otherwise constitute an offence in relation to species.
- The Natural Environment and Rural Communities (NERC) Act 2006 imposes an obligation on all public bodies, including local authorities, to consider whether their activities can contribute to the protection of wildlife. The duty is created by section 40(1) of the Act, which states that: "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."
- The Hedgerows Regulations Act 1997 serves to; enforce under the Environment Act 1995, restrict the removal of hedgerows, or parts of hedgerows which are over 20m in length. In this case, removal includes digging up and replanting elsewhere, as well as removing from the land completely or destroying in the course of other actions. This includes developments or activities which destroy the roots, causing the vegetation to die.
- The Protection of Badgers Act 1992 exists to protect badgers *Meles meles* from cruelty. Under the act it a criminal offense to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so, or to intentionally or recklessly interfere with a sett.

2.4.2 The above summary serves as guidance only – the reader is referred to the original legislation for definitive interpretation.

UK Planning Policy

2.4.3 The recommendations of this report are in line with the key principles of the National Planning Policy Framework (NPPF), 2019 and Government Circular 06/05.

2.4.4 Local planning policies relating to ecology are invariably based on the conservation of species protected under the above legislation, including species and habitats of principal importance (HPI) listed under Section 41 of the NERC Act 2006; and the protection of designated sites. All these features are considered within the scope of this PEA and therefore any recommendations made herein are likely to be in line with this policy.

2.5 Objectives of the Survey

2.5.1 The objectives of the survey were to:

- Classify the main habitats present within the Site;
- Evaluate the ecological importance of these habitats;
- Assess buildings and trees for their potential to support roosting bats;
- Evaluate the potential for other protected species to occur within the Site; and
- Provide appropriate recommendations for further surveys and mitigation where required.

2.6 Survey Constraints

2.6.1 All measurements and indications of area given within this report are approximate.

3 SURVEY METHODOLOGY

3.1 Desk Study

3.1.1 A desk study was undertaken to determine the presence of sites and habitats of conservation importance within a 2km radius of the Site. However due to the small size and extremely limited habitat present within the Site a search of historical records of protected and notable species within a 2km radius of the Site was determined to be onerous in this instance.

3.1.2 The following bodies were consulted for the desk study:

- Magic.gov.org
- Kent Landscape Information System

3.2 Preliminary Ecological Appraisal

Habitats

3.2.1 The Site was surveyed using the methodology outlined in 'The Handbook for Phase I Habitat Survey: A Technique for Environmental Audit' (JNCC, 2010). This involves identifying the main plant communities present on the Site and classifying the habitat types following the JNCC methodology. This technique provides an inventory of the basic habitat types present and enables areas of greater botanical interest which may require further, more detailed, surveys to be identified. Any occurrences of recognised invasive species as listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were also noted.

3.2.2 A map of the habitats and areas of interest (using a variation of the JNCC, 2010 protocol for Phase I Habitat plans) is provided in Figure 1. Photographs of features of interest are presented in Appendix A.

3.2.3 The survey identified the main plant communities present on the Site, with abundance of identified characterising species noted according to the DAFOR scale. Classification of the habitat types also follows the Phase I Habitat Survey methodology.

3.2.4 The DAFOR scale characterises species abundance as Dominant (D), Abundant (A), Frequent (F), Occasional (O) or Rare (R). These scores represent the abundance within the defined area only and do not reflect national or regional abundances. Botanical species nomenclature follows Stace (2019).

3.2.5 Application of the above technique provides an inventory of the basic habitat types present and enables areas of greater botanical interest which may require further, more detailed, surveys to be identified.

Protected Species

- 3.2.6 The survey was extended to include an assessment of the Site's potential to support protected and notable species. This involved assessing the suitability of the habitats present within the Site for these species as well as connectivity to the Site from other areas of potentially suitable habitat nearby.

Badger

- 3.2.7 Evidence of badger activity within and adjacent to the Site was assessed by searching for:
- Presence of setts, indicated by suitably sized holes or burrows;
 - Evidence of badger hair and/or footprints;
 - Evidence of well-used runs supported by secondary evidence such as foraging signs or footprints; and
 - Presence of badger latrines.

Bats

- 3.2.8 Where buildings, trees or other structures were present, specific survey work was undertaken to assess their suitability to support roosting bats. In this instance, a variety of equipment was used to complete the bat scoping survey, including high powered torches, telephoto lens cameras and a ladder.
- 3.2.9 Any trees within the Site, which were deemed likely to be affected by the development, were surveyed in accordance with current best practice guidance (Collins, 2016). Trees were inspected for features such as splits, fissures, delaminated bark, heavy ivy *Hedera* sp. cover and woodpecker holes. Evidence such as droppings, staining and bats themselves were searched for below and within suitable features.
- 3.2.10 Where buildings were encountered, a full external and internal inspection was undertaken (access permitting). Any likely roosting or access points for bats such as raised fascia boards, missing/lifted tiles cracks or crevices in brick/blockwork and gaps in soffit boxes were recorded and searched for evidence of use by bats (staining, droppings, scratch marks, or the bats themselves).
- 3.2.11 The results of the scoping survey enable buildings and trees to be categorised as having 'Confirmed roosts'; or 'High', 'Moderate', 'Low' or 'Negligible' suitability to support roosting bats. An outline of categorisation procedure for classifying bat suitability is presented in Appendix B.
- 3.2.12 In accordance with current best practice guidance (Collins, 2016), the level of suitability

determines the need or not for further summer emergence surveys. Although left to the discretion of the appointed ecologist, in most instances High suitability requires three surveys, Moderate suitability requires two surveys and Low suitability requires one evening emergence or pre-dawn re-entry survey(s) (although trees with Low suitability do not require further emergence or pre-dawn re-entry surveys). Greater detail on the minimum number of surveys recommended in most instances is presented in Appendix C.

Birds

- 3.2.13 The Site was assessed for its potential to support other nesting bird species. Factors considered include suitable cover and feeding habitat, as well as any active or disused birds' nests.

Hazel Dormouse

- 3.2.14 The Site was surveyed for suitable hazel dormouse *Muscardinus avellanarius* habitat, such as the presence of a well-connected understorey broadleaf habitat, hedgerows, and suitable food sources such as oak *Quercus* sp., hazel *Corylus avellana* and other nut-bearing trees, fruiting trees and shrubs, flowers and invertebrates.

Great Crested Newt

- 3.2.15 The Site was assessed for its potential to support great crested newt (GCN) *Triturus cristatus* populations. Suitable terrestrial habitat for GCN includes long grass, tall ruderal, woodland and hedgerow borders, as well as wood and rubble piles that act as hibernacula.

Reptiles

- 3.2.16 The Site was assessed for its potential to support reptile populations. Suitable habitat for reptiles includes long grass, deciduous woodland, woodland and hedgerow borders, as well as wood and rubble piles that act as hibernacula.

Other Species

- 3.2.17 Consideration was given to the Site's suitability to support other protected and notable species.

4 SURVEY RESULTS

4.1 Desk Study

Statutory Designated Sites

- 4.1.1 There is one statutory designated site, Folkestone to Etchinghill Escarpment which is both a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI), within 2km of the Site. The SAC/SSSI is located approximately 0.5km east of the Site and is designated for being one of the largest remaining nationally rare habitat of unimproved chalk downland in Kent.

- 4.1.2 Note that the Site falls within the Impact Risk Zone (IRZ) for the above SSSI, although the proposed development is not of a scale or nature to warrant the need for further consultation from Natural England.

Non-statutory Designated Sites

- 4.1.3 Four non-statutory designated sites were identified within 2km of the Site, these are presented in Table 1.

Table 1 – Non-statutory designated sites within 2km of the Site.

Site Name	Designation	Approximate Distance and Direction
Harrys Wood	WT	0.5 km SW
Tolsford & Summerhouse Hills	LWS	0.7km SW
Postling Wood	LWS	1.3km W
Postling Down	LWS	1.7km W

(LWS – Local Wildlife Site)

(WT – Woodland Trust)

Ancient Woodland

- 4.1.4 Nine areas of ancient woodland were identified within 2km of the Site. The closest is an unnamed large block of ancient semi-natural woodland located 0.5 km south-east of the Site.

NERC s41 Habitats of Principal Importance

- 4.1.5 Habitats listed under s41 of the NERC Act (2006) within 2km of the Site are presented in Table 2.

Table 2 – NERC s41 HPI within 2km of the Site.

Habitat Type	Distance and direction from site
Deciduous Woodland	0.2 km SW
Woodpasture and Parkland	0.5 km SE
Lowland Calcareous Grassland	0.6 km E

Habitat Type	Distance and direction from site
Traditional Orchards	2 km NW

4.2 Preliminary Ecological Appraisal

4.2.1 The following habitat types were recorded within the Site:

- Scrub
- Hedgerow
- Scattered trees
- Bare ground

Scrub

4.2.2 Scrub is the dominant habitat within the Site with the bank overgrown with it in places. Species present include: dominant Cleavers *Galium aparine*; abundant common ivy *Hedera helix*; occasional bramble *Rubus fruticosus* and common nettle *Urtica dioica*; and rarely occurring broad-leaved dock *Rumex obtusifolius*, English cinquefoil *Potentilla anglica* and lords-and-ladies *Arum maculatum*. Locally abundant dog's mercury *Mercurialis perennis* is also present.

4.2.3 A small rubble/brush pile is present in the centre of the Site within the scrub, denoted TN1 in Figure 1.

Hedgerow

H1

4.2.4 A single hedgerow comprising solely of common privet *Ligustrum vulgare* extends into the site from the south-west. Measuring approximately 2m in length and 1.5m in height. Its understorey consists of species described for scrub above.

Scattered trees

4.2.5 Scattered trees are limited to being present on the northern boundary of the Site, in the form of elder *Sambucus nigra* and sycamore *Acer pseudoplatanus*.

Bare ground

4.2.6 Area of bare ground are present within the Site with encroaching botanicals similar to those described above in scrub.

4.3 Protected Species

Badgers

4.3.1 The habitats within the Site provide suitable foraging habitats for badger as well as suitable

sett creation opportunities. No evidence of the Site's use by badgers was recorded during the survey.

Bats Roosting Habitat – Structures

- 4.3.2 No buildings were present within the Site.

Bats Roosting Habitat - Trees

- 4.3.3 No trees within the Site were noted to possess suitable features for roosting bats.

Bats - Foraging and Commuting Habitat

- 4.3.4 The scattered trees and hedgerows beyond the proposed development but located within along the borders of the Site ownership boundary provide suitable commuting habitat, while the habitats including scattered trees and hedgerow provide suitable foraging habitat for bats. Connectivity to the wider landscape also exists in the form of interconnecting hedgerows and large blocks of woodland.

Birds

- 4.3.5 Suitable nesting habitat is present in the form of the of habitats including scrub, hedgerow and scattered trees.

Hazel Dormouse

- 4.3.6 The habitat of scrub provides suitable cover for hazel dormice however, the presence of suitable food plants within the Site is limited. The site lacks connectivity to suitable dormouse habitat in the surrounding landscape, as the adjacent hedgerows are limited in size and disconnected due to the presence of rods and residential areas. No evidence of hazel dormouse was recorded during the survey.

Great Crested Newts

- 4.3.7 Suitable terrestrial habitat for GCN exists in the form of scrub. In addition, a rubble pile (TN1) exist within the Site which form suitable refugia for GCN.
- 4.3.8 A single waterbody (WB1 in Figure 2) lies 238m to the north-west of the Site. It is surrounded by a block of woodland and arable land. It was screened out from further assessment due to an area of residential land acting as a physical barrier to newt dispersal towards the Site.

Reptiles

- 4.3.9 Suitable terrestrial habitat for reptiles exists in the form of scrub. In addition, the rubble pile forms suitable refugia for reptiles, however the extent of suitable habitat is extremely limited (36sq.m.)

Other Protected Species

- 4.3.10 The Site and surrounding habitats are considered suitable to support the priority species west European hedgehog *Erinaceus europaeus*.
- 4.3.11 Beyond those noted above, the survey identified no evidence of protected or notable species with the Site.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 Designated Areas

- 5.1.1 The closest statutory designated site, Folkestone to Etchinghill Escarpment SAC/SSSI, is located approximately 0.5km east of the Site boundary.
- 5.1.2 The closest non-statutory designated site is Harrys Wood (WT) 0.5km south-west of the Site.
- 5.1.3 Due to the small-scale, localised nature of the proposed development, coupled with the distance between the site and nearby designated areas, there is not considered to be any potential for deleterious effects on designated sites resulting from the proposed.
- 5.1.4 The Site falls within the IRZ for the above SAC/SSSI, although the proposed development is not of a scale or nature to warrant the need for further consultation from Natural England in this instance.

5.2 Ancient Woodland

- 5.2.1 The closest area of ancient woodland lies 0.5km south-east of the Site. Guidance from Natural England and the Forestry Commission state that no development should occur within 15m of an ancient woodland. The proposed development lies well beyond 15m and no detrimental impacts to this or any other area of ancient woodland will result from the proposed.

5.3 Habitats and Botanical Species of Interest

- 5.3.1 Habitats to be affected are common and widespread and no further botanical surveys are required. In addition, due to the small-scale, localised nature of the development and the distance between the Site and the nearest HPI, no detrimental impact to any HPI listed under s41 of the NERC Act (2006) are anticipated as a result of the proposed works.
- 5.3.2 To avoid impacts through factors such as root compaction and/or collision, trees to be retained should be protected in accordance with BS 5837:2012, 'Trees in relation to design, demolition and construction.'
- 5.3.3 To compensate their loss, any trees to be removed should be replaced with native species of value to ecology. Such species include but are not restricted to; field maple, silver birch *Betula pendula*, wild cherry *Prunus avium*, crab apple *Malus sylvestris* and rowan *Sorbus aucuparia*.

5.4 Protected Species

Badger

- 5.4.1 No evidence of badger activity or badger setts was recorded during the survey and the Site

provides suitable foraging and sett building opportunities. No further surveys for badgers are required.

- 5.4.2 However, badgers are a highly mobile species and regularly expand their territories into new habitats. If for any reason no works take place within 12 months of the submission of this report, an update badger survey of the Site should be carried out.

Bats Roosting Habitat - Trees

- 5.4.3 None of the trees within the Site were noted to possess suitable features for roosting bats and as a result no further surveys of any trees in regard to roosting bats are required.

Bats - Foraging and Commuting Habitat

- 5.4.4 The proposed development will result in no significant loss of, or severance of suitable bat foraging and commuting features. The impact of the proposed development upon foraging and commuting bats is anticipated to be negligible and no further bat activity surveys are required.

- 5.4.5 Since lighting can be detrimental to bats using vegetation for foraging and commuting, any external lighting proposed for the development should be sensitive to these suitable features and commuting features, avoiding direct illumination of them, for example through the use of directional and low-level bollard lighting. The Institution of Lighting Professionals (ILP), in partnership with the Bat Conservation Trust (BCT), has published guidance relating to bats and lighting – this is available at the following link: [Guidance Note 8 Bats and Artificial Lighting](#).

Birds

- 5.4.6 Suitable nesting habitat exists in the form of scrub, hedgerow and trees. As all nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) it is recommended that works to these areas (where necessary) are conducted outside the core breeding period for birds of Late February – August inclusive.
- 5.4.7 Should this timeframe be unobtainable, a thorough search for the presence of nesting birds should be conducted by a suitably experienced ecologist prior to the start of works. Should evidence of nesting birds be recorded, works within 5m of the nest, or works that have potential to destroy the nest, should **stop** until the eggs have hatched and the chicks fledged, or the nest is deemed by a suitably experienced ecologist to have been abandoned.

Hazel Dormouse

- 5.4.8 Suitable habitat is present on-Site but is extremely limited in small pockets and is partially connected to other suitable habitats within the surrounding landscape. Therefore, due to the

small-scale of the proposed development and the extremely small area of suitable dormice habitat is to be lost. Further surveys for hazel dormice are considered onerous in this instance.

Great Crested Newts (GCN)

- 5.4.9 A single waterbody exists within 250m of the Site. However, this single waterbody is buffered from the Site by a large area of residential land and with suitable terrestrial habitat in the form of deciduous woodland immediately adjacent to the waterbody.
- 5.4.10 When considering the presence of the waterbodies essential to the reproduction of GCN the following should be considered. Of the single ponds identified within 250m of the Site (Figure 2), WB1 is located approximately 228m north-west of the Site within a block of woodland, the broadleaved woodland surrounding WB1 provides optimal terrestrial habitats with opportunities for foraging and refugia. Given the presence of habitat of optimal suitability for GCN within immediate proximity to WB1 and the distance between WB1 and the Site, it is considered unlikely that GCN would travel c. 200m across the intervening residential areas in order to utilise the Site.
- 5.4.11 The above conclusion is broadly consistent with findings within published literature by Jehle who determined a typical terrestrial zone of 63m within which 95% of summer refuges were located, and Jehle and Arntzen who discovered that following the breeding season c.64% of GCN were recorded within 20m of the breeding pond edge. The English Nature Research Report 57629 states - "The least favoured direction of terrestrial dispersal has been found to be towards the habitat least likely to provide favourable conditions: arable land and open areas."
- 5.4.12 Given the above and the presence of suitable vegetation cover surrounding WB1 and it is concluded that GCN are unlikely to disperse from both ponds towards the application site as optimal shelter/foraging habitat is located closer.
- 5.4.13 The strict protection afforded to GCN under the Conservation of Habitats & Species Regulation 2019 (as amended) is to ensure the 'Favourable Conservation Status' (FCS) of the species is maintained. From this assessment it is concluded that the risk of GCN being present on site is negligible and that if present, the FCS of the species would not be detrimentally impacted by the scheme. The proposed works are therefore very unlikely to result in an offence being committed and although the scrub and the base of the hedgerow provides suitable habitat for GCN and suitable refugia for GCN are present within the Site, it is understood that the proposed development will be restricted to approximately 36 sq.m. As a result, due to the small scale of habitat being lost and the localised area of development no

further surveys for GCN are required.

5.4.14 However, to ensure the FSC of GCN is maintained and that the development is conducted in accordance with current legislation and planning policies which serve to protect GCN, the following methodology should be implemented in full.

- Where removal of suitable habitats is required, this should be completed prior to the start of construction works and in a phased/controlled manner, during the active period for newts of late April – October in any given year. To ensure animal welfare is maintained, this clearance work should be completed under the supervision of a suitably experienced/licensed ecologist.
- Any required vegetation/habitat clearance should be conducted in the following manner:
- Vegetation should be cut from moving from north to south in order to encourage herpetofauna to move into the adjacent suitable habitat to the north.
- Vegetation should be initially cut to a height of 15cm using hand tools only (petrol trimmers/brush cutters are acceptable).
- Following a period of <5 days, vegetation should be cut to a height of 5cm.
- Following a period of <5 days, vegetation should be cut to ground level.
- Where root removal is required, this should be conducted under the supervision of a suitably experienced/licensed ecologist.
- Works area should be cleared of debris or spoil by hand and under the supervision of a suitably experienced/licensed ecologist in preparation for the required construction.
- To ensure building works/materials do not encroach upon areas of retained suitable habitat, a barrier should be constructed using a suitable material such as HERAS fencing or similar. The barrier should be installed to ensure a sufficient working space is available to complete the project, whilst restricting the likelihood of excessive material storage spreading into adjacent habitats. To ensure the barrier remains *in-situ* throughout the development, regular checks should be made throughout the development period.
- All trenches/holes resulting from the works should be covered overnight to prevent amphibians/mammals falling into them. If not practical to cover trenches/holes then a suitable mean of escape for fauna should be provided (e.g. graded slope/plank installed).
- If left overnight, all trenches/holes should be checked for the presence of fauna prior to back filling.
- All building materials required for the development should be stored above the ground and on/in pallets or a suitable metal container.

Reptiles

- 5.4.15 The scrub provides suitable habitat for reptiles and suitable refugia for reptiles are also present within the Site. Due to the small scale of habitat being lost and the localised area of development, the above precautionary methods of works designed to maintain the FCS of GCN will also serve to protect reptiles from potential killing/injury as a result of the proposed works.
- 5.4.16 So long as the above mitigation strategy is implemented in full then the welfare of reptiles will be maintained and no further surveys for reptiles will be required.

Other species

- 5.4.17 The Site contains habitat suitable to support the priority species of European hedgehog. To compensate the loss of this habitats it is recommended that a single hedgehog box be installed within retained vegetated areas of the Site. To allow the free movement of this species post-development, 10cm circular hedgehog gates should be installed within boundary fences.
- 5.4.18 Beyond those noted above, there are no obvious and immediate issues regarding other protected species on the Site and no further surveys to determine the presence of other protected species is required in this instance. However, should at any point during the development a protected or notable species be identified within the Site, then all works should **stop**, and the appointed ecologist consulted on the appropriate manner in which to proceed.

6 ECOLOGICAL ENHANCEMENTS

6.1 Opportunities to include biodiversity enhancements within the proposed development and landscaping exist and in accordance with the requirements of the NPPF 2019, the following recommendations are considered appropriate for the Site:

- The installation of bat boxes in suitable locations would increase the Site's potential for roosting bats. These boxes should be installed at a height of 3m or more or at eaves height on sunny, sheltered aspects, away from direct illumination by artificial lighting and in a location, which ensures connectivity to foraging habitats within the wider landscape. In this instance, Boxes such as those provided by www.habibat.co.uk are recommended for within built structures. the [Kent Bat box](#) or [Schwegler 2FN](#) (or similar) are recommended for installation within trees.
- The installation of bird boxes in suitable locations within the Site and/or integrated within the buildings would increase the Site's potential for nesting birds. Tree mounted boxes should be selected from a range of open fronted and closed (with a hole) fronted boxes such as those available from [The Nest Box Company](#). Integrated boxes should be selected from boxes such as those provided by [Habibat](#) . To maximise suitability, the boxes should be installed on sheltered aspects, at eaves height and preferably on north, north-east or north-west facing elevations.
- The incorporation of a wildlife-friendly planting scheme post-development, using native fruiting and flowering plant species, would be of benefit to invertebrates, and subsequently birds and bats.
- Any tree planting should also use native species, for example rowan, hazel, wild cherry and whitebeam *Sorbus aria* or similar.

7 SUMMARY

- 7.1 In response to the proposed development at 1 Hillview Terrace, Folkstone, the Site has been subject to a PEA. The Site's potential to support protected species and habitats was assessed and where required recommendations for further surveys/mitigation have been provided
- 7.2 Development of the Site will result in no detrimental impact to designated sites, areas of woodland or HPI listed under s41 of the NERC Act (2006).
- 7.3 Retained trees should be protected in accordance with BS 5837:2012 and trees to be removed should be replaced where practical.
- 7.4 Suitable nesting habitat for birds exists and this should be retained where possible. Should suitable nesting habitat be affected, timings and methods of best practice should be adhered to.
- 7.5 Although no further surveys for GCN or reptiles are considered necessary, general recommendations and precautionary methods of work to ensure the FCS of GCN and the wellbeing of reptiles is maintained should be implemented to ensure that none of these species are affected by the proposed development.
- 7.6 The likelihood of other protected and notable species to occur within the Site is considered unlikely. However, should at any point during the development a protected or notable species be identified within the Site, then all works should **stop** and the appointed ecologist consulted on the appropriate manner in which to proceed.
- 7.7 In accordance with the requirement of the NPPF, 2019 recommendations to improve the Site's suitability for wildlife have been provided.

8 REFERENCES

Bat Conservation Trust and the Institute of Lighting Professionals (BCT&ILP) 2018. Guidance Note 8; Bat and Artificial Lighting in the UK.

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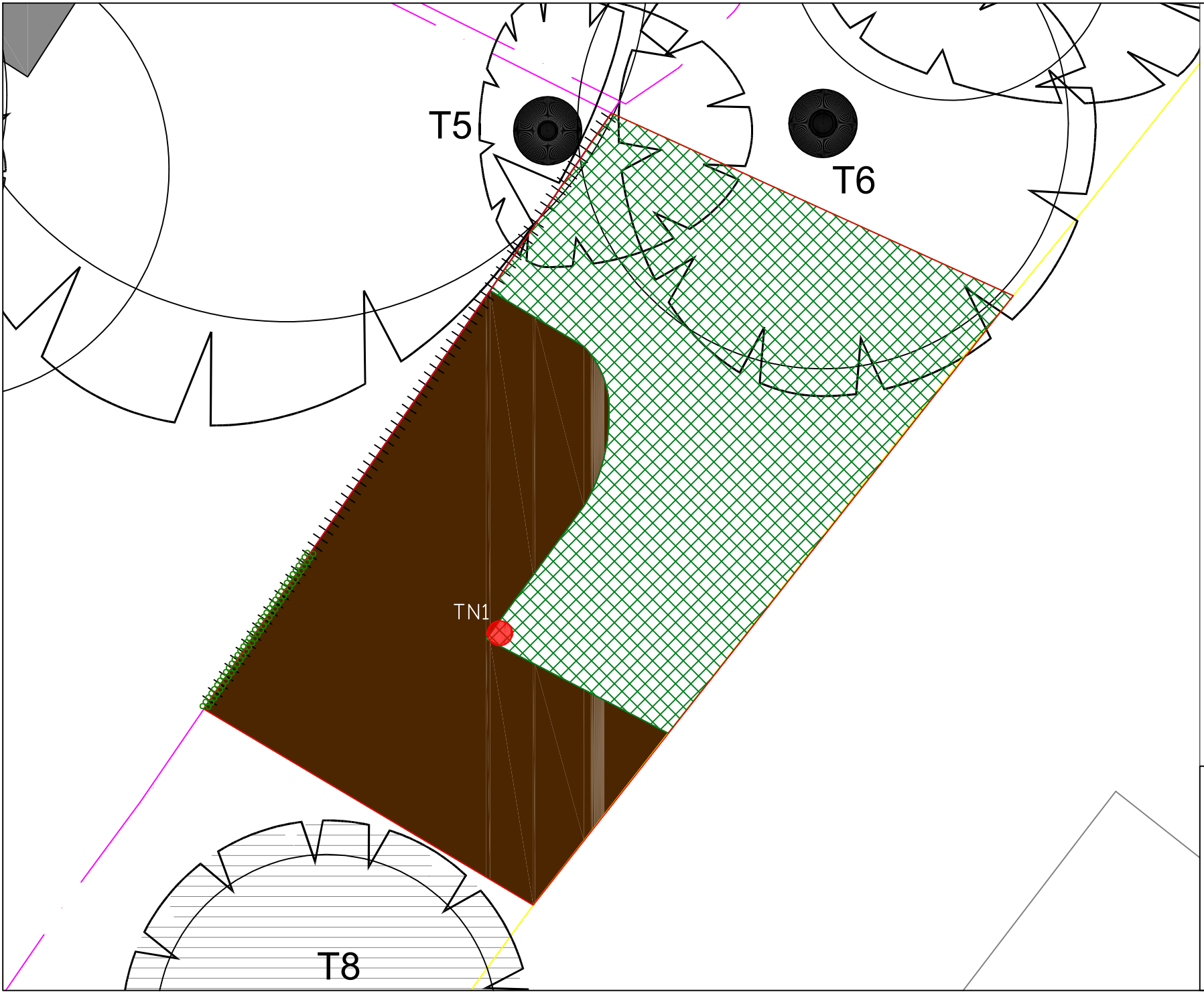
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Figures



Legend

- Site Boundary
- Fence
- Scrub
- Hedgerows
- Scattered Trees
- Bare Ground
- Target Note



Job Reference : J20925
Project Title : 1 Hillview Terrace

Drawing Title : Phase 1 Habitat Map

Date : 01-07-20 Checked : JD
Drawn : MTR Approved : N/A
Status : Final Scale : NTS



Legend

-  250m Buffer from Site Boundary
-  Waterbody

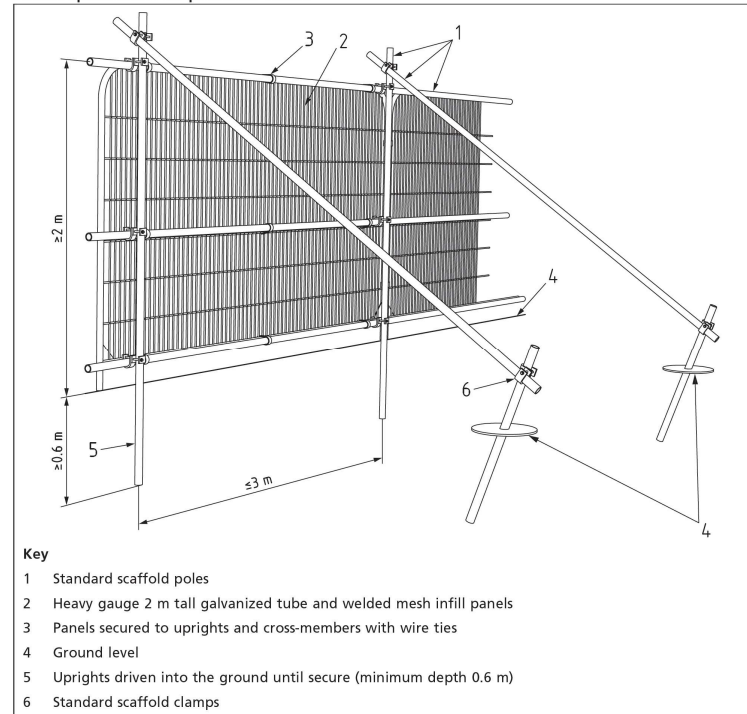


Job Reference : J20925
Project Title : 1 Hillview Terrace
Drawing Title : Waterbodies within 250m
Date : 01-07-20
Checked : JD
Drawn : MTR
Approved : N/A
Status : Final
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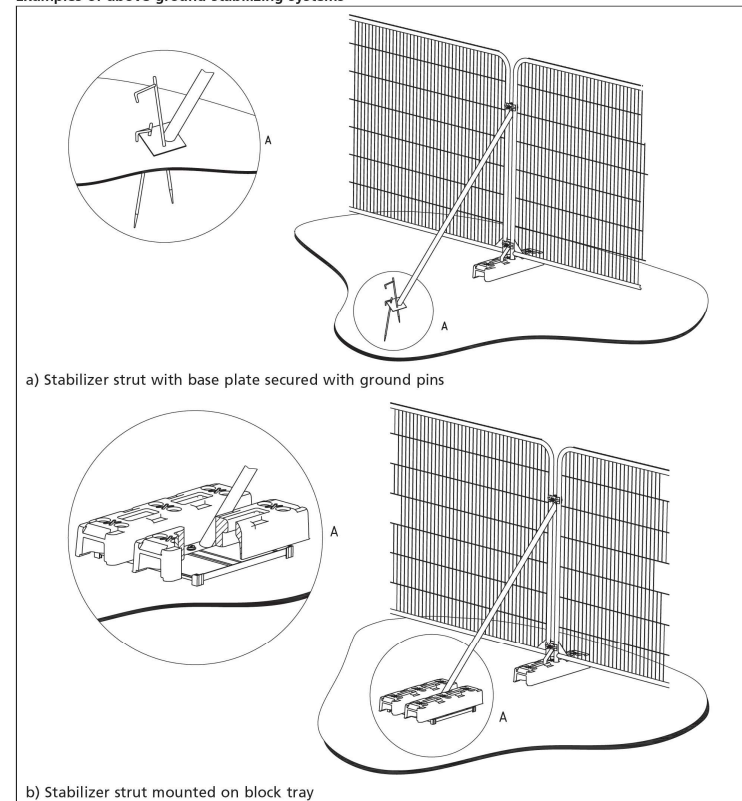


Copyright : Greenspace Ecological Solutions
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site. All measurements are for indicative purposes only.

Default specification for protective barrier



Examples of above-ground stabilizing systems



Job Reference : J20925
 Project Title: 1 Hillview Terrace
 Drawing Title: Tree Protection Measures
 Date : 01-07-20 Checked : JD
 Drawn : MTR Approved : N/A
 Status : Final Scale : NTS

Appendices

APPENDIX A – PHOTOGRAPHS



Plate 1. Bare ground



Plate 2. B1 Scrub



Plate 3. Bare ground



Plate 4. H1 + Scattered trees

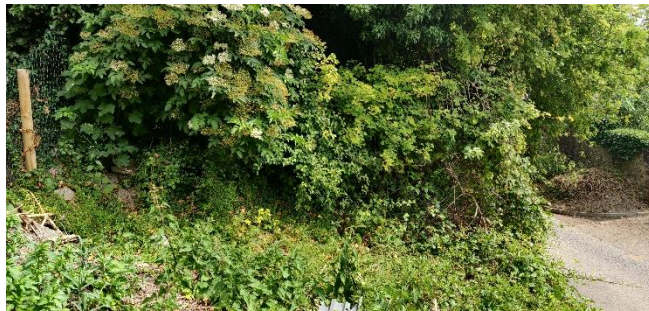


Plate 5. Scattered trees



Plate 6. Spoil pile (TN1)

APPENDIX B – Categories of Bat Roost Suitability

Roost type Level of suitability	Summer Roost used by Non- Breeding Bats	Maternity Roost	Hibernation Roost
Confirmed roost	Presence of bats or evidence of bats identified. Confirmation of a roost will likely require further surveys.		
High	Building/Structure or tree with multiple opportunities for one or more species of roosting bat. Optimal orientation. Good connectivity to optimal foraging habitats.	Building/Structure or tree with multiple roosting opportunities for pregnant female bats and young pups. Optimal orientation. Good connectivity to optimal foraging habitats.	Building/Structure or tree that has suitable thermal stability and levels of humidity to support torpid bats throughout the winter months.
Moderate	Building/Structure for tree with some opportunities for roosting bats. Preferable orientation. Connectivity to moderate to high quality foraging habitat available.	Building/Structure or tree with some roosting opportunities for pregnant female bats and young pups. Good orientation. Good connectivity to moderate to high quality foraging habitats.	Building/Structure or tree that has suitable thermal stability and levels of humidity to support torpid bats for some of the winter months. Moderate connectivity to suitable foraging areas.
Low	Building/Structure or tree with limited opportunities for roosting bats. Poor connectivity to foraging habitat.	Building/Structure or tree with limited opportunities for breeding bats. Poor connectivity to foraging habitat.	Building/Structure or tree with limited potential to support hibernating bats due to instable environmental conditions.
Negligible	Building/Structure or tree with no or very limited opportunities for roosting bats. Little to no connectivity to foraging habitat	Building/Structure or tree with no or very limited opportunities for breeding bats. Little to no connectivity to foraging habitat.	No suitable roosting opportunities for hibernating bats.

APPENDIX C – Minimum Number of Bat Surveys Required in Most Instances

Negligible	Low roost suitability	Moderate roost suitability	High roost suitability*
Dusk emergence and/or pre-dawn re-entry surveys unlikely to be required.	Structures: 1 survey visit. 1 dusk emergence or pre-dawn re-entry survey. To be conducted during May – August. Trees: Dusk emergence and/or pre-dawn re-entry surveys unlikely to be required.	2 separate survey visits. 1 dusk emergence survey and 1 pre-dawn re-entry survey. To be conducted during May-September with at least one of the surveys May – August.	3 separate survey visits. At least 1 dusk emergence survey and a separate pre-dawn re-entry survey. The third visit could be either a dusk or dawn survey. To be undertaken during May-September with at least two of the surveys between May and August.

^a Structures that have been categorised as low suitability can be problematic, and the number of surveys required should be judged on a case by case basis. If there is a possibility that quiet calling, late-emerging species are present then a dawn survey may be more appropriate, providing weather conditions are suitable. In some cases, more than one survey may be needed, particularly where there are several buildings in this category.

^b Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; It is recommended that surveys are spaced out at least two weeks apart, preferably more. A dawn survey immediately after a dusk survey is considered one visit. If there is potential for a maternity colony, then consideration should be given to seasonal detectability and the ecologist should use their professional judgement to design the most appropriate survey regime.

*For the purpose of this exercise a confirmed roost is considered under the criteria of 'High roost suitability'