

BIODIVERSITY SCHEME FOR:  
CREST FARM  
YELSTED ROAD  
NR SITTINGBOURNE  
KENT  
ME9 7UU

This biodiversity scheme has been prepared to satisfy the biodiversity conditions for planning approval Ref. 23/503230/FULL for a replacement dwelling at Crest Farm, Yelsted Rd, Nr. Sittingbourne, ME9 7UU. The proposed dwelling is a single storey, three bedroom detached house with driveway, parking area and enhanced biodiversity as described below.

## 1. Introduction

This scheme outlines the proposed measures to enhance biodiversity on the development site. The scheme has been prepared in accordance with the local planning authority's biodiversity planning guidance.

## 2. Site Description

The development site is located at Crest Farm, Yelsted Rd, Nr. Sittingbourne, ME9 7UU. The site is currently a single storey timber dwelling, with driveway, hardstanding, parking area, lawned area. The site is immediately surrounded by arable land and pastures with hedgerows, flowerbeds and trees. The existing dwelling will be demolished and replaced with a new dwelling of similar size. All existing trees, hedgerows, lawned area and flowerbeds will remain with further enhancements as described hereafter.

The Integrated Habitat System (IHS) classification of the Kent Habitat Survey 2012 describes the site as:

- Built-up areas
- Improved grassland.

## 3. Baseline Ecological Survey

As part of the planning application, a baseline ecological survey was undertaken by KB Ecology on 23<sup>rd</sup> February 2023 to identify any existing biodiversity features. The survey found that the site supports the following habitats and species:

- Birds (but no signs of barn owl *Tyto alba* were found during the survey)
- Hazel Dormouse (along the East boundary)
- Hedgehogs

#### 4. Biodiversity Enhancement Measures

The following biodiversity enhancement measures are proposed:

- New Beech hedging along the East boundary
- Swift boxes on the East side of the dwelling (these will be located away from any light source)
- A bat box on the East side of the dwelling (these will be located away from any light source)
- A habitat pile on the East boundary (there are also existing habitat piles immediately adjacent to the property)
- A hedgehog house on the East boundary
- Various bird feeders on the East boundary
- Wildflowers on the East side of the dwelling and along the East boundary
- Flowering bulbs in various areas of the site

The proposed measures are designed to achieve the following objectives:

- To protect and enhance existing biodiversity features.
- To create new habitats for wildlife.
- To provide opportunities for people to connect with nature.

#### 5. Conclusion

This scheme demonstrates that the development will have a positive impact on biodiversity. The proposed biodiversity enhancement measures will protect and enhance existing biodiversity features, create new habitats for wildlife, and provide opportunities for people to connect with nature.

#### Additional Information

- Pictures of proposed swift box, bat box, hedgehog house and habitat pile.
- Proposed Landscaping drawing showing the location of existing and proposed biodiversity features.



SWIFT BOX



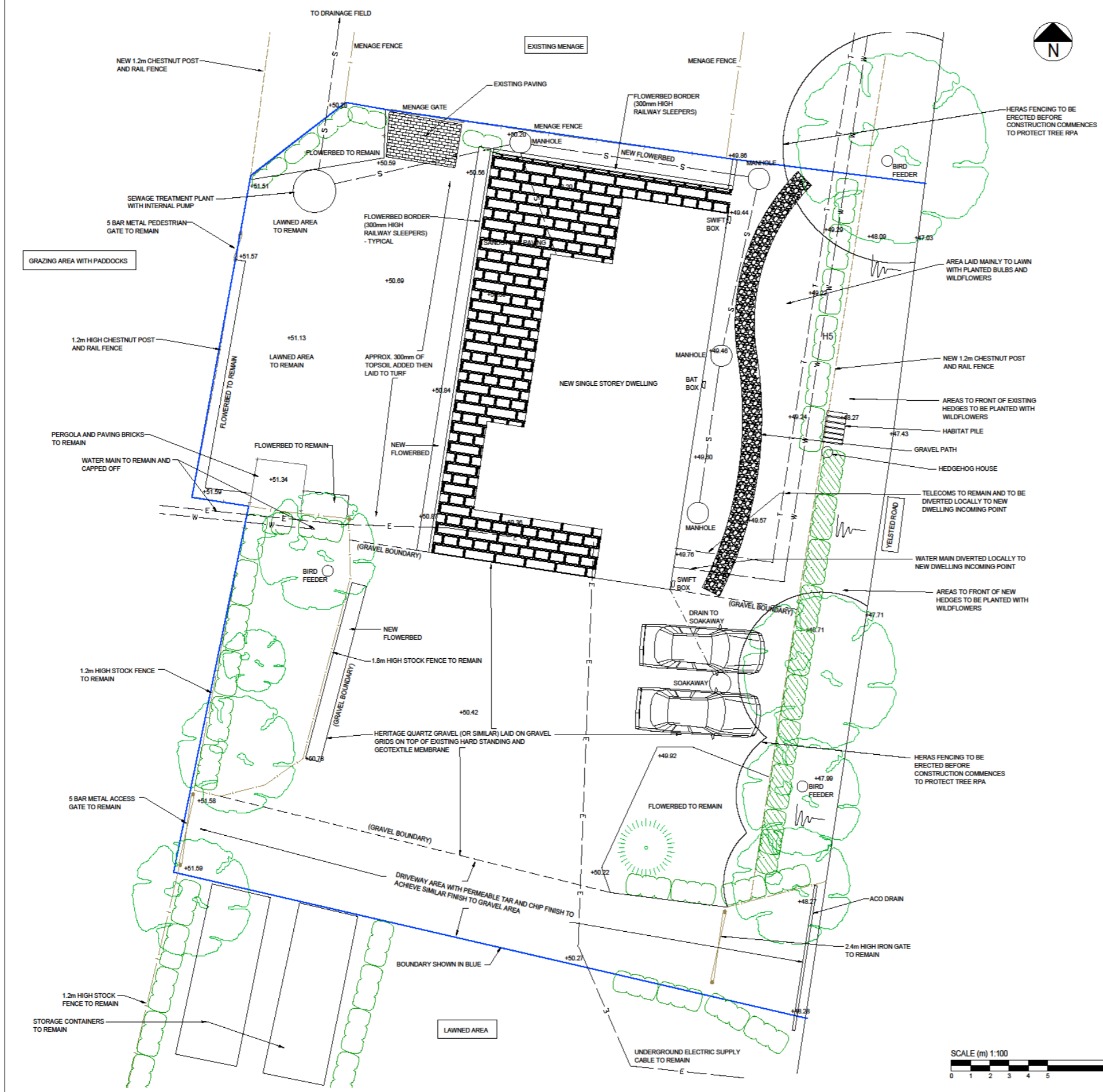
BAT BOX



HEDGEHOG HOUSE



HABITAT PILE



**NOTES:**  
 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE LANDSCAPING SCHEME FOR CREST FARM, YELSTED.  
 2. REFER TO EXISTING LANDSCAPING DRAWING FOR EXISTING TREE & HEDGE SCHEDULE.

- LEGEND:**
- E — ELECTRICITY CABLE TO REMAIN
  - W — MAINS WATER PIPE TO REMAIN
  - S — NEW FOUL WATER PIPE
  - — — NEW SURFACE WATER DRAIN PIPE
  - T — TELECOMS CABLE TO REMAIN
  - I — POST AND RAIL FENCE TO REMAIN
  - — — NEW 1.2m HIGH CHESTNUT POST AND RAIL FENCE
  - — — BOUNDARY
  - (Tree symbol) EXISTING TREE TO REMAIN
  - (Hedge symbol) EXISTING HEDGE TO REMAIN
  - (Hatched symbol) NEW GREEN BEECH HEDGE
  - +48.28 GROUND LEVEL

REV	DATE	DESCRIPTION	BY
SCALE:	1:100	A1	
DRAWN BY:		RDV	CHECKED BY:
CLIENT:			
<b>CREST FARM, YELSTED ROAD YELSTED, ME9 7UU, KENT PROPOSED LANDSCAPING PLAN</b>			
DRAWING No			REV.