

Bellway Homes Limited

**Land to the Northwest Of Factory Road
Northfleet**

Preliminary Ecological Appraisal

**Job No: 253092
April 2025**



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Contents

	Page No
1.0 INTRODUCTION	1
2.0 METHODOLOGY	1
3.0 RESULTS	4
4.0 DISCUSSION AND RECOMMENDATIONS	10
5.0 CONCLUSIONS	11
REFERENCES	12

FIGURES

- Figure 1 Site Location Plan
- Figure 2 Existing Habitats Plan

APPENDICES

- Appendix A Summary of the Ratcliffe Criteria
- Appendix B Plant Species List
- Appendix C Photograph Record Sheet

1.0 INTRODUCTION

Overview

- 1.1 AA Environmental Limited (AAE) has been commissioned by Bellway Homes Limited to carry out an ecological survey of the site Land to the Northwest Of Factory Road in Northfleet. The aims of the survey were to:
- provide a description of the existing habitat types;
 - determine the existence and location of any ecologically valuable areas; and
 - identify the presence of any protected species.
- 1.2 This information will serve to assess the ecological impact of the proposals and identify any ecological constraints and/or mitigation measures required and also identify any enhancement measures that may be available.
- 1.3 The proposals are for a full planning application for the erection of a workshop (Use Class E(g)(iii)), access, parking, and associated landscaping.

Site Description

- 1.4 The site is located off Factory Road in Northfleet, Kent, centred at National Grid Reference: TQ 620744 and covers less than 0.1 of a hectare. The site comprised a recently cleared site with limited vegetation. It is bordered by Factory Road to the east, residential properties to the south and land which forms part of Harbour Village currently under construction to the north and west (Figure 1).

2.0 METHODOLOGY

General

- 2.1 The study comprised two key phases: a desk-top study and a walk-over field survey. The study was undertaken with reference to the Institute of Environmental Assessment's '*Guidelines for Baseline Ecological Assessment*' (1995), Chartered Institute of Ecology and Environmental Management (CIEEM) '*Guidelines for Preliminary Ecological Appraisal*' (2017) and BS 42020: 2013 '*Biodiversity - Code of practice for planning and development*'.

Desk-top Study

- 2.2 Baseline data was obtained from Kent and Medway Biological Records Centre (KMBRC) for the site and the surrounding 2 km area.
- 2.3 In addition, as certain baseline data is now readily available on the internet, the Multi-agency website (<http://magic.defra.gov.uk/>) was consulted to determine whether any part of the site or nearby habitats have been statutorily or otherwise designated and a review of Google Earth's satellite imagery (http://www.google.co.uk/intl/en_uk/earth/index.html) was completed to determine past land uses of the site and surrounding land.

Field Survey

- 2.4 It was necessary to supplement the information obtained from the desk-top study with a walk-over field survey, in order to:
- ascertain whether, while the site itself or nearby habitats might not be covered by any ecological designations, they could be of ecological interest and/or contain protected species; and
 - establish the ecological value of the site in order for the overall disturbance to ecosystems within the area to be fully evaluated.

- 2.5 A walk-over survey of the site was carried out on Thursday 13 March 2025. The dominant plant species were recorded, and habitats classified according to their vegetation types and presented in the standard UK Habitat Classification System (*UK Hab Ltd, 2023*). The weather conditions at the time of the first survey were: cloud cover 4 (Oktas scale); wind speed 1 (Beaufort scale); temperature 7°C; and no rain.

Habitat Evaluation

- 2.6 By applying recognised criteria produced by Ratcliffe (1977), the following seven-point scale was used to rank the importance of the habitat types and species they support. The value of each habitat was ranked according to its importance in a local context (a summary of the Ratcliffe criteria is attached at Appendix A):

- low value;
- low to intermediate value;
- intermediate value;
- intermediate to high value;
- high value (Local/District importance);
- very high value (County importance e.g. Site of Nature Conservation Interest (SNCI)/ Local Wildlife Site, County Wildlife Site); and
- exceptional value (National importance e.g. Site of Special Scientific Interest (SSSI)).

Fauna

- 2.7 Particular attention was paid to record the presence of/ or suitable habitat for badgers, bats and herpetofauna (amphibians and reptiles) that may be present on the site or within adjacent habitats, in accordance with the following survey methodologies:

Badgers

- 2.8 Badgers (*Meles meles*) and their setts are protected by *The Protection of Badgers Act 1992*, under which it is an offence to harm badgers or their setts. A sett is defined as “any structure or place which displays signs indicating current use by a badger”. Natural England has provided the following guidance on the interpretation of current use:

A sett is defined as such (and thus protected) as long as signs indicative of ‘current use’ are present. Thus, a sett remains protected by the Act until such times as the signs (i.e. ‘field signs’) have deteriorated or decayed to such an extent that they indicate that the sett is no longer in ‘current use’.

- 2.9 A thorough survey of the whole site and adjacent habitats, where access was available, was carried out. Particular attention was paid to dense areas of vegetation to check for any evidence of badger activity, which is usually detected by any one or more of the following signs:

- presence of holes with evidence of badger such as footprints, discarded hair, etc.;
- presence of dung pits and latrines;
- presence of well used runs with subsidiary evidence of badger activity; and
- presence of other indications of badger activity, such as signs of foraging and footprints.

Bats

- 2.10 Currently there are 17 species of bat known to breed in the UK. All species and their roosts are protected under Regulation 41 of *The Conservation of Habitats and Species Regulations 2010 (as amended)*. As a signatory to the *Bonn Convention* (Agreement on the Conservation of Bats in Europe) the UK is also required to protect their habitats. This legislation makes it illegal to kill, injure, capture or disturb bats or to obstruct access to, damage or destroy bat roosts. Under the law, a roost is any structure or place used for shelter or protection.

- 2.11 A visual survey of the site was completed to record any evidence of bats or features that could provide potential roosting opportunities. The survey was carried out following the guidelines

provided by the Bat Conservation Trust¹ by an experienced and licensed ecologist². A careful inspection of each tree within the vicinity of the works was carried out to identify those features that are important for roosting bats. Surveying trees presents particular problems at any time of the year as bats will use a wide variety of roost sites in cavities, splits, cracks, knotholes and under loose bark, many of which are not easily detected from the ground. Each tree was assessed in accordance with the following criteria:

- **NONE** – Either no PRF's in the tree or highly unlikely to be any.
- **FAR** – Further assessment required to establish if PRFs are present in the tree.
- **PRF** – A tree with at least one PRF present.

2.12 The surrounding habitat was also surveyed to identify any important features such as mature trees with suitable features for roosting bats and any established lines of vegetation that might provide important flightlines.

2.13 Evidence of bats is usually detected by any one or more of the following signs:

- the presence of bat droppings, which tend to accumulate under established roost sites or at roost entrances;
- the accumulation of large numbers of moth wings, which have been discarded by feeding bats;
- areas of staining by urine or from fur rubbing; and
- the presence of bats themselves or their corpses.

2.14 The visual survey was facilitated by the use of binoculars, ladders, powerful torches (1M candlepower) and a Ridgid Micro CA-350 Inspection Camera endoscope.

Herpetofauna

Amphibians

2.15 All amphibian species have some level of protection under *The Wildlife and Countryside Act 1981 (as amended)*. Great crested newts (*Triturus cristatus*) are protected under *The Wildlife and Countryside Act 1981 (as amended)* and *The Conservation of Habitats and Species Regulations 2010 (as amended)*. The intentional or reckless killing, injury or taking, and intentional or reckless disturbance of great crested newts whilst occupying a 'place used for shelter or protection', is prohibited, as is the destruction of these places.

Reptiles

2.16 All reptile species are protected at some level under Schedule 5 of the *Wildlife and Countryside Act 1981 (as amended)* and *The Conservation of Habitats and Species Regulations 2010 (as amended)*. The more common species of reptiles, which include slow-worm (*Anguis fragilis*), common or viviparous lizard (*Zootoca vivipara*), adder (*Vipera berus*) and grass snake (*Natrix helvetica*) are protected by the *Wildlife and Countryside Act 1981 (as amended)* by part of *Section 9(1)* and all of *Section 9(5)*. This means that they are protected against intentional or reckless killing and injuring (but not 'taking') and against sale and transporting for sale.

2.17 An assessment of the site was carried out to determine its suitability for herpetofauna by recording the habitats present. In addition, any natural/artificial refugia present on the site was lifted to check for any sheltering animals or evidence of animals, such as sloughs (shed skins)³.

¹ Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

² Lead surveyor was Harry Simpson BSc (Hons) MSc (License No. 2023-11139-CL18-BAT).

³ Although considered sub-optimal for reptiles, certain species can still be active and/or found sheltering under refugia.

Other Species

- 2.18 In accordance with good practice, the site was checked for any evidence of other protected species or species of particular note.

3.0 RESULTS

Desk-top Study

- 3.1 A summary of the baseline data obtained from KMBRC has been provided and detailed in Table 1; please note, due to sensitivity/copyright, a copy of the report cannot be reproduced but can be requested by the Local Planning Authority⁴.
- 3.2 There are no ecological statutory designated sites located on or adjacent to the site. The nearest statutory designated site is Swanscombe Peninsula Site of Special Scientific Interest (SSSI), located 0.82 km south-west of the site. In addition, it should be noted that the site lies within the Impact Risk Zone for Swanscombe Peninsula SSSI⁵. The nearest non-statutory designated site is GR05 Ebbsfleet Marshes etc., Northfleet Local Wildlife Site (LWS), located 0.4 km south-west of the site. Full details of designated sites located within the 2 km search area are provided in Table 1.
- 3.3 There were no records of protected species located on or adjacent to the site. There are a number of records of protected species within the 2 km study area, the majority of which were supplied with specific 6-figure grid references allowing a high-resolution indication of their locations. Further details of protected species recorded within 2 km of the site are provided in Table 1.
- 3.4 According to the Multi-agency website, there are no Habitats of Principal Importance (HPIs) located on the site. The nearest HPI is an area of Priority Habitat Inventory – Deciduous Woodland, located adjacent to the west of the site⁶.
- 3.5 Google Earth Imagery shows that the site has remained largely unchanged since at least 2013, with the previous building being removed after 2007 resulting in a cleared site.

Table 1: Summary of Data Search Results (KMBRC)

Statutory Designated Sites		
Description	Protection/designation	Distance/direction
Swanscombe Peninsula	SSSI	0.82 km to the SW
Non-Statutory Designated Sites		
Description	Protection/designation	Distance/direction
GR05 Ebbsfleet Marshes etc., Northfleet	LWS	0.40 km to the SW
GR19 Botany Marshes	LWS	0.60 km to the NW
Protected/notable Species (Specific Grid References)		
Description	Protection/designation	Distance/direction
Pipistrelle Bat (45kHz) (<i>Pipistrellus pipistrellus</i>)	European Protected Species & Protected Species	0.40 km to the WSW
Cinnabar (<i>Tyria jacobaeae</i>)	Priority Species	0.45 km to the SE
Dot Moth (<i>Melanchra persicariae</i>)	Priority Species	0.45 km to the SE
Dusky Brocade (<i>Apamea remissa</i>)	Priority Species	0.45 km to the SE
Grey Dagger (<i>Acronicta psi</i>)	Priority Species	0.45 km to the SE
Knot Grass (<i>Acronicta rumicis</i>)	Priority Species	0.45 km to the SE
Lackey (<i>Malacosoma neustria</i>)	Priority Species	0.45 km to the SE
Large Nutmeg (<i>Apamea anceps</i>)	Priority Species	0.45 km to the SE

⁴ KMBRC data is subject to copyright and therefore cannot be passed on to any third parties, without express written permission.

⁵ Due to the nature of the works, it is unlikely that Natural England will have any comments.

⁶ This area has been periodically cleared since around 2013 and is now cleared ground and part of the larger Northfleet development area (Harbour Village).

Mottled Rustic (<i>Caradrina morpheus</i>)	Priority Species	0.45 km to the SE
Mullein Wave (<i>Scopula marginepunctata</i>)	Priority Species	0.45 km to the SE
Rustic (<i>Hoplodrina blanda</i>)	Priority Species	0.45 km to the SE
Shaded Broad-bar (<i>Scotopteryx chenopodiata</i>)	Priority Species	0.45 km to the SE
Small Emerald (<i>Hemistola chrysoprasaria</i>)	Priority Species	0.45 km to the SE
Small Square-spot (<i>Diarsia rubi</i>)	Priority Species	0.45 km to the SE
White Ermine (<i>Spilosoma lubricipeda</i>)	Priority Species	0.45 km to the SE
Great Crested Newt (<i>Triturus cristatus</i>)	European Protected Species, Protected Species & Priority Species	0.50 km to the SE
Grass Snake (<i>Natrix helvetica</i>)	Protected Species & Priority Species	0.50 km to the SE
Palmate Newt (<i>Lissotriton helveticus</i>)	Protected Species (against sale)	0.50 km to the SE
Smooth Newt (<i>Lissotriton vulgaris</i>)	Protected Species (against sale)	0.50 km to the SE
Badger (<i>Meles meles</i>)	Badgers Act (1992)	0.50 km to the WSW
Common Porpoise (<i>Phocoena phocoena</i>)	European Protected Species, Protected Species & Priority Species	0.51 km to the NE
Common Lizard (<i>Zootoca vivipara</i>)	Protected Species & Priority Species	0.72 km to the S
Common Frog (<i>Rana temporaria</i>)	Protected Species (against sale)	0.72 km to the S
Goldeneye (<i>Bucephala clangula</i>)	Protected Species	0.90 km to the WSW
Five-banded Weevil-wasp (<i>Cerceris quinquefasciata</i>)	Priority Species	0.95 km to the E
Small Heath (<i>Coenonympha pamphilus</i>)	Priority Species	0.95 km to the SW
Hornet Robberfly (<i>Asilus crabroniformis</i>)	Priority Species	1.02 km to the SSW
Daubenton's Bat (<i>Myotis daubentonii</i>)	European Protected Species & Protected Species	1.07 km to the S
Nathusius' Pipistrelle Bat (<i>Pipistrellus nathusii</i>)	European Protected Species & Protected Species	1.07 km to the S
Noctule Bat (<i>Nyctalus noctula</i>)	European Protected Species, Protected Species & Priority Species	1.07 km to the S
Leisler's Bat (<i>Nyctalus leisleri</i>)	European Protected Species & Protected Species	1.07 km to the WSW
Pipistrelle Bat (55kHz) (<i>Pipistrellus pygmaeus</i>)	European Protected Species, Protected Species & Priority Species	1.07 km to the WSW
Water Vole (<i>Arvicola amphibius</i>)	Protected Species & Priority Species	1.11 km to the SSW
Brown-Banded Carder Bee (<i>Bombus humilis</i>)	Priority Species	1.12 km to the WNW
Sea Barley (<i>Hordeum marinum</i>)	Priority Species	1.13 km to the SW
Hedgehog (<i>Erinaceus europaeus</i>)	Priority Species	1.17 km to the SSE
Slow-worm (<i>Anguis fragilis</i>)	Protected Species & Priority Species	1.21 km to the WSW
Wall (<i>Lasiommata megera</i>)	Priority Species	1.41 km to the NW
Borrer's Saltmarsh-grass (<i>Puccinellia fasciculata</i>)	Priority Species	1.47 km to the WNW
Natterer's Bat (<i>Myotis nattereri</i>)	European Protected Species & Protected Species	1.57 km to the S
Stag Beetle (<i>Lucanus cervus</i>)	European Protected Species, Protected Species (against sale) & Priority Species	1.58 km to the SE
Red-shanked Carder Bee (<i>Bombus rudarius</i>)	Priority Species	1.63 km to the NW
Grey Seal (<i>Halichoerus grypus</i>)	European Protected Species	1.65 km to the WNW
Harbour Seal (<i>Phoca vitulina</i>)	European Protected Species	1.65 km to the WNW
Wild Gladiolus (<i>Gladiolus illyricus</i>)	Protected Species	1.70 km to the ESE
Saltmarsh Short-spur (<i>Anisodactylus poeciloides</i>)	Priority Species	1.77 km to the WNW
Slender Hare's-ear (<i>Bupleurum tenuissimum</i>)	Priority Species	1.80 km to the NW
Sea Aster Bee (<i>Colletes halophilus</i>)	Priority Species	1.85 km to the WNW
Divided Sedge (<i>Carex divisa</i>)	Priority Species	1.88 km to the WNW
Pipistrelle (<i>Pipistrellus pipistrellus</i>)	European Protected Species & Protected Species	1.89 km to the WNW
Shrill Carder Bee (<i>Bombus sylvarum</i>)	Priority Species	1.91 km to the NW

Common Toad (<i>Bufo bufo</i>)	Protected Species (against sale) & Priority Species	1.99 km to the WSW
Small Blue (<i>Cupido minimus</i>)	Protected Species & Priority Species	2.08 km to the WNW
Noctule (<i>Nyctalus noctula</i>)	European Protected Species, Protected Species & Priority Species	2.10 km to the SW
Deep-brown Dart (<i>Aporophyla lutulenta</i>)	Priority Species	2.10 km to the SW
Picture-winged Fly (<i>Dorycera graminum</i>)	Priority Species	2.10 km to the SW
Serotine Bat (<i>Eptesicus serotinus</i>)	European Protected Species & Protected Species	2.86 km to the W
Long-eared Bat Brown (<i>Plecotus auritus</i>)	European Protected Species, Protected Species & Priority Species	2.86 km to the W
Protected/notable Species (Coarse Resolution Records)		
Description	Protection/designation	Record Accuracy
Minke Whale (<i>Balaenoptera acutorostrata</i>)	European Protected Species, Protected Species & Priority Species	1km grid accuracy
Arctic Skua (<i>Stercorarius parasiticus</i>)	Priority Species	1km grid accuracy
Black-headed Mason Wasp (<i>Odynerus melanocephalus</i>)	Priority Species	1km grid accuracy
Brent Goose (<i>Branta bernicla</i>)	Priority Species	1km grid accuracy
Cuckoo (<i>Cuculus canorus</i>)	Priority Species	1km grid accuracy
Curlew (<i>Numenius arquata</i>)	Priority Species	1km grid accuracy
Dunnock (<i>Prunella modularis</i>)	Priority Species	1km grid accuracy
Flowering Rush Weevil (<i>Bagous nodulosus</i>)	Priority Species	1km grid accuracy
Grasshopper Warbler (<i>Locustella naevia</i>)	Priority Species	1km grid accuracy
Harvest Mouse (<i>Micromys minutus</i>)	Priority Species	1km grid accuracy
Herring Gull (<i>Larus argentatus</i>)	Priority Species	1km grid accuracy
Horehound Long-horn (<i>Nemophora fasciella</i>)	Priority Species	1km grid accuracy
House Sparrow (<i>Passer domesticus</i>)	Priority Species	1km grid accuracy
Lapwing (<i>Vanellus vanellus</i>)	Priority Species	1km grid accuracy
Lesser Redpoll (<i>Carduelis cabaret</i>)	Priority Species	1km grid accuracy
Linnet (<i>Carduelis cannabina</i>)	Priority Species	1km grid accuracy
Long-horned Bee (<i>Eucera longicornis</i>)	Priority Species	1km grid accuracy
Potter Flower Bee (<i>Anthophora retusa</i>)	Priority Species	1km grid accuracy
Reed Bunting (<i>Emberiza schoeniclus</i>)	Priority Species	1km grid accuracy
Ring Ouzel (<i>Turdus torquatus</i>)	Priority Species	1km grid accuracy
Sea Aster Bee (<i>Colletes halophilus</i>)	Priority Species	1km grid accuracy
Skylark (<i>Alauda arvensis</i>)	Priority Species	1km grid accuracy
Song Thrush (<i>Turdus philomelos</i>)	Priority Species	1km grid accuracy
Spotted Flycatcher (<i>Muscicapa striata</i>)	Priority Species	1km grid accuracy
Starling (<i>Sturnus vulgaris</i>)	Priority Species	1km grid accuracy
Turtle Dove (<i>Streptopelia turtur</i>)	Priority Species	1km grid accuracy
White-fronted Goose (<i>Anser albifrons</i>)	Priority Species	1km grid accuracy
Yellow Wagtail (<i>Motacilla flava</i>)	Priority Species	1km grid accuracy
Yellowhammer (<i>Emberiza citrinella</i>)	Priority Species	1km grid accuracy
Avocet (<i>Recurvirostra avosetta</i>)	Protected Species	1km grid accuracy
Barn Owl (<i>Tyto alba</i>)	Protected Species	1km grid accuracy
Black Redstart (<i>Phoenicurus ochruros</i>)	Protected Species	1km grid accuracy
Black Tern (<i>Chlidonias niger</i>)	Protected Species	1km grid accuracy
Black-necked Grebe (<i>Podiceps nigricollis</i>)	Protected Species	1km grid accuracy
Bluebell (<i>Hyacinthoides non-scripta</i>)	Protected Species	1km grid accuracy
Bluethroat (<i>Luscinia svecica</i>)	Protected Species	1km grid accuracy
Brambling (<i>Fringilla montifringilla</i>)	Protected Species	1km grid accuracy
Cetti's Warbler (<i>Cettia cetti</i>)	Protected Species	1km grid accuracy
Common Crossbill (<i>Loxia curvirostra</i>)	Protected Species	1km grid accuracy
Fieldfare (<i>Turdus pilaris</i>)	Protected Species	1km grid accuracy

Garganey (<i>Anas querquedula</i>)	Protected Species	1km grid accuracy
Green Sandpiper (<i>Tringa ochropus</i>)	Protected Species	1km grid accuracy
Greenshank (<i>Tringa nebularia</i>)	Protected Species	1km grid accuracy
Greylag Goose (<i>Anser anser</i>)	Protected Species	1km grid accuracy
Hobby (<i>Falco subbuteo</i>)	Protected Species	1km grid accuracy
Kingfisher (<i>Alcedo atthis</i>)	Protected Species	1km grid accuracy
Leach's Petrel (<i>Oceanodroma leucorhoa</i>)	Protected Species	1km grid accuracy
Little Gull (<i>Larus minutus</i>)	Protected Species	1km grid accuracy
Little Tern (<i>Sterna albifrons</i>)	Protected Species	1km grid accuracy
Long-tailed Duck (<i>Clangula hyemalis</i>)	Protected Species	1km grid accuracy
Marsh Harrier (<i>Circus aeruginosus</i>)	Protected Species	1km grid accuracy
Mediterranean Gull (<i>Larus melanocephalus</i>)	Protected Species	1km grid accuracy
Merlin (<i>Falco columbarius</i>)	Protected Species	1km grid accuracy
Peregrine (<i>Falco peregrinus</i>)	Protected Species	1km grid accuracy
Pintail (<i>Anas acuta</i>)	Protected Species	1km grid accuracy
Purple Sandpiper (<i>Calidris maritima</i>)	Protected Species	1km grid accuracy
Quail (<i>Coturnix coturnix</i>)	Protected Species	1km grid accuracy
Red Kite (<i>Milvus milvus</i>)	Protected Species	1km grid accuracy
Redwing (<i>Turdus iliacus</i>)	Protected Species	1km grid accuracy
Ruff (<i>Philomachus pugnax</i>)	Protected Species	1km grid accuracy
Serlin (<i>Serinus serinus</i>)	Protected Species	1km grid accuracy
Slavonian Grebe (<i>Podiceps auritus</i>)	Protected Species	1km grid accuracy
Snow Bunting (<i>Plectrophenax nivalis</i>)	Protected Species	1km grid accuracy
Spoonbill (<i>Platalea leucorodia</i>)	Protected Species	1km grid accuracy
Spotted Crake (<i>Porzana porzana</i>)	Protected Species	1km grid accuracy
Whimbrel (<i>Numenius phaeopus</i>)	Protected Species	1km grid accuracy
Whooper Swan (<i>Cygnus cygnus</i>)	Protected Species	1km grid accuracy
Bittern (<i>Botaurus stellaris</i>)	Protected Species & Priority Species	1km grid accuracy
Black-tailed Godwit (<i>Limosa limosa</i>)	Protected Species & Priority Species	1km grid accuracy
Common Scoter (<i>Melanitta nigra</i>)	Protected Species & Priority Species	1km grid accuracy
Corncrake (<i>Crex crex</i>)	Protected Species & Priority Species	1km grid accuracy
Roseate Tern (<i>Sterna dougallii</i>)	Protected Species & Priority Species	1km grid accuracy
Scaup (<i>Aythya marila</i>)	Protected Species & Priority Species	1km grid accuracy
Stone-curlew (<i>Burhinus oedipnemus</i>)	Protected Species & Priority Species	1km grid accuracy
Woodlark (<i>Lullula arborea</i>)	Protected Species & Priority Species	1km grid accuracy
Common Toad (<i>Bufo bufo</i>)	Protected Species (against sale) & Priority Species	1km grid accuracy
Hen Harrier (<i>Circus cyaneus</i>)	Protected Species, Priority Species	1km grid accuracy
Serotine (<i>Eptesicus serotinus</i>)	European Protected Species & Protected Species	2 km grid accuracy
Brown Long-eared Bat (<i>Plecotus auritus</i>)	European Protected Species, Protected Species & Priority Species	2 km grid accuracy
Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>)	European Protected Species, Protected Species & Priority Species	2 km grid accuracy
Six-spotted Pot Beetle (<i>Cryptocephalus sexpunctatus</i>)	Priority Species	2 km grid accuracy
Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)	European Protected Species & Protected Species	2km grid accuracy
Basil Thyme (<i>Clinopodium acinos</i>)	Priority Species	2km grid accuracy
Bullfinch (<i>Pyrrhula pyrrhula</i>)	Priority Species	2km grid accuracy
Caraway (<i>Carum carvi</i>)	Priority Species	2km grid accuracy
Cornflower (<i>Centaurea cyanus</i>)	Priority Species	2km grid accuracy
Dingy Skipper (<i>Erynnis tages</i>)	Priority Species	2km grid accuracy
European Eel (<i>Anguilla anguilla</i>)	Priority Species	2km grid accuracy
Garden Tiger (<i>Arctia caja</i>)	Priority Species	2km grid accuracy
Grape-hyacinth (<i>Muscari neglectum</i>)	Priority Species	2km grid accuracy
Grey Partridge (<i>Perdix perdix</i>)	Priority Species	2km grid accuracy
Nightjar (<i>Caprimulgus europaeus</i>)	Priority Species	2km grid accuracy
Spreading Hedge-parsley (<i>Torilis arvensis</i>)	Priority Species	2km grid accuracy
Tree Pipit (<i>Anthus trivialis</i>)	Priority Species	2km grid accuracy
Tree Sparrow (<i>Passer montanus</i>)	Priority Species	2km grid accuracy

Bearded Tit (<i>Panurus biarmicus</i>)	Protected Species	2km grid accuracy
Dartford Warbler (<i>Sylvia undata</i>)	Protected Species	2km grid accuracy
Firecrest (<i>Regulus ignicapillus</i>)	Protected Species	2km grid accuracy
Little Ringed Plover (<i>Charadrius dubius</i>)	Protected Species	2km grid accuracy
Annual Knawel (<i>Scleranthus annuus</i>)	Priority Species	10 km grid accuracy
Corn Cleavers (<i>Galium tricornutum</i>)	Priority Species	10 km grid accuracy
Interrupted Brome (<i>Bromus interruptus</i>)	Priority Species	10 km grid accuracy
Noble Chafer (<i>Gnorimus nobilis</i>)	Priority Species	10 km grid accuracy
Pheasant's-eye (<i>Adonis annua</i>)	Priority Species	10 km grid accuracy
Red Hemp-nettle (<i>Galeopsis angustifolia</i>)	Priority Species	10 km grid accuracy
Small-flowered Catchfly (<i>Silene gallica</i>)	Priority Species	10 km grid accuracy
Spreading Bellflower (<i>Campanula patula</i>)	Priority Species	10 km grid accuracy
Thorow-wax (<i>Bupleurum rotundifolium</i>)	Priority Species	10 km grid accuracy
Broad-leaved Cudweed (<i>Filago pyramidata</i>)	Protected Species & Priority Species	10 km grid accuracy
Field Eryngo (<i>Eryngium campestre</i>)	Protected Species & Priority Species	10 km grid accuracy
Ground-pine (<i>Ajuga chamaepitys</i>)	Protected Species & Priority Species	10 km grid accuracy
Least Lettuce (<i>Lactuca saligna</i>)	Protected Species & Priority Species	10 km grid accuracy
Pennyroyal (<i>Mentha pulegium</i>)	Protected Species & Priority Species	10 km grid accuracy
Starved Wood-sedge (<i>Carex depauperata</i>)	Protected Species & Priority Species	10 km grid accuracy
Shepherd's-needle (<i>Scandix pecten-veneris</i>)	Priority Species	10km grid accuracy
Greater Water-parsnip (<i>Sium latifolium</i>)	Priority Species	10km grid accuracy
Fine-leaved Sandwort (<i>Minuartia hybrida</i>)	Priority Species	10km grid accuracy
Scarce Four-dot Pin-palp (<i>Bembidion quadripustulatum</i>)	Priority Species	10km grid accuracy
Necklace Ground Beetle (<i>Carabus monilis</i>)	Priority Species	10km grid accuracy
Mellet's Downy-back (<i>Ophonus melletii</i>)	Priority Species	10km grid accuracy
Shrill Carder Bee (<i>Bombus sylvarum</i>)	Priority Species	10km grid accuracy

NB: All distances are calculated from the centre of the site, National Grid Reference: TQ 620744

SSSI = Site of Special Scientific Interest; LWS = Local Wildlife Site.

European Protected Species = species listed under *The Habitats Directive* Annexes II and IV.

Protected Species = species listed under the *Wildlife and Countryside Act 1981 (as amended)* Schedules 1, 5 and 8.

Priority Species = species listed under the *Natural Environment and Rural Communities (NERC) Act 2006* Section 41.

Field Survey

Introduction

- 3.6 The results of the survey are presented as a series of habitat descriptions for each of the areas on the site. The Existing Habitats Plan is shown on Figure 2, and the habitat descriptions should be read in conjunction with this Plan. An indicative plant species list is attached at Appendix B (nomenclature follows Stace, 2019) and a series of site photographs attached at Appendix C.

Habitat Types and Evaluation

Artificial Unvegetated/Unsealed Surface

- 3.7 The new workshop site was dominated by recently cleared ground, which was previously hardstanding.
- 3.8 The artificial unvegetated ground is devoid of vegetation and provides limited value for wildlife.

Habitat value: Low

Developed Land/Sealed Surface

- 3.9 A small section of the existing pavement is located at the eastern boundary of the site.

- 3.10 The hardstanding is devoid of vegetation and provides no value for wildlife.

Habitat value: Low

Introduced Shrub

- 3.11 Restricted areas of butterfly bush (*Buddleja davidii*), with some bramble (*Rubus fruticosus* agg.), common nettle (*Urtica dioica*) and common ivy (*Hedera helix*) were located at the southern and eastern boundary of the site.

- 3.12 These areas provide some foraging and sheltering opportunities for a range of wildlife but due to its restricted size, any value is limited.

Habitat value: Low

Urban Trees

- 3.13 Trees recorded on the southern site boundary included five self-seeded sycamores (*Acer pseudoplatanus*), which were of a young age.

- 3.14 The trees were relatively isolated but provide some habitat for local wildlife and bird nesting opportunities.

Habitat value: Intermediate

Fauna

Badgers

- 3.15 No evidence of badgers was recorded on or adjacent to the site with the site providing no habitat suitable for badgers. The nearest badger record was located 0.5 km away.

Bats

- 3.16 There are no buildings or structures on the site. The trees, due to their size and age and lacking any obvious PRFs for roosting bats were assessed under the category **NONE**.

- 3.17 The site itself, comprising a cleared site with minimal vegetation, located within a largely built up area, provided limited foraging opportunities for bats.

Herpetofauna

- 3.18 There were no ponds on the site and therefore no breeding opportunities for amphibians. The site, dominated by recently cleared ground, does not provide any suitable terrestrial habitat for any species of herpetofauna. In addition, the nearest record for great crested newt was located 0.5 km to the south of the site, with intervening barriers to movement including roads and residential properties. It is important to note that a reptile translocation was completed on the Northfleet Embankment site, with all of the ground vegetation removed under an ecological watching brief. All reptiles caught were released into receptor sites away from the current site.

Other Wildlife

- 3.19 Apart from a few common species of birds, either recorded on the site or flying overhead, no other species of any note were recorded.

4.0 DISCUSSION AND RECOMMENDATIONS

- 4.1 The proposals are for a full planning application for the erection of a workshop (Use Class E(g)(iii)), access, parking, and associated landscaping.
- 4.2 There are no habitats of international, national, county or local importance that would be directly affected by the proposals. The site is of overall limited ecological value, with the species recorded described as common or abundant and are found in similar places across much of Britain, with no evidence of protected species recorded.
- 4.3 Although there are considered to be no over-riding ecological constraints to the proposals, a series of generic mitigation measures, as detailed below, could be implemented to reduce any impact the development proposals may have on local wildlife. There is also an opportunity to implement some enhancement measures to increase the nature conservation value of the site in the long term in accordance with Government guidance as set out in National Planning Policy Framework (NPPF) 2024⁷.
- 4.4 Although no evidence of bats was recorded, with the trees assessed to provide **NONE** in terms of roosting opportunities, all site operatives should be made aware of current legislation protecting bats and their roosts. In the unlikely event of any bats being encountered on the site, then works should stop immediately and Natural England or AAe contacted so that appropriate advice can be provided.
- 4.5 It should be noted that all species of wild bird and their nests are protected under the *Wildlife and Countryside Act 1981 (as amended)*. Therefore, in order to avoid contravention of current legislation, site clearance works should be timed to avoid the main bird nesting season, which, in general, runs from March to August inclusive. If this is not possible, a check should be carried out prior to any clearance works to ensure there are no active nests present.
- 4.6 In order to protect any vegetation to be retained (on-site or adjacent), suitable fencing may be required at certain locations to reduce the possibility of any damage that could be caused during the works. To minimise accidental damage, any overhanging branches should be pruned back to suitable live growth points. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS 3998: 2010 'Tree Work - Recommendations'.
- 4.7 The site could be further enhanced by providing roosting, nesting and sheltering opportunities for a range of species and the creation of new wildlife habitats, such as some of those recommended by the Chartered Institute of Ecology Environment and Management's published Biodiversity Net Gain Good Practice Guidance, and listed below:
- Nest boxes
 - Bug hotels
 - Bat Boxes
 - Pollinator nest sites
 - Planting wildflowers
- 4.8 The effects of lighting on plants and animals are difficult to assess, but it is thought that lighting can adversely affect invertebrates, birds and bats. Although the site is located within a well-lit area (surrounding development and roads), in accordance with good practice, a sensitive lighting scheme should be designed to minimise light spillage and pollution.

⁷ Ministry of Housing, Communities and Local Government (2024). *National Planning Policy Framework*. London.

5.0 CONCLUSIONS

- 5.1 The proposals are for a full planning application for the erection of a workshop (Use Class E(g)(iii)), access, parking, and associated landscaping.
- 5.2 An ecological survey has been carried out, supplemented by obtaining available baseline data from Kent and Medway Biological Records Centre. The findings from the survey and review of baseline data have provided information to assess the impact of the proposals on species and/or features of ecological/biodiversity value.
- 5.3 There are no habitats of international, national, county or local importance that would be directly affected by the proposals. The site is of overall limited ecological value, with the species recorded described as common or abundant and are found in similar places across much of Britain, with no evidence of protected species recorded.
- 5.4 Overall the findings of this ecological appraisal would indicate that there are no ecological constraints to the development proposals to preclude planning permission being granted. A range of generic mitigation/enhancement measures have been suggested and, if implemented effectively, would reduce the impact of the works on local wildlife, avoid contravention of current legislation.

253092/ARB

AA Environmental Limited

April 2025

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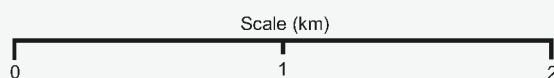
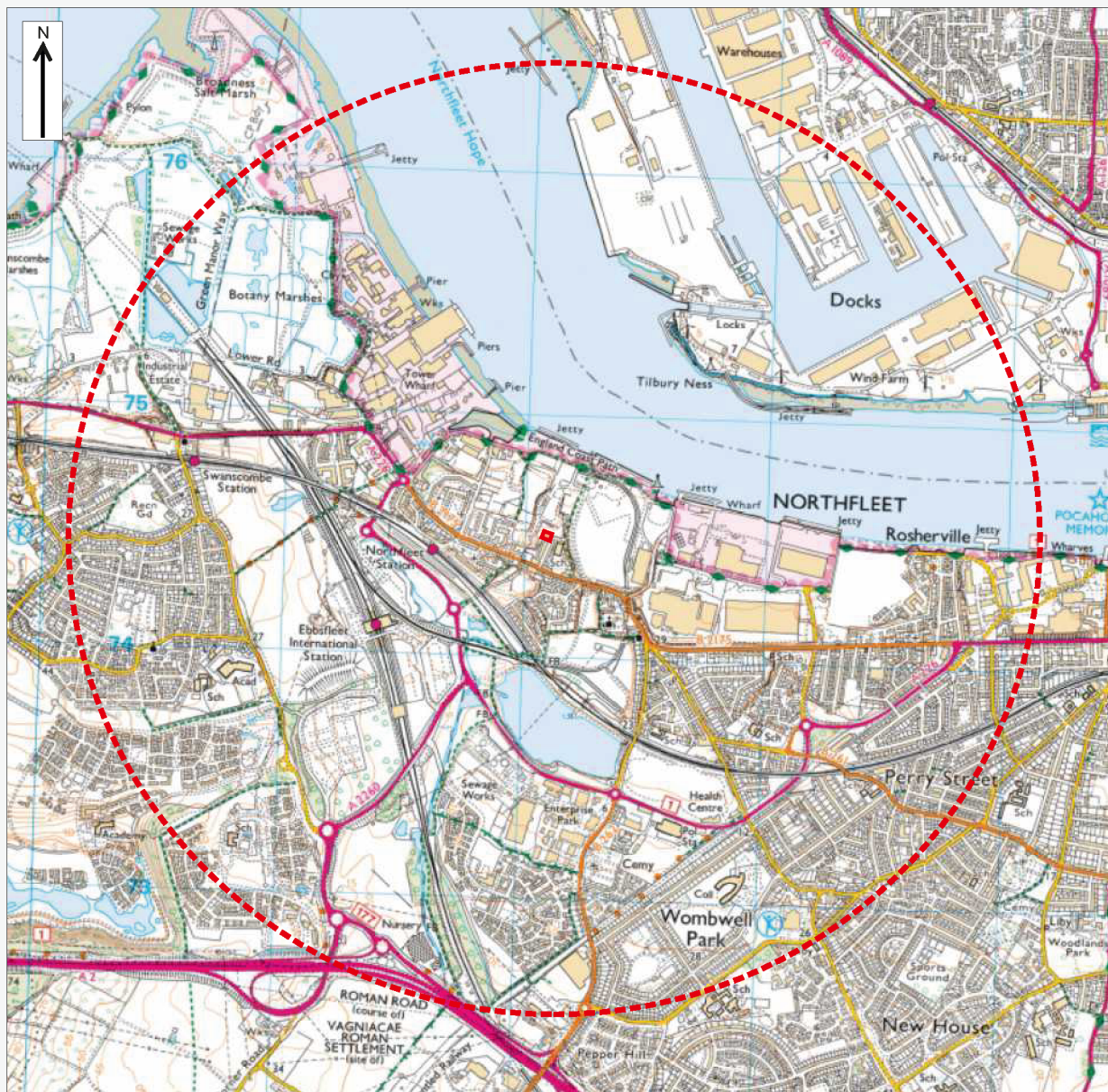
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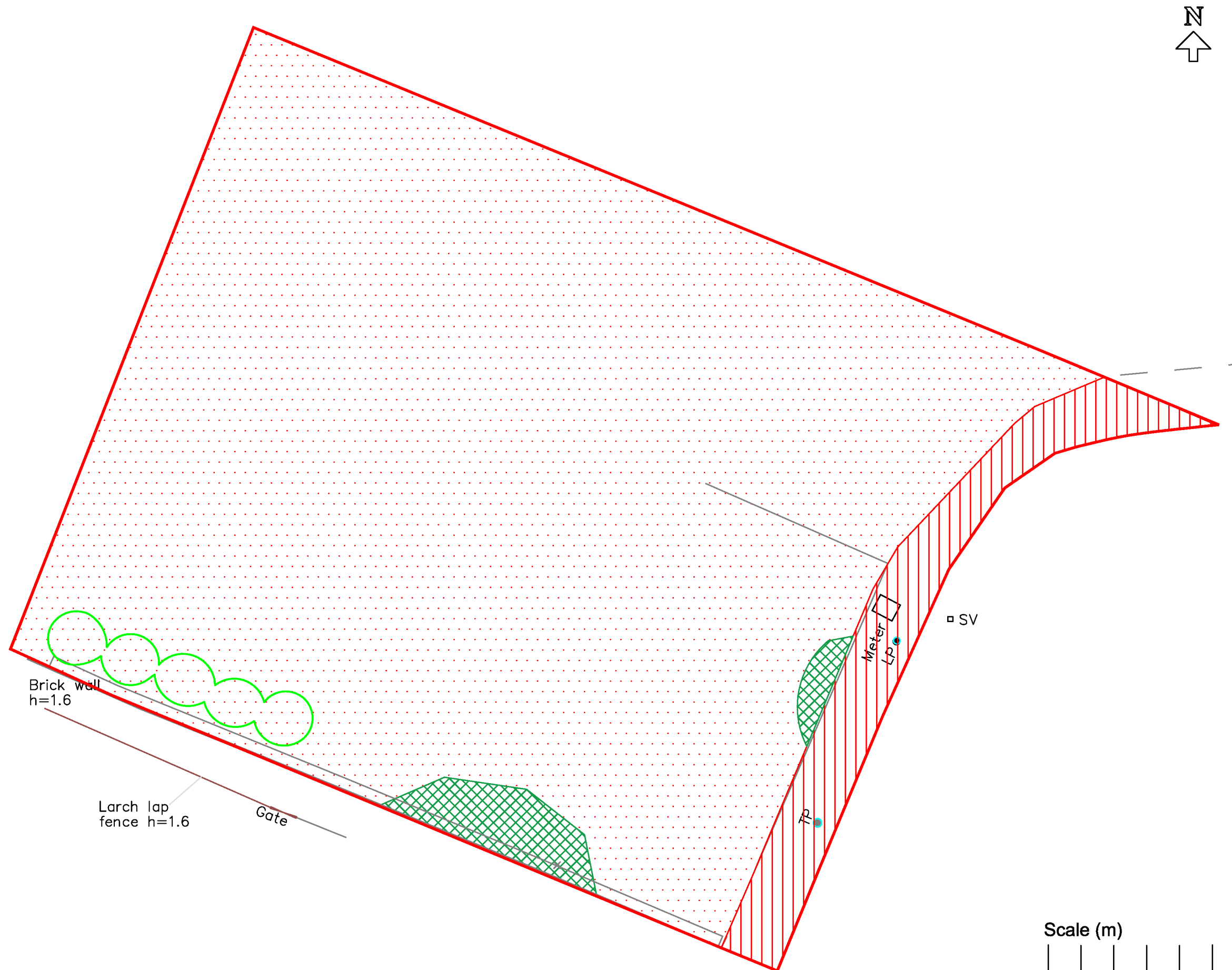
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Figures



KEY	
Site Boundary:	
2 km Study Area:	
	Explorer™ 162
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UK Location: 	

Rev.	Details	Drawn	Date		
		Chkd.			
AA Environmental Ltd Units 4-8 Cholswell Court Shippon, Abingdon Oxon OX13 6HX T: 01235 536042 F: 01235 523849 info@aaa-ltd.co.uk www.aaa-ltd.co.uk		Project 253092 Land to the Northwest Of Factory Road Northfleet		Title Site Location Plan	
Scale	As shown	Date	15.04.25	Drawn	EC
				Chkd.	ARB
				Drq. No.	Figure 1
				Rev.	



KEY

- Site Boundary*
- Artificial Unvegetated/Unsealed Surface*
- Developed Land/Sealed Surface
- Introduced Shrub*
- Individual Tree*

* Indicative location

Rev.	Details	Drawn Chkd.	Date
Project 253092 Land to the Northwest Of Factory Road Northfleet			
Title Existing Habitats Plan			
 AA Environmental Ltd Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk			
Scale As shown	Date 15.04.25	Drng. No. Figure 2	Rev.

Appendix A

Summary of Ratcliffe Criteria

Fragility – some habitats, communities and species are particularly sensitive to environmental change and as such tend to be rare.

Rarity – the threat of loss of a particular habitat or species lends value to the organism and the site it occupies. Whether a species has rarity value is largely dependent upon the context, as a species or habitat can be internationally rare, but relatively common locally or nationally. Likewise, a nationally rare species can in some circumstances be more common at internationally level.

Size (area or extent) – size does play an important part in determining the ecological interest of an area, but is also a relative concept. For example, a 30 acre woodland or a one acre meadow could have a similar degree of nature conservation importance.

Diversity – the diversity of a site can be expressed in a number of ways and both low and high diversity can have a high nature conservation value under different circumstances.

Potential value – some sites have the potential to provide greater nature conservation interest than presently exists.

Position within the Ecological/Geographical Unit – a site which is near or adjacent to other similar habitats may have a higher nature conservation value than an isolated one because the range of fauna can be greater.

Typicalness – certain habitats have become important as they are good examples of what is, or has historically been, typical of the area. Efforts have been made to safeguard representative areas to prevent what was once common becoming fragmented or rare.

Recorded history – a well-documented site with detailed biological and/or natural history records presents a valuable insight into the ecology of a site. Such information is important for current and future management.

Naturalness – this is a measure of the degree to which an area has been modified by human activity. In England unmodified habitats are extremely rare being restricted to remote, inaccessible areas such as cliffs, and some saltmarshes. The bulk is either semi-improved, improved or artificial.

Intrinsic Appeal – this refers to value in a popular rather than ecological sense, and highlights the fact that value is also derived from society's preferences for landscape and other aesthetic features and is not just based on ecological considerations.

Appendix B

PLANT SPECIES LIST

Acer pseudoplatanus
Buddleja davidii
Hedera helix
Rubus fruticosus agg.
Urtica dioica

Sycamore
Butterfly bush
Common ivy
Bramble
Common nettle

Appendix C



Photograph 1: Showing the site facing east.



Photograph 2: Showing the vegetation at the southern site boundary.



Photograph 3: Showing the site facing west.



Photograph 4: Showing the site and further cleared ground to the north

Rev.	Details		Drawn	Chkd.	Date
PROJECT					
253092 Land to the Northwest Of Factory Road Northfleet					
TITLE					
Photograph Record Sheet					
 Environmental Consultants AA Environmental Ltd Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T: 01235 536042 F: 01235 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk					
Scale	Date 15.04.25		Drg No.		Rev.
NTS	Drawn EC	Chkd. ARB	Appendix C		

