



**Application Reference: 20251142**

**Site:** CycloPark  
The Tollgate  
Watling Street  
Gravesend  
Kent  
DA11 7NP

**Applicant:** CycloPark

## Purpose of this Document

This Biodiversity Enhancement Plan (BEP) has been prepared in accordance with Condition 4 of planning permission reference 20251142.

The purpose of this document is to provide details of biodiversity enhancement measures to be incorporated within the development in order to provide additional habitat opportunities for birds, pollinating insects, amphibians, reptiles and small mammals.

The proposed measures have been selected to provide practical, durable and low-maintenance biodiversity enhancements that can be delivered and managed by CycloPark within the operational environment of the site.

## Planning Condition Compliance Statement

Condition 4 requires the submission and approval of a Biodiversity Enhancement Plan containing full details of biodiversity enhancements including, where appropriate:

- Bird boxes
- Bee bricks
- Log piles
- Artificial refugia for reptiles and amphibians

This Biodiversity Enhancement Plan provides those details and demonstrates how biodiversity enhancements will be delivered throughout the site.

## Site Context

CycloPark is an established recreational facility located at The Tollgate, Watling Street, Gravesend, Kent.

The site comprises recreational infrastructure together with areas of grassland, landscape planting, trees and peripheral habitats capable of supporting biodiversity enhancement measures.

The proposed enhancements have been selected to complement existing habitats and provide additional ecological opportunities without adversely affecting the operation of the facility.

## Biodiversity Enhancement Proposals

The following biodiversity enhancements are proposed.

## **Bird Nesting Features**

### **Swift Nest Boxes**

Quantity: 3 boxes (installed as one cluster)

Specification: Woodcrete or equivalent durable construction.

Location: Mounted on suitable building elevations at a minimum height of 5 metres on sheltered elevations with clear flight paths.

Purpose: To provide nesting opportunities for swifts, a species of conservation concern.

### **Starling Nest Boxes**

Quantity: 3 boxes

Specification: Woodcrete or durable timber nest boxes with 45mm entrance holes.

Location: Mounted on suitable buildings or structures between 3 and 5 metres above ground level.

Purpose: To provide nesting opportunities for starlings.

### **House Sparrow Terraces**

Quantity: 2 terraces

Specification: Triple-chamber sparrow terrace boxes.

Location: Mounted on suitable buildings between 2 and 4 metres above ground level.

Purpose: To provide nesting opportunities for house sparrows.

## **Pollinator Features**

### **Bee Bricks / Solitary Bee Habitat**

Quantity: 3 units

Specification: Integrated bee bricks or equivalent solitary bee nesting habitat.

Location: Installed in warm, sheltered locations receiving sunlight and adjacent to suitable flowering vegetation.

Purpose: To provide nesting opportunities for solitary bees and other pollinating insects.

## **Small Mammal Features**

### **Hedgehog Boxes**

Quantity: 3 boxes

Specification: Timber hedgehog nesting boxes with predator-resistant entrance design.

Location: Positioned within quiet vegetated areas away from principal pedestrian routes.

Purpose: To provide shelter opportunities for hedgehogs and other small mammals.

The existing site boundary fencing includes gaps sufficient to allow movement of hedgehogs and therefore separate hedgehog highway provision is not considered necessary.

## **Amphibian and Reptile Features**

### **Hibernaculum**

Quantity: 1

Specification: Constructed using a combination of logs, rubble, stone and soil to create voids suitable for amphibians and reptiles.

Location: Positioned within a quiet landscaped area with minimal disturbance.

Purpose: To provide refuge, shelter and overwintering habitat.

### **Deadwood Habitat**

#### **Log Pile**

Quantity: 1

Specification: Mixed diameter timber logs arranged to create a stable deadwood habitat.

Location: Positioned within a landscaped area where it can remain undisturbed.

Purpose: To support invertebrates, fungi and other wildlife.

## **Implementation Schedule**

All biodiversity enhancement measures shall be installed within 12 months of approval of this Biodiversity Enhancement Plan unless otherwise agreed in writing by the Local Planning Authority.

Installation shall be undertaken in accordance with manufacturers' recommendations and good ecological practice.

## **Location Plan**

The biodiversity enhancement features identified within this Biodiversity Enhancement Plan shall be installed in the locations shown on Drawing BEP-01 (Biodiversity Enhancement Plan).

The drawing will identify the locations of all proposed enhancement measures.

## **Management and Maintenance**

Cyclopark shall be responsible for the ongoing management and maintenance of all biodiversity enhancement features.

The following management measures shall apply:

|                    |                                                               |
|--------------------|---------------------------------------------------------------|
| <b>Bird Boxes</b>  | Visual inspection every 2–3 years and replacement if damaged. |
| <b>Bee Habitat</b> | Inspected periodically and replaced if damaged.               |

**Hedgehog Boxes**

Retained and maintained within vegetated areas.

**Hibernaculum and Log Piles**

Retained and left undisturbed except where essential health and safety considerations require intervention.

## Conclusion

The biodiversity enhancement measures proposed within this Biodiversity Enhancement Plan will provide additional habitat opportunities for a range of species including birds, bats, pollinating insects, amphibians, reptiles and small mammals.

The proposed measures are proportionate to the scale of development and will deliver a lasting biodiversity benefit in accordance with Condition 4 of planning permission reference 20251142, Core Strategy Policy CS12 and the National Planning Policy Framework.

## Summary Schedule

| Feature                           | Qty             | Rationale / Conservation Value                                                                                                                                     |
|-----------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Swift boxes                       | 3 (one cluster) | Colonial species – cluster required<br>Swifts are a priority species in the UK with declining populations; high conservation concern due to loss of nesting sites. |
| Starling boxes                    | 3               | Declining species, cavity nester<br>Starlings are Red-listed in the UK; high conservation value due to rapid population decline.                                   |
| House sparrow terraces            | 2               | Social species<br>House Sparrows are Red-listed and of high conservation concern in urban environments.                                                            |
| Bee bricks / solitary bee habitat | 3               | Distributed across site<br>Solitary bees are important pollinators; many species declining, moderate to high conservation value.                                   |
| Hedgehog boxes                    | 3               | Edge habitats & quiet zones<br>edgehogs are in decline (UK Priority Species); high conservation concern.                                                           |
| Hibernacula (reptile/amphibian)   | 1               | Scattered refugia<br>Great crested newts and many reptiles are protected; high conservation value.                                                                 |
| Log piles                         | 1               | Invertebrate + fungi habitat<br>Supports a range of invertebrates; generally moderate conservation value but key ecological function                               |