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PRELIMINARY ROOST ASSESSMENT

Phoenix Cottage, Long Barn Road, Sevenoaks Weald

Report Reference: BG21.245

August 2021





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1 Summary

- 1.1 Brindle & Green Ltd were commissioned by Emma Gregson on behalf of Willow Town and Country Planning Ltd. to undertake a Preliminary Roost Assessment at Phoenix Cottage, Sevenoaks Weald. The purpose of this assessment was to provide an evaluation of the ecological value of the site, and to identify key ecological constraints to the proposed development in relation to bats and birds. The survey was undertaken on 20th July 2021.
- 1.2 The building is the subject of a planning application for a two-story extension of the lean-to located on the south-western elevation of Phoenix Cottage. Design proposals for the site have not yet been submitted.
- 1.3 Building 1 was assessed to support 'High' suitability for roosting bats, in accordance with BCT guidance (Collins, J. 2016).
- 1.4 Ecological constraints relating bats and birds within the building and surrounding environment were considered during the survey. A full description of the recommendations can be found within Chapter 7 (Page 26), below is a summary of the ecological issues recommended for further consideration as a result of our initial investigations:

Ecological Consideration	Recommendations (e.g. further survey, mitigation)	Timing
Breeding Birds	Works should be sympathetic to this group of species, with vegetation clearance undertaken following Reasonable Avoidance Measures (RAMS) outlined in chapter 7.	During Site Clearance (Optimal timing between October -March outside of breeding bird season)
Roosting Bats	Building 1 was assessed as having 'High' suitability to support roosting bats and should be subjected to at least three presence / absence survey.	Three nocturnal surveys May-September. All survey work should be completed prior to the submission of the planning application
Foraging and commuting Bats	'Low' site suitability present onsite for foraging and commuting bats. Sensitive Lighting Scheme to be devised during construction activities.	During Construction

2 Introduction

- 2.1 Brindle & Green Ltd were commissioned by Emma Gregson on behalf of Willow Town and Country Planning Ltd. to undertake a Preliminary Roost Assessment at Phoenix Cottage, Sevenoaks Weald. The purpose of this assessment was to provide a preliminary appraisal of the ecological value of the site for bats and birds and to identify key ecological constraints to the proposed development. The survey provides detail on the need for any additional, more detailed protected species surveys, and will allow the development of likely mitigation, compensation, and enhancement measures to be developed.
- 2.2 The site is located to the southwest of Sevenoaks Weald village, in a predominantly rural area supporting arable field and woodlands. The project area consists of an occupied Grade II listed Cottage. The site is the subject of a planning application to demolish the small single storey lean to on the side and construct a two storey side extension. Design proposals for the site have not yet been submitted.
- 2.3 The legislation relevant to protected species within the United Kingdom is summarised within Appendix 2.
- 2.4 Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our survey of the site. This report pertains to this information only.

3 Methodology

3.1 Desk Study

Table 1 below lists the resource used as part of the desk study process. Data regarding any known statutory or non-statutory sites in addition to any records for protected species were requested from the following source:

Table 1. Ecological Data Resources

Consultee	Requested Data	Search Radius	Date Requested
MAGIC Maps	National and International Site Designations Granted EPS Development Licences	2km	22/07/2021

3.2 Surveyors

The survey was carried out by Tom Hough MSc, QualCIEEM, Natural England Bat Licence Class 1 (2020-50050-CLS-CLS), Consultant Ecologist and Amy Dennett BSc, QualCIEEM, Graduate Ecologist. The survey was overseen by Lucinda Sweet PhD, MCIEEM, Natural England Bat Licence Class 2 (2019-39122-CLS-CLS), Great Crested Newt licence (2016-22852-CLS-CLS), Principal Ecologist.

3.3 Survey Conditions

The survey was undertaken at 3:30pm on the 20th July 2021. The outside temperature was recorded as 28°C, with very dry, sunny conditions, with 0/8 cloud cover recorded.

3.4 Field Survey

3.4.1 The habitats on site were assessed for their suitability to support protected species following standard survey guidance (Appendix 3). It is important to assess the surrounding habitat, as in some cases the legal protection of a protected species extends to the habitat in which it occupies. Any incidental sightings of field signs were noted at the time of survey. Where evidence of, or the confirmed presence of a Protected Species is identified, further, species specific surveys may be recommended to establish with certainty the presence and extent, or absence of a legally protected species prior to the determination of any planning approval.

3.5 Protected Species

3.5.1 Breeding Birds

The building and immediate vegetation to be impacted from the proposed development have been the subject of a search for active or previously used bird nests, and identification of features considered conducive to breeding birds, alongside noting the activity and behaviour of birds on site during the survey.

3.5.2 Roosting Bats

Structures on site were assessed for their suitability to support roosting bats following Collins, J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, (3rd edition), Bat Conservation Trust, London. The potential suitability of each structure and the resulting survey effort to establish confidence in a result is summarised within Table 2. During the external and internal (where possible) assessment of the structure potential roosting features (PRF's) such as slipped or missing roof tiles, gaps in brickwork, points in roof timbers and the presence of suitable soffits and fascia boards were recorded to evaluate the potential suitability of a structure to support roosting bats. Evidence of bat presence was also searched for including feeding remains, bat droppings and staining around potential access points. Bats often use different roosting sites at different times of the year, and the absence of evidence does not always equate to the absence/ or lower suitability of a structure to support a bat roost.

If bats are discovered emerging or re-entering any structure, the survey schedule should be appropriately adjusted to increase the survey effort so that sufficient information for roost characterisation can be collected to advise the planning application or EPS development licence.

Table 2. Classification of roosting habitat within structures (Buildings and trees), to be applied to each structure using professional judgement. Adapted from Collins J (2016)

Category	Description of roosting habitat	Number of presence / absence surveys required
Negligible Suitability	Suitable cavities may exist, but these are less than ideal.	None
Low Suitability	<p>A structure with one or more potential roost sites that could be used by individual bats opportunistically. The feature and surrounding habitat do not provide enough shelter, conditions* space for larger roost types such as a maternity or hibernation roost.</p> <p>A tree of sufficient size and age to support roosting bats, but with no features observed from the ground, or the features only have a limited potential to support roosting bats.</p>	<p>One survey between May and August</p> <p>Trees – No further surveys required</p>
Moderate Suitability	A structure or tree considered to have one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions* and surrounding habitat but are unlikely to support a roost of high conservation status (With regard to roost type only – assessments are made irrespective of species conservation status, which is established after presence is confirmed).	<p>Two surveys between May and September (with at least one survey undertaken between May and August)</p> <p>One Dusk emergence and One Dawn re-entry survey to ideally be undertaken at least two weeks apart.</p>
High Suitability	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions* and surrounding habitat.	<p>Three surveys between May and September (with at least two surveys undertaken between May and August)</p> <p>One Dusk emergence and One Dawn re-entry survey to be undertaken. The third survey can be either Dusk or Dawn, undertaken at least two weeks apart.</p>
Confirmed	This category is where positive evidence of bats has been recorded. For example, bats are found; bat droppings may be present at a suitable location for roosting bats; existing bat records may be associated with the structure.	

(* in this context conditions refers to the level of disturbance, light, height above ground, temperature, and humidity etc)

3.5.3 Foraging and Commuting Bats

Habitat features on site were assessed for their suitability to support foraging and commuting bat populations. This assessment was independent from the suitability of the site to support roosting bats and provides information on the likeness of bat foraging activity within the local environment, and the dependence of individuals on these features for commuting to alternative roosting sites, foraging and migration. The suitability of the sites commuting, and foraging habitat was assessed and evaluated against the proposed impacts to the site and Table 3 (below) to allow categorisation of the habitat.

Table 3. Potential suitability of foraging and commuting habitat within an application boundary. Features should be assessed following this guide and professional judgement. Adapted from Collins J (2016)

Category	Description of commuting and foraging habitat	Survey effort to establish the value of commuting and foraging habitat**
Negligible Suitability	Negligible habitat features on site likely to be used by commuting or foraging bats.	None
Low Suitability	Habitat which could be used by low numbers of commuting bats such as an isolated gappy hedgerow, or an unvegetated stream unconnected to suitable habitat in the wider environment. Suitable, yet isolated habitat that could be used by foraging bats such as individual trees, or a patch of scrub.	Transect /spot count/ timed search survey: One survey visit per active season AND Static automated surveys: One location per transect, over a five-night period, per season.
Moderate Suitability	Continuous habitat connected to the wider landscape that could be used by commuting bats, notably tree lines, hedgerows or linked back gardens. Habitat that is connected to the wider landscape which could be used by bats for foraging such as trees, open water, scrub or grassland.	Transect /spot count/ timed search survey One survey visit per month <i>At least one survey should comprise dusk and pre-dawn (or dusk to dawn) within one 24-hour period.</i> AND Static automated surveys: Two locations per transect, over a five-night period, per month (April to October)
High Suitability	Continuous, High-quality habitat that is well connected to the wider landscape which is highly conducive to commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats Site is close to and connected to known roosts.	Transect /spot count/ timed search survey Up to two survey visit per month <i>(As above)</i> AND Static automated surveys: Three locations per transect, over a five-night period, per month

*(** This is only a guide for survey effort required the complexity of the site and the proposed disturbance / loss of features will determine the extent of works required on a site by site basis).*

3.6 Limitations

- 3.6.1 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The protected species assessment provides a preliminary view of the likelihood of these species occurring on site, based upon the suitability of the habitats, known distribution of the species in the local area and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group.
- 3.6.2 Due to the presence of a large water tank obstructing access, the south-western section of the roof void was not fully inspected. Therefore, there remains some potential that evidence of bats may have been missed during the assessment. However, as further nocturnal work to determine presence/likely absence of roosting bats will be required, it is considered that this limitation does not impact the validity of the findings of this report.

3.7 Report Lifespan

Given the transient nature of the subject we would consider the survey results contained to be accurate for up to 2 years.

4 Site Context

4.1 Site Description

The application site can be found at TQ 52659 50837, where the site was located within a row of detached cottages along a residential street to the southwest of Sevenoaks Weald Village. The site was well connected to the surrounding environment by a network of mature gardens, green spaces and allotments supporting linear features including hedges, fences and mature tree lines providing connectivity to the wider environment of agricultural land and woodland. The site is positioned approximately 3km south of Sevenoaks Town, in Kent.

4.2 Zone of Influence

The zone of Influence is used to describe the geographic extent of potential impacts of a proposed development in relation to the target species, in this case bats and breeding birds. Due to the scale and nature of the proposals, it is not considered that the impacts of the proposed works would extend beyond the scheme footprint and its immediate surroundings.



Figure 1. OS Map of the project site and surrounding area.

Red line boundary depicts site ownership. Black box depicts survey building, Phoenix Cottage.

5 Results

5.1 Desk Study

5.1.1 Designated Sites

The site was subjected to a search for designated sites within a 2km radius of the site using data supplied by the online desk-based resource MAGIC.

5.1.3 MAGIC Maps found three sites with statutory designations, pertaining to Sites of Special Scientific Interest (SSSI) and Areas of Outstanding Natural Beauty (AONB), summarised in table 4 below.

Table 4. Summary of Designated Sites with a 2km radius of the application site

Site Name	Grid Ref	Status and reason for designation	Approx. distance from site
Kent Downs	TQ 5250 5892	AONB - great wildlife importance in its unimproved chalk grassland, scrub communities and broadleaved woodlands. The well-wooded greensand ridge is particularly prominent in the Sevenoaks and Tonbridge and Malling districts and supports heathlands and acidic woodlands.	Onsite
Hubbard's Hill	TQ 534 520	SSSI - This is an important locality for Quaternary periglacial deposits and landforms, particularly solifluction features.	1km NE
Knole Park	TQ 543 538	SSSI - Areas of acidic grassland, parkland, woodland, and several ponds. Previously a dead wood and ancient woodland invertebrate fauna which is regarded as the finest in Kent and supports a rich fungus flora.	2km NE

5.1.3 Protected Species

Magic maps also provides details of granted EPS licences for bats within 2km from the application area.

- The destruction of a resting place for common pipistrelle (*Pipistrellus pipistrellus*), serotine (*Eptesicus serotinus*), brown long-eared (*Plecotus auritus*) and natterer's bat (*Myotis nattereri*) resting place approximately 1km south which was granted in 2011 and expired in 2013.
- The destruction of a resting place for a common pipistrelle resting place approximately 1.5km northwest which was granted in 2012 and expired in 2014.

5.2 Field Survey

The redline application boundary for the proposed extension was restricted to within the current footprint of Phoenix Cottage, and a small area of hardstanding to the southwest of the current single storey extension. No habitats will be impacted by the planning application, however, the impact of the redevelopment on protected species which may be present with associated habitats such as gardens, and hedgerows in close proximity of the works have been considered.

5.3 Protected Species

5.3.1 Breeding Birds

5.3.1.1 There was no evidence to suggest that breeding birds had previously occupied the building during the external and internal inspection of the building. The overhanging eaves were lined with mesh, limiting bird access, and the gaps in roof tiles and edge mortar were not considered large enough to be used by breeding birds. The building supported no features and suitable access points for birds on the building.

5.3.1.2 Mature ornamental shrubs were recorded along the boundaries of the site, and within flowerbeds in close proximity to the lean-to proposed for demolition and extension. Common garden birds were recorded within the ornamental shrubs during the building appraisal including blackbird (*Turdus merula*).

5.3.2 Roosting Bats

5.3.2.1 Building 1 was assessed to have 'High' suitability to support roosting bats. The extent of the suitability pertained to the external features where lifted hanging tiles and gaps under the eaves provided crevices for individual bats to use on an intermittent basis.

5.3.2.2 The internal roof void of the building offered 'High' potential in its structure to support roosting bats. The internal roof void was lined with loose bitumen felt which is considered highly suitable for roosting bats. The main structural features of the building, and their suitability for supporting roosting bats are summarised below (Table 6), and associated figures can be found with Section 5.4.

5.3.3 Foraging and Commuting Bats

Mature hedgerows and trees were recorded along the northern and eastern boundaries of the site which provide linear connectivity to the wider environment. The network of residential hedgerows and trees provide commuting habitat to nearby foraging sites such as Weald Allotments (adjacent to site) and further woodland (the closest woodland copse located approximately 90m west) and agricultural land surround the site, therefore, the foraging and commuting habitat suitability was assessed as 'Low' within the area.

Table 6. Summary of Bat Roost potential and evidence found within each of the buildings/structures on site (Supporting Figures within Section 5.4).

High	Moderate	Low	Negligible	None
Building Number	Description	Bat evidence / Potential Roosting Features (PRFs)		Roost Suitability
B1	<p>On the north-western (Figure 2) and north-eastern (Figure 3) elevations of the building walls are two-stories high and constructed of shiplap timber, painted white. The southeast elevation is single-story, constructed of red brick and painted white (Figure 4).</p> <p>The shiplap timber and single glazed timber window frames were in good condition and were tight to the building, leaving no gaps suitable for roosting bats.</p> <p>The building features a pitched clay tiled roof, a red brick chimney (Figure 5) with lead flashing. The tiled roof was in generally good condition however there were some slipped tiles and missing mortar. There were two gable ends to the northeast and southwest and open eaves.</p> <p>The southwest gable has a one story lean-to constructed of painted white, shiplap timber (Figure 6).</p> <p>A single story extension is present to the east of the building (Figure 7).</p> <p>The interior of the roof void (Figure 8) was approximately 1m in height and timber framed. The void was bitumen felt lined, which was loosely fitted but in good condition. Gable end walls within the roof void were timber boarded. A water tank was situated to the south of the loft hatch, limiting access to view and inspect the southwestern interior.</p>	<ul style="list-style-type: none"> • Roof tiles lifted on all aspects of the tiled roof (Figure 9). • Gaps in mortar on gable ends (Figure 10). • Gaps on roof ridge. • Overhanging eaves were present on all aspects of the roof. Soffit absent, eaves featured a mesh lining, excluding birds, but with holes large enough for bat access (Figure 11). <p>No evidence of previous bat activity was recorded during the assessment.</p>		High

5.4 Site Photographs

Photographs were taken to provide evidence of the survey findings and support the classification of a buildings potential to support protected species.

Figure 2:

North-Western Elevation.



Figure 3:

North-Eastern Elevation.



Figure 4:

South-Eastern Elevation.



Figure 5:

Pitched clay tiled roof, a red brick chimney with lead flashing.



Figure 6:

One story lean-to made of painted white, shiplap timber.



Figure 7:

Single story extension is present to the east of the building.



Figure 8:

Roof void interior, with timber framing



Figure 9:

Lifted roof tiles.



Figure 10:

Gaps in mortar on southwest gable end (circled in red).



Figure 11:

Overhanging eaves with wire mesh covering.



6 Evaluation

6.1 Development Proposals

The site is the subject of a planning application for the conversion of the lean-to into a two-story extension. Design proposals for the site have not yet been submitted.

6.2 Desk Study Impacts

Direct impacts on nearby designated sites as a result of the proposed development are considered unlikely. Although the site is located within the Kent Downs AONB, the extent of the development is to be contained within the application boundary. On the basis that the proposed development is to have no effect on vegetative habitats within the application site boundary, the likelihood of indirect impacts to designated sites is considered negligible.

6.3 Breeding Birds

6.3.1 All wild birds, their eggs and nests are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure, or take any wild bird whilst nesting, or take, damage, or destroy the nest of any such bird while in use or being built. In addition, species listed on Schedule 1 of the Wildlife and Countryside Act 1981, or their dependant young are afforded additional protection from disturbance whilst they are at their nests.

6.3.2 The building on site did not support any evidence to suggest that birds have recently or are currently breeding within the building. The overhanging eaves were lined with mesh limiting bird access, and the gaps in roof tiles and edge mortar were not considered large enough to be used by breeding birds. Therefore it is considered that there were no features on the building considered suitable to support nesting birds.

6.3.3 Common garden bird species were recorded foraging within the ornamental shrubs located within the garden of the property. The shrubs could provide suitable breeding habitat for these birds and are located within 10 metres of the current lean-to. Therefore, breeding birds and their young could be disturbed during the renovation works. The recommendations section of this report sets out important guidance on measures to avoid impacts on this species and measures to support its conservation status through ecological enhancement.

6.4 **Bats**

6.4.1 All bat species are protected under the Wildlife and Countryside Act (1981) as amended and The Conservation of Habitat Regulations (2017) as amended making it an offence to, intentionally kill, injure, or take any species of bat, intentionally or recklessly disturb bats, intentionally or recklessly damage destroy or obstruct access to bat roosts.

6.4.2 *Roosting bats*

The building was identified as having 'High' suitability to support roosting bats due to the presence of PRFs within the building's external roof features. To confidently determine if roosting bat species are present, further activity surveys will be required. The proposals are for the conversion of the lean-to, southwest of Building 1 into a two-story extension, which will see the refurbishment of the roof structure at this aspect. If the development was to continue as planned, it may lead to the destruction of a roosting site of a protected species, and increased disturbance, injury, or harm to individual bats and/or their young. The recommendations section of this report sets out important guidance on measures to avoid impacts on this species and measures to support its conservation status through ecological enhancement.

6.4.3 *Foraging and Commuting Bats*

The ornamental gardens, allotments, and woodland copses within the surrounding area of Long Barn Lane provide suitable foraging and commuting habitat for bats from the site to the wider environment, and the area considered to have high suitability following BCT assessment guidelines. However, the area within the red-line boundary itself was considered to have 'Low' foraging and commuting suitability. Although no areas of foraging habitat are proposed for removal as part of the development, mitigation of impacts on retained habitats would be desirable for the continued success of bats in the surrounding area. Chapter 7 of this document sets out important recommendations to safeguard habitats used by bats upon completion of the works.

7 Recommendations

As with all development sites, efforts should be made to support National and Local Biodiversity Action Plans and seek opportunities to incorporate ecological enhancement schemes within the proposed development. Such site enhancements should be viewed positively in light of the NPPF (2019) which seeks biodiversity enhancements and net gain through the planning process.

7.1 Breeding Birds

Breeding Birds	Timing
Recommendations	
<p>The vegetation in close proximity to Building 1 on site has been identified as being suitable for use by breeding birds. Given their protection, development must be sympathetic to the value of this habitat and potential impacts on breeding birds, their eggs, nests and young. The breeding bird season is generally accepted as being between March and September.</p> <p>Developers should consider and implement the options most appropriate to their scheme.</p> <p>a) Renovation works should be undertaken outside of the breeding bird season, between the months of October and February where possible.</p> <p>b) If works are to be undertaken during the breeding bird season, extreme care should be taken to avoid impacts on vegetation onsite.</p> <p>c) Any removal or damage of vegetation between the months of March and September should be subjected to a search for active birds' nests 24 hours prior to commencement of works.</p>	<p>Work should be conducted outside of the breeding bird season between March and September inclusive.</p>
Enhancement Prescriptions	
<p>2x Schwegler 1B 32mm hole nest boxes (or similar approved to be installed onto retained trees, facing an eastern elevation with an unobstructed flight path at a height of 4 metres.</p>	<p>After development</p>

7.2 Roosting Bats

Roosting Bats	Timing
Recommendations	
<p>Building 1 was assessed as having 'High' suitability to support roosting bats. As such at least one presence / absence survey undertaken at dusk or dawn should be carried out in order to establish the presence or likely absence of bats within the building.</p> <p>Should evidence of roosting bats be found during the presence / absence survey the number of surveys will be increased to three to allow roost characterisation.</p>	<p>May – September (In weather conditions conducive to finding bats)</p> <p>Three surveys - one must be undertaken at dusk, and one undertaken at dawn.</p> <p>The final survey can be undertaken as either a dusk or dawn survey.</p>
Enhancement Prescriptions	
<p>In light of the need for additional surveys, enhancement prescriptions would be set out within a Bat Emergence Survey Report as a separate document.</p>	

7.3 Foraging and Commuting Bats

Foraging and commuting bats	Timing
Recommendations	
<p>Areas of woodland considered suitable for foraging and commuting bats are present along the south-western boundary, and along Brands Lane along the north-eastern boundary.</p> <p>Although the wider area is considered to have 'High' suitability to support foraging and commuting bats the suitability within the red-line boundary is considered 'Low', and no removal of habitat has been proposed.</p> <p>That said, the physical characteristics and current management of the boundary features should be maintained to prevent disturbance to potential commuting lines.</p> <p>The extent of disturbance should be reduced where possible employing a sensitive lighting scheme during construction works, and artificial security lighting should not be installed post construction directed at the habitats mentioned above.</p> <p>If lighting is required, a scheme should be devised and positioned to have minimal disturbance following the guidance of an ecologist.</p>	<p>During and Post Construction</p>

Appendix 1. General References

Bat Conservation Trust's 'Good Practice Survey Guidelines' (Rev 2012).

Bell, S. McGillivray, D. (2006) *Environmental Law*. 6th ed. Oxford University Press.

Byron, H (2000) *Biodiversity and Environmental Impact Assessment: A Good Practice Guide for Road Schemes*. The RSPB, WWF-UK, English Nature and the Wildlife Trusts, Sandy.

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Gilbert G, Gibbons DW, Evans J. (1998) *Bird Monitoring Methods: Breeding Bird Survey* (pages 389-393). RSPB.

Mitchell-Jones A.J. McLeish, A.P. (2004) *Bat Workers Manual* (3rd Edition). Joint Nature Conservation Committee.

Mitchell-Jones A.J. *Bat Mitigation Guidelines* 2004. English Nature.

Treweek, J. (1999) *Ecological Impact Assessment*. Blackwell Science.

Williams, C. (2010) *Biodiversity for Low and Zero Carbon Buildings, A Technical Guide for New Build*. Riba Publishing.

Appendix 2. Legislation and Guidance Sources

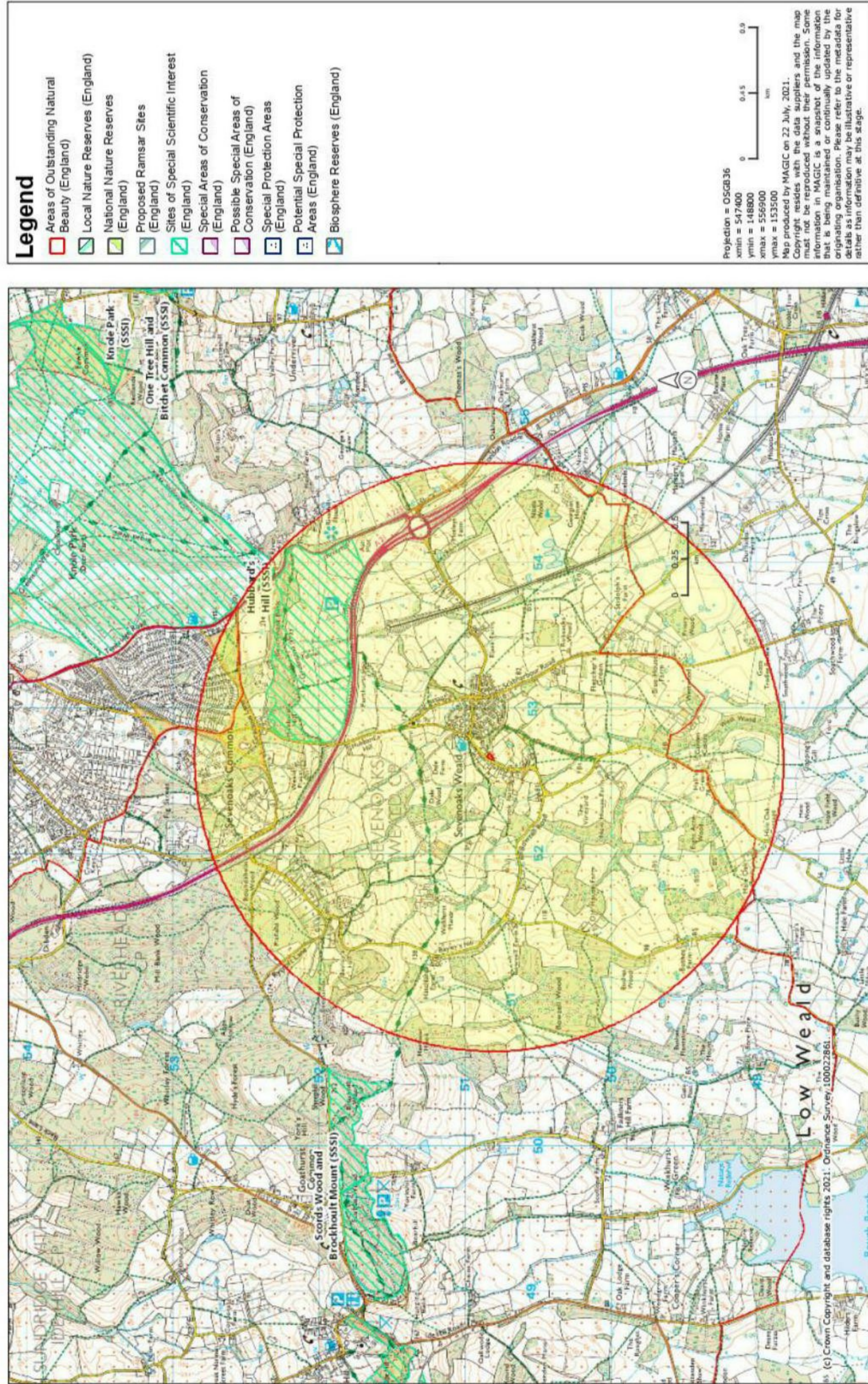
Articles of British wildlife and countryside legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to. The articles of legislation are:

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitats and Species Regulations 2017 (as amended)
- The Natural Environment and Rural Communities Act 2006
- Department for Communities and Local Government. National Planning Policy Framework (2019)
- EC Council Directive on the Conservation of Wild Birds 79/409/EEC
- The United Kingdom Biodiversity Action Plan
- Local Biodiversity Action Plan (LBAP).

Appendix 3. Desk study results

Magic Map

MAGiC



22/07/2021

Site Check Report Report generated on Thu Jul 22 2021
You selected the location: Centroid Grid Ref: TQ52665083
The following features have been found in your search area:

Granted European Protected Species Applications (England)

Case reference of granted application	EPSM2011-2558
Species group to which licence relates	Bat
Species on the licence	C-PIP;SER;BLE;NATT
Site county of licence	Kent
Licence Start Date	14/03/2011
Licence End Date	30/09/2013
Does licence impact on a breeding site	N
Does licence allow damage of breeding site	
Does licence allow damage of a resting place	
Does licence allow destruction of breeding site	N
Does licence allow destruction of a resting place	Y
Does licence impact on a hibernation site	Unknown
NERC agreement reference	Unknown

Case reference of granted application	EPSM2011-3861
Species group to which licence relates	Bat
Species on the licence	C-PIP
Site county of licence	Kent
Licence Start Date	10/01/2012
Licence End Date	30/09/2014
Does licence impact on a breeding site	N
Does licence allow damage of breeding site	
Does licence allow damage of a resting place	
Does licence allow destruction of breeding site	N
Does licence allow destruction of a resting place	Y
Does licence impact on a hibernation site	Unknown
NERC agreement reference	Unknown

Case reference of granted application	2016-27197-EPS-MIT
Species group to which licence relates	Amphibian
Species on the licence	Great crested newt
Site county of licence	Kent
Licence Start Date	01/03/2017
Licence End Date	31/12/2018
Does licence impact on a breeding site	
Does licence allow damage of breeding site	N
Does licence allow damage of a resting place	Y
Does licence allow destruction of breeding site	N
Does licence allow destruction of a resting place	Y
Does licence impact on a hibernation site	Unknown
NERC agreement reference	Unknown

Areas of Outstanding Natural Beauty (England)

Reference	18
Name	Kent Downs
Date Designated	Jul-68
Hyperlink	http://www.landscapesforlife.org.uk/about-sonbs/visit-sonbs/kent-downs-sonb
Statutory Area in Sq.km	879

Sites of Special Scientific Interest (England)

Name	Hubbard's Hill SSSI
Reference	1000105
Natural England Contact	Abbi Bamping
Natural England Phone Number	0845 600 3078
Hectares	66.58
Citation	2000062
Hyperlink	http://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s2000062

Name	Knole Park SSSI
Reference	1000292
Natural England Contact	KRISTOFFER HEWITT
Natural England Phone Number	0845 600 3078
Hectares	383.37
Citation	1004530
Hyperlink	http://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1004530

Local Nature Reserves (England)

No Features found

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National Nature Reserves (England)

No Features found

Proposed Ramsar Sites (England)

No Features found

Special Areas of Conservation (England)

No Features found

Possible Special Areas of Conservation (England)

No Features found

Special Protection Areas (England)

No Features found

Potential Special Protection Areas (England)

No Features found

Biosphere Reserves (England)

No Features found

Appendix 4. PRF Map

