



Pippin Barn

(Previously known as Canon Orchard)



Condition No 9

Ecology report Summer 2023 “Draft” for appraisal / comments





Condition No. 9



Index

1)	Condition 9 details - Ecology Report for DDC	Page 3
2)	Icon Ecology items to note that do not now apply & current details explained	Page 4
3)	Outline of main trees and habitat inducing areas	Page 5
4)	Schedule of maintenance & landscape planning to encourage biodiversity	Page 6
5)	Mammals & Birds	Page 7
6)	Reptiles & Amphibians	Page 8
7)	Summary	Page 9
8)	Supplementary photographs and comments	Page 10



Condition detail No.9



Ecology report for Dover District Council

All works shall be undertaken in accordance with the Icenis Ecology report dated January 2017 and the landscape proposal 7.1.4 biodiversity gains and benefits proposal. A timetable and maintenance schedule for the proposed enhancements shall be submitted to and approved in writing by the local planning authority in accordance with these documents prior to the occupation of the dwelling.

Information to be submitted to discharge condition:

Timetable and maintenance schedule for the proposed enhancements shall be submitted to and approved.



Noted in the report by Icon Ecology Ltd is the following statement which DOES NOT apply:



• **Location of site**

The site is accessed off Felderland Road, Worth, Kent and centred on approximate Ordnance Survey (OS) Grid Reference TR 3278 5607 (Figure 1). The indicative redline boundary is shown on Figure 2. The total area of the site is approximately 1.2ha and is situated just west of Worth in East Kent. The site is located in a rural position, surrounded by scattered large dwellings and areas of market gardening, arable and farming.

7.1.4 BIODIVERSITY GAINS AND BENEFITS
LANDSCAPE PROPOSAL



Figure 3: Schematic habitat map of dominant habitat types within the site



Habitat legend of dominant habitats within redline boundary

	Indicative redline boundary (see developer's drawings for accuracy)		Semi-improved grassland
	Scattered (mature) broadleaved trees. NB: the dots do not represent individual trees, only indicative habitat types. See the arboricultural drawing for detailed tree information.		Native species-poor intact (stock-proof) hedgerow
	Native species-poor defunct (non stock-proof) hedgerow		Buildings & hard standing

CURRENTLY.....

The area to the right of the green line was in fact purchased by Mr & Mrs Ray at Canon Barn prior to the current owners purchasing the land.

The parallelogram area to the left of the green line is the only area that is now applicable.

The house was also shifted 5 metres to the left prior to building as opposed to its placement to the left.

The holly trees at the Northern end of the boundary have, during the last 5 years, been left completely unattended and when the current owners purchased the land they were very high, growing into the power lines and were covered in ivy. The height has now been reduced and the ivy removed in order to try and save the holly trees but their outlook is not encouraging. Only time will tell if they recover. The owners wish to keep them (health and growth permitting) but if this does not prove a viable option advice will be sought as to their potential future.

The owners would be happy to replace with other trees in order to encourage wildlife if necessary.

The apple tree to the left of the green line is slightly misplaced on the diagram and does in fact sit within the grounds of Canon Barn and not Pippin Barn so is not the owners responsibility. In 2023 the Canon Barn owners did in fact have it felled so it no longer exists now.



Outline of main trees and habitat inducing areas



- All existing trees within the site are being retained to preserve existing structure and age diversity.
- The Sweet Chestnut (*Castanea sativa*) reference T19, (identified as having bat roost potential due to the presence of woodpecker holes, cracks and splits) will be retained in accordance with the PEA. However the two Apples (*Malus sp.*) reference T17 and T18 no longer fall within the grounds of Pippin Barn but are now owned by the nextdoor neighbour at Canon Barn.
- The group of Common Holly (*Ilex aquifolium*), reference T5-8 (as noted on page 4 above) will initially be preserved in response to their high landscape value and enhanced to introduce age diversity to this group. However their outlook does not look encouraging as the amount of ivy on them has made them very weak. We will ensure that the ivy does not regrow up their trunks and do our best to ensure they are given every opportunity to regain their vigour.
- Any deadwood resulting from hedgerow and tree management will be stacked in piles (hibernacula) to attract saproxylic species in accordance with the PEA.
- Wild meadow grassland areas will be planted in 2024 along with filling gaps in the current hedgerows with similar species in order to encourage wildlife including birds, insects and the hazel dormouse. Margin and woodland edge habitats will increase the site's potential for bat foraging. In 2024 we also intend to erect some bat and bird boxes which will further enhance habitat potential.
- The Ash (*Fraxinus exclesior*) remains will be retained as standing dead wood to preserve its biodiversity value in accordance with the Arboricultural Survey (reference T22). This is based in the North West corner and currently attracts a large variety of insects.
- A row of trees including Braeburn apples, Conference pears and Victoria plums have been planted along the Western edge of the site in a similar format to the planting of apple trees in the surrounding orchards.
- A purple beech will be planted in order to add to the native species of trees already on site along with two liquid amber trees to add some autumnal colour to the garden.

Our straight line row of fruit trees here



Aerial view showing straight line planting of apples trees as in the neighbouring orchard.



Schedule of maintenance and landscape planning to encourage biodiversity



1) 2023/2024 - Mature Holly trees - yearly removal of ivy at ground level to encourage tree regrowth. 2025 - Evaluate if ivy removal has allowed the trees to improve and if not seek advice on their potential outlook. Remove if necessary and plant new young native trees instead.

2) 2023 - Flower borders have already been planted in various locations around the greenhouse and these have significantly increased the number of butterflies and insects into the area. Lavender, dahlias, helichrysums, roses, geraniums, thrifts, poppies, amongst others have enormously helped diversify the number of insects into the garden in just the first summer of planting. This will in due course increase the number of birds and bats that feed on the increased number of insects.

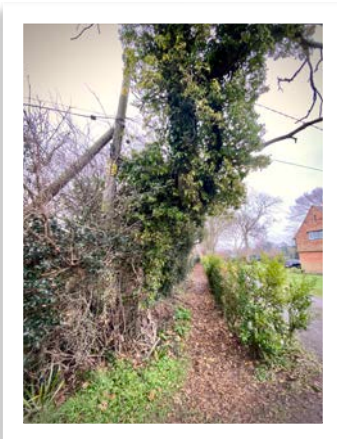
3) 2023 yearly - the perimeter hedgerow will be evaluated and any areas which become thin will be 'gapped up' using species such as oak, hawthorn, sycamore, honeysuckle and bramble which provide suitable food plants for the hazel dormouse. In Winter 2022 the height of the hedges around the North, West and Southern perimeters were all reduced in height as the thickness of the branches had broadened to much for them to be flailed. In Winter 2023 the hedges will be flailed by the local farmer and this should help them "bulk up" more. The main area of concern is in the North West corner where very little light gets to the hedge and it has a very large tree overgrowing it from the field next door.

4) 2024 Spring / Autumn - Planting of a new wild flower meadow area to encourage wildlife - for maintenance details see Condition 7 which details planting and a maintenance timetable.

5) 2024/2025 - In order to encourage more water loving insects and mammals we will build a wet stony area near to the gated entrance along the bridgeway once it has stopped being used as an everyday access for ourselves, cars and visitors.

6) Purple beech and two Liquidambar trees will also add colour and additional roosting locations for birds and additional habitat for a variety of insects.

7) A bat box (or two) will be constructed and positioned in the Sweet Chestnut tree on the Southern edge of the garden.



When evaluating the status of the ivy covered tree in the South Western corner of the site it was concluded that the tree itself was completely dead and was causing a danger to not only the power lines above but also passers by who regularly use the junction around the bridgeway and footpath area. As such it was cut down to around 3 feet high. It will be left to rot naturally and again increase the natural habitat for insects, mammals and possibly reptiles. In 2024 the quality of the surrounding hedge will be evaluated and if required will be "gapped up" accordingly as per No 3 above.

**FOR A FULL DETAILED PLAN OF LANDSCAPING
SEE CONDITION NO 7**



Mammals & Birds



Mammals

Although there is a visible den in the hedge around half way between the gate and Southern hedge there do not appear to be any **foxes** (*Vulpes Vulpes*) actively using it. However foxes are regularly seen in the garden particularly along the Western hedge side and along the bridleway. Walkways across the field have also been observed particularly in the winter when the grass has not been mown.

Moles (*Talpa europaea*) have made a number of mounds during the summer and Autumn of 2022 in the South area behind the house. A professional mole catcher has however eliminated these but other moles near the Northern hedge have been allowed to stay where they will not ruin the main area of grassland adjacent to the house.

There have still not been any signs of **badger** *Meles meles* having used the site, although the grassland and hedgerow margins will provide suitable habitat for foraging. We will continue to look out for signs of badger including setts, hairs, latrines and snuffle holes.

In order to ensure that the flight paths of **bats** around the house are not interfered with we have ensured that only down-lighters have been positioned around the garage. There will also be some concealed LED lighting around the house which will be positioned under the overhangs again to ensure minimal bat awareness. Bats will also be encouraged by the inclusion of a bat box in the Sweet Chestnut tree.

One sighting of a **hazel dormouse** was observed near the gate in the Western hedge in Summer 2022. No other sighting have since been made.

Birds

All of the scattered trees, and hedgerow habitats on the site have potential to support breeding birds and many varieties including robin, wrens, blue, great and long tailed tits, goldfinches, bullfinches, starlings, blackbirds, jackdaws, magpies, greater spotted woodpeckers and sparrows are amongst many of the regular visitors to the garden.

Unfortunately there is also a large colony of rose-ringed parakeets (*Psittacula krameri*) which regularly visit the chestnut tree and some neighbouring trees and pose competition with native wildlife. A mixture of bird feeders (some with with squirrel protection) will hopefully encourage the smaller native birds and ward off the parakeets. In September a crane (or stalk) was seen flying over the neighbouring field and the parakeets grouped together to chase it away which was sad to see.



Down-lighters around garage

Rose-ringed parakeet or ringneck parrot



Male *P. k. borealis*



Female



Reptiles & Amphibians



Reptiles

No common reptile species such as slow worm *Anguis fragilis*, common lizard *Zootaca vivipara*, and grass snake *Natrix natrix* have been observed on the site still.

However some tussocky grass, scrub and woodland edge habitats that are all important for reptiles for foraging, basking, shelter and hibernation will be encouraged around the outer perimeter of the site along the hedge lines.

Amphibians

Since creating the greenhouse and developing some flower and vegetable growing areas in the North Western corner of the plot a number of small frogs have been observed around the borders.

We intend to encourage more amphibians by introducing a wet stony area in one of two areas on site yet to be decided. We have also purchased a terracotta “frogilo” in order to provide a safe area for them to hide from predators and this will be located near to one of the wet areas.





Summary



Habitat loss and degradation are serious threats to the conservation of wild birds and Sue & Adrian are keen to encourage as many species of birds, insects, mammals and amphibians into their garden as possible.

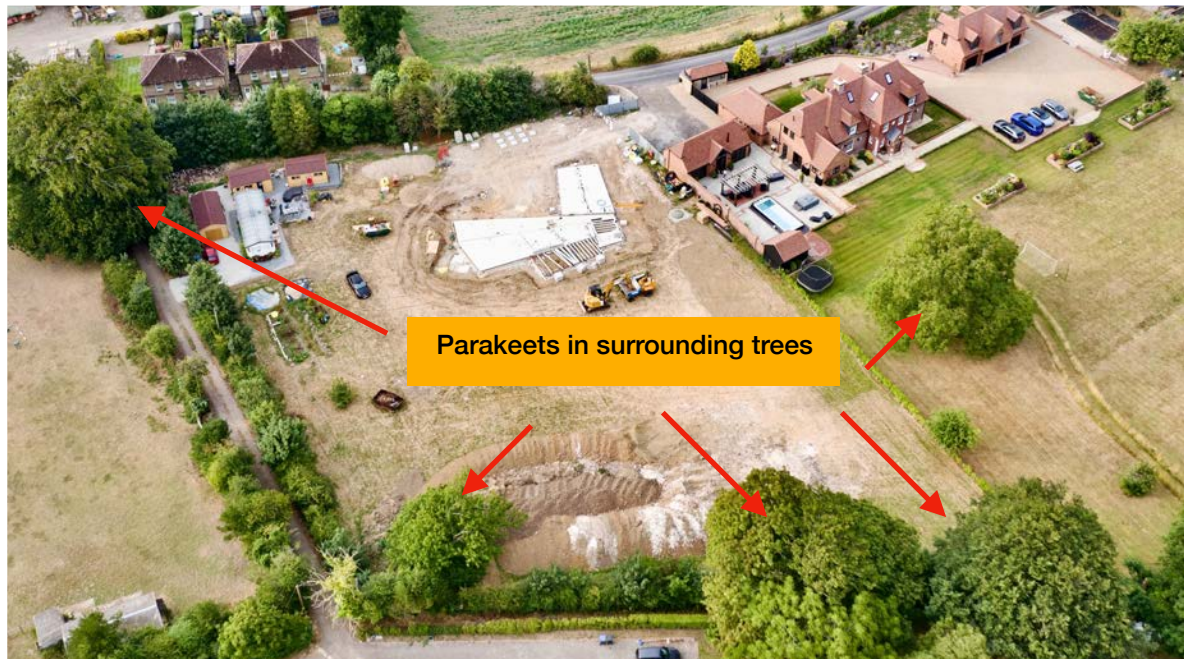
Sue and Adrian's ambition is to not only to preserve, maintain and re-establish a sufficient diversity and area of habitats for wild birds and to ensure that outside those areas which are specifically designated as important bird habitats, but to enhance the garden specifically around the edges near the hedges. A large log from the old Ash tree previously cut down in the field has been positioned in the South hedge in order to encourage insects and larvae for birds to feed on along with a rough area with cut twigs and wood chipping etc. underneath the hedge in which they can also forage.

All efforts will be taken to avoid pollution or deterioration of habitats. This is to help to ensure that populations of wild bird species are maintained at a level which corresponds in particular to ecological scientific and cultural requirements, while also taking account that this will be a personal garden area to be enjoyed as well.





Supplementary photographs



Moles will be left in areas around the Northern hedge side in the wild areas by the wood logs and around the wooden sheds.



Planting around the greenhouse including flower borders and a temporary wild area which was left to grow a variety of wild flowers in Summer 2023 to encourage insects, birds and amphibians.