



# Landscape and Ecology Management Plan

Land south of The Den  
Richborough Road  
Sandwich  
Kent  
CT13 9JG

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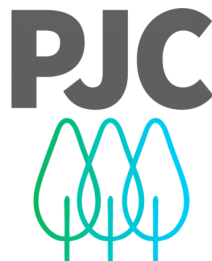
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## **1 INTRODUCTION**

### **1.1 Instruction**

- 1.1.1 PJC Consultancy Ltd was commissioned by Lauren Terraforte to provide a 'landscape and ecological management plan' (LEMP), which includes a framework for the enhancement of biodiversity, in support of the proposed development at 'Land to the south of The Den, Richborough Road, Sandwich, Kent, CT13 9JG'. (hereafter referred to as the 'Site').
- 1.1.2 This strategy has therefore been developed in conjunction with the Preliminary Ecological Appraisal (PEA) document reference: 5361E/19 Rev1 (PJC Consultancy, 2023).

### **1.2 Background Information**

- 1.2.1 The current proposal is for the construction of eight holiday cabins with an associated access track and parking.

### **1.3 Documents and Information Provided**

- 1.3.1 The following documents were used to aid the preparation of this report:
- Proposed Site Layout (Drawing Ref: DHA\_31158\_LAND SOUTH OF THE DEN\_03\_PROPOSED SITE LAYOUT PLAN) (DHA Planning, 2023);
  - Landscape Masterplan (Drawing Ref: PJC.1229.002 Rev A) PJC Consultancy, 2023);
  - Preliminary Ecological Appraisal (PEA) (Report Ref: 5361E/23/01) (PJC Consultancy, 2023); and
  - Biodiversity Net Gain Assessment (Report Ref: 5362E/23/01) (PJC Consultancy, 2023).

### **1.4 Scope of Report**

- 1.4.1 The purpose of this report is to set out a comprehensive strategy which details all necessary landscaping and ecological enhancement measures which will be incorporated within the Site, post-development.

### **1.5 Site Description and Baseline Conditions**

- 1.5.1 A full description of the Site is presented within the PEA which should be read in conjunction with this LEMP.
- 1.5.2 The Site comprised scattered trees, grassland, tall ruderal and a dry ditch, and overall was considered to provide some opportunities for protected and notable species, notably bats (foraging and commuting), reptiles and nesting birds.
- 1.5.3 Therefore, the species expected to be negatively impacted on by the proposed development are birds, in the form of a loss in potential foraging and nesting habitat, bats in the form of a loss in potential and foraging and commuting habitat and reptiles in the form of foraging and hibernating.

### **1.6 Management Aims**

- 1.6.1 The main aims and purpose of this LEMP is to provide management prescriptions for the following ecological compensation and enhancement measures on Site:
- Ecological landscaping (tree planting, native species-rich hedgerow planting, wildflower/grassland planting);
  - Wildlife boxes/hotels (bird, bat and insect); and
  - Dead wood habitat piles.



## **1.7 LEMP Review**

- 1.7.1 This LEMP should be seen as an operational guide which will be subject to change and improvement as design details become more specified through the design process. This LEMP shall be annually reviewed and revised as appropriate.
- 1.7.2 The purpose of this LEMP is to therefore provide a single comprehensive point of reference for all mitigation, compensation and enhancement measures proposed as part of the proposed development, to avoid potentially adverse effects on protected and notable species, and to ensure an overall net increase in the ecological value of the Site post-development. This LEMP also provides a suitable strategy for the habitat creation and enhancement set out with the Landscape master plan and ensuring that the Site achieves the target condition score of habitats post-development outlined within the Biodiversity Net Gain Assessment.
- 1.7.3 It should be noted that the design intention of the proposed landscape and ecological enhancements are designed to enhance the ecological networks between the Site and wider environment as well as increase biodiversity.
- 1.7.4 This LEMP sets out a strategy for the 30 years following the development as standard for the Biodiversity Net Gain Assessment. It is recommended that after 30 years, the objectives and prescriptions set out in the plan are reviewed and amended where necessary to ensure the objectives are achieved further in the long term. Beyond the initial 30-year strategy, any prescriptions amended or carried forwards will be managed and maintained in perpetuity.

### **1.7.5 Responsibilities**

- 1.7.6 It is the responsibility of Lauren Terraforte (or their appointed contractor) to arrange for the work outlined in this document to be undertaken and to ensure all prescriptions are fulfilled during the construction and operational phases of the proposed development. Any contractors hired to carry out the relevant landscaping/habitat creation and the 30-year long-term maintenance and management operations will be appropriately experienced.



## 2 HABITAT CREATION & ENHANCEMENT MEASURES

2.1.1 The enhancement measures detailed below shall be implemented prior to the building becoming operational, in order to provide additional foraging, commuting, shelter and breeding opportunities for a variety of protected and notable species.

### 2.2 Tree Planting

2.2.1 New trees shall be planted throughout the Site (see landscaping masterplan for exact locations). Species planted will include:

- Field maple *Acer campestre* (6);
- Black alder *Alnus glutinosa* (3);
- European hornbeam *Carpinus betulus* (4);
- Common hazel *Corylus avellana* (30);
- Common hawthorn *Crataegus monogyna* (87);
- European crab apple *Malus sylvestris* (4); and
- Sweet cherry *Prunus avium* (8).

### 2.3 Hedgerow Planting

2.3.1 New specie-rich hedgerow shall be planted at the eastern aspect of the Site (see landscaping masterplan for exact locations). Species planted will include:

- European hornbeam (5%);
- Common dogwood *Coruns sanguinea* (5%);
- Common hazel (20%);
- Common hawthorn (45%);
- Holly *Ilex aquifolium* (15%);
- Common honeysuckle *Lonicera periclymenus* (2%)
- European crab apple (5%); and
- Dog rose *Rosa Cania* (3%).

### 2.4 Wildflower Planting

2.4.1 Areas of existing grassland / paddock will be sown with Emorsgate EM2F Standard General Purpose Wild. The mix is made of up 15 native wildflowers. The grassland will measure approximately 3,055m<sup>2</sup> in size, and will be planted throughout the Site. The species composition of this seed mix is presented in the Landscape Master Plan (PJC Consultancy, 2023).

2.4.2 Areas of proposed grassland forming boundary screening buffers and woodland will be sown with Emorsgate EW1 – Woodland Mixture. The mix is made up from 20% wildflowers and 80% grasses. The grassland will measure approximately 515m<sup>2</sup> in size and will be planted throughout the Site most predominately in the southern aspect, south of the proposed cabin developments. The species composition of this seed mix is presented in the Landscape Master Plan (PJC Consultancy, 2023).

### 2.5 Insect Hotels / Boxes

2.5.1 Three insect hotels / boxes will be installed throughout the Site close to areas of wildflowers.



## **2.6 Deadwood Habitat Piles**

2.6.1 Three deadwood habitat piles will be installed throughout the Site close to areas of wildflowers.

## **2.7 Roosting Bats**

2.7.1 Two bat boxes (Schwegler 2FN, Kent Bat Boxes or similar) will be installed on the southern elevations two retained trees facing southwards. Any artificial roosting features should be placed between 3m and 6m above ground at slightly different heights.

## **2.8 Bird Boxes**

2.8.1 Bird nest boxes will be installed on the northern elevations retained trees. Two nest boxes will be installed to target house sparrow (i.e. one Schwegler 1SP sparrow terrace or similar) and one to target starling (i.e. two Schwegler 1B or similar).



### **3 ESTABLISHMENT & MANAGEMENT PRESCRIPTIONS**

3.1.1 The establishment and management prescriptions for the enhancement measures presented below are detailed in Table 1. Each task is provided with an appropriate timescale for implementation.

#### **3.2 Ecological Landscaping**

3.2.1 Newly established planting will be planted throughout the Site in the form of tree, native species-rich hedgerows and wildflower/grassland planting. All areas will be managed to ensure the plants develop and remain healthy.

3.2.2 The following management techniques should be applied to all soft landscaping within the Site:

- Apply good horticultural and ecological practice to all operations within entire landscape with care to enhance all wider landscape features during on-going maintenance of installed features/planting;
- Promote healthy growth and establishment of all herbaceous & perennial plants and grassland seeding/turf;
- Ensure consistent control of invasive weeds across the entire Site;
- Promote optimum display and flowering periods and stem colour through best practice pruning techniques dependent upon species and location;
- Ensure development of optimum plant form, shape, and planting density. Action required thinning within planting where required if maintenance access becomes limited by growth;
- Provide protection against pests and diseases as required whenever symptoms are discovered;
- Promote wildlife value and species diversity where appropriate, checking on potential nesting environments prior to any maintenance works to ensure no disturbance occurs; and
- Ensure long term commitment to replacement of defective plant material in line with original design specification as outlined within detailed planting plans.

#### **3.3 Tree Planting**

##### Management Aim

3.3.1 A number of trees will be planted throughout the Site and maintained to provide both amenity and wildlife value by providing additional foraging, commuting and nest building opportunities for a range of protected and notable species, including bats, invertebrates, and birds.

##### Management and Establishment Actions

###### *Establishment*

3.3.2 Multiple tree species will be planted throughout the Site. The following best practices must be followed to ensure the establishment and appropriate management of trees. Planted at marked positions each with two post and timber crossbar installed with arb strapping clear spiral rabbit guard with the exception of multi-stem specimens.

###### a) Watering

- Tree pit irrigation system, 25 RootRain Urban available from Green Blue Urban <http://www.greenblue.com/gb/>, or similar). Irrigation system with a fixed grid inlet, particularly suited to open space and roadside verge tree planting in softscape such as this Site. Required to be 3m length, diameter 60mm and inlet 80mm, weight 1kg.
- All planting must receive watering for a minimum of the first three growing seasons;





- Ensure sufficient water is applied to maintain healthy growth, taking into account published meteorological data on rainfall for any given period, in particular in periods of spring drought (April, May & June);
  - Heavy standard trees require approximately 45lts per tree per application;
  - Large Feathered trees require approximately 40lts per tree per application;
  - Select Standard Fruiting trees require approximately 20lts per tree per app; and
  - Whips: Wet soil to full rooting depth which is approximately 5lt per application.
- b) Organic Bark Mulch (Medium Grade Organic Bark Mulch - Bourne Amenities (or similar))
- Top up mulch to a minimum thickness of 75mm along entire length of hedgerows;
  - Mulch overflow and debris on adjacent surfaces; and
  - Remove any weed plant material and debris from neighbouring hard surfaces and return to planted areas.
- c) Fertiliser
- ‘Enmag’ or similar approved slow-release fertiliser should be spread over planted areas in accordance with manufacturer’s instructions. A single application should be applied between March and May for the first three years after planting.
- d) General (tree & shrub guards / staking systems)
- Tree pit ancillaries (available from Green Blue Urban <http://www.greenblue.com/gb/>, or similar) should be used 25 kits required for this Site.
  - 25 double round stake kits with half round cross bar, rubber Arb block strapping.
  - Trees (and shrubs) shall be maintained in a firm position in the ground following any frost heave or high winds. All stakes and ties shall be checked regularly during each Site visit of the landscape contractor;
  - Inspection for any missing guards shall be carried out upon each visit. Any missing guards are to be replaced immediately;
  - Inspect all of the trees twice a year for sufficient healthy movement within the tree tie systems. These should be adjusted accordingly where required. Tree tie systems should be in place for a minimum of five years following planting with their staking system remaining and checked each visit.

#### *Maintenance*

- 3.3.3 Beyond five years it is considered that all established trees should be self-sustaining. However, any failed trees should be replaced on a like for like basis and the 5-year establishment detailed above should start again for the new tree.

### **3.4 Hedgerow Planting**

#### Management Aim

- 3.4.1 To maintain hedgerow connectivity between the Site and wider environment, a new native species-rich hedgerow will be planted along the eastern aspect of the Site. The hedgerow will be maintained to provide foraging, commuting and nesting opportunities for a range of protected and notable species, including bats, invertebrates, reptiles and birds.

#### Management and Establishment Actions

##### *Establishment*



- 3.4.2 The hedgerow will comprise at least eight native woody species per metre of hedgerow. The hedgerow will be planted in double staggered rows, 5 per metre for bareroot stock. Planting in species groups of 3, excluding holly and dog rose. All whip planting to be installed with Mint Rainbow Treebio Biodegradable Vole Spiral Guard and 900mm canes with exception of holly and dog rose which should be installed with plastic mesh guard and sawn timber stake. Dressed with 75mm organic bark mulch each at base.

*Maintenance*

- 3.4.3 Once established, the hedgerow shall be managed on annual rotation, whereby only half of the hedge shall be cut each year to encourage a dense and diverse hedgerow structure.

### **3.5 Wildflower Planting**

Management Aim

- 3.5.1 A wildflower grassland seed mix will be planted throughout the Site, covering a large proportion of the total area and maintained to provide foraging, commuting and nesting opportunities for a range of protected and notable species, including bats, invertebrates, reptiles and birds.

Management and Establishment Actions

*Establishment*

- 3.5.2 A wildflower seed mixture will then be sown on the site in March, April or September (wildflower seed mix type see paragraph 3.5.1.). Sow seeds directly into existing grass. Select grassland on poor to moderately fertile soil with a fine sward structure and few perennial weeds or vigorous grasses. Prepare the ground for sowing by cutting very hard and creating gaps either with harrows or by raking (aiming to create around 50% bare soil). The seed must be surface sown and can be applied by machine or broadcast by hand.

- 3.5.3 A woodland wildflower seed mix will be sown of the site in March, April and September. Clear all unwanted vegetation from the areas to be sown. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections.

*Maintenance*

- 3.5.4 Once established, the grassland margins should be maintained via annual seed cutting in the autumn or winter, following seed setting. The cut height should be varied annually with some areas left to be cut lower the following year, ensuring that at least one of the piles is provided with a buffer zone at all times. Pesticides, fertilizers or other chemicals should not be used.

### **3.6 Insect Hotels / Boxes**

Management Aim

- 3.6.1 The insect hotels / boxes will be installed and maintained in a viable condition to provide foraging and nesting opportunities throughout the year.

Management and Establishment Actions

*Establishment*

- 3.6.2 A minimum of three hotels will be installed near insect-friendly wildflowers.

*Maintenance*

- 3.6.3 Insect hotels require limited maintenance as most bee species will empty nest cavities themselves, however they can be cleaned if the nesting cavities are failed or empty. Insect hotels need to be cleaned from late September to October when the cavities are vacated.



### **3.7 Deadwood Habitat Piles**

#### Management Aim

- 3.7.1 The deadwood habitat piles will be installed and maintained in a viable condition to provide foraging and nesting opportunities throughout the year.

#### Management and Establishment Actions

##### *Establishment*

- 3.7.2 A minimum of three deadwood habitat piles will be positioned in south facing locations that measure at least 2m x 1.5m x 0.5m.

##### *Maintenance*

- 3.7.3 No maintenance of the deadwood habitat piles is required. However, an inspection of the deadwood habitat piles may be required annually to ensure that the structure and integrity of the piles is not compromised. Any damaged deadwood habitat piles or components of the piles shall be replaced on a like-for-like basis.

### **3.8 Roosting Bats**

#### Management Aim

- 3.8.1 Bat boxes will be installed and maintained in a viable condition to provide roosting habitat throughout the year.

#### Management and Establishment Actions

##### *Establishment*

- 3.8.2 Two bat boxes (Schwegler 2FN, Kent Bat Boxes or similar) will be installed on the southern elevations of retained trees (see Appendix II for locations). Any artificial roosting features should be placed between 3m and 6m above ground in a variety of locations at slightly different heights.

##### *Maintenance*

- 3.8.3 Bat box monitoring is not required to avoid the risk of disturbing bats therefore no future maintenance is considered necessary. However, a check should be carried out annually to ensure its continued functionality and good condition. Bat boxes should be checked annually to ensure they are secure and still facing the same orientation as when they were installed. Should boxes be missing or damaged then they will be replaced with an equivalent box. Once installed bat bricks are unlikely to need replacing in the future as they are integrated into the building.
- 3.8.4 Please note that any methods involving the moving and/or disturbance to bats and/or their roosts will require a licence from Natural England.

### **3.9 Bird Boxes**

#### Management Aim

- 3.9.1 Bird nest boxes will be installed and maintained in a viable condition to provide nesting habitat throughout the year.

#### Management and Establishment Actions

##### *Establishment*

- 3.9.2 The bird nest boxes will be installed on the northern elevations retained trees. Two nest boxes will be installed to target house sparrow (i.e. one Schwegler 1SP sparrow terrace or similar) and one to target starling (i.e. two Schwegler 1B or similar) (see Appendix II for locations).



- 3.9.3 The direction of the entrance holes should be positioned away with a clear flight path to the boxes. Crucially, the box should also be positioned where it is sheltered from the prevailing wind, rain and strong sunlight as much as possible. If possible, position the boxes with a slight downward angle to provide further protection from the rain. They should be positioned at least 3m high so as to be out of reach of predators.

*Maintenance*

- Bird nest boxes will be inspected every year outside of the breeding bird season (March – August inclusive) to ensure they remain in viable condition. During this time removal of any old nests and debris will take place to reduce parasite build-up and prevent the spread of disease. All debris shall be removed with the inside cleaned using boiling water and left to dry naturally. Where any box is found to be damaged, it will be replaced with an equivalent nest box.
- Bird boxes will be checked to ensure they are secure and still facing the same orientation as when they were installed. If they are not secure, they will be removed and re-secured.



### 3.10 Management Timeline

3.10.1 A timeline showing the implementation of the management prescriptions outlined above for the duration of the management plan is shown in Table 1. Should the proposed development design be amended then this management plan should be reviewed and updated as appropriate.

**Table 1: Management plan timeline for the next 5 years.**

Item	Task: Management/Maintenance	Management Visits per Year						Timing and Responsibility
		1	2	3	4	5	5+	
<b>Tree planting</b>	<p><i>Establishment</i> A number of large stem trees will be planted throughout the Site, as per the installation recommendations.</p> <p><i>Maintenance</i> The trees will need to be sufficiently watered at a regular frequency. Approximately 45lt per tree will be required each week during the dry growing season (typically late May to late September).</p> <p>All guards, staking, and ties must be checked frequently to ensure their effectiveness and to prevent any rubbing or prohibitive growth.</p> <p>It is imperative that well-balanced crowns and natural shape within individual environments is created.</p> <p>Management Year 1 – 3 Newly planted trees will be inspected twice a year (spring and autumn) to ensure healthy development, carry out adjustments and pruning works as necessary, and make any necessary repairs/adjustments to the stakes and ties and top up bark mulch if required.</p>	X	X	X	X	X		<p>Undertaken by the contractor or relevant landowner once the proposed development has been completed, but prior to the first occupation of the building/units. Watering must be undertaken by the contractor or relevant landowner during May to September (inclusive).</p> <p>If pruning is required, this must be undertaken by the contractor or relevant landowner during September to February (inclusive).</p>



Any failed trees shall be replaced on a like-for-like basis.

Management beyond Year 3

Newly planted trees will be inspected just once a year to ensure healthy development, carry out adjustments and pruning works as necessary, and make any necessary repairs/adjustments to the stakes and ties and top up bark mulch if required.

Any failed trees shall be replaced on a like-for-like basis.

**Native species-rich planting**

*Establishment*

Planted in double staggered rows, the species-rich hedgerow will be planted as per the installation recommendations.

2X 2X 2X 2X 2X

Checked by the contractor or relevant landowner throughout the year.

*Maintenance*

Once established, the hedgerow shall be managed on annual rotation, whereby only half of the hedge shall be cut each year to encourage a dense and diverse hedgerow structure.

Any failed specimens shall be replaced on a like-for-like basis.

**Wildflower planting**

*Establishment*

On the existing grassland areas, the sward should be prepared by removing weeds and scarifying the surface. A wildflower seed mixture will then be sown.

Wildflower seeds shall be sown by the contractor (or relevant landowner) in March, April or September.

*Maintenance*

Once established, the grassland margins should be maintained via annual seed cutting. The cut height should be varied annually with some areas left to be cut lower the following year. Pesticides, fertilizers or other chemicals shall not be used.

X X X X X

Seed cutting shall be undertaken by the contractor (or relevant landowner) in the autumn or winter and the arisings removed from Site.

**Insect hotels**

*Establishment*

A minimum of three hotels will be installed near insect friendly wildflowers.

X X X X X

Checked by the contractor or relevant landowner throughout the year and cleaned from late September to October when the cavities are vacated.

*Maintenance*



Insect hotels can be cleaned as long as the nesting cavities are failed or empty.

Limited maintenance is needed as many insect species will clean out nests themselves.

**Dead wood habitat piles**

*Establishment*

A minimum of three piles positioned in south facing positions that measure at least 2m x 1.5m x 0.5m.

*Maintenance*

Limited maintenance is required, however if the log piles dry out too much, the dead wood piles may need to be watered to maintain a damp atmosphere.

As older logs begin to disintegrate, new wood should be added.

Dead wood piles will be checked and maintained as needed by the contractor or relevant landowner. During long dry spells, add water to maintain damp conditions.

**Bat boxes**

*Establishment*

Bat boxes will be installed on the southern elevations of retained trees.

*Maintenance*

An annual check should be carried out to ensure the bat boxes are in good condition. Bat boxes should be checked annually to ensure they are secure and still facing the same orientation as when they were installed. Should boxes be missing or damaged then they will be replaced with an equivalent box. Once installed bat bricks are unlikely to need replacing in the future as they are integrated into the building. Please note that any methods involving the moving and/or disturbance to bats and/or their roosts will require a licence from Natural England.

X X X X X

Available from: <https://www.nhbs.com/beaumaris-woodstone.bat-box> and <https://www.nhbs.com/ibstock-enclosed-bat-box-c>

Checked by the contractor or relevant landowner throughout the year.



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**Bird boxes***Establishment*

Bird boxes will be installed on the northern elevations of the retained trees.

*Maintenance*

Bird nest boxes will be inspected every year outside of the breeding bird season (March – August inclusive) to ensure they remain in viable condition. Where any box is found to be damaged, it will be replaced with an equivalent nest box. Cleaning will involve removal of any old nests and debris will take place to reduce parasite build-up and prevent the spread of disease. All debris shall be removed with the inside cleaned using boiling water and left to dry naturally.

X X X X X

Bird boxes will be checked to ensure they are secure and still facing the same orientation as when they were installed. If they are not secure, they will be removed and re-secured.

Available from: <https://www.nhbs.com/3s-schwegler-starling-nest-box>, <https://www.nhbs.com/1sp-schwegler-sparrow-terrace> and <https://www.nhbs.com/fsc-wooden-swift-box>

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Checked by the contractor or relevant landowner every year outside of the breeding bird season (March – August inclusive).





## 4 REFERENCES

British Standards Institution (2013). Biodiversity. Code of practice for planning and development: 42020. BSI, London.

Dover District Council (2022) Dover District Local Plan to 2040. [PDF] Available from: <https://www.doverdistrictlocalplan.co.uk/uploads/pdfs/dover-district-local-plan-regulation-19-submission-document-oct-20221.pdf>

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Wildseed (2023) EM2F Standard general purpose wild flower: <https://wildseed.co.uk/product/mixtures/wild-flower-only-mixtures/standard-general-purpose-wild-flowers/>

Wildseed (2023) EW1 Woodland mixtures <https://wildseed.co.uk/product/mixtures/complete-mixtures/special-habitat-mixtures/woodland-mixture/>



## 5 Appendices

### 5.1 Appendix I: Legislation and planning policy

#### Dover District Local Plan to 2040

The Dover District Local Plan to 2040 (Dover District Council, 2022) sets out the relevant policies for the control of development with regards to the natural environment and biodiversity.

#### *NE1 - Biodiversity Net Gain*

1. *Development proposals must provide a minimum of 10% biodiversity net gain above the ecological baseline and in accordance with the Biodiversity Net Gain SPD. Proposals for biodiversity net gain must:*
  - *be provided as part of the development, within the development site boundary. Only if it can*
  - *be demonstrated that ecologically meaningful biodiversity net gain cannot be achieved within the site boundary will the Council consider off-site alternatives in line with the mitigation hierarchy approach;*
  - *be provided above the agreed pre-development ecological baseline of the site, for both area and linear habitats, and in addition to any loss;*
  - *focus on local priorities and be informed by the Kent Local Nature Recovery Strategy, the Dover District Green Infrastructure Strategy and the Kent Biodiversity Strategy;*
  - *be secured for a minimum of 30 years after completion;*
  - *be informed by a comprehensive understanding of habitats and species associated with the site, to include survey and assessment work carried out by suitably qualified professionals and relevant information from the Kent and Medway Biological Records Centre; and*
  - *follow the mitigation hierarchy and demonstrate by appropriate project design, evidence of adequate avoidance, minimisation and mitigation measures. Where harm to wildlife habitats cannot be avoided or adequately mitigated, appropriate compensation measures will be sought as a last resort.*
2. *Biodiversity net gain must be in addition to any form of compensation.*
3. *All planning applications must be supported by a Biodiversity Net Gain Plan and supporting reports with information to demonstrate how at least 10% biodiversity net gain will be achieved, including:*
  - *use of the applicable and most up-to-date DEFRA metric calculation, including breakdown of stages;*
  - *an assessment of the likely effects of the development and changes to the ecological baseline; iii details of the ecological assessments to include both qualitative and quantitative evidence;*
  - *details of the design and location of the proposals; and*
  - *details of how the net gain proposals will be implemented, managed and maintained.*
4. *Biodiversity net gain proposals will be secured by condition and/or legal agreement. This will include a requirement to cover the Council's costs associated with the long-term monitoring of the biodiversity net gain proposals.*
5. *Applications for change of use in order to create biodiversity sites in appropriate locations, including biodiversity enhancement sites and sites associated with the Strategic Priorities of the Dover Green Infrastructure Strategy, and the Local Nature Recovery Strategy when adopted, will be supported.*



## 5.2 Appendix II: Enhancement Locations





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