

Hillboro, Sunnyside Road, Sandgate

Biodiversity Enhancement Plan

A Report for RX Architects

July 2025



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Solutions**

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Hillboro, Sunnyside Road, Sandgate, Folkestone, Kent, CT20 3DR

Biodiversity Enhancement Plan

July 2025

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Project Ref:	Hillboro, Sunnyside Road	
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1 PROJECT OVERVIEW

Client: RX Architects

Site Address: Hillboro, Sunnyside Road, Sandgate, Folkestone, Kent, CT20 3DR

Site Proposals: 4no new dwellings and associated external areas within the curtilage of Hillboro (set to be demolished) and accessed from Sunnyside Road.

Planning Reference: 23/1892/FH

Source of Relevant Documents:

Document:	Source:
Site Location Plan:	Google Earth Pro
Proposed Development:	Hollaway (2025). 00825_00_T_152 Proposed Roof Site Plan
Associated Documents:	GES (2023). Sunnyside Road, Sandgate. Ecological Assessment (Ref: J20613_P6). GES (2023). Sunnyside Road, Sandgate. Arboricultural Impact Assessment and Method Statement (Ref: J20612_Arb_Rev C).

2 INTRODUCTION

2.1 Context

- 2.1.1 In April 2025, Greenspace Ecological Solutions Ltd. (GES) were appointed by RX Architects to discharge an ecology related condition for the planning consent development within land at Hillboro, Sunnyside Road (hereafter referred to as the 'Site'). The full planning application (23/1892/FH) was granted by Folkestone and Hythe Borough Council on 5th February 2024, subject to conditions. Condition 18 of the associated planning permission which relates to biodiversity reads as follows:

'No development beyond the construction of foundations shall take place until details of how the development will enhance biodiversity have been submitted to, and approved in writing by, the local planning authority. The approved details will be implemented and thereafter retained.'

Reason: In the interest of enhancing ecology and biodiversity.'

- 2.1.2 This document provides a detailed scheme of the ecological protection measures and enhancements proposed to increase the long-term biodiversity value of the Site. This document also serves to support release of the above condition. This document has been informed by the following:

- Ecological Assessment (Greenspace Ecological Solutions, 2023)
- Arboricultural Impact Assessment and Method Statement (Greenspace Ecological Solutions, 2023)
- Proposed Roof Site Plan (Hollaway, 2025. Drawing Ref: 00825_00_T_152)

2.2 Site Location

- 2.2.1 The Site is located within village of Sandgate, Folkstone, Kent, at National Grid Reference TR 19473 35149. The geographical location of the Site is depicted below in Image 1.

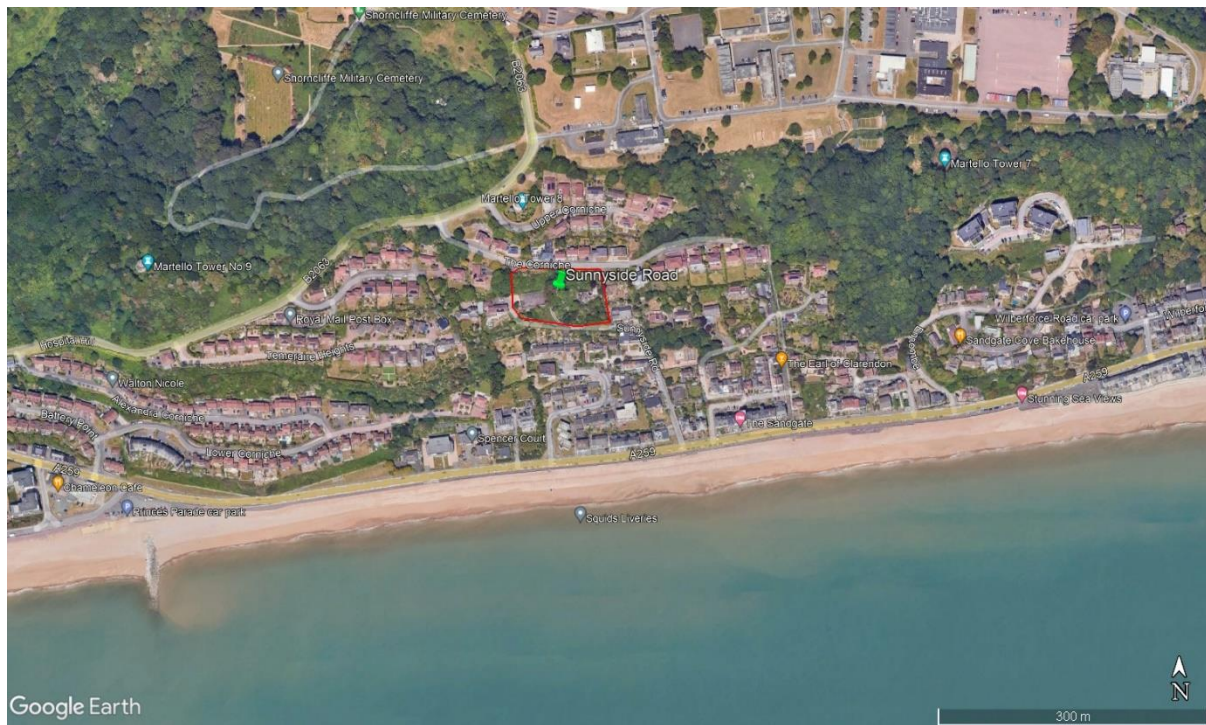


Image 1 – Geographical Location of Hillboro, Sunnyside Road ('the Site')

2.3 Site Description

- 2.3.1 The surveyed area occupies approximately 0.5ha and comprises a residential building, which has been damaged by fire and demolished and associated grounds, including a garden, a watercourse and a tennis court.
- 2.3.2 The Site is bounded by Corniche Road to the north; residential dwellings to the east and west; and Sunnyside Road to the south. The wider landscape is predominantly residential properties with associated gardens and areas of coastal scrub with scattered trees. The English Channel lies approximately 175m south of the Site.

2.4 Enhancement and Ongoing Management Measures

- 2.4.1 The objective of the Biodiversity Enhancement Plan (BEP) is to provide a scheme of protection and enhancement for biodiversity through maximisation of the Site's floral and faunal diversity, via inclusion of the following measures:

Protection Measures

- The appointment of an on-site Biodiversity Champion.
- Tree protection measures.
- Implementation of sensitive lighting design strategy for biodiversity.
- Installation of post and rail fencing.

Enhancement Measures

- Planting for wildlife, including a species-rich lawn, native and wildlife-friendly tree and hedgerow planting, ornamental planting and sedum green roofs.
- Installation of bird boxes.
- Installation of bat boxes.
- Installation of log piles.

2.4.2 The locations of the enhancement measures are depicted in Figure 1. Provided they are implemented in full and in accordance with the associated planning requirements, the ecological value of the Site will be enhanced and maintained beyond that which currently exists.

3 BIODIVERSITY PROTECTION STRATEGY

3.1 Biodiversity Champion

- 3.1.1 Upon commencement of the development, a full-time member of the construction team will be appointed as the on-site Biodiversity Champion (BC). The BC will ensure that the prescribed establishment, management and maintenance measures set out within this document for the proposed habitats and features of ecological value are adhered to in full.
- 3.1.2 The BC has the authority to influence site activities to ensure that the improvements to the Site's biodiversity are installed/created in line with the recommendations provided below.

3.2 Site Checks

- 3.2.1 To assess whether this enhancement strategy is being followed and whether the measures outlined in this strategy are being created correctly, the Site will be inspected daily by the BC.

3.3 Protection of Retained Habitats

- 3.3.1 To protect the retained habitats (see Figure 2), including the retained scrub and trees (inclusive of Root Protection Areas) temporary protective fencing will be installed, as required, prior to the commencement of construction activities. Protection measures will be installed in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. An example of the root protection fencing is depicted in Figure 2 and described further below:
- All barriers erected to protect retained vegetation will comprise HERAS (or similar) fencing with close-weave screening installed on the barrier to prevent dust deposition onto retained and adjacent habitats, as well as appropriate signage to inform site contractors it must not be moved without prior approval from the appointed ECoW and/or arboricultural consultant.
 - The HERAS (or similar) fencing will be braced at appropriate intervals and secured in place, where required, prior to occupation of the Site by the Project Manager and will only be removed once the construction phase is complete.
 - Where loss is unavoidable, trees should be replaced on a like-for-like basis using native species.
 - No construction activities, including the storage of materials, will take place within the biodiversity protection zones.
 - A sensitive lighting strategy (as described in Section 3.5) should be adopted to avoid illumination of the surrounding habitats, including the trees and scrub.

3.3.2 Best practice construction measures will be implemented throughout the demolition and construction phase to prevent accidental damage to retained habitats. Measures to be implemented will be in accordance with best practice industry guidelines and regulations to prevent impacts from dust, noise, runoff, or other potential pollutants. This includes the following:

- Stockpiled materials to be located on existing areas of hardstanding and away from retained habitats.
- Toolbox talks or other training to be provided to site staff on relevant site environmental issues to ensure precautionary working methods are adhered to.
- Construction methods and appropriate fencing which ensure retention and protection of retained habitats, including boundary features.
- Fuel and other potentially polluting chemicals to be stored in a secure impermeable storage area.
- Refuelling and maintenance of vehicles and/or other machinery to be undertaken away from the Site.
- Management of noise and artificial lighting during the construction phase, including minimising unnecessary use of lighting and directing lighting away from sensitive habitats.

3.4 Invasive Species

3.4.1 Montbretia *Crocasmia × crocosmiiflora* and cotoneaster *Cotoneaster sp.* are present within the Site. Montbretia and five species of cotoneaster are listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to plant or otherwise allow these species to grow in the wild. Although the exact species of cotoneaster was not determined, it is recommended that it is treated as an invasive species. The location of these plants should be identified, with the assistance of the project ecologist where necessary, and appropriate disposal of these species is required to prevent their spread.

3.4.2 In addition, parrot's feather *Myriophyllum aquaticum* was noted during the update badger walkover (grid reference TR 19469 35142). This plant is also on Schedule 9 of the Wildlife and Countryside Act 1981 in England, Wales, and Scotland, making it illegal to plant or allow it to grow in the wild. Therefore this plant should be removed and disposed of appropriately to avoid spread in the wild.

3.5 Lighting for Biodiversity

Lighting During Construction

- 3.5.1 To limit potential lighting disturbance impacts during the construction phase, lighting to facilitate the works will be directional and light spill onto boundary vegetated habitats both on and off-site will be avoided.
- 3.5.2 Furthermore, where practical, works will be limited to standard daytime hours. Where works are required outside of this period, suitable screening will be installed to avoid light spill onto any adjacent habitats that remain unaffected by the development.

Lighting During Operation

- 3.5.3 Since lighting can be detrimental to bats using vegetation for foraging and commuting, any external lighting proposed for the development will be sensitive to the retained vegetation, proposed planting, boundary features and proposed bat boxes, avoiding direct illumination of them.
- 3.5.4 In line with good practice guidance (<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>) the following lighting measures will be adopted:
- Use of LED lighting, which does not emit UV, and which has a warm white light spectrum (preferably <2700Kelvin) and uses wavelengths higher than 550nm.
 - Internal lighting adjacent to windows and openings should be recessed to reduce glare and light spill.
 - Directional lighting, such as specialist bollards, low-level downward direction lighting or column lighting to minimise light spill onto retained habitats.
 - Use of motion sensor lighting or timers, where appropriate, to restrict lighting to required periods.
 - Dimming or part-night lighting to reduce light levels when bats are most active.
 - Use of the lowest lux possible.
 - Sensitive scheme design to minimise light spill on key habitats and features i.e. location, orientations and height of new structures.
 - Screening through soft landscaping and installation of walls and fences as a last resort.

3.6 Maintaining Habitat Connectivity

Post and Rail Fences

- 3.6.1 The creation of residential gardens, will ensure foraging opportunities for badgers, hedgehogs and other mammals are maintained, provided access and habitat connectivity can be

maintained through the use of the proposed 1.2m post and rail fences within the north of the Site.

4 BIODIVERSITY ENHANCEMENT PLAN

4.1 Species-Rich Lawn Planting

Creation

- 4.1.1 The ecological value of the proposed amenity garden areas throughout the Site will be maximised through the sowing of species-rich lawn such as [Emorsgate EL1 Flowering Lawn Mixture](#) or similar, as depicted in Figure 1.
- 4.1.2 In accordance with good practice guidelines, seed sowing will be conducted during the autumn and/or spring. However, it can be undertaken at other times of year if done in suitable weather conditions (e.g. if sufficient warmth and moisture are present).

Management

- 4.1.3 A diverse botanical sward will be encouraged in the newly sown flowering lawn through the application of regular mowing (every 7-10 days during growing season) during the first year, with mower blades raised to a height of ≤ 6 cm. Species to be encouraged include, but are not restricted to, fescue *Festuca sp.* grasses, yarrow *Achillea millefolium*, smooth-stalked meadow grass *Poa pratensis* and black medick *Medicago lupulina*.
- 4.1.4 Once established, a twice monthly mowing regime with mower blades raised to a height of ≤ 4 cm will maintain the flowering lawn. To permit flowering and benefit pollinators, mowing should be relaxed from late June.
- 4.1.5 To avoid nutrient build up, cuttings are to be removed and piled into dedicated compost heaps (such as alongside log piles), and the use of fertilisers and pesticides are to be strictly avoided.

4.2 Native Hedgerow Planting

Creation

- 4.2.1 Hedgerows serve to create new landscape features, act as natural buffers and provide visual screening to the wider landscape. New hedgerow planting in the north and west of the Site, will provide habitat for a diverse variety of wildlife, inclusive of invertebrates and birds, as well as bats and other mammals.
- 4.2.2 Hedgerow whips will be planted as bare root stock, at between 60 and 90cm in height. Plants will be of local origin and will be set in double staggered rows at 400mm centres in species groups of 5 – 7 plants. Native hedgerow species to be planted should include a selection of field maple *Acer campestre*, common dogwood *Cornus sanguinea*, common hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, beech *Fagus sylvatica*, holly *Ilex aquifolium*, yew

Taxus baccata, dog rose *Rosa canina*, elder *Sambucus nigra* and guelder-rose *Viburnum opulus* or similar.

- 4.2.3 Hedge planting will be undertaken between November and March of any given year.

Management

- 4.2.4 To aid establishment, hedgerow bases will be maintained to ensure that they remain weed free for the first three to four years. To avoid the use of pesticides, the hedgerow will be maintained either by mulching or the use of biodegradable mulch mats which would be laid and pegged as necessary around each plant.
- 4.2.5 To maintain a full, gap-free hedge, dead or diseased stock will be removed and replaced with stock of the same species. To ensure survival, stock will be watered if required.
- 4.2.6 Dense bushy growth of the hedgerow plants will be promoted by conducting a cut when they reach a height of approximately 1m. This cut will be conducted during the winter period until hedgerows reach desired height (2m or more).
- 4.2.7 Once the hedgerow is established at its desired height in order to promote healthy growth of fruiting/flowering shrubs within the hedgerows they will be managed on a three-year cycle. Management is to involve cutting one side in year 1, the opposite side in year 2 and the top in year 3. This level of management will promote a balance of species whilst ensuring fruit and berry resources for wildlife.

4.3 Native Tree Planting

Creation

- 4.3.1 Areas of tree planting will create habitats attractive to a diverse variety of wildlife, as well as creating new landscape features within the Site. A variety of trees should be chosen to provide fruit/seeds throughout the year. This will serve to maintain/increase invertebrate density and diversity within and around the Site.
- 4.3.2 To ensure that the suitability of the Site for wildlife is maximised, including creating nesting and foraging opportunities for birds, tree planting proposed within the Site will include native, wildlife-friendly species such as yew *Taxus baccata*, whitebeam *Sorbus aria*, hornbeam *Carpinus betula*, cherry *Prunus sp.*, hawthorn *Crataegus monogyna*, field maple *Acer campestre*, and beech *Fagus sylvatica* or similar.
- 4.3.3 Any tree planting within the Site will be undertaken between November and March of any given year.

- 4.3.4 A square hole one third bigger than the root balls, to a depth of the root ball or a minimum of 300 mm (i.e. a spit depth), will be dug out. Research has shown that wide rather than deep planting holes result in better tree establishment (Whitcomb, 1987) and that root penetration outside the tree pit is quicker through a square hole rather than round (Kirkham, 1990). The soil removed from the tree pit will be broken up and returned to the tree pit with additional soil so that the final planting position is slightly raised. Inspection of the root ball will be conducted before planting. If the health, rooting or general quality are not acceptable, a specimen will be returned to the supplier and a replacement requested. The tree will be placed upright in the centre of the tree pit with the roots spread out around the pit to encourage outward growth. Excess or damaged roots can be pruned after consultation with the supplier.
- 4.3.5 Planting too deep is the cause of a high percentage of mortality, therefore the root collar will be level with the surrounding ground or mound top. The backfill will be firmed evenly around the roots of the tree. Tree staking will only be used where necessary (where the root size of a newly planted tree does not provide adequate anchorage or support). The stake will extend to one third of the overall tree height. Stakes must be positioned at time of planting to minimise any damage to roots. A mesh cage will be provided around each newly planted tree to act as protection from grazing animals.

Management

- 4.3.6 To aid establishment, the bases of newly planted trees would be maintained to ensure that they remain weed-free for the first three – four years. To avoid the use of pesticides, trees would be maintained either by mulching or through the use of biodegradable mulch mats which would be laid and pegged as necessary around each plant.
- 4.3.7 Dead or diseased stock would be removed and replaced with stock of the same species. To ensure survival, stock would be watered if required.

4.4 Sedum Green Roof

Creation

- 4.4.1 Small sections of sedum green roofs will be created on the flat roof sections of the proposed dwellings to increase the biodiversity within the Site and provide suitable habitat for invertebrates. The sedum green roofs will be created through the installation of an appropriate substrate and seeded with a mix of sun-loving and shade tolerant species. The [Bauder Lightweight Extensive](#) will be used, which uses 14-17 species of sedum. The sedum

green roof should be installed in the spring and autumn months, depending on suitable weather conditions.

Management

4.4.2 During the first four to six weeks after installation the sedum green roofs should be watered at regular intervals, after which just the occasional watering in long periods of dry weather will be required. N.B. Sedum turns red when stressed through lack of water.

4.4.3 Unwanted weed species will be removed as appropriate, and the use of fertilisers and pesticides will be avoided.

4.5 Ornamental Planting for Wildlife

Creation

4.5.1 To ensure that the suitability of the Site for wildlife is maximised, including creating nesting opportunities for birds and resources for pollinators, additional ornamental areas within the Site, surrounding the proposed residential dwellings are to be planted with a mix of wildlife-friendly species. The planting should include climbing plants such as climbing roses, jasmine, clematis and honeysuckle species. The RHS has guidance on planting for wildlife, such as [Plants for Pollinators Garden Plants](#).

4.5.2 Areas of ornamental planting will create habitats attractive to a diverse variety of wildlife, as well as creating new landscape features within the Site. A variety of plants will be chosen to provide flowering bodies throughout the year. This will serve to maintain/increase invertebrate density and diversity within and around the Site.

4.5.3 Any planting within the Site is best undertaken between November and March of any given year.

Management

4.5.4 To aid establishment, the bases of newly planted shrubs/climbers would be maintained to ensure that they remain weed-free for the first three – four years. To avoid the use of pesticides, shrubs/climbers would be maintained either by mulching or through the use of biodegradable mulch mats which would be laid and pegged as necessary around each plant.

4.5.5 Dead or diseased stock would be removed and replaced with stock of the same species. To ensure survival, stock would be watered if required.

4.5.6 Dense bushy growth of shrubs would be promoted by conducting a cut when they reach a height of approximately 1m (where applicable). After this time the new shrub stock would be cut once per year between November and February until fully grown.

4.6 Bird Boxes

Installation

4.6.1 New nesting opportunities for birds will be created through the installation of 4 x integrated bird boxes located within the proposed dwellings and 3 x tree-mounted bird boxes on suitable retained trees within the Site.

4.6.2 Bird boxes to be installed are as follows:

- 4 x [Integrated House Sparrow \(HS\) Nest Box](#) bird boxes within proposed dwellings
- 3 x [Tree-Mounted Small Bird Box](#) on retained trees (2 x 25mm and 2 x 28mm)

4.6.3 General recommendations for the positioning of bird boxes are given as follows:

- Boxes should be sited to provide shelter from wind, rain and strong sunlight, with an orientation from north through east to southeast.
- Boxes should be positioned between 2m and 5m from the ground to deter predators.
- Boxes should be placed in areas where disturbance is likely to be minimal, i.e. away from public footpaths, and not too close to bird feeders or other boxes (apart from those designed for colonial species).
- Boxes can be installed at anytime but can be most effective put up between August and February ahead of the nesting season.

4.6.4 Approximate locations of bird boxes are shown in Figure 1.

4.7 Bat Boxes

Installation

4.7.1 New roosting opportunities for bats will be created through the installation of 4 x integrated bat boxes within the proposed dwellings and 3 x tree-mounted bat boxes on retained mature trees within the site.

4.7.2 Bat boxes to be installed are as follows:

- 4 x [Integrated bat boxes](#) integrated into proposed dwellings
- 3 x Tree-mounted [Schwegler 2FN](#) or similar, on retained mature trees

4.7.3 Recommendations for the positioning of the bat boxes are given as follows:

- Boxes should be located close to suitable bat foraging habitat (e.g. the vegetated boundaries, preferably near to hedgerows or tree lines that can be used as commuting routes).
- The flight path leading from each box should be kept clear (i.e. cut away branches).

- Boxes should be sited to provide shelter from wind, rain and strong sunlight, with an orientation from southwest through south to southeast.
- Boxes should be placed over 3m from the ground to limit disturbance (some species such as noctules prefer boxes around 5m in height).
- Boxes on structures will be placed high up under the eaves of buildings.

4.7.4 Approximate locations of the bat boxes are presented in Figure 1.

4.8 Log Pile Creation

Creation

4.8.1 To enhance the Site for reptiles and amphibians, as well as providing habitat for invertebrates, 8 x log piles will be created as part of the landscaping design, secured in place with stakes and wire, along the northern and western boundary of the Site.

4.8.2 Approximate locations of the log piles are presented in Figure 1.

Management/Monitoring

4.8.3 The log piles require no specific management. Any damaged piles would be repaired or replaced as necessary.

5 Timetable

5.1.1 The following table is provided to clarify the recommendations provided above and to ensure the works are conducted in the correct chronological order.

Table 1 – Timetable of works

Activity	Timeframe
Appointment of ECoW and BC	Prior to the start of works
Site checks	During construction, daily by the BC.
Installation of bird and bat boxes, log piles and post and rail fencing	During and post-construction.
Sensitive lighting strategy	During and post-construction
Native and wildlife-friendly tree and hedgerow planting and ornamental planting.	November to March in the first growing year following construction.
Species-rich lawn sowing and sedum green roof installation.	Spring or autumn in the first growing year following construction.

6 REFERENCES

Bat Conservation Trust and the Institute of Lighting Professionals (BCT&ILP) 2023. Guidance Note 08/23; Bats and Artificial Lighting in the UK.

<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

Greenspace Ecological Solutions (2023). Sunnyside Road, Sandgate, Folkestone. Ecological Assessment.

Greenspace Ecological Solutions (2023). Sunnyside Road, Sandgate, Folkestone. Arboricultural Impact Assessment and Method Statement. Rev C.

National Planning Policy Framework (NPPF), 2024.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2019.pdf

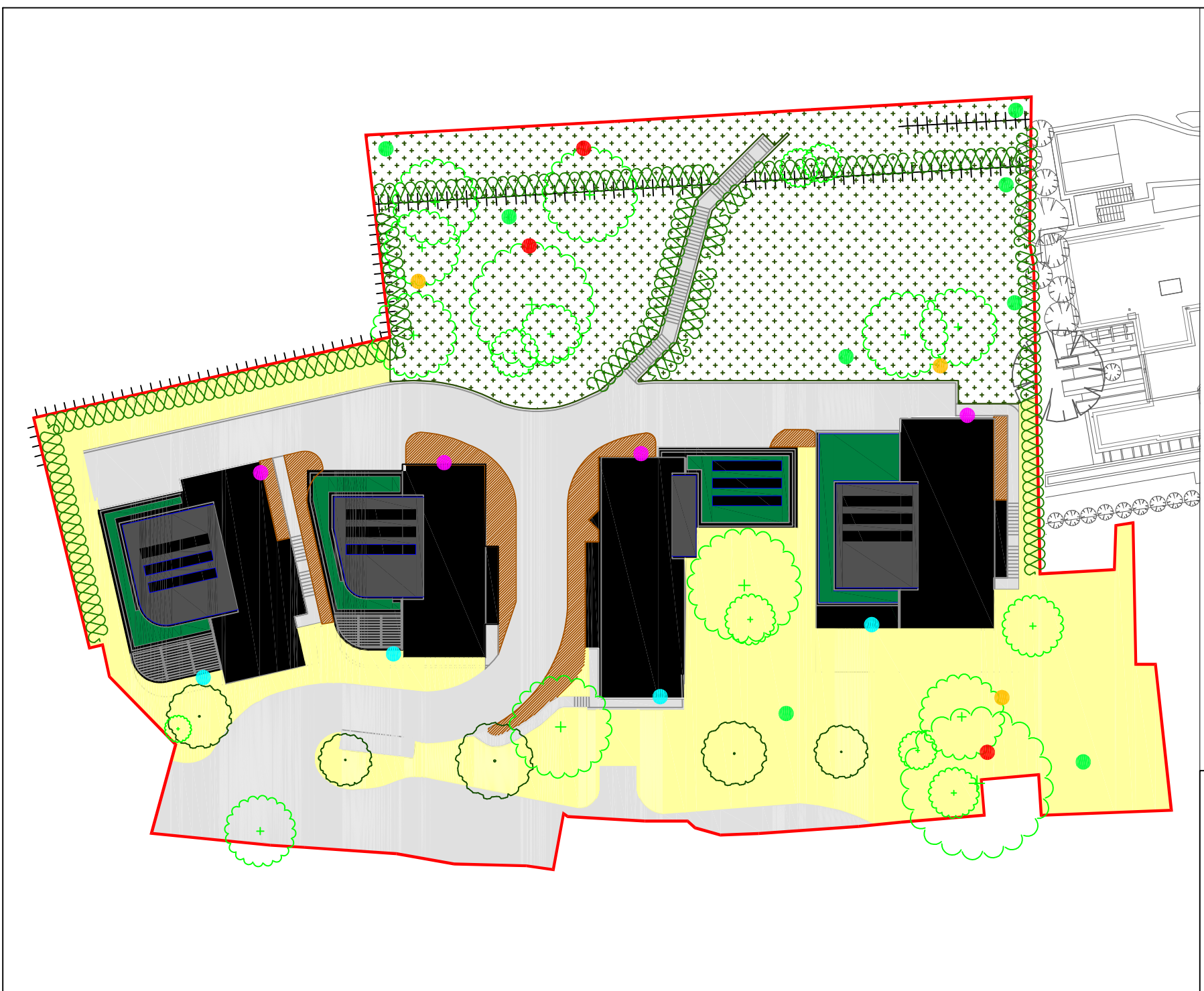
Natural Environment and Rural Communities (NERC) Act 2006.

<http://www.legislation.gov.uk/ukpga/2006/16/contents>

The Conservation of Habitats and Species Regulations (Habitats Regulations) 2017 (as amended). <http://www.legislation.gov.uk/uksi/2017/1012/made>

Wildlife and Countryside Act (as amended) 1981. <http://jncc.defra.gov.uk/page-1377>

Figures



Legend

- Site Boundary
- Species-rich Grassland
- Ornamental Planting
- Existing Dense Scrub
- Sedum Green Roof
- Native Hedgerow
- Existing Tree
- Proposed Native and Wildlife-friendly Tree
- Hardstanding
- Building
- Post and Rail Fence
- Integrated Bird Box
- Tree-mounted Bird Box
- Integrated Bat Box
- Tree-mounted Bat Box
- Log Piles

Job Reference : J20613_P7_Rev A

Project Title
Hillboro, Sunnyside Road

Drawing Title
Figure 1: Biodiversity Enhancement Locations

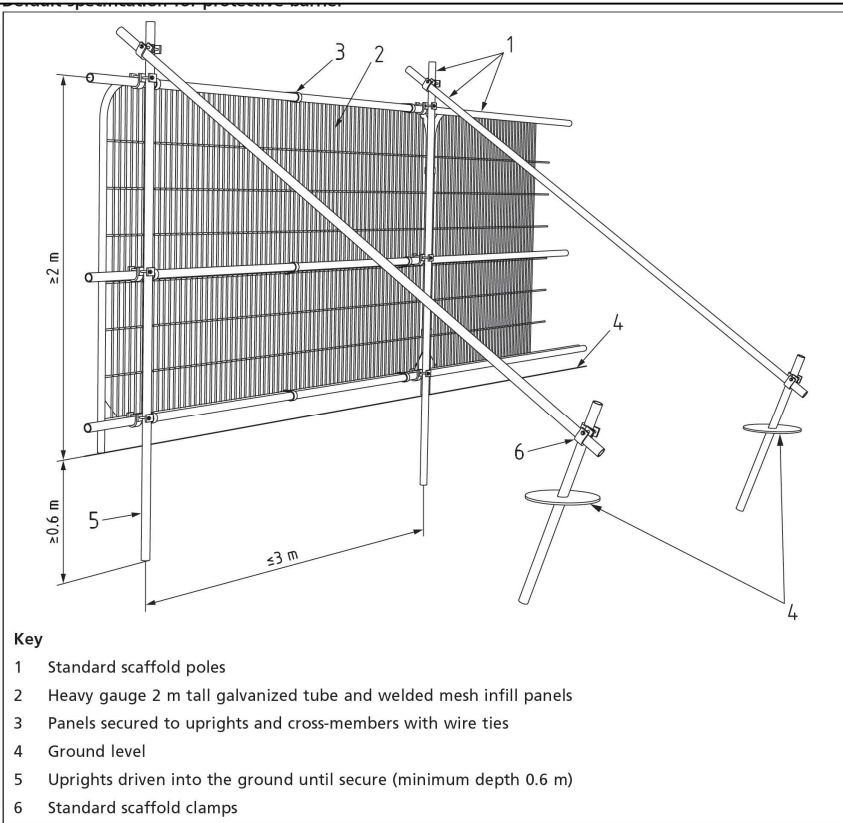
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Drawn : LG Approved : N/A

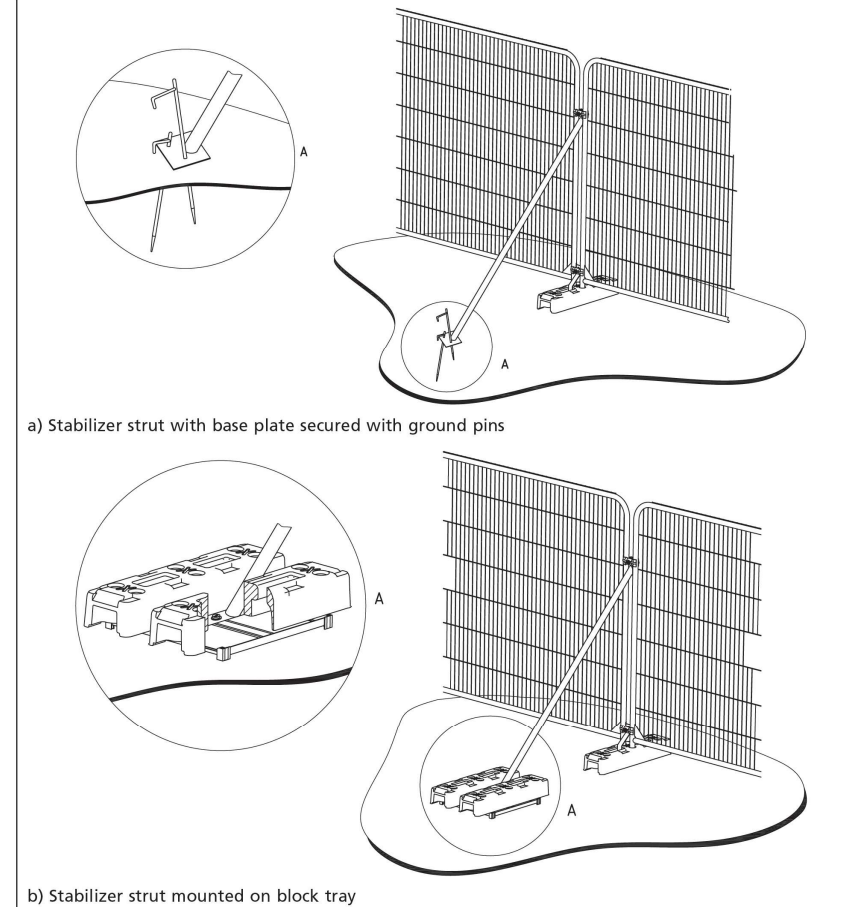
Status : Final Scale : NTS

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 All dimensions are to be checked on site. All measurements are for indicative purposes only.



Examples of above-ground stabilizing systems



Job Reference : J20613_P7

Project Title
Hillboro, Sunnyside Road

Drawing Title
Figure 2: Tree Protection Measures

Date : 06-05-25 Checked : JP

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Status : Final Scale : NTS