

BIODIVERSITY ENHANCEMENT PLAN

**PLOT A, MOUNTFIELD INDUSTRIAL ESTATE
NEW ROMNEY**



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REVIEWED: 10TH JUNE 2025

REF: KJ0011-BEP-01

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01. INTRODUCTION

- 01.0.1. This Biodiversity Enhancement Plan (BEP) has been prepared by KJCF Landscape to address Condition 5 of planning permission 24/0802/FH granted by Folkestone & Hythe District Council. The permission relates to the erection of three industrial units at Plot A, Mountfield Industrial Estate, New Romney, TN28 8FA. This document outlines the measures proposed to ensure that the development enhances local biodiversity, in line with national and local planning policy.
- 01.0.2. This site lies within the Romney Marshes Biodiversity Opportunity Area (BOA), an ecologically significant area identified for its potential to restore habitat networks across the low-lying coastal plain. The BOA encompasses habitats such as drainage ditches, grasslands, reedbeds and rough pasture, which are important for a range of species including waders, amphibians and invertebrates. This plan responds to that opportunity by enhancing the ecological function of the site in a way that complements the surrounding landscape.
- 01.0.3. [Figure 1] shows the proposed soft landscape layout, planting zones, and biodiversity features.
- 01.0.4. *All figures referenced in this report are provided in the Appendices at the end of this document (Figures 1–3).*

02. EXISTING SITE CONTEXT

- 02.0.1. A Preliminary Ecological Assessment (Martin Newcombe, December 2023) confirmed that the 0.4ha site consists primarily of ruderal vegetation and revegetating hardstanding. The wider landscape includes similar post-industrial and semi-natural habitats, as well as a swale approximately 15m south of the site boundary.
- 02.0.2. Although no protected species were directly recorded on the site, several considerations were highlighted:
- » Great crested newts (GCN) have been recorded nearby and suitable habitat exists in the adjacent swale.
 - » Slow worms and common lizards have been recorded within 200m.
 - » No badger setts or nesting birds were recorded at the time of survey.
- 02.0.3. The ecological survey suggests that, while the site itself has low intrinsic biodiversity, it holds potential as a terrestrial habitat corridor for amphibians and foraging invertebrates. It also has an opportunity to support local pollinator populations if the landscaping is designed and managed sensitively.

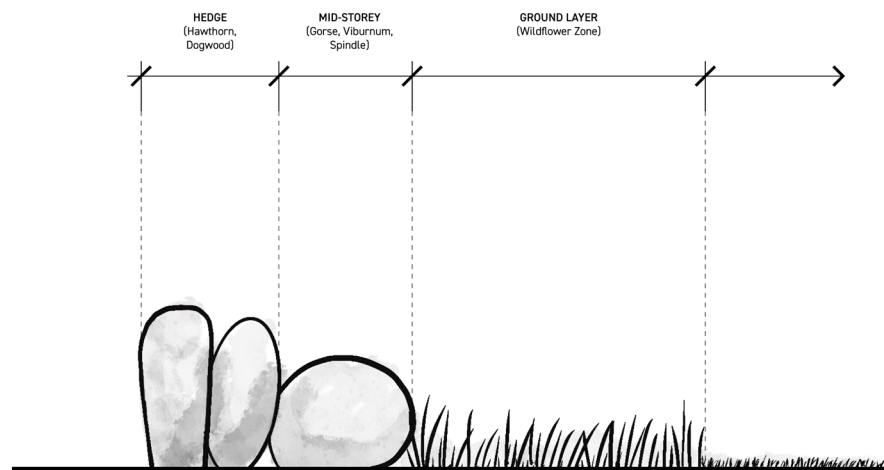
03. ENHANCEMENT STRATEGY

- 03.0.1. Figure 1 (Appendix A) illustrates the full planting layout and spatial organisation of proposed biodiversity elements across the site.
- 03.0.2. To deliver biodiversity uplift and support the aims of the BOA, the following measures will be implemented:

03.01. WILDFLOWER MEADOW

- 03.01.1. Areas designated in the planting plan will be seeded with BFS10 Species-Rich Wildflower Meadow (Phoenix Amenity Supplies or similar).
- 03.01.2. This mix contains 20% native wildflowers and 80% fine grasses, supporting pollinators and enhancing floral diversity.
- 03.01.3. The seed mix includes species such as Yarrow (*Achillea millefolium*), Bird's-foot Trefoil (*Lotus corniculatus*), Oxeye Daisy (*Leucanthemum vulgare*) and Yellow Rattle (*Rhinanthus minor*), all of which are of high value to pollinators and invertebrates.

03.02. HEDGE AND SHRUB STRUCTURE



[Figure 4.] Planting Structure Cross-Section

A conceptual section showing the layered planting approach, progressing from native hedge (Hawthorn, Dogwood) through mid-storey shrubs (Gorse, Viburnum, Spindle) to a wildflower meadow ground layer. This structure promotes ecological resilience and year-round habitat value while maintaining visual continuity and low maintenance.

- 03.02.1. The previous *Elaeagnus* hedge has been fully replaced with native *Crataegus monogyna* (Hawthorn) to improve wildlife value and structural cover.
- 03.02.2. *Cornus sanguinea* 'Midwinter Fire' has been retained for its seasonal visual appeal and early nectar support.
- 03.02.3. Additional native shrubs including *Euonymus europaeus*, *Rosa rugosa*, *Ulex europaeus* (Gorse), and *Viburnum opulus* have been introduced to create a robust, ecologically diverse middle canopy that provides nectar, berries, and bird nesting habitat.
- 03.02.4. The design limits evergreen ornamental species to reduce ecological redundancy, while retaining small quantities of *Euonymus japonicus* and *Phormium* for visual resilience.
- 03.02.5. A conceptual section illustrating this layered planting strategy is provided in [Figure 4].

03.03. NESTING AND ROOSTING BOXES

- 03.03.1. Figure 2 (Appendix B) identifies the location of habitat features such as log piles, wildflower meadow, and proposed nesting/roosting boxes.
- 03.03.2. Four bird boxes will be installed on the unit to enhance nesting opportunities for small bird species. These will include two general nest boxes (for tit and sparrow species), one house sparrow terrace, and one open-front box suitable for robins or wrens.
- 03.03.3. All boxes will be wall-mounted on the east and north elevations of the building at heights of 2–4m. The east elevation offers sheltered eaves, ideal for sparrow terraces, while the north-facing wall provides a shaded aspect and is adjacent to the proposed hedgerow and shrub zones for foraging support.

03.04. INVERTEBRATE AND GROUND HABITAT PROVISION

- 03.04.1. Due to the exposed and operational nature of the site, no additional habitat features for invertebrates or ground-dwelling species have been proposed. The absence of hedgerow corridors, shaded woodland edge, or suitable microclimates limits the viability of freestanding insect hotels or ground-level features such as hedgehog boxes.
- 03.04.2. Instead, the design emphasises structural planting using native shrubs and wildflower-rich meadow zones to provide foraging opportunities for pollinators, with long-term value delivered through seasonal floral diversity and layered vegetation. These elements offer the most durable and context-appropriate means of supporting invertebrate activity across the site.

03.05. 3.5 LIGHTING DESIGN (EXPANDED)

- 03.05.1. A number of CCTV poles with integrated lighting are positioned around the perimeter of the site, as shown on [Figure 3] Drawing KJ0011-SP-01. These are assumed to provide necessary security and operational lighting for the units, access roads, and lorry manoeuvring areas.
- 03.05.2. To ensure compliance with Condition 11 and avoid unnecessary ecological disruption — particularly to bats and nocturnal invertebrates — the following best practices are recommended:
 - » Luminaires should be:
 - » Full cut-off, zero upward light fittings
 - » Directional, with beam spread restricted to the task area only
 - » Installed below 8m where feasible
 - » Light source should be:
 - » Warm white (<3000K) colour temperature
 - » Low UV content
 - » LED or equivalent low-impact fixture
 - » Controls should include:
 - » Motion-activated lighting where appropriate
 - » Zoning: allow lighting to be reduced or turned off in ecologically sensitive areas
 - » Timers: restrict unnecessary overnight lighting

» Placement guidance:

- » Avoid placing or directing lighting over the wildflower meadow, hedgerows, or areas marked for biodiversity enhancements
- » Where lighting near habitats is unavoidable, use shields or baffles to control spill

03.05.3. Refer to [Figure 3]: Lighting Sensitivity Overlay (Drawing KJ0011-LSO-01) for mapped light sensitivity zones. Each lighting feature has been modelled with an inner lux radius of 12m and outer light spill zone of up to 25m, assuming a conservative 180° beam spread. These zones have been categorised as: Zone A (Operational), Zone B (Sensitive), and Zone C (Unlit), to inform buffer planting and ecological layout.

04. LONG-TERM MANAGEMENT

04.05.1. Management of the soft landscape and biodiversity features will follow the Operations & Maintenance Manual (Fineview Landscapes, 2023) and includes:

- » Annual cut of wildflower meadow post-seeding in late summer, with arisings removed after 2–3 days.
- » Minimal chemical inputs and careful weeding of planted areas.
- » Watering and formative pruning of hedgerows and shrubs during establishment.
- » Monthly checks of bird and bat boxes, with replacements made as required.

04.05.2. Additional observations:

- » Wildflower areas are to remain unfertilised, promoting low-nutrient conditions ideal for species diversity.
- » Shrub borders have been composed of resilient native species that can withstand neglect while continuing to provide ecological value.
- » The planting has been designed with visual mass and legibility in mind, using larger-form, bushier native shrubs that support a low-maintenance yet green visual experience throughout the year.

05. COMPLIANCE AND CONCLUSION

- 05.05.1. This Biodiversity Enhancement Plan provides a proportionate and practical response to planning Condition 5. It integrates ecological recommendations with site design and maintenance protocols already in place. It contributes positively to the Romney Marshes BOA and complies with NPPF requirements to secure measurable gains in biodiversity.
- 05.05.2. The measures outlined herein will be implemented prior to first occupation and maintained in perpetuity or as otherwise agreed with the local planning authority.

06. BIBLIOGRAPHY

- » Martin Newcombe Wildlife Consultancy (2023). Preliminary Ecological Assessment – Plot A, Mountfield Industrial Estate.
- » Ministry of Housing, Communities and Local Government (2021). National Planning Policy Framework.
- » Bat Conservation Trust & ILP (2023). Guidance Note 08/23: Bats and Artificial Lighting at Night.
- » Natural England (2001). Great Crested Newt Mitigation Guidelines.
- » Kent & Medway Biological Records Centre (KMBRC).
- » Phoenix Amenity Supplies (2024). BFS10 Wildflower Seed Mix Specification.
- » Fineview Landscapes Ltd (2023). Operation and Maintenance Manual – Mountfield Industrial Estate.
- » Drawing Reference: KJCF Landscape (2025). KJ0011-SP-01 – Softscape Proposal Plan, Mountfield Industrial Estate.
- » Drawing Reference: KJCF Landscape (2025). KJ0011-LSO-01 – Lighting Sensitivity Overlay.
- » Drawing Reference: KJCF Landscape (2025). KJ0011-HE-01 – Habitat Enhancements Plan.

Prepared by: KJCF Landscape

Date: 10th June 2025

07. HABITAT PROVISION REFERENCES

07.05.1. To support the practical implementation of biodiversity enhancements, the following images provide clear examples of recommended habitat features. These visuals are intended to guide contractors during procurement and installation, ensuring that the delivered products match the ecological aims of the project.

07.05.2. Where applicable, products should be sourced from trusted ecological suppliers such as Wildlife World, CJ Wildlife, or NHBS.

07.01. GENERAL NEST BOX

07.01.1. Standard cavity box (26–32mm hole) suitable for tits and sparrows. Mount 2–4m high on sheltered façade.



07.02. HOUSE SPARROW TERRACE

07.02.1. Multi-chamber box ideal for communal nesting. Mount under eaves on east elevation.

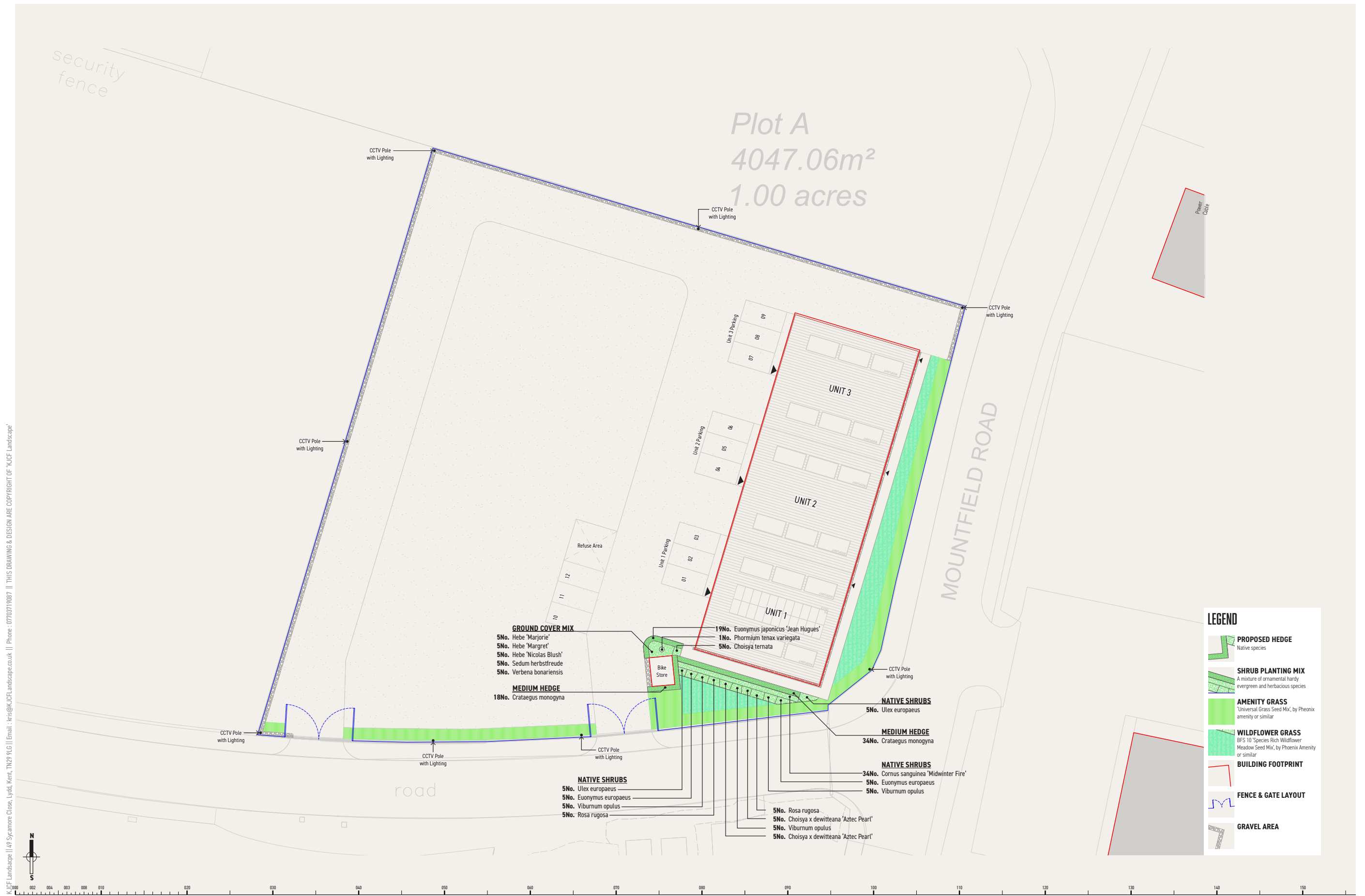


07.03. OPEN-FRONT ROBIN BOX

07.03.1. Suitable for robins and wrens. Install in quieter, shaded locations with nearby cover.



**PLEASE CONTINUE TO THE
FOLLOWING PAGE FOR
ADDITIONAL CONTENT**



PLOT A, MOUNTFIELD IND. EST.
NEW ROMNEY

PROPOSAL SOFTSCAPE PROPOSAL

CLIENT : MAP

DWG NO : KJ001-SP-01

DRAWING NOTES:

- [01] Measurement & Verification**
 - Do not scale from this drawing. All dimensions and measurements must be checked and verified on-site before commencing any works.
 - Any discrepancies between the drawing and site conditions must be reported immediately to the landscape designer prior to implementation.
- [02] Planting & Material Quantities**
 - All plant quantities and species to be verified with suppliers before ordering to ensure availability and suitability for site conditions.
 - Contractor to confirm exact planting locations and spacing with the landscape designer prior to installation.

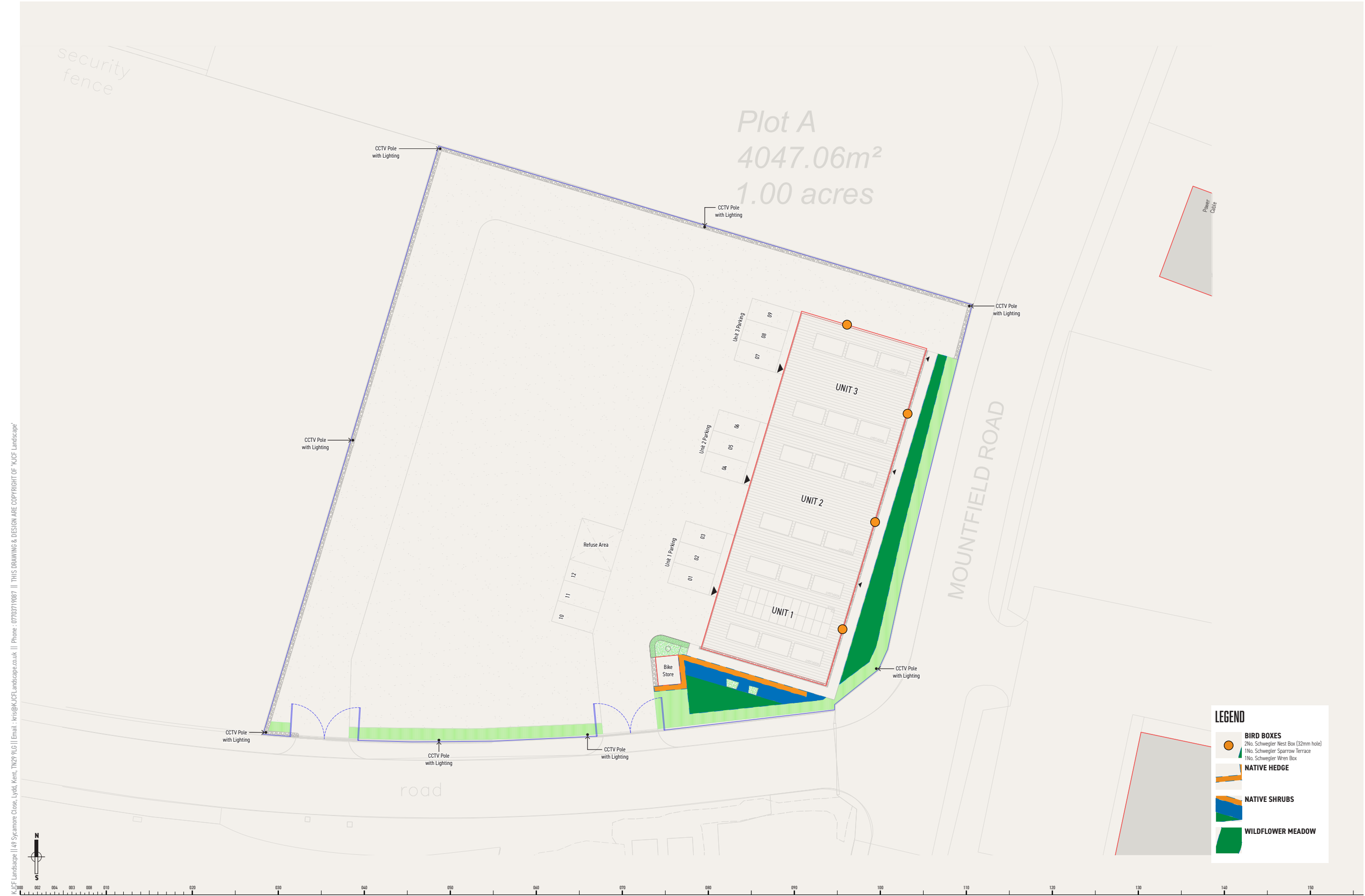
[03] Site & Installation Conditions

- All works to be carried out in accordance with best practice guidelines, British Standards, and relevant planning conditions.
- Final planting positions to be adjusted on-site where necessary to avoid existing utilities, structures, or unforeseen constraints.
- Contractor is responsible for ensuring that all excavation and installation works avoid damage to underground services.

REVISION NOTES:

10th June 2025 by KCF

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LANDSCAPE



PLOT A, MOUNTFIELD IND. EST.
NEW ROMNEY

PROPOSAL HABITAT ENHANCEMENTS

CLIENT : MAP

DWG NO : KJ0011-HE-01

DRAWING NOTES:

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REVISION NOTES:



08.03. FIGURE 3



PLOT A, MOUNTFIELD IND. EST.
NEW ROMNEY

PROPOSAL LIGHT SENSITIVITY OVERLAY

CLIENT : MAP

DWG NO : KJ0011-LSO-01

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REVISION NOTES:

KJCF LANDSCAPE

08.04. FIGURE 4

