

Land North of Camer Road, Meopham

CONFIDENTIAL Technical Appendix 10.1:
Ecological Appraisal

A Report for The McManus Family

February 2026



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Technical Appendix 10.1: Ecological Appraisal

This Technical Appendix is to remain CONFIDENTIAL due to the risk of persecution of badgers

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Disclosure:		
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1 PROJECT OVERVIEW

Client:	The McManus Family
Site Address:	Land North of Camer Road, Meopham
Lead Ecologists:	Lauren Hook BSc (Hons) MSc, Ecologist; Lorna Roberts BSc (Hons) MSc ACIEEM, Associate Director
Survey Period:	30 th April 2025 - 2 nd January 2026
Site Proposals:	Outline planning application for up to 725 dwellings (Use Class C3), a new two-form entry primary school (Use Class F1), a Local Centre (up to 500sqm of Class E floorspace), the provision of Public Open Space including sport and recreation facilities alongside associated access, landscaping, parking, and infrastructure; with all matters reserved except for access.
Associated Planning Reference Number:	Not yet submitted.

Source of Relevant Documents:

Document:	Source:
Site Location Plan:	Google Earth Pro
Site Plans:	Concept Masterplan, Icen Projects Limited, November 2025 – Drawing no. DL03 Rev E
Desk Study	Kent and Medway Biological Records Centre (KMBRC) Magic.gov.uk

2 INTRODUCTION

2.1 Context

2.1.1 In response to the proposed development at Land north of Camer Road, Hook Green, Meopham, Dartford, Kent (hereafter referred to as 'the Site'), an Ecological Appraisal comprising a UK Habitats survey and further Phase 2 protected species surveys in relation to badger, bats, birds, dormice, great crested newts and reptiles, have been undertaken of land within the Site.

2.1.2 Ecological features of interest are depicted in Figure 1. Photographs of features of interest are presented in Annex A.

2.1.3 This report contains the methodology and detailed results of all surveys conducted within the Site. Conclusions and appropriate recommendations for protection, mitigation and enhancement are provided within Chapter 10 (Ecology and Biodiversity) of the Environmental Statement (ES).

2.2 Site Location

2.2.1 The Site is located in Meopham, a village in the borough of Gravesham, Kent, at National Grid Reference: TQ 64612 67607. The location of the Site is depicted in Image 1, below.

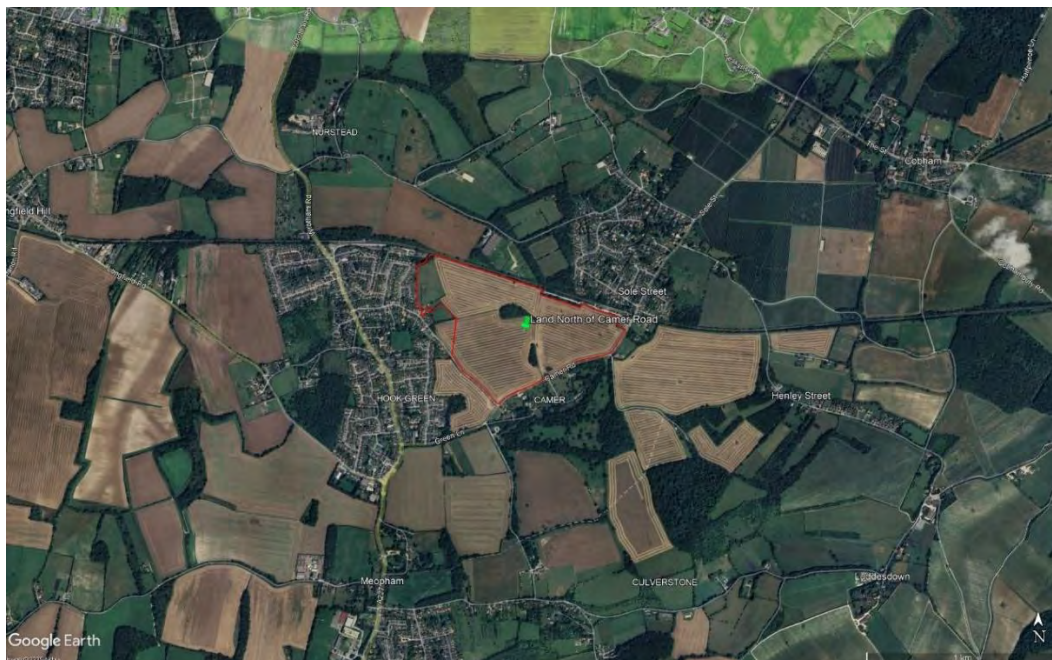


Image 1 – Geographical Location of the Site

2.3 Site Description

- 2.3.1 The Site occupies approximately 44.32ha and comprises areas of grassland, woodland, hedgerows and crop fields.
- 2.3.2 The Site is bound by a railway track to the north, Camer Road to the east, Norwood Lane to the south and residential properties with associated gardens to the west. The wider landscape comprises residential properties with associated gardens, agricultural fields, and blocks of woodland.

2.4 Legislation and Planning Policy

- 2.4.1 Relevant legislation and policies that apply to ecological issues within the Site are:
- [The Conservation of Habitats and Species Regulations 2017 \(as amended\)](#)
 - [The Environment Act 2021](#)
 - [The Wildlife and Countryside Act 1981 \(as amended\)](#)
 - [The Countryside Rights of Way Act 2000](#)
 - [The Natural Environment and Rural Communities \(NERC\) Act 2006](#)
 - [The Hedgerows Regulations 1997](#)
 - [The Protection of Badgers Act 1992](#)
 - [The Wild Mammal \(Protection\) Act 1996](#)
 - [The National Planning Policy Framework \(NPPF\) 2024](#)
 - [Government Circular 06/05](#)
 - [Gravesham Borough Council Local Plan Core Strategy \(Adopted September 2014\)](#)
- 2.4.2 The above summary serves as guidance only. Further information is presented in Annex B.

2.5 Objectives of the Survey

- 2.5.1 The objectives of the survey were to:
- Classify the main habitats present within the Site.
 - Assess the suitability for protected species and any otherwise notable species to occur within the Site.
 - Complete Phase 2 species specific surveys where protected species may be impacted by the proposed development.

3 SURVEY METHODOLOGY

3.1 Desk Study

3.1.1 A desk study was undertaken in July 2025 to determine the presence of sites and habitats of conservation importance, along with existing records of protected and notable species of relevance to the Site.

3.1.2 The following bodies were consulted for the desk study:

- Google Earth Pro for waterbody locations and aerial imagery.
- Magic Map ([Magic.defra.gov.org](https://magic.defra.gov.org)) for statutory designated sites and habitats of conservation importance.
- Kent and Medway Biological Record Centre (KMBRC) for existing records of protected and notable species.
- OS mapping for waterbodies within 250m of the Site.

3.1.3 The desk study involved obtaining the following information:

- International statutory designated sites (Ramsar) and UK National Site Network sites (Special Protection Areas; SPAs and Special Areas of Conservation; SACs) within 10km. The search included proposed Ramsar sites (pRamsar), potential SPAs (pSPA) and possible SACs (pSAC).
- National statutory designated sites within 2km.
- Non-statutory designated sites within 2km.
- Protected and notable species records within 2km.
- Ancient woodland parcels within 30m.
- Waterbodies within 250m.
- Habitats of Principal Importance (NERC Act 2006) within or immediately adjacent to the Site.

3.1.4 These search areas are considered sufficient to cover the potential zone of influence of the proposed development.

3.2 Habitats

UK Habs Survey

3.2.1 The Site was surveyed using the UK Habitat Classification system (UKHab, 2023). The techniques applied during the survey involve identifying the main plant communities present on the Site and classifying the habitat types following the UKHab criteria. This technique

provides an inventory of the habitat types present and enables areas of greater botanical interest, which may require further, more detailed, surveys, to be identified.

3.2.2 Any occurrences of recognised invasive species as listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were also noted, if present.

3.2.3 A map of the habitats and areas of interest (using a variation of the JNCC (2016) protocol for UK Habs plans) is provided in Figure 1. Photographs of features of interest are presented in Annex A.

3.2.4 The survey was undertaken by GES Ecologist Lauren Hook on 30th April 2025 and completed by GES Senior Ecologist Vic Standing on 20th May 2025.

3.3 Protected and Notable Species

3.3.1 The survey was 'extended' to consider the suitability of the Site to support protected and notable species. Species considered included those identified during the desk study, or those considered appropriate by the surveyor during the survey. Where required, detailed species-specific surveys were also carried out.

Badger

3.3.2 To confirm the presence/likely absence of badger, the number of animals present, and identify the sett types, the Site and wider surrounds were subject to a wider walkover survey and camera trap monitoring surveys.

Walkover Survey

3.3.3 The Site and, where accessible, up to 50m from the Site was surveyed for evidence of badger and their setts on 28th November 2025 by experienced ecologist Ashley Walker BSc (Hons).

3.3.4 Evidence of badger activity was assessed by searching for:

- Presence of setts, indicated by suitably sized holes or burrows.
- Evidence of badger latrines, badger hair and/or footprints.
- Evidence of well-used runs supported by secondary evidence such as foraging signs.

3.3.5 Where badger setts were recorded, the location of each sett was mapped. The number of entrances, sett status and level of activity was noted and categorised in accordance with the definitions derived by Harris *et. al.* (1989).

3.3.6 Badger sett activity levels are defined as:

- **Well used:** clear of any debris or vegetation, are obviously in regular use, and may or may not have been excavated recently.
- **Partially used:** not in regular use and have debris such as leaves or twigs in the entrance or have moss and/or other plants growing in and around the entrance. Partially used holes could be in regular use after a minimal amount of clearance.
- **Disused** – not been in use for some time, partially or completely blocked, and cannot be used without a considerable amount of clearance.

Badger Camera Monitoring Survey

- 3.3.7 To establish the exact use of the Site by badgers (if present) the mammal holes identified within the Site were subject to camera monitoring surveys.
- 3.3.8 This survey involved the deployment of seven motion-activated cameras at the positions depicted in Figure 2a.
- 3.3.9 The motion-activated cameras were left in situ facing the mammal holes, during the periods 28.11.25 – 04.12.25 (Initial Survey Period); 04.12.25 – 18.12.25 (Full Survey Period 1) and 18.12.25 – 02.01.26 (Full Survey Period 2). Upon completion of the survey, the cameras were retrieved and the footage reviewed.

Bats

Preliminary Bat Roost Assessment -Trees

- 3.3.10 A Ground Level Tree Assessment (GLTA) of trees within the Site, with the potential to be affected by the proposed development, was carried out in accordance with current Bat Conservation Trust (BCT) good practice guidance (Collins, 2023) on 30.04.25 and 02.12.25. Trees were inspected for potential roosting features (PRFs) such as splits, fissures, cavities, delaminated bark, heavy ivy *Hedera sp.* cover and woodpecker holes. Evidence such as droppings, staining and bats themselves were searched for below and in suitable features, with the use of high-powered torch. Each tree was categorised as having:
- PRFs suitable for individual bats (PRF-I)
 - PRFs suitable for multiple bats (PRF-M)
 - No PRFs
 - FAR – Further Assessment Required
- 3.3.11 The above information was used to determine the level (if any) of further surveys required in respect of tree-roosting bats.

Bat Activity Surveys

3.3.12 To determine the Site's use by foraging and commuting bats, bat activity surveys were conducted using a combination of both nighttime bat walkover (NBW) surveys and static detector deployment (one each per season in May, June and September 2025). The survey methods used are based upon current BCT good practice guidance (Collins, 2023).

Nighttime Bat Walkover (NBW) Surveys

3.3.13 In line with current BCT good practice guidance (Collins, 2023) the start of the survey involved two surveyors stationed on potential flight lines close to potential roost sources. Surveyors remained in situ between 30 minutes and one hour after sunset. A pre-defined NBW route was then walked at a slow and steady pace, with all bat activity encountered during the NBW noted (the NBW route is illustrated in Figure 3). The time, location, number, species (where possible) and direction of flight were recorded for each bat pass (discrete burst of echolocation heard, or bat activity observed) encountered during the survey. In line with BCT guidelines (Collins, 2023), each NBW commenced at sunset and continued for a period of two hours after sunset.

3.3.14 All bat calls were listened to using a suitable bat detector (Elekon Batlogger M or similar). All calls were digitally recorded, and the sonograms later analysed by suitably experienced ecologists using the latest edition of specialist software, BatExplorer. Further details regarding the surveys, including weather conditions is provided in Table 1 below.

Table 1 – NBW survey conditions

Date	Survey Start	Survey End	Sunset/ Sunrise Time	Start Weather Conditions	End Weather Conditions	Surveyors
15.05.25	20:43	22:43	20:43	Dry, 30% cloud cover, light air (1BF), 12°C	Dry, 30% cloud cover, light air (1BF), 12°C	Lottie Gibbons Ryan Richardson
24.06.25	21:20	23:20	21:20	Dry, 0% cloud cover, moderate breeze (4BF), 20°C	Dry, 0% cloud cover, moderate breeze (4BF), 13°C	Lottie Gibbons Ryan Richardson
18.09.25	19:05	21:05	19:05	Dry, 10% cloud cover, gentle breeze (3BF), 17°C	Dry, 10% cloud cover, gentle breeze (3BF), 17°C	Lottie Gibbons Ryan Richardson

Automated Detector Surveys

3.3.15 To supplement the NBW data, 3 x static bat detectors were also installed within the Site. The static detector is a fully automated machine that, once deployed, self-activates at sunset, after which time they record the echolocation calls of individual bats as they come into range of the

detector. To determine the bat activity within the site 3 x static detectors were deployed per season (April-May, June-August, September-October) during the bat active season. The detectors were left for a period of five full nights, after which time they were collected and the sonogram data subject to analysis.

3.3.16 The static detectors were deployed in specific locations within the Site deemed likely to be used by bats, and which could be affected by proposals. The static detector locations are depicted in Figure 3 and deployment information is provided in Table 2.

3.3.17 Three Anabat Express static bat detectors were deployed for five consecutive nights once per season, during suitable weather conditions, to collect sufficient data for analysis. To account for the periods in which the lighting impacts are most likely to occur within the Site, the static detectors were programmed to automatically record bat activity from half an hour before sunset until half an hour after sunrise. Bat calls were then analysed using the latest version of Analook software (Version 4.1i).

Table 2 – Static Monitoring Survey Conditions

Month	Date Detectors Deployed	Date Detectors Collected	Sunset Times	Sunrise Times
May	15.05.2025	20.05.2025	15.05.25, 20:43 16.05.25, 20:45 17.05.25, 20:46 18.05.25, 20:48 19.05.25, 20:49	16.05.25, 05:05 17.05.25, 05:04 18.05.25, 05:02 19.05.25, 05:01 20.05.25, 05:00
June	24.06.2025	29.06.2025	24.06.25, 21:20 25.06.25, 21:20 26.06.25, 21:20 27.06.25, 21:20 28.06.25, 21:19	25.06.25, 04:43 26.06.25, 04:43 27.06.25, 04:44 28.06.25, 04:44 29.06.25, 04:45
September	18.09.2025	23.09.25	18.09.25, 19:05 19.09.25, 19:03 20.09.05, 19:01 21.09.25, 18:58 22.09.25, 18:56	19.05.25, 06:40 20.09.25, 06:41 21.09.25, 06:43 22.09.25, 06:44 23.09.25, 06:46

Breeding Birds

3.3.18 The habitats within the Site were assessed for their suitability to support breeding birds. Factors considered include suitable cover and feeding habitat. Evidence was searched for in the form of any active or disused birds' nests.

Breeding Bird Surveys

- 3.3.19 The survey method is based on the Breeding Bird Survey (BBS) (Gilbert et al., 1998) and Bird Survey Guidelines for assessing ecological impacts (Bird Survey & Assessment Steering Group, 2022), as outlined below:
- 3.3.20 The Site was subject to four walked transect surveys (3 x dawn and 1 x dusk), following the route depicted in the Breeding Bird Survey Transect Route Map (Figure 4), on the following dates:
- 20th April 2025 (Dawn)
 - 21st May 2025 (Dawn)
 - 17th June 2025 (Dawn)
 - 16th July 2025 (Dusk)
- 3.3.21 This enabled recording of early and late (typically migrant) breeding bird species.
- 3.3.22 During each survey, observations of bird species by sight and sound (location and behaviour) within and immediately adjacent to the Site, were noted and recorded on a map using standard British Trust of Ornithology (BTO) species, activity and nest recording codes.
- 3.3.23 Diurnal surveys commenced 30 minutes before sunrise and finished by 11:00hrs at the latest, while the dusk surveys commenced one hour before sunset until the completion of the transect in order to cover the period of greatest activity for most bird species.
- 3.3.24 All transects were undertaken in suitable weather conditions.
- 3.3.25 Recording equipment included binoculars and telescopes as considered appropriate by the surveyor. During the surveys, bird species observed on land immediately adjacent to the survey area or flying over the Site were also recorded. However, for clarity they were not included in the breeding bird assemblage unless it was considered that they were moving between different parts of the Site. Further details of the surveys, including weather conditions are provided in Table 3, below.

Table 3 – Breeding Bird Transect Survey Conditions

Date	Survey Start	Survey End	Start Weather Conditions	Surveyors
20.04.25	05:52	07:55	100% cloud cover, dry, light breeze (2BF), 9°C, good visibility	Andrew Bodey
21.05.25	04:46	06:53	100% cloud cover, light showers at the start, light air (1BF), 10°C, good visibility	Andrew Bodey Ashley Walker
17.06.25	04:45	06:50	0% cloud cover, dry, no wind (0BF), 14°C, good visibility	Andrew Bodey
16.07.25	20:38	22:38	20% cloud cover, dry, no wind (0BF), 20°C, good visibility	Andrew Bodey Ashley walker

3.3.26 A species list of birds was compiled for the site; details of activity, behaviour and any active nests were recorded. The results were analysed to assess the breeding status of the bird species on Site as one of the following:

- **Confirmed breeding (CB)** – Used nest or eggshells, distraction display/injury feigning observed, recently fledged young, adults on nest, adult carrying faecal sac or food, nest containing eggs or nest with young seen/heard.
- **Probable breeding (PRB)** – Pair observed in suitable nesting habitat in breeding season, territorial behaviour observed on at least two occasions, courtship and display observed, observed visiting probable nest site, agitated behaviour or anxiety calls from adults or nest building observed.
- **Possible breeding (PSB)** – Species observed in breeding season in suitable nesting habitat.
- **Non-breeding (NB)** – Flyover or species observed within unsuitable breeding habitat.

Conservation Status of Birds

3.3.27 The RSPB and Eaton *et al.* (2021) have published lists of Birds of Conservation Concern 5 (BoCC5). Red List species are those whose breeding population or range is rapidly declining (50% or more in the last 25 years), recently or historically, and those of global conservation concern. Amber List species are those whose breeding population is in moderate decline (25 – 49% in the last 25 years), rare breeders, internationally important and localised species and those of unfavourable conservation status in Europe.

3.3.28 These lists confer no legal status; however, they are useful when assessing the significance of predicted impacts and determining the level of mitigation that may be required when birds are affected by development or any other activity.

Dormouse

- 3.3.29 The Site was surveyed for suitable hazel dormouse *Muscardinus avellanarius* habitat, such as the presence of well-connected broadleaved woodland, hedgerows, mature scrub, and suitable food sources such as oak *Quercus sp.*, hazel *Corylus avellana* and other nut-bearing trees, and fruiting trees and shrubs.

Dormouse Presence / Likely Absence Surveys

- 3.3.30 Following the initial assessment of the Site, a further survey to determine the presence / likely absence of dormouse was undertaken. To determine the presence/likely absence of dormice, nest tubes were placed in suitable hedgerow and scrub habitats within the Site. Tubes are readily used by dormice and provide a means of detecting the animals in the absence of gnawed hazel *Corylus avellana* nuts (Bullion, S., Wolton, R. & White, I. (2025); & Wells, D., Chanin, P. & Gubert, L. (2025)).
- 3.3.31 To comply with the National Dormouse Monitoring Programme (NDMP) and Natural England's recognised methodology when surveying for dormice, 50 dormouse tubes were installed within the Site on 5th August 2025. The locations of the 50 nest tubes are provided in Figure 5.
- 3.3.32 In accordance with Natural England's current good practice guidance (Bullion, S., Wolton, R. & White, I. (2025); & Wells, D., Chanin, P. & Gubert, L. (2025)), the tubes were checked monthly in accordance with the below survey effort table.

Table 4 – Dormouse Survey Effort Table

Month Tubes Installed	Number of Checks Required at Monthly Intervals	Survey End Month
April	6	September
May	5	
June	4	
July	3	
August	3	October
September	3	November
October	8	September the following year

- 3.3.33 Tubes must be installed prior to the 7th of any given month for that month to contribute to the survey effort. As nest tubes were installed on the 5th August 2025, the start month was August with three monthly checks required and surveys were completed in October 2025.

- 3.3.34 Nest tubes were erected by fixing the tube beneath horizontal branches within trees, hedgerows and shrubs. To enable dormice to find them and become habituated to them, the tubes were left for at least 2 weeks prior to the start of the survey.
- 3.3.35 They were then inspected once per month by a suitably experienced and licensed ecologist (or an accredited agent), until the required survey effort had been achieved or until presence was confirmed. All surveys were undertaken during suitable conditions for dormouse surveys.
- 3.3.36 During each survey, the tubes were opened slightly following the insertion of a small rag to plug the entrance hole, and if any potential nesting material was seen the tube would be removed from the branch and opened inside a large plastic bag. The presence of any unoccupied dormouse nests or evidence of other small mammals or birds was also noted, if present.
- 3.3.37 Serving only to establish presence/likely absence, upon confirming dormice as present within the Site, the guidelines state that so long as the on-site habitats to be affected by the proposed development are contiguous and similar in structure to those within which animals have been recorded, it is reasonable to assume dormice are present across the Site, and the surveys can cease.

Great Crested Newts (GCN)

- 3.3.38 The Site was assessed for its potential to support great crested newts (GCN) *Triturus cristatus*. Suitable terrestrial habitat for great crested newt includes long grass, tall ruderal vegetation, woodland and scrub, as well as wood and rubble piles that may provide sheltering opportunities. Suitable aquatic habitat includes ponds and wet ditches. A search for any ponds or standing waterbodies within 250m of the Site, that may provide breeding habitat for GCN, was conducted via a review of available OS mapping.

Habitat Suitability Index (HSI)

- 3.3.39 Where access was available, an assessment of the suitability of each waterbody within 250m of the Site to support GCN was undertaken using a simplified version of the HSI assessment methodology developed by Oldham *et al.* (2000) (ARG, 2010). The HSI incorporates ten suitability indices, all of which are factors considered to affect GCN:

- Location (in Britain)
- Pond area
- Desiccation rate (years out of ten that pond dries)
- Water quality (subjective assessment)

- Percentage of pond shaded
- Presence of waterfowl
- Fish population (subjective assessment)
- Number of ponds within 1km
- Terrestrial habitat quality
- Percentage macrophyte cover

3.3.40 The results of the HSI provide a numerical index of between 0 and 1, whereby 0 indicates unsuitable habitat and 1 represents optimal habitat. The details of the HSI scoring criteria are provided in Table 5. The location of waterbodies within 250m of the Site are shown in Figure 6.

Table 5 – HSI scoring criteria

HSI Score	Pond Suitability for GCN
< 0.5	Poor
0.5 – 0.59	Below Average
0.6 – 0.69	Average
0.7 – 0.79	Good
> 0.8	Excellent

Reptiles

3.3.41 Suitable habitat for reptiles was recorded including modified grassland, hedgerows, bramble scrub, arable field margins and woodland.

Reptile Presence/Likely Absence Surveys

3.3.42 To determine the presence/likely absence of reptiles, artificial refugia consisting of mineral roofing felt were placed in suitable locations (earth banks, boundary features and rough vegetative areas) within and around the Site. Reptiles are ectothermic and are therefore required to bask and thermo-regulate beneath suitable heat sources. The bitumen material found within roofing felt warms faster and retains heat for longer than the surrounding area, acting as a 'heat trap'.

3.3.43 Guidance by Froglife (1999) suggests a minimum density of 10 refugia per hectare. A total of 30 refugia were set out and, as the suitable habitat within the Site is c.3ha, the recommended refugia density per hectare was met. The locations of the reptile mats are depicted in Figure 7a and Figure 7b. The methodology employed for these surveys follows that of the current

industry standard which is an adaptation of the Froglife (1999) and Herpetofauna Groups of Britain and Ireland (HGBI, 1998) guidance documents.

3.3.44 The HGBI 1998 guidance suggests that optimum conditions are temperatures between 9°C and 20°C, and in absence of wind and rain, and depending on conditions, between the hours of 08:30 and 11:00 or 16:00 and 18:30. The optimal survey period for reptiles is April – June and September – October. Reptiles can be recorded outside these survey periods, if conditions remain favourable; survey timings are therefore left to the discretion of the appointed ecologist.

3.3.45 Mats were deployed on 9th May 2025. The survey period ran from 20th May to 29th September 2025, with surveys conducted in suitable weather conditions favourable for the surveying of reptiles.

Population Class Size Estimate

3.3.46 The evaluation method applied to the surveys is adapted from the guidelines established by Froglife. The scoring system is based upon the maximum number of adult animals, which is all animals recorded excluding hatchlings/juveniles, seen under artificial refuges (in accordance with Froglife (1999)) or by general observation by one person, in one day. The scoring criteria is provided in Table 6.

Table 6 – Reptile Population Status Based on Counts and Score Given

Species	Low Population	Good Population	Exceptional Population
Adder	<5	5-10	>10
Grass Snake	<5	5-10	>10
Common Lizard	<5	5-20	>20
Slow-worm	<5	5-20	>20

3.4 Constraints

Preliminary Ecological Appraisal

3.4.1 WB1, c.63m from the Site was dry at the time of the PEA, and therefore no HSI was carried out.

3.4.2 Any measurements or indications of area provided within this report are estimates and are provided as a guide only.

Badger Monitoring Surveys

3.4.3 During the camera trap monitoring survey periods, four of the cameras had technical difficulties and stopped recording prior to the end of the monitoring period. Camera 11

recorded badgers using the holes prior to ending the recording and this this is not considered to have significantly affected the results of the surveys. Whilst camera 2 did not record badgers using the holes prior to ending the recording the camera did record for 18 days and badgers were recorded commuting in that area but not utilising the hole. Camera 8 also recorded badgers commuting past the camera prior to failure. Camera 7 did not record during the first survey period and therefore this camera was re-deployed during the second recording period. The level of data recorded is considered sufficient to confidently assess the sett types present.

Bat Surveys

- 3.4.4 The results taken from bat detector recordings are biased towards bats that use louder echolocation calls. Therefore, quiet species such as long-eared bats *Plecotus* spp. may be under-recorded due to the limited recording range of the equipment. To compensate for this, the surveyors remained vigilant during the transect surveys to ensure that any visual cues identifying the presence of species using quieter echolocation calls were accurately recorded.
- 3.4.5 The data collected during the static monitoring surveys represent single bat call registrations. Registrations cannot be used to estimate the number of bat passes and it cannot always be ascertained if multiple passes in an evening represent multiple bats, or a single bat recorded repeatedly. Given the limitations to the data, professional judgement is applied when reviewing the data and high numbers of bat passes are not automatically assumed to demonstrate use of a site by a large bat population.
- 3.4.6 Every attempt was made to identify bats to species level, and bat calls were interpreted by experienced surveyors using known call parameters (Russ, 2012) and existing literature on the ecology of UK bat species, including distribution, range, habitat associations and behavioural characteristics, in addition to professional judgement. However, it is not always possible to accurately identify to species level bats from the genus *Myotis*, *Pipistrellus* and or *Nyctalus*. This is a widely accepted limitation and in such cases these passes are therefore classified at the Genus level only (i.e., *Pipistrellus* sp., *Myotis* sp., or *Nyctalus* sp.).

Dormice Surveys

- 3.4.7 Due to weather constraints, the August survey was completed in the first week of September. However, as the tubes had already been deployed for the August period, and any nests built during this time would be picked up in the September survey, this is not considered to pose a significant constraint to the findings.

Reptile Surveys

- 3.4.8 After the fourth reptile survey, the grass within the survey area was mown <7cm, with some reptile mats being destroyed. Mat locations were changed (Figure 7a and 7b) to new suitable locations and left to bed in before the fifth survey.

4 SURVEY RESULTS

4.1 Desk Study

Designated sites

- 4.1.1 Statutory and non-statutory designated sites identified within the potential zone of influence of the proposed development are presented in Table 7 below.

Table 7– Designated sites within the potential zone of influence of the Site.

Site Name	Description	Distance and orientation from Site
Statutory Designated Sites		
Internationally Designated Sites (SPA, SAC, Ramsar)		
North Downs Woodlands SAC	<u>"9130 Asperulo-Fagetum beech forests"</u> <i>This site consists of mature Asperulo-Fagetum beech forests and also yew 91J0 Yew Taxus baccata woods on steep slopes. The stands lie within a mosaic of scrub and other woodland types and are the most easterly of the beech woodland sites selected. Parts of the woods were affected by the Great Storm of 1987.</i> <u>91J0 Taxus baccata woods of the British Isles</u> * Priority feature <i>Yew Taxus baccata woodland at this site is associated with 9130 Asperulo-Fagetum beech forests, scrub and small areas of unimproved grassland on thin chalk soils. Where the shade is not too dense dog's mercury Mercurialis perennis predominates in the ground flora. The site is the most easterly of those selected."</i>	2.6km SE
Thames Estuary and Marshes Ramsar	<i>"The Ramsar comprises a complex of brackish, floodplain grazing marsh ditches, saline lagoons and intertidal saltmarsh and mudflat. The habitats support internationally important numbers of wintering waterfowl, and the saltmarsh and grazing marsh are of international importance for their diverse assemblages of wetland plants and invertebrates"</i>	6.2km NE
Thames Estuary and Marshes SPA	<i>"The SPA supports Annex I birds and regularly occurring migratory birds not listed on Annex I including dunlin Calidris alpina alpina, red knot Calidris canutus, common ringed plover Charadrius hiaticula, hen harrier Circus cyaneus, black-tailed godwit Limosa limosa islandica, grey plover Pluvialis squatarola, pied avocet Recurvirostra avosetta and common redshank Tringa tetanus."</i>	7.4km NE
Peters Pit SAC	<i>"The SAC comprises bogs, marshes, water fringed vegetation, fens, dry grassland, steppes and broad-leaved deciduous woodland. Annex II species that are a primary reason for selection of this site are great crested newt Triturus cristatus."</i>	7.5km SE
Nationally Designated Sites (SSSI, NNR, LNR)		
North Kent Woods and Downs NNR	<i>"This NNR consists of a landscape of ancient woodlands, wildflower meadows, chalk grasslands, vineyards, and farmland."</i>	1.2km SE

Shorne and Ashenbank Woods SSSI	<i>"Shorne and Ashenbank Woods form a complex of ancient and plantation woodland, and include a variety of stand-types associated with Tertiary gravels, clays and sands. The site supports an important and diverse invertebrate fauna, especially its Coleoptera (beetles), Hemiptera (true bugs), and Odonata (dragonflies)."</i>	2.0km NE
Non-statutory Designated Sites		
GR09 Nurstead and Cozendon Woods, Nash Street LWS	<i>22.94ha containing ancient woodland</i>	0.6km NW
GR04 Henley Wood and Pasture LWS	<i>34.32ha containing ancient woodland</i>	0.7km SE
GR04 A227 Wrotham Road RNR	<i>A roadside nature reserve</i>	0.8km NW
GR05 B260 Longfield Road (East) RNR	<i>A roadside nature reserve</i>	0.9km SW
GR15 Grassland and Scrub, Istead Rise LWS	<i>8.37ha containing deciduous woodland</i>	1.5km NW
GR06 Strawberry Hill Pasture and Woodland, Meopham LWS	<i>74.26ha containing ancient woodland</i>	1.5km SW
GR03 Pasture South of Istead Rise LWS	<i>1.44ha local wildlife site</i>	1.6km NW
GR10 Happy Valley, Meopham LWS	<i>63.02ha local wildlife site</i>	1.7km SW
GR08 B260 Longfield Road (West) RNR	<i>A roadside nature reserve</i>	1.7km W

(SPA – Special Protection Area, SAC – Special Area of Conservation, SSSI – Site of Special Scientific Interest, LNR – Local Nature Reserve, NNR – National Nature Reserve, LWS - Local Wildlife Site, RNR – Roadside Nature Reserve)

SSSI Impact Risk Zones (IRZs)

- 4.1.2 The Site lies within the IRZ of Shorne and Ashenbank Woods SSSI, Great Crabbles Wood SSSI, Cobham Woods SSSI, Halling to Trotscliffe Escarpment SSSI and Houlder and Monarch Hill Pits, Upper Halling SSSI any Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that the SSSIs underpin.

Ancient Woodland

- 4.1.3 The desk study returned no records of ancient woodland parcels within 30m of the Site.

NERC s41 Habitats of Principal Importance (HPI)

- 4.1.4 The desk study returned records of habitats listed under s41 of the NERC Act 2006 within or adjacent to the Site including a single parcel of 'Deciduous woodland' within the Site, and two parcels of 'Deciduous woodland' adjacent to the south-east boundary of the Site.

Protected and Notable Species

- 4.1.5 Existing records of protected and notable species of relevance to the Site returned by the desk study are presented in Table 8 below.

Table 8 – Relevant records of protected and notable species within 2km of the Site

Common Name	Scientific Name	Closest Record	Date
Bats			
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	0.10km S	2019
Soprano pipistrelle	<i>P. pygmaeus</i>	0.10km S	2019
Noctule	<i>Nyctalus noctula</i>	0.10km S	2019
Brown long-eared bat	<i>Plecotus auritus</i>	0.15km S	2019
Serotine	<i>Eptesicus serotinus</i>	0.15km S	2019
Leisler's Bat	<i>Nyctalus leisleri</i>	0.72km S	2019
Whiskered bat	<i>M. mystacinus</i>	0.88km N	2016
Mammals			
Badger	<i>Meles meles</i>	Confidential	N/A
European hedgehog	<i>Erinaceus europaeus</i>	0.48km W	2021
Hazel Dormouse	<i>Muscardinus avellanarius</i>	1.60km E	2013
Amphibians			
Common toad	<i>Bufo bufo</i>	0.30km W	2019
Reptiles			
Slow worm	<i>Anguis fragilis</i>	2.0km E	2024
Common lizard	<i>Zootoca vivipara</i>	2.0km E	2023
Birds		Closest Record	Most Recent Date
Barn owl	<i>Tyto alba</i>	Within 2km	28/12/2016
Brambling	<i>Fringilla montifringilla</i>	Within 2km	19/11/2021
Common Crossbill	<i>Loxia curvirostra</i>	1.40km NE	19/05/2021
Corn Bunting	<i>Miliaria calandra</i>	Within 2km	05/06/2023
Cuckoo	<i>Cuculus canorus</i>	0.72km SE	27/05/2021
Fieldfare	<i>Turdus pilaris</i>	1.60km SE	02/12/2023
Firecrest	<i>Regulus ignicapillus</i>	1.07km SE	07/11/2023
Greenfinch	<i>Carduelis chloris</i>	0.72km SE	13/07/2021
Herring gull	<i>Larus argentatus</i>	0.86km SW	02/12/2023
House martin	<i>Delichon urbica</i>	Within 2km	19/08/2022
Lesser redpoll	<i>Carduelis cabaret</i>	Within 2km	02/12/2023

Common Name	Scientific Name	Closest Record	Date
Linnet	<i>Carduelis cannabina</i>	Within 2km	26/11/2023
Marsh tit	<i>Parus palustris</i>	Within 2km	07/01/2022
Mediterranean Gull	<i>Larus melanocephalus</i>	0.86km SW	19/06/2021
Mistle Thrush	<i>Turdus viscivorus</i>	0.72km SE	27/05/2023
Nightingale	<i>Luscinia megarhynchos</i>	1.40km NE	28/05/2023
Osprey	<i>Pandion haliaetus</i>	Within 2km	10/06/2023
Peregrine	<i>Falco peregrinus</i>	0.86km SW	22/03/2021
Red Kite	<i>Milvus milvus</i>	0.72km SE	12/06/2021
Redwing	<i>Turdus iliacus</i>	Within 2km	02/12/2023
Skylark	<i>Alauda arvensis</i>	Within 2km	22/10/2023
Spotted flycatcher	<i>Muscicapa striata</i>	Within 2km	20/08/2017
Starling	<i>Sturnus vulgaris</i>	0.86km SW	02/12/2023
Swift	<i>Apus apus</i>	Within 2km	01/08/2023
Whinchat	<i>Saxicola rubetra</i>	1.90km NE	25/09/2020
Woodcock	<i>Scolopax rusticola</i>	1.40km NE	26/11/2023
Yellowhammer	<i>Emberiza citrinella</i>	Within 2km	26/11/2023
Yellow Wagtail	<i>Motacilla flava</i>	1.90km NE	08/04/2021

EPSMLs

4.1.6 The desk study returned no existing records of granted EPSMLs within 2km of the Site.

4.2 UK Habs Survey

4.2.1 The following habitat types were recorded within the Site on 30th April and 20th May 2025:

Cropland

- Arable field margins
- Cereal crops

Grassland

- Modified Grassland

Heathland and Shrub

- Bramble scrub
- Mixed scrub
- Native hedgerow

- Species-rich native hedgerow with trees
- Species-rich native hedgerow
- Non-native and ornamental hedgerow

Individual Trees

- Rural trees

Sparsely Vegetated Land

- Tall forbs

Urban

- Artificial unvegetated, unsealed surface
- Bare ground
- Vegetated garden
- Developed land; sealed surface

Woodland and forest

- Lowland mixed deciduous woodland
- Line of trees

- 4.2.2 A summary of the key botanical species present within each habitat type are included within the descriptions below. While considering this information reference should be made to the UK Habs Map presented in Figure 1 and photographs presented in Annex A.

Cropland

Arable field margins

- 4.2.3 Two parcels of arable field margins are present within the Site.
- 4.2.4 Parcel A1 is present within the southeast of the Site surrounded by two fields of cereal crops (C2 and C3) and an area of woodland (W2). Botanical species present include dominant false oat-grass *Arrhenatherum elatius* with frequent barren brome *Bromus sterilis* and wood dock *Rumex sanguineus*; occasional Yorkshire fog *Holcus lanatus*, common nettle *Urtica dioica* and rough meadow-grass *Poa trivialis* are also present. Carrot *Daucus carota* and oat *Avena sativa* were also recorded.
- 4.2.5 Parcel A2 is present within the centre of the Site and is also surrounded by cereal crop fields (C2 and C3) and an area of woodland (W3). Botanical species present include abundant Italian rye-grass *Lolium multiflorum*, hemlock *Conium maculatum*, rat's-tail fescue *Vulpia myuros* and false oat-grass *Arrhenatherum elatius* with frequent cut-leaved Crane's-bill *Geranium dissectum* and occasional soft-brome *Bromus hordeaceus*. Oat *Avena sativa* is also present.

Cereal crops

- 4.2.6 The habitat covering the largest area within the Site is cereal crops consisting of three fields, C1, C2 and C3.

GrasslandModified grassland

- 4.2.7 Two areas of modified grassland are present within the west of the Site. MG1 consists of a well-managed grassland area with a sward height of <5cm with some patches of bare ground. This area is subject to high levels of access, including use as a dog training area and for parking. Botanical species present include dominant perennial rye-grass *Lolium perenne*, with abundant dandelion *Taraxacum officinale*, daisy *Bellis perennis*, and white clover *Trifolium repens*. Frequent bristly oxtongue *Helminthotheca echinoides* and spear thistle *Cirsium vulgare* are also present with occasional common nettle *Urtica dioica* and meadow buttercup *Ranunculus acris*.
- 4.2.8 MG2 is also subject to regular management however the sward height in this area is 10-15cm. Botanical species present include abundant perennial rye-grass *Lolium perenne*, dandelion *Taraxacum officinale*, daisy *Bellis perennis* and white clover *Trifolium repens* with frequent creeping buttercup *Ranunculus repens*, bulbous buttercup *Ranunculus bulbosus* and common ragwort *Jacobaea vulgaris*. Occasional dove's-foot crane's-bill *Geranium molle*, Yorkshire-fog *Holcus lanatus*, bramble *Rubus fruticosus agg.*, common vetch *Vicia sativa* and creeping thistle *Cirsium arvense* are also present.

Heathland and ShrubBramble scrub

- 4.2.9 Several areas of bramble scrub are present within the Site, along the western, northern and eastern boundaries.
- 4.2.10 BS1, a vegetated bank along the northwest boundary, is dominated by bramble *Rubus fruticosus agg.* with abundant common nettle *Urtica dioica* and frequent cow parsley *Anthriscus sylvestris*, hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa*. Occasional hedge bindweed *Calystegia sepium*, purple deadnettle *Lamium purpureum*, broadleaved dock *Rumex obtusifolius* and caper spurge *Euphorbia lathyris* were also recorded.
- 4.2.11 BS2, along the northern boundary, is dominated by bramble *Rubus fruticosus agg.* with occasional cleavers *Galium aparine*.

- 4.2.12 BS3, also along the northern boundary, is dominated by bramble *Rubus fruticosus agg.* with frequent traveller's joy *Clematis vitalba* and rarely occurring hawthorn *Crataegus monogyna*.
- 4.2.13 BS4 forms the northeast corner of the Site and is dominated by bramble *Rubus fruticosus agg.* with abundant cow parsley *Anthriscus sylvestris*.
- 4.2.14 BS5, present along the southeast boundary, is dominated by bramble *Rubus fruticosus agg.* with abundant common ivy *Hedra helix* and frequent common nettle *Urtica dioica*, elder *Sambucus nigra* and ash *Fraxinus excelsior*. Occasional bittersweet *Solanum dulcamara* and hop *Humulus lupulus* were also recorded.

Mixed scrub

- 4.2.15 Two parcels of mixed scrub are present within the Site, MS1 and MS2, which consist of vegetation surrounding pylons within the cereal crops habitat (C1 and C3).
- 4.2.16 Parcel MS1 is dominated by dogwood *Cornus sanguinea*, with frequent common ivy *Hedera helix* and occasional bramble *Rubus fruticosus agg.*. Rarely occurring pedunculate oak *Quercus robur*, sweet-briar *Rosa rubiginosa*, hazel *Corylus avellana* and holly *Ilex aquifolium* were also recorded.
- 4.2.17 Botanical species present in parcel MS2 consist of frequent bramble *Rubus fruticosus agg.* with occasional elder *Sambucus nigra*, dogwood *Cornus sanguinea*, common nettle *Urtica dioica* and cleavers *Galium aparine*. Rarely occurring field maple *Acer campestre* was also recorded.

Native hedgerow

- 4.2.18 Two native hedgerows (H1 and H2) can be found within the modified grassland habitat within the west of the Site.
- 4.2.19 H1, c.65m long, c.2m high and c.1.5m wide, is dominated by hawthorn *Crataegus monogyna*, with abundant cow parsley *Anthriscus sylvestris* and occasional bramble.
- 4.2.20 H2, c.83m long, c.2m high and c.1.5m wide, is dominated by hawthorn, with abundant cow parsley, and frequent bramble, cleavers *gallium aparine* and elderberry *Sambucus nigra*. Occasional common ivy and common nettle are also present.

Species-rich native hedgerow with trees

- 4.2.21 Three species rich native hedgerows with trees (H3, H4 and H5) are present along the northern boundary.

4.2.22 H3, c.353m long, c.2.5m high and c.2m wide, consists of abundant hawthorn, bramble, and pedunculate oak *Quercus robur*, with frequent buckthorn *Rhamnus cathartica*, ash *Fraxinus excelsior*, hazel *Corylus avellana*, blackthorn and gooseberry *Ribes uva-crispa*.

4.2.23 H4, c.227m long, c.1.5m high, c.1.5m wide, consists of abundant pedunculate oak *Quercus robur*, white willow *Salix alba*, dogwood *Cornus sanguinea*, and field maple *Acer campestre* with frequent spindle *Euonymus europaeus*. Occasional Japanese cherry *Prunus serrulate*, hawthorn and ash were also recorded.

4.2.24 H5, c.168m long, c.2.5m high, c.2m wide, consists of abundant hawthorn and cow parsley, with frequent field maple, bramble, dogwood and common nettle. Occasional hedgerow crane's-bill *Geranium pyrenaicum* and broad-leaved dock *Rumex obtusifolius* were also recorded.

Species-rich native hedgerow

4.2.25 H6 and H7, along the eastern boundary, are separated by an access track (AU1) but are composed of the same species and structure both measuring c.1.5m high and c.1.5m wide. H6 is approximately 394m long and H7 is approximately 260m long. Botanical species present include dominant hawthorn, occasional English elm *Ulmus procera* and holly *Ilex aquifolium* also recorded. The ground flora includes frequent common nettle, cleavers, and common ivy.

Non-native and ornamental hedgerow

4.2.26 A non-native hedgerow (H8) is present within the west of the Site, bordering a vegetated garden. This hedgerow is c.5m long, c.1m high and c.0.5m wide. The hedgerow is dominated by Japanese snowflower *Deutzia gracilis* with occasional green-stemmed forsythia *Forsythia viridissima*.

Individual Trees

Rural trees

4.2.27 Several trees were recorded across the Site including elder *Sambucus nigra*, pedunculate oak *Quercus robur*, ash *Fraxinus excelsior*, field maple *Acer campestre*, hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, Norway maple *Acer platanoides*, sycamore *Platanus occidentalis*, wild cherry *Prunus avium*, goat willow *Salix caprea*, Scots pine *Pinus sylvestris*, common hornbeam *Carpinus betulus*, and common beech *Fagus sylvatica*.

Sparsely Vegetated Land

Tall Forbs

4.2.28 Four areas of tall forbs can be found within the west and northeast of the Site.

- 4.2.29 TF1 consists of a vegetated bank adjacent to the well-managed modified grassland (MG1), sward height is varied reaching over 20cm. Botanical species present include abundant dandelion *Taraxacum officinale agg.*, bulbous buttercup *Ranunculus bulbosus*, cleavers, common nettle, perennial rye grass *Lolium perenne* and brome *Bromus sp.* with frequent bramble and spear thistle *Cirsium vulgare*.
- 4.2.30 TF2 consists of an area subject to high levels of access and damage and appears to be regularly used for burning. The area supports a varied sward structure with areas of low growing species and bare ground and areas where the sward is over 20cm. Botanical species present include abundant moss *Bryophyta sp.*, with frequent spear thistle *Cirsium vulgare*, purple deadnettle *Lamium purpureum*, dandelion, broadleaved dock, creeping buttercup and common vetch *Vicia sativa*. Occasional common ragwort *Jacobaea vulgaris*, ribwort plantain *Plantago lanceolata* and field briar *Rosa agrestis* were also recorded.
- 4.2.31 TF3 consists of a vegetated area subject to less intensive management than the surrounding grassland (MG1), sward height is varied with areas over 20cm. The parcel is dominated by broadleaved dock *Rumex obtusifolius* with frequent dandelion *Taraxacum officinale*, meadow buttercup *Ranunculus acris*, and common nettle *Urtica dioica*. Rarely occurring hogweed *Heracleum sphondylium* was also recorded.
- 4.2.32 TF4 comprises vegetation surrounding a pylon. Botanical species present include dominant common nettle *Urtica dioica* with occasional cleavers *Galium aparine* and curled dock *Rumex crispus*. Rarely occurring dogwood *Cornus sanguinea*, rosebay willowherb *Chamaenerion angustifolium* and elder *Sambucus nigra* were also recorded.

Urban

Artificial unvegetated, unsealed surface

- 4.2.33 AU1 consists of a gravel track providing access into the southeast of the Site from Camer road. No botanical species are present within this habitat.

Bare ground

- 4.2.34 BG1 consists of an unvegetated soil mound within the cereal crops habitat (C3).

Vegetated garden

- 4.2.35 VG1 consists of a well-managed vegetated garden associated with the off-site residential property. This area is regularly mown with a sward height of less than 5cm, a strip is present where the garden meets the fence to the west which has a sward height of 5-10cm. Botanical species present include dominant perennial rye-grass, with abundant daisy *Bellis perennis* and

dandelion. Occasional creeping buttercup, grape- hyacinth *Muscari neglectum*, cleavers, bristly oxtongue *Helminthotheca echioides* and tulips *Tulipa sp.* are also present.

Developed land; sealed surface

4.2.36 Developed land; sealed surface within the Site consists of a hardstanding access track providing access from Norwood lane within the southwest of the Site (HS1). It also includes the area of Norwood Lane bordering the south of the Site and Camer Road to the east of the Site (HS2).

4.2.37 One building is present within the Site. B1 consists of a wooden stable block within the west of the Site.

Woodland and Forest

Lowland mixed deciduous woodland

4.2.38 Three parcels of lowland mixed deciduous woodland are present within the Site.

4.2.39 W1, within the northwest corner of the Site, comprises abundant ash, with frequent field maple and hazel. Occasional pedunculate oak and rarely occurring Scots pine *Pinus sylvestris* were also recorded. The ground flora consists of abundant blackthorn, and hogweed with frequent bramble., common ivy and cow parsley. Occasional common nettle, travellers joy, hawthorn, and wood avens *Geum urbanum* were also present.

4.2.40 W2, within the centre of the Site, comprises abundant English elm *Ulmus Procera* and field maple with frequent ash, elder *Sambucus nigra* and hazel. The ground flora consists of abundant traveller's joy with frequent common ivy and cow parsley. Occasional common nettle, white bryony *Bryonia dioica*, and cleavers were also present. Rarely occurring field rose *Rosa arvensis* and blackthorn were also recorded.

4.2.41 W3, within the centre of the Site, comprises abundant English elm and field maple with frequent pedunculate oak . Occasional elder, sweet chestnut *Castanea sativa*, hazel, ash, and wild cherry *Prunus avium* were also present. Rarely occurring downy birch *Betula pubescens* and horse chestnut *Aesculus hippocastanum* were also recorded. The ground flora consists of abundant cow parsley with frequent hemlock *Conium maculatum*, field rose, bluebell *Hyacinthoides non-scripta*, blackthorn, and dog's mercury *Mercurialis perennis*. Occasional bramble, hawthorn, common nettle, cleavers, ramsons *allium ursinum*, wood avens *Geum urbanum*, lords and ladies *Arum maculatum*, hogweed and wood dock *Rumex sanguineus* were also present.

Line of trees

- 4.2.42 A non-native line of trees, TL1, is present within the grassland area (MG1) within the west of the Site. Botanical species present include Japanese photinia *Photinia glabra*, juneberry *Amelanchier sp.*, autumn olive *Elaeagnus umbellata*, honeysuckle *Lonicera periclymenum*, Japanese mahonia *Mahonia japonica* and thorny olive *Elaeagnus pungens*. The ground flora consisted of creeping buttercup, cleavers, holly saplings, pendulous sedge *Carex pendula*, cherry saplings, meadow buttercup and dandelion.

Target Notes

- 4.2.43 Target notes recorded throughout the Site are presented in Table 9 below.

Table 9 – Target Notes

Target Note Number	Target Note Description	Habitat Target Note Recorded in
TN1	Pile of bricks	Within H8
TN2	Rubbish pile with tyres	Within TF3
TN3	Brash pile	Within TF2
TN4	Vegetation cuttings	Within BS1
TN5	Corrugated metal sheeting	Within BS1
TN6	Mammal path through MG2 from adjoining residential gardens	Within MG2
TN7	Mammal path	Within MG2
TN8	Rubbish pile	Within C3

4.3 Protected and Notable Species

Badger

- 4.3.1 The modified grassland within the Site provides suitable foraging, commuting and refuge habitat for badger and the woodland parcels provide suitable sett building opportunities.

Walkover Survey – The Site

- 4.3.2 Twenty-six mammal holes of suitable size and shape for badger were recorded within the Site, along with multiple field signs including foraging signs, mammal paths and push throughs. Of the twenty-six mammal holes recorded, sixteen were considered well-used with four partially used and six disused.

Walkover Survey – Surrounding Landscape

- 4.3.3 No additional setts or mammal holes were recorded within the accessible land within 50m of the Site. Additional field signs inclusive of mammal paths and push throughs were recorded.

Camera Trap Monitoring Survey of On-Site Mammal Holes

- 4.3.4 A total of seven cameras were deployed across three survey periods, as displayed in Table 10 below.

Table 10 – Badger Camera Recording Periods and Locations

Camera Reference	Recording Period	Location
Cam A	28.11.25 – 04.12.25	South-east woodland
Cam B	28.11.25 – 04.12.25	South-east woodland
Cam C	28.11.25 – 04.12.25	North-west woodland
Cam 1	04.12.25 – 18.12.25 and 18.12.25 – 02.01.26	South-east woodland
Cam 2	04.12.25 – 18.12.25 and 18.12.25 – 02.01.26	South-east woodland
Cam 3	04.12.25 – 18.12.25	South-east woodland
Cam 4	04.12.25 – 18.12.25	South-east woodland
Cam 5	04.12.25 – 18.12.25	South-east woodland
Cam 6	04.12.25 – 18.12.25	North-west woodland
Cam 7	04.12.25 – 18.12.25 and 18.12.25 – 02.01.26	North-west woodland
Cam 8	18.12.25 – 02.01.26	South-east woodland
Cam 9	18.12.25 – 02.01.26	South-east woodland
Cam 10	18.12.25 – 02.01.26	South-east woodland
Cam 11	18.12.25 – 02.01.26	South-east woodland

- 4.3.5 A summary of the relevant results are provided in Tables 11 – 14 below.

Table 11 – Initial Recording Period (28.11.25 – 04.12.25) South-east Woodland (A and B) North-west Woodland (C)

Date	Sightings		
	Camera A	Camera B	Camera C
29.11.25	N/A	01:12 – 1 x badger enters hole 01:13 – 1 x badger enters hole 02:21 – 1 x badger enters hole	03:11 – 1 x badger exits hole
01.12.25	19:34 – 1 x badger enters hole 23:15 – 1 x badger enters hole 23:18 – 1 x badger exits hole	N/A	N/A
SUMMARY	Badgers recorded utilising holes on all three cameras (confirmed active setts in south-east and north-west woodland). Foraging and commuting activity was also recorded as well as use of a badger latrine		

Table 12 – Full Survey Period 1 (04.12.25 – 18.12.25) South-east Woodland

Date	Sightings				
	Camera 1	Camera 2	Camera 3	Camera 4	Camera 5
06.12.25	01:31 - 1 x badger exits hole	N/A	N/A	00:31 - 1x badger exits hole	N/A
				00:49 - 1 x badger enters hole	
07.12.25	N/A	N/A	N/A	03:14 - 1 x badger enters hole	N/A
				22:33 - 1 x badger exits hole	
08.12.25	N/A	N/A	N/A	04:04 – 1 x badger enters hole	N/A
09.12.25	N/A	N/A	N/A	00:45 – 1 x badger enters hole	01:05 – 1 x badger enters hole
				01:54 – 1 x badger in hole entrance	01:09 – 1 x badger enters hole
				01:55 – 1 x badger enters hole	
				01:56 – 1 x badger exits hole	
				02:21 – 1 x badger enters hole	
				02:24 – 1 x badger exits hole	
				02:27 – 1 x badger exits hole	
				02:29 – 1 x badger enters hole	
				02:31 – 1 x badger exits hole	
				02:59 – 1 x badger enters hole	
				03:01 – 1 x badger exits hole	
10.12.25	N/A	N/A	N/A	00:41 – 1 x badger enters hole	N/A
				00:42 – 1 x badger exits hole	
				01:09 – 1 x badger enters hole	
				04:04 – 1 x badger enters hole	
11.12.25	20:14 - 1 x badger exits hole	N/A	N/A	02:51 – 1 x badger exits hole	N/A
				04:49 – 1 x badger enters hole	
				18:32 – 1 x badger exits hole	
				18:36 – 1 x badger in hole entrance	

				18:43 – 1 x badger exits hole	
				18:44 – 1 x badger enters hole	
				19:10 – 1 x badger enters hole	
				20:09 – 1 x badger exits hole	
				20:27 – 1 x badger enters hole	
				20:31 – 1 x badger exits hole	
12.12.25	N/A	N/A	N/A	00:02 – 1 x badger exits hole	N/A
				00:12 – 1 x badger enters hole	
				01:14 – 1 x badger exits hole	
				02:13 – 1 x badger enters hole	
				04:16 – 1 x badger enters hole	
				19:00 – 1 x badger exits hole	
				19:31 – 1 x badger exits hole	
				19:37 – 1 x badger enters hole	
13.12.25	N/A	N/A	N/A	00:04 – 1 x badger enters hole	N/A
				00:40 – 1 x badger exits hole	
				05:45 – 1 x badger enters hole	
				19:31 – 1 x badger exits hole	
				22:58 – 1 x badger enters hole	
14.12.25	N/A	N/A	N/A	04:27 – 1 x badger enters hole	N/A
				04:28 – 1 x badger exits hole	
				04:29 – 1 x badger enters hole	
				20:24 – 1 x badger exits hole	
15.12.25	N/A	N/A	N/A	05:49 – 1 x badger enters hole	N/A
				22:00 – 1 x badger exits hole	
				23:46 – 1 x badger enters hole	
16.12.25	N/A	N/A	N/A	01:33 – 1 x badger exits hole	N/A

				20:31 – 1 x badger enters hole	
				23:19 – 1 x badger enters hole	
17.12.25	N/A	N/A	N/A	02:22 – 1 x badger enters hole	N/A
				02:55 – 1 x badger enters hole	
				03:43 – 1 x badger exits hole	
				03:57 – 1 x badger enters hole	
				03:58 – 1 x badger exits hole	
				04:05 – 1 x badger enters hole	
				04:27 – 1 x badger exits hole	
				05:28 – 1 x badger enters hole	
				20:42 – 1 x badger exits hole	
				20:42 – 1 x badger enters hole	
				22:12 – 1 x badger exits hole	
				22:13 – 1 x badger enters hole	
				22:47 – 1 x badger exits hole	
				22:52 – 1 x badger enters hole	
				23:21 – 1 x badger exits hole	
				23:28 – 1 x badger enters hole	
				23:55 – 1 x badger exits hole	
18.12.25	N/A	N/A	N/A	00:02 – 1 x badger enters hole	N/A
				01:02 – 1 x badger exits hole	
				01:28 – 1 x badger enters hole	
				02:23 – 1 x badger enters hole	
SUMMARY	Badgers recorded utilising holes on three of the five cameras. Other activity includes commuting, foraging, use of a latrine and collection of bedding materials.				

Table 13 – Full Survey Period 2 (18.12.25 – 02.01.26) South-east Woodland

Date	Sightings					
	Camera 1	Camera 2	Camera 8	Camera 9	Camera 10	Camera 11
20.12.25	N/A	N/A	N/A	N/A	22:17 – 1 x badger exits hole	N/A
21.12.25	N/A	N/A	N/A	N/A	18:19 – 1 x badger exits hole	20:37 – 1 x badger enters
						21:51 – 1 x badger exits
						22:55 – 1 x badger enters
22.12.25	N/A	N/A	N/A	N/A	N/A	02:12 – 1 x badger exits
						02:25 – 1 x badger exits
23.12.25	N/A	N/A	N/A	N/A	N/A	00:30 – 1 x badger exits
						01:43 – 1 x badger exits
24.12.25	N/A	N/A	N/A	N/A	N/A	01:33 – 1 x badger exits
						02:11 – 1 x badger exits
						04:46 – 1 x badger enters
						21:18 – 1 x badger exits
						21:20 – 1 x badger enters
						22:11 – 1 x badger exits
						23:37 – 1 x badger enters
25.12.25	N/A	N/A	N/A	N/A	N/A	01:42 – 1 x badger exits
						22:26 – 1 x badger exits
26.12.25	N/A	N/A	N/A	N/A	N/A	00:36 – 1 x badger exits
						20:56 – 1 x badger exits
SUMMARY	Badgers recorded utilising holes on two of six cameras. Other activity includes foraging and commuting					

Table 14 – Full Survey Period 1 and 2 (04.12.25 – 18.12.25 and 18.12.25 – 02.01.26) North-west Woodland

Date	Sightings	
	Camera 6	Camera 7
<i>Monitoring Period 1 - 04.12.25 – 18.12.25 - No badgers recorded utilising holes.</i>		
<i>Monitoring Period 2 - 18.12.25 – 02.01.26 - No badgers recorded utilising holes.</i>		

- 4.3.6 The camera trap recording periods noted both the woodland within the south-east of the Site and the woodland within the north-west of the Site as active setts.

Set Classification

- 4.3.7 To determine the type/status of a sett; several factors inclusive of size, frequency of use and spatial arrangement of setts within the wider landscape, must be considered. Although not exhaustive and subject to variation, an overview of sett definitions, as set out by Harris *et al.* 1989 and Andrews 2013, is as follows:

- **Main setts** – Typically have a large number of holes with conspicuous spoil heaps. They are generally in continuous use, used for breeding and over-winter, although it is possible to find main setts that have become disused in areas of low badger density. Main setts are generally centrally located within a badger clan's range.
- **Annexe setts** – Typically close to a main sett, normally less than 150m away and are usually connected to a main sett by obvious, well-worn paths but are not connected underground. Usually have several holes and are not in continuous use even if the associated main sett is continuously active.
- **Subsidiary setts** – Often have only a few holes with spoil heaps and at least 50m away from the main sett, not connected by any obvious paths. They are used intermittently/seasonally.
- **Outlier setts** – Often have only one or two holes, with little to no spoil heaps, usually beyond 50m from the main sett with no obvious paths connecting them. They may be inhabited by other animals including foxes and rabbits.

- 4.3.8 Completion of the survey concluded that the sett within the south-east woodland is likely a main sett given the number of holes, and the level and type of activity recorded. The sett within the north-west woodland lies c.668m from the main sett with no obvious mammal paths connecting the two areas of woodland and only one mammal hole was confirmed to be in use by badger. Given this, it is considered likely that the sett within the north-west woodland is an outlier sett.

Bats

Foraging and Commuting Habitat

- 4.3.9 The grassland, woodland and hedgerows provide suitable foraging and commuting opportunities for bats. Furthermore, the Site is well connected to areas of broadleaved woodland and grassland which provide foraging opportunities within the surrounding landscape. However, the woodland parcels are isolated and the largest habitat within the Site is cereal crops which provide limited suitability for foraging bats. Therefore, the habitats within the Site are considered to offer 'Low' suitability for foraging and commuting bats. Consequently, in accordance with the requirements of the BCT good practice survey guidelines (Collins *et al.*, 2023), further NBW surveys and automated detector surveys at a rate of one per season (spring – April / May; summer – June / July; autumn – September / October) were conducted.

NBW Surveys

- 4.3.10 The NBW surveys recorded at least two species of bat within the Site. Table 15 below presents a summary of the species of bats recorded during the NBW surveys and a figure associated with each NBW has been produced (Figures 8-10).

Table 15 – NBW results

Date	Species Recorded	First Bat Recorded	Last Bat Recorded	Associated Figure Number
Spring 15.05.25	Common pipistrelle Noctule	22:10, 1hr 27 minutes after sunset - Common pipistrelle (heard but not seen)	22:37, 1hour 54 minutes after sunset – Noctule (heard but not seen)	Figure 8
Summer 24.06.25	Common pipistrelle	22:33, 1hr 13 minutes after sunset - Common pipistrelle (heard but not seen)	23:06, 1hr 46 minutes after sunset - Common pipistrelle (heard but not seen)	Figure 9
Autumn 18.09.25	Common pipistrelle	20:23, 1hr 18mins after sunset - Common pipistrelle (foraging)	20:54, 1 hour 49 minutes after sunset - Common pipistrelle (foraging along woodland edge)	Figure 10

- 4.3.11 During the May survey, a total of 4 calls were recorded consisting of three common pipistrelle *Pipistrellus pipistrellus* calls and one noctule *Nyctalus noctula* call. During the June survey, a total of 4 calls were recorded, all from common pipistrelle. During the September survey, a

total of 20 calls were recorded, all from common pipistrelle. Activity was limited to the Site boundaries and around woodland parcel W3.

Automated Detector Surveys

4.3.12 Static detector surveys were carried out on three occasions within the bat active season of April – October 2025 (inclusive). The static detector locations are depicted on Figure 3.

15th May – 19th May 2025

4.3.13 As detailed in Table 16 below, at least five species of bat (common pipistrelle, long-eared bat *Plecotus sp.*, serotine *Eptesicus serotinus*, noctule and *Myotis sp. myotis sp.*) were recorded during the static detector survey of May.

4.3.14 The most frequently recorded species was common pipistrelle with a total of 161 registrations; 83% of all bat registrations recorded across the Site. The second-most frequently recorded species was noctule with a total of 23 registrations, equating to 12% of all bat registrations. Long-eared bats, serotine and myotis sp. were recorded in lower numbers throughout the Site.

4.3.15 Static 3, located within the west of the Site, recorded the highest levels of activity at 38% of all bat registrations compared to Static 1, located to the north of the Site, which accounted for 31% of all bat registrations. Static 2, located to the south-east of the Site, accounted for 31% of all bat registrations.

Table 16 – Bat Static Results (Survey 1- May 2025)

Species	Volume of Calls Static 1 (north)		Volume of Calls Static 2 (southeast)		Volume of Calls Static 3 (west)		Volume of Calls Site Wide	
	Count	%	Count	%	Count	%	Count	%
Common pipistrelle	58	96.67	38	64.41	65	87.84	161	82.42
Noctule	1	1.67	14	23.73	8	10.81	23	11.92
Long-eared bat	0	0	3	5.08	1	1.35	4	2.07
Serotine	0	0	2	3.39	0	0	2	1.04
Myotis sp.	1	1.67	2	3.39	0	0	3	1.55
Total	60	100	59	100	74	100	193	100

24th June – 28th June 2025

4.3.16 As detailed in Table 17 below, at least six species of bat (common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus*, noctule, *Myotis sp.*, serotine and long-eared bat) were recorded during the static detector survey of June.

4.3.17 The most frequently recorded species was common pipistrelle with a total of 371 registrations; 87% of all bat registrations recorded across the Site. The second-most frequently

recorded species was Noctule with a total of 30 registrations, equating to 7% of all bat registrations. The third-most frequently recorded species was myotis sp. with a total of 20 registrations, equating to 5% of all bat registrations. Soprano pipistrelle, serotine and long-eared bats, were recorded in lower numbers throughout the Site.

- 4.3.18 Static 3 recorded the highest levels of activity at 93% of all bat registrations compared to Static 2 which accounted for 7% of all bat registrations, and Static 1 which accounted for 0.2% of all bat registrations.

Table 17 – Bat Static Results (Survey 2- June 2025)

Species	Volume of Calls Static 1 (north)		Volume of Calls Static 2 (southeast)		Volume of Calls Static 3 (west)		Volume of Calls Site Wide	
	Count	%	Count	%	Count	%	Count	%
Common pipistrelle	0	0	14	50	357	89.70	371	86.89
Soprano pipistrelle	0	0	0	0	1	0.25	1	0.23
Noctule	1	100	14	50	15	3.77	30	7.03
Myotis sp.	0	0	0	0	20	5.03	20	4.68
Serotine	0	0	0	0	1	0.25	1	0.23
Long-eared bat	0	0	0	0	4	1.01	4	0.94
Total	1	100	28	100	398	100	427	100

18th September – 22nd September 2025

- 4.3.19 As detailed in Table 18 below, at least five species of bat (common pipistrelle, noctule, serotine, long-eared bat and Myotis sp.) were recorded during the second static detector survey of September.
- 4.3.20 The most frequently recorded species was common pipistrelle with a total of 187 registrations; 74% of all bat registrations recorded across the Site. The second-most frequently recorded species was noctule with a total of 37 registrations, equating to 15% of all bat registrations. Myotis sp., serotine and long-eared bats, were recorded in lower numbers throughout the Site.
- 4.3.21 Static 3 recorded the highest levels of activity at 63% of all bat registrations compared to Static 2 which accounted for 21% of all bat registrations, and Static 1 which accounted for 16% of all bat registrations.

Table 18 – Bat Static Results (Survey 3-September 2025)

Species	Volume of Calls Static 1 (North)		Volume of Calls Static 2 (Southeast)		Volume of Calls Static 3 (West)		Volume of Calls Site Wide	
	Count	%	Count	%	Count	%	Count	%
Common pipistrelle	38	97.44	17	31.48	132	83.02	187	74.21
Noctule	0	0	23	42.59	14	8.81	37	14.68
Myotis sp.	0	0	6	11.11	5	3.14	11	4.37
Serotine	0	0	4	7.41	3	1.89	7	2.78
Long-eared bat	1	2.56	4	7.41	5	3.14	10	3.97
Total	39	100	54	100	159	100	252	100

Static Differences

4.3.22 Overall, Static 3 recorded more bat registrations than the other two locations (72% of the total recordings), as detailed in Table 19 below. The June recording period recorded by far the highest number of total recordings.

Table 19 – Bat Static Results (Overall)

Season	Number of recordings – Static 1	Number of recordings – Static 2	Number of recordings – Static 3	Total recordings	Number of Species recorded
Spring (May)	60	59	74	193	5
Summer (June)	1	28	398	427	6
Autumn (September)	39	54	159	252	5
Totals	100	141	631	872	

Roosting Habitat – Trees

4.3.23 A detailed Ground Level Tree Assessment (GLTA) was undertaken of the trees potentially to be affected by the proposed development within the Site. Table 20 below provides a

description of each tree identified as having potential roosting features (PRFs) and their locations are depicted on Figure 1.

Table 20 – Trees surveyed for bat roost suitability within the Site

Tree Ref	Species	PRFs	Level of Suitability
T2	Maidenhair tree	Deadwood to c.170cm	FAR
T12 (to be removed)	Ash	Ivy cover	FAR
T13 (to be removed)	Apple	No visible features, very light ivy cover near base	Negligible
T14 (to be removed)		Ivy cover	FAR
T15 (to be removed)	Elder	Ivy cover	FAR
T16 (to be removed)	Elder	Ivy cover	FAR
T19 (within W1)	Scots Pine	Lifting bark c.20m from ground	FAR
T20 (within W1)	Ash	Tree wound c.25m from ground	FAR
T21 (within W1)	Ash	Knot hole c.30m from ground	FAR

Roosting Habitat - Buildings

- 4.3.24 Building B1 consists of a stable block with wooden cladding walls and a bitumen felt roof. The building is in good condition with cladding tightly fitted and no gaps recorded. The building was assessed as having 'Negligible' suitability to support roosting bats.

Breeding Birds

- 4.3.25 No nesting birds were recorded during the PEA survey however, two green woodpeckers *Picus viridis* were recorded within the area of woodland denoted W3. Suitable nesting habitat is present within and adjacent to the Site in the form of hedgerows, scrub, trees and broadleaved woodland.
- 4.3.26 Breeding bird surveys carried out by GES in 2025 recorded a total of 36 species within the Site. The full results and breeding status are shown below in Table 21.

Table 21 – Breeding Bird Survey Results

Species	Number of Individuals Recorded				Breeding Status	Species Conservation Designations ¹
	April	May	June	July		
Blackbird <i>Turdus merula</i>	7	6	8	4	PSB	N/A
Blackcap <i>Sylvia atricapilla</i>	3	2	4	0	PSB	N/A
Blue Tit <i>Cyanistes caeruleus</i>	7	5	11	0	CB (juvenile recorded)	N/A
Buzzard <i>Buteo buteo</i>	1	0	0	0	NB	N/A
Carrion Crow <i>Corvus corone</i>	5	3	4	2	PSB	N/A
Chaffinch <i>Fringilla coelebs</i>	4	3	2	0	PSB	N/A
Chiffchaff <i>Phylloscopus collybita</i>	1	2	4	0	PSB	N/A
Coal Tit <i>Periparus ater</i>	2	1	1	0	CB (Feeding young)	N/A
Collared Dove <i>Streptopelia decaocto</i>	1	1	1	2	PRB (Pair recorded)	N/A
Dunnock <i>Prunella modularis</i>	1	3	9	0	PSB	Amber List
Goldfinch <i>Carduelis carduelis</i>	2	2	1	0	PSB	N/A

¹ WCA1 = Wildlife and Countryside Act 1981 (as amended) Schedule 1, BoCC = Birds of Conservation Concern 5, S41 = Schedule 41 of the NERC Act (2006), KRDB = Kent Red Data Book.

Great Spotted Woodpecker <i>Dendrocopos major</i>	0	2	1	0	PSB	N/A
Great Tit <i>Parus major</i>	4	8	5	0	CB (Feeding young)	N/A
Green Woodpecker <i>Picus viridis</i>	2	1	0	0	PSB	N/A
Grey Heron <i>Ardea cinerea</i>	0	1	0	0	NB	N/A
Herring Gull <i>Larus argentatus</i>	0	0	2	0	PSB	Red List, S41
House Sparrow <i>Passer domesticus</i>	5	9	33	2	CB (Juvenile and pair recorded)	Red List, S41
Jackdaw <i>Corvus monedula</i>	0	4	1	0	CB (Feeding)	N/A
Jay <i>Garrulus glandarius</i>	1	0	0	0	NB	N/A
Kestrel <i>Falco tinnunculus</i>	1	0	0	0	NB	Amber List
Linnet <i>Linaria cannabina</i>	1	0	1	0	NB	Red List, S41
Long-tailed tit <i>Aegithalos caudatus</i>	1	0	0	0	NB	N/A
Magpie <i>Pica pica</i>	5	9	8	8	PSB	N/A
Mistle Thrush <i>Turdus viscivorus</i>	0	2	0	0	PSB	Red List
Pheasant <i>Phasianus colchicus</i>	0	1	1	0	NB	N/A

Red-legged Partridge <i>Alectoris rufa</i>	1	0	0	0	NB	N/A
Robin <i>Erithacus rubecula</i>	8	10	2	1	PSB	N/A
Rook <i>Corvus frugilegus</i>	0	0	12	0	PSB	Amber List
Skylark <i>Alauda arvensis</i>	4	2	5	0	PSB	Red List, S41
Song Thrush <i>Turdus philomelos</i>	2	2	3	0	PSB	Amber List, S41
Sparrowhawk <i>Accipiter nisus</i>	0	2	0	0	PSB	Amber List
Starling <i>Sturnus vulgaris</i>	0	2	35	0	CB (Feeding young)	Red List, S41
Stock Dove <i>Columba oenas</i>	0	4	0	0	PSB	Amber List
Whitethroat <i>Sylvia communis</i>	5	6	6	0	PSB	Amber List
Woodpigeon <i>Columba palumbus</i>	11	16	14	5	CB (Occupied nest)	Amber List
Wren Troglodytes troglodytes	11	14	12	0	PSB	Amber List

4.3.27 Seven species were recorded as **CB**, one species as **PRB**, 20 species were recorded as **PSB** and eight species as **NB**. The full 2025 BBS survey results are presented in Figures 11a – 11d.

4.3.28 The majority of the bird species recorded within and adjacent to the Site are typical of woodland and hedgerow habitats in southern England inclusive of woodpeckers, blackcap, robin, wren, blackbird, blue tit, whitethroat, dunnock, chaffinch, long-tailed tit, song thrush,

house sparrow and coal tit. Species typical of cropland were also recorded inclusive of skylark, linnet, stock dove, pheasant and red-legged partridge.

- 4.3.29 The most frequently encountered **PRB** or **CB** species were blue tit, great tit, house sparrow, starling and woodpigeon. For clarity the **CB** & **PRB** species recorded on Site are highlighted below in Table 22.

Table 22 – CB & PRB Breeding Bird Survey Results

Species	Number of Individuals Recorded				Breeding Status	Species Conservation Designations
	April	May	June	July		
Blue Tit	7	5	11	0	CB (juvenile recorded)	N/A
Coal Tit	2	1	1	0	CB (Feeding young)	N/A
Collared Dove	1	1	1	2	PRB (Pair recorded)	N/A
Great Tit	4	8	5	0	CB (Feeding young)	N/A
House Sparrow	5	9	33	2	CB (Juvenile and pair recorded)	Red List
Jackdaw	0	4	1	0	CB (Feeding)	N/A
Starling	0	2	35	0	CB (Feeding young)	Red List
Woodpigeon	11	16	14	5	CB (Occupied nest)	Amber List

- 4.3.30 Of the species recorded during the surveys, 15 are '**Notable**', either appearing on the Birds of Conservation Concern 5 (BoCC 5) Red or Amber Lists, or listed as priority species under S41 of NERC Act. '**Notable**' species recorded on-Site are presented in Table 23.

Table 23 – Notable Breeding Bird Survey Results

Notable Species	Number of Individuals Recorded				Breeding Status	Species Conservation Designations
	April	May	June	July		
Dunnock	1	3	9	0	PSB	Amber List

Herring Gull	0	0	2	0	PSB	Red List, S41
House Sparrow	5	9	33	2	CB (Juvenile and pair recorded)	Red List, S41
Kestrel	1	0	0	0	NB	Amber List
Linnet	1	0	1	0	NB	Red List, S41
Mistle Thrush	0	2	0	0	PSB	Red List
Rook	0	0	12	0	PSB	Amber List
Skylark	4	2	5	0	PSB	Red List, S41
Song Thrush	2	2	3	0	PSB	Amber List, S41
Sparrowhawk	0	2	0	0	PSB	Amber List
Starling	0	2	35	0	CB (Feeding young)	Red List, S41
Stock Dove	0	4	0	0	PSB	Amber List
Whitethroat	5	6	6	0	PSB	Amber List
Woodpigeon	11	16	14	5	CB (Occupied nest)	Amber List
Wren	11	14	12	0	PSB	Amber List

4.3.31 Three of these notable species were recorded as **CB** on-Site and ten were recorded as **PSB**. The remaining two were considered to be **NB** within the Site.

4.3.32 No species listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the Site survey visits.

Dormouse

4.3.33 Suitable dormouse habitat exists within the Site in the form of hedgerows, woodland and scrub. The Site is well connected to suitable habitat within the wider landscape.

Dormouse Nest Tube Surveys

4.3.34 During the survey on the 1st September 2025, a partial nest was recorded in Tube 18, due to the incompleteness of the nest, it was not determined whether this was a dormouse nest. During the second survey on 29th September, a complete dormouse nest was recorded in Tube 20. The final survey in October recorded a juvenile male dormouse and complete nest in Tube 21, a complete dormouse nest in Tube 20 and a partial dormouse nest in Tube 45.

- 4.3.35 A summary of the dormouse survey results are provided in Table 24 below and the survey results are depicted on Figure 5.

Table 24 – Dormouse Survey Results

Date	Weather conditions	No. of dormice /or nest recorded	Additional Notes
01.09.2025	Showers, 90% cloud cover, 18°C, gentle breeze (3BF)	No dormice or dormice nests recorded	Partial nest recorded – species unknown in Tube 18. No additional species recorded.
29.09.2025	Dry, 10% cloud cover, 14°C, no wind (0BF)	1 complete dormouse nest in Tube 20	A wood mouse <i>Apodemus sylvaticus</i> was recorded in Tube 23 and unoccupied wood mouse nests were recorded in Tubes 7, 45 and 49.
27.10.2025	Dry, 50% cloud cover, 13°C, fresh breeze (5BF)	1 male juvenile dormouse and a complete nest in Tube 21	Two wood mice were recorded in Tubes 23 and 48 and a single wood mouse was recorded in Tube 49. Wood mouse nests were recorded in Tubes 1 and 7 and wood mouse food caches were found in Tubes 6 and 8.
		1 complete dormouse nest in Tube 20	
		1 partial dormouse nest in Tube 45	

Great Crested Newt (GCN)

Terrestrial Habitat

- 4.3.36 The grassland, tall forbs, hedgerow bases, scrub and woodland provide suitable habitat for GCN however, the intensive management of the grassland and the isolated nature of the woodland reduce the suitability of these habitats. The largest habitat within the Site, cereal crops, is unsuitable terrestrial foraging and refuge habitat for GCN.

Aquatic Habitat

- 4.3.37 A review of available online OS mapping identified one waterbody within 250m of the Site, as depicted on Figure 6. WB1 lies c.63m to the southwest of the Site. This waterbody was dry at the time of survey and consequently no HSI assessment could be undertaken.

Reptiles

- 4.3.38 The grassland, tall forbs, hedgerow bases, scrub and, to a lesser extent, the woodland provide suitable habitat for reptiles within the Site. Several target notes inclusive of rubble and brash piles also increase the Sites suitability for reptiles (TN1, TN2, TN3, TN4, TN5 and TN8). The largest habitat within the Site, cereal crops is considered unlikely to support reptiles and the isolated nature of the woodland reduces its suitability. Consequently, the scope of the reptile

presence / likely absence surveys, as presented below, was limited to the habitats deemed most likely to support the species (grassland, tall forbs and scrub).

Reptile Presence/Likely Absence Surveys

4.3.39 A summary of the weather conditions recorded during the reptile presence/likely absence surveys is provided in Table 25 below.

Table 25 – Reptile Survey Weather Conditions

Date	Start Time	End Time	Precipitation	Cloud Cover %	Air Temp °C	Wind (BF)	Surveyor
20/05/25	09:15	10:15	Dry	0	16	0	Vic Standing
23/05/25	15:15	15:40	Dry	0	17	0	Jodie May
27/05/25	09:15	09:45	Dry	100	15	0	Jodie May
30/05/25	09:20	10:20	Dry	100	16	0	Ashley Walker
18/06/25	08:15	09:10	Dry	0	17	0	Jodie May
23/06/25	09:30	09:50	Dry	10	17	1	Jodie May
29/09/25	10:00	11:00	Dry	10	13	1	Lauren Hook

4.3.40 A total of two adult common lizards were recorded on 23rd May 2025. One adult common lizard was recorded on 30th May 2025. No other reptile species were recorded during the surveys.

4.3.41 A summary of the reptile survey results is provided in Table 26 below. Figure 7a presents the results for the first four surveys (May) and Figure 7b presents the results for the final three surveys (June – September).

Table 26 – Reptile Survey Results Summary

Results					
Visit	Date	CL	SW	GS	AD
		Peak Count	Peak Count	Peak Count	Peak Count
1	20/05/25	0	0	0	0
2	23/05/25	2	0	0	0
3	27/05/25	0	0	0	0
4	30/05/25	1	0	0	0
5	18/06/25	0	0	0	0
6	23/06/25	0	0	0	0
7	29/09/25	0	0	0	0
Peak Count		2	0	0	0

	Low pop.
	Good pop.
	Exceptional pop.

Population Size Class Estimate

- 4.3.42 With a peak count of two individuals, based upon the information gathered and according to the Froglife guidance for population size class estimates, the common lizard population present within the Site is '**Low**' (Froglife, 1999).

Other species

- 4.3.43 The habitats recorded within and adjacent to the Site provide foraging and resting places for European hedgehog, a "Notable" species and SPI listed under s41 of the NERC Act 2006.
- 4.3.44 Several mammal paths were recorded within the modified grassland area (MG2) (TN6 and TN7). These mammal paths were indicative of use by fox *Vulpes vulpes*.
- 4.3.45 Beyond those noted above, the survey identified negligible potential for other species of conservation concern within the Site.

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Figures

Figure 1 - UKHabs Habitat Plan (J25-000111 - Land North of Camer Road)



Key

- Red Line Boundary
 - Arable Field Margins
 - Cereal Crops
 - Tall Forbs
 - Modified Grassland
 - Mixed Scrub
 - Bramble Scrub
 - Developed Land; Sealed Surface (Hardstanding)
 - Developed Land; Sealed Surface (Buildings)
 - Artificial Unvegetated, Unsealed Surface
 - Vegetated Garden
 - Other Lowland Mixed Deciduous Woodland
 - Bare Ground
 - Native Hedgerow
 - Species-rich Native Hedgerow
 - Species-rich Native Hedgerow with Trees
 - Non-native and Ornamental Hedgerow
 - Line of Trees (Other Broadleaved Woodland)
 - Target Notes
- ## Trees
- FAR
 - No PRFs / Not Assessed (Retained)

Drawn by: Ashley Walker / Lauren Hook

Drawn Date: 18.12.2025

Reference: J25-000111 Scale: 1:5500 @ A4

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Figure 2a - Badger Survey Results (J25-000111 - Land North of Camer Road)

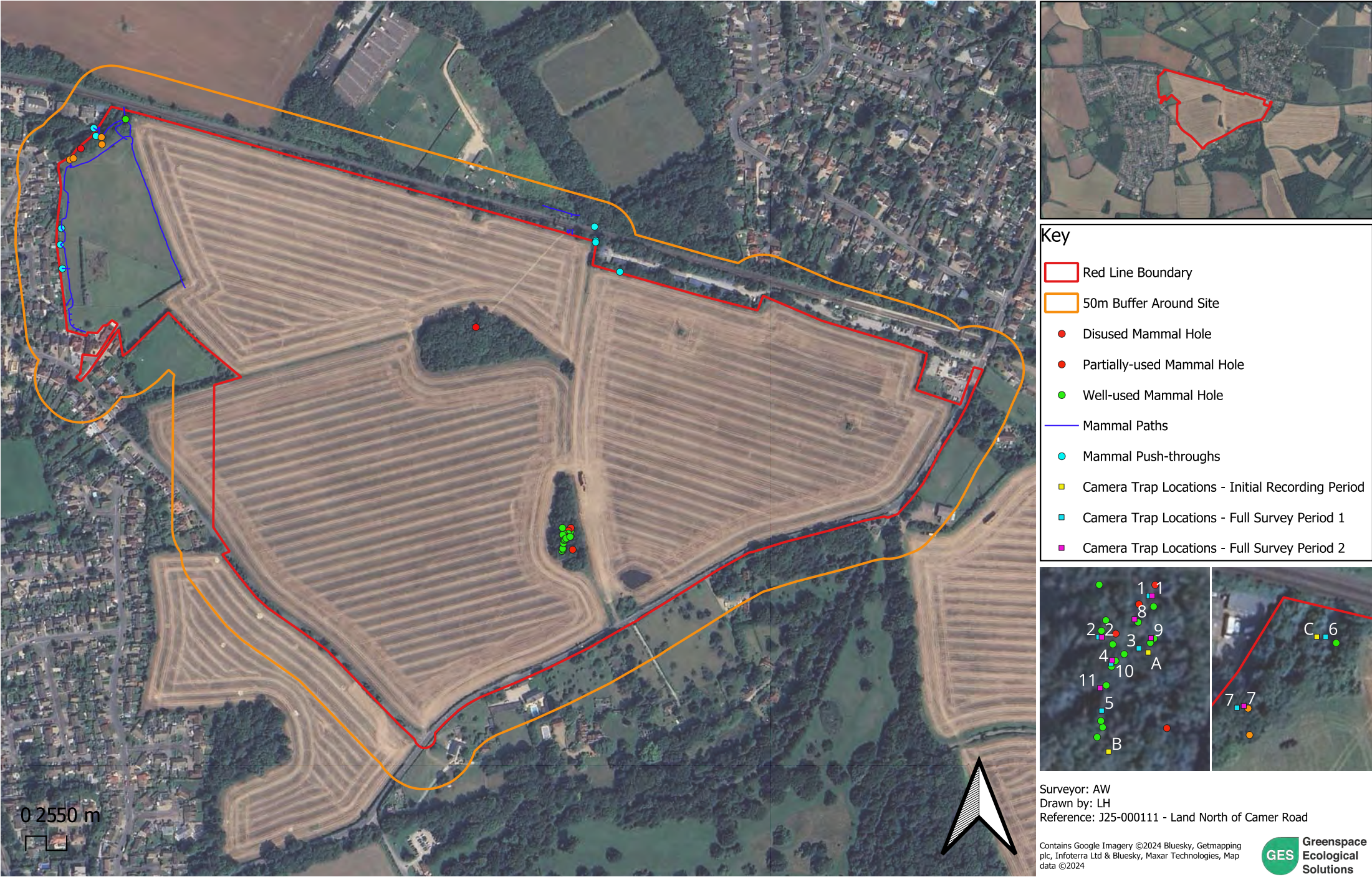


Figure 2b - Badger Survey Results (J25-000111 - Land North of Camer Road)



Key

- Red Line Boundary
- 20m Buffer Around Active Setts
- 30m Buffer Around Active Setts

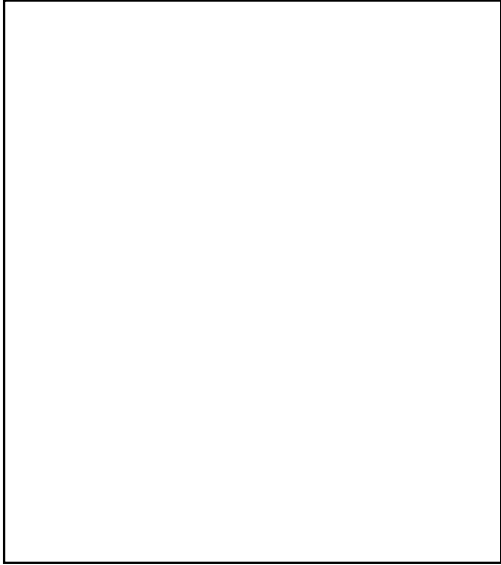


Figure 3 - NBW Survey Route & Static Location Map (J25-000111 - Land North of Camer Road)

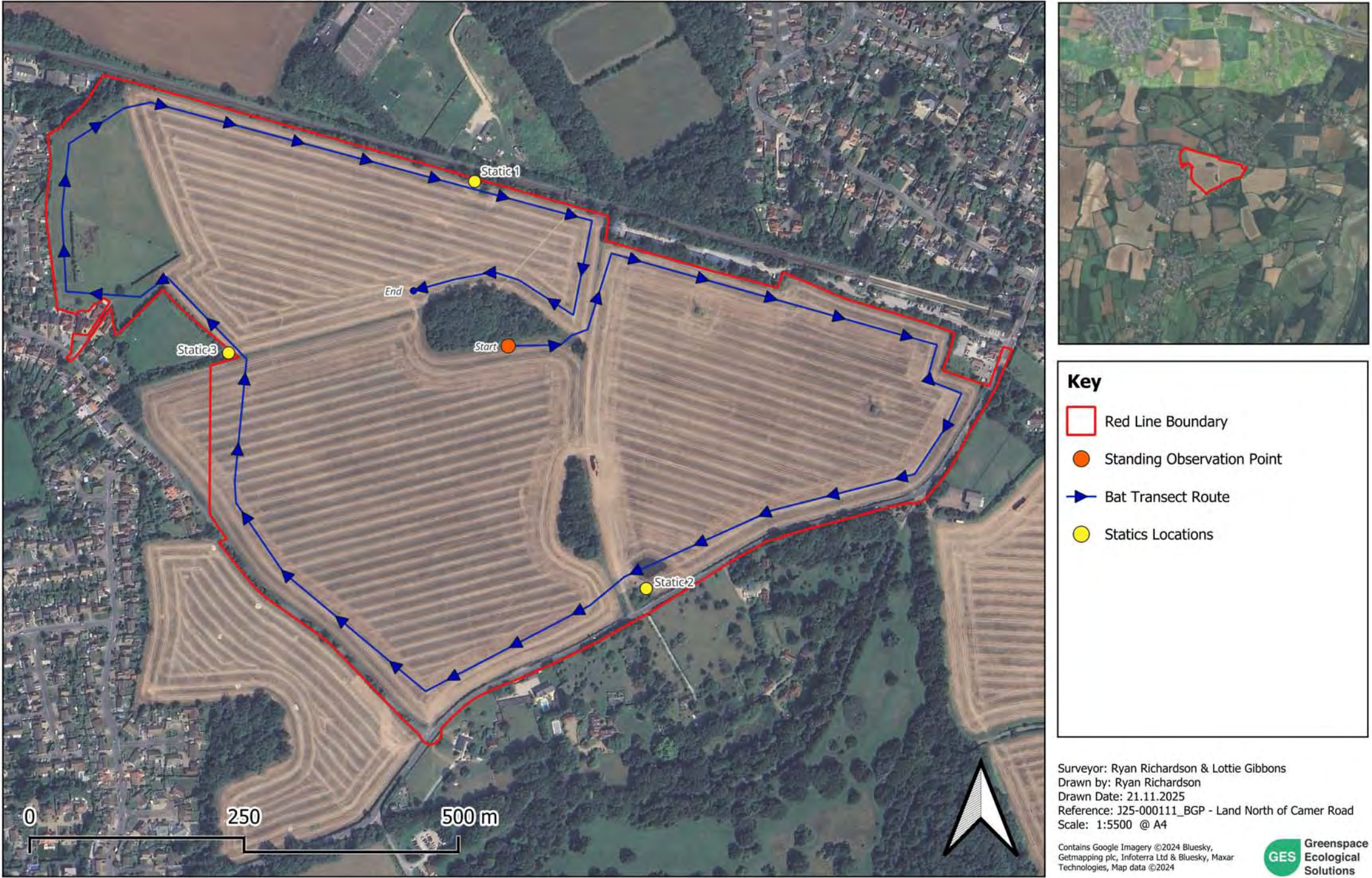


Figure 4 - Breeding Bird Survey Transect Route Map (J25-000111 - Land North of Camer Road)



Key

-  Red Line Boundary
-  BBS Transect Route

Drawn by: LH
Date: 21.11.2025
Reference: J25-000111 - Land North of Camer Road

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Figure 5 - Dormouse Tube Locations and Results (J25-000111 - Land North of Camer Road)



Key

- Red Line Boundary
- Tube
- Live Dormouse
- Dormouse Nest
- Woodmouse Nest
- Live Woodmouse

Surveyors: Lottie Gibbons, Lauren Hook, Charlotte Bell & Ryan Richardson
 Drawn by: Ryan Richardson
 Drawn Date: 21.11.2025
 Reference: J25-000111_BGP - Land North of Camer Road
 Scale: 1:5500 @ A4

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Figure 6 - Waterbodies within 250m of the Site (J25-000111 - Land North of Camer Road)



Key

- Red Line Boundary
- 250m Buffer
- Waterbodies (Dry)

Drawn by: LH
 Date: 21.11.2025
 Reference: J25-000111 - Land North of Camer Road

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Figure 7a - Reptile Survey Plan (Survey 1 - 4) (J25-000111 - Land North of Camer Road)



Figure 7b - Reptile Survey Plan (Survey 5 - 7) (J25-000111 - Land North of Camer Road)



Key

- Red Line Boundary
- Reptile Mats

Survey: Surveys 5 - 7

Survey Dates: 18/06/2025 - 29/09/2025

Surveyors: Lauren Hook & Jodie May

Drawn by: Ryan Richardson

Drawn Date: 21.11.2025

Reference: J25-000111_BGP - Land North of Camer Road

Scale: 1:1800 @ A4

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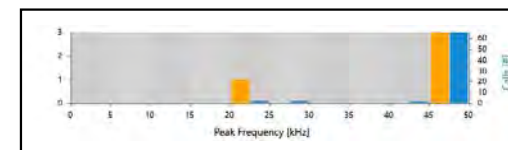
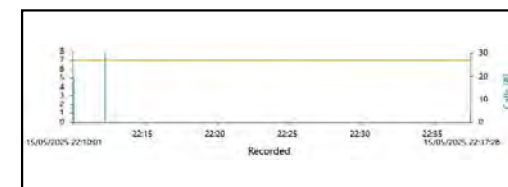
Figure 8 - NBW Results – May (J25-000111 - Land North of Camer Road)



Key

Red Line Boundary

● <i>Nyctalus noctula</i>	1	4
● <i>Pipistrellus pipistrellus</i>	3	67



Surveyor: LG & RR
 Survey date: 15.05.25
 Drawn by: LH
 Date: 21.11.25
 Reference: J25-000111 - Land North of Camer Road

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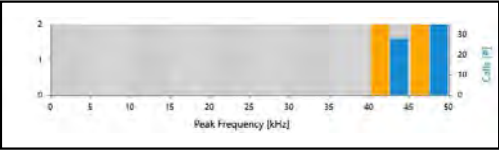
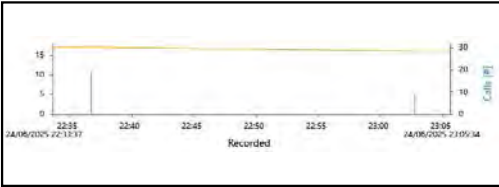
Figure 9 - NBW Results – June (J25-000111 - Land North of Camer Road)



Key

 Red Line Boundary

● *Pipistrellus pipistru* 4 63



Surveyor: LG & RR
Survey date: 24.06.25
Drawn by: LH
Date: 21.11.25
Reference: J25-000111 - Land North of Camer Road

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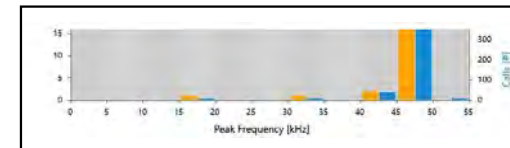
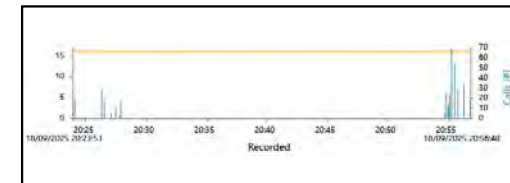
Figure 10 - NBW Results – September (J25-000111 - Land North of Camer Road)



Key

- Red Line Boundary
- Bat Call

● *Pipistrellus pipistri* 20 399



Surveyor: LG & RR
 Survey date: 18.09.25
 Drawn by: LH
 Date: 21.11.25
 Reference: J25-000111 - Land North of Camer Road

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Figure 11a - Breeding Bird Survey Results (April) (J25-000111 - Land North of Camer Road)

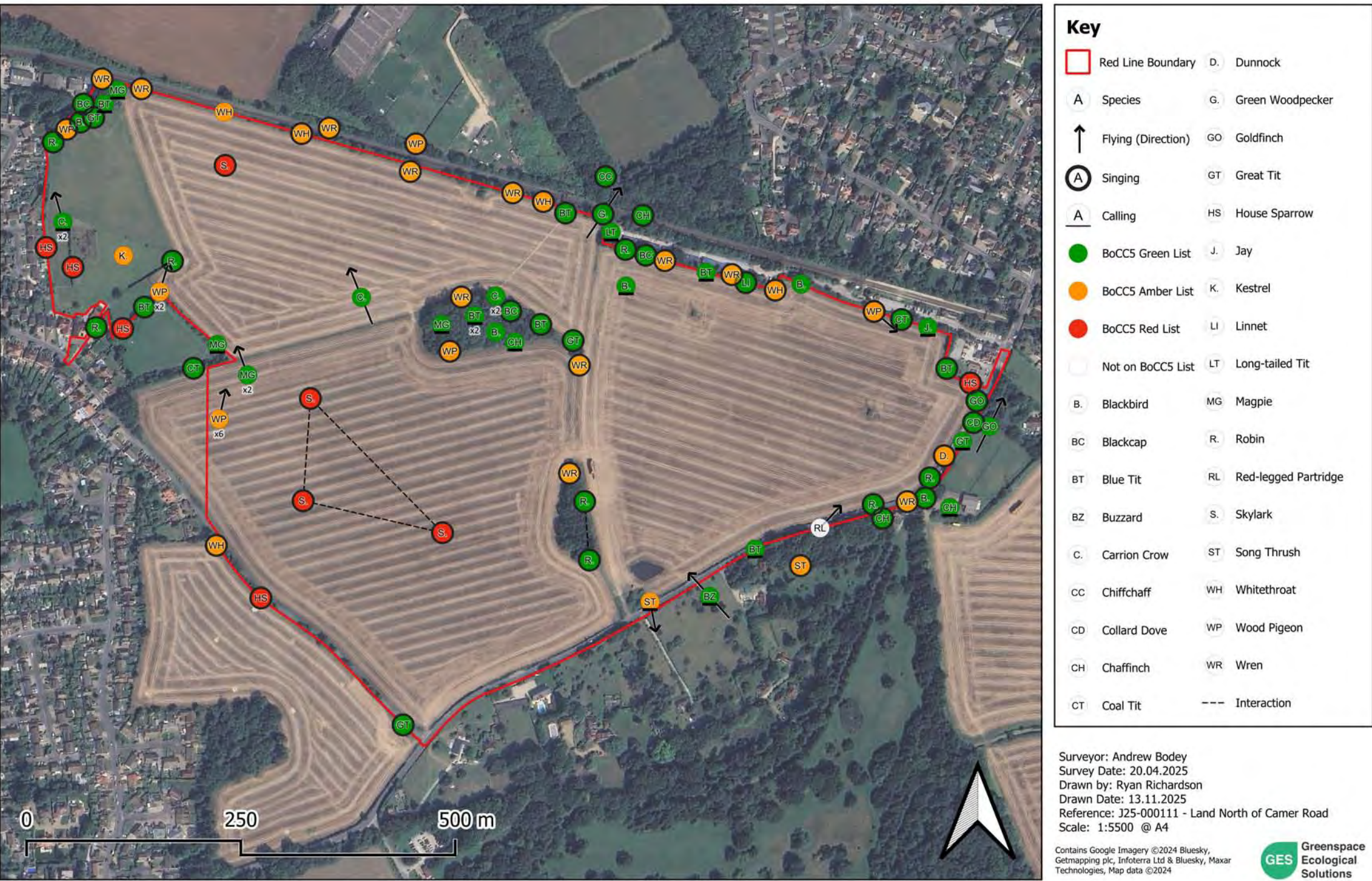


Figure 11b - Breeding Bird Survey Results (May) (J25-000111 - Land North of Camer Road)

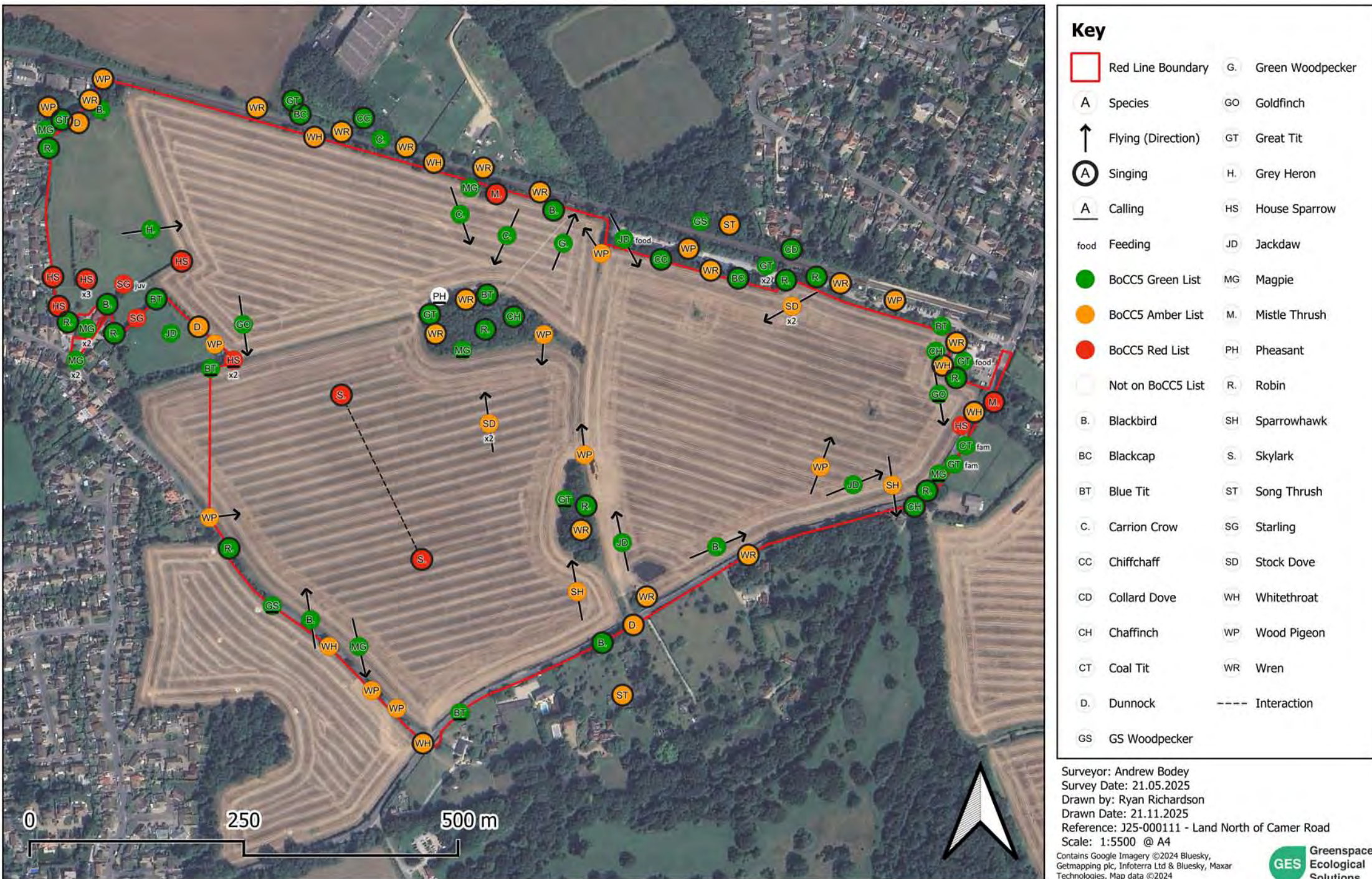
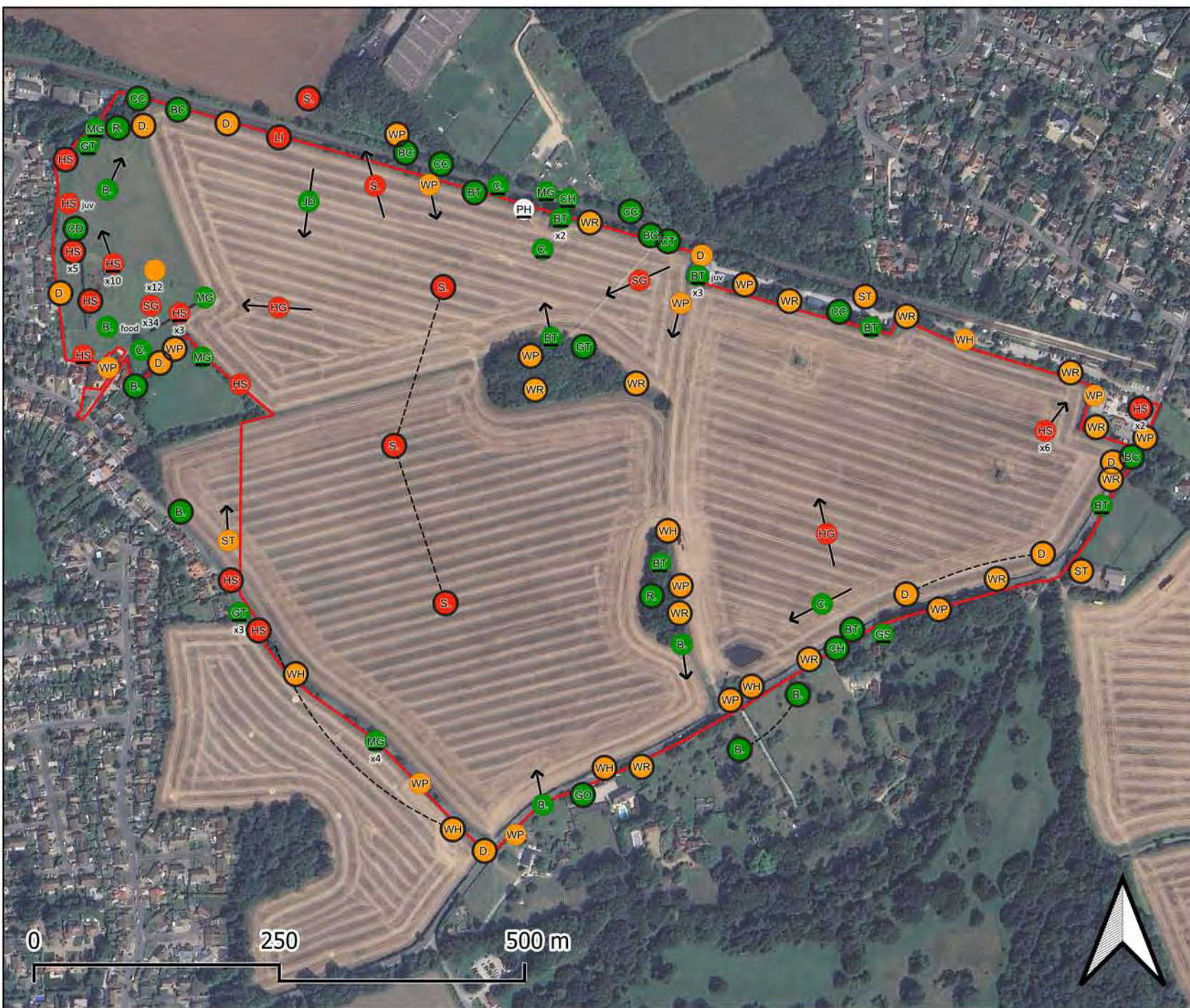


Figure 11c - Breeding Bird Survey Results (June) (J25-000111 - Land North of Camer Road)



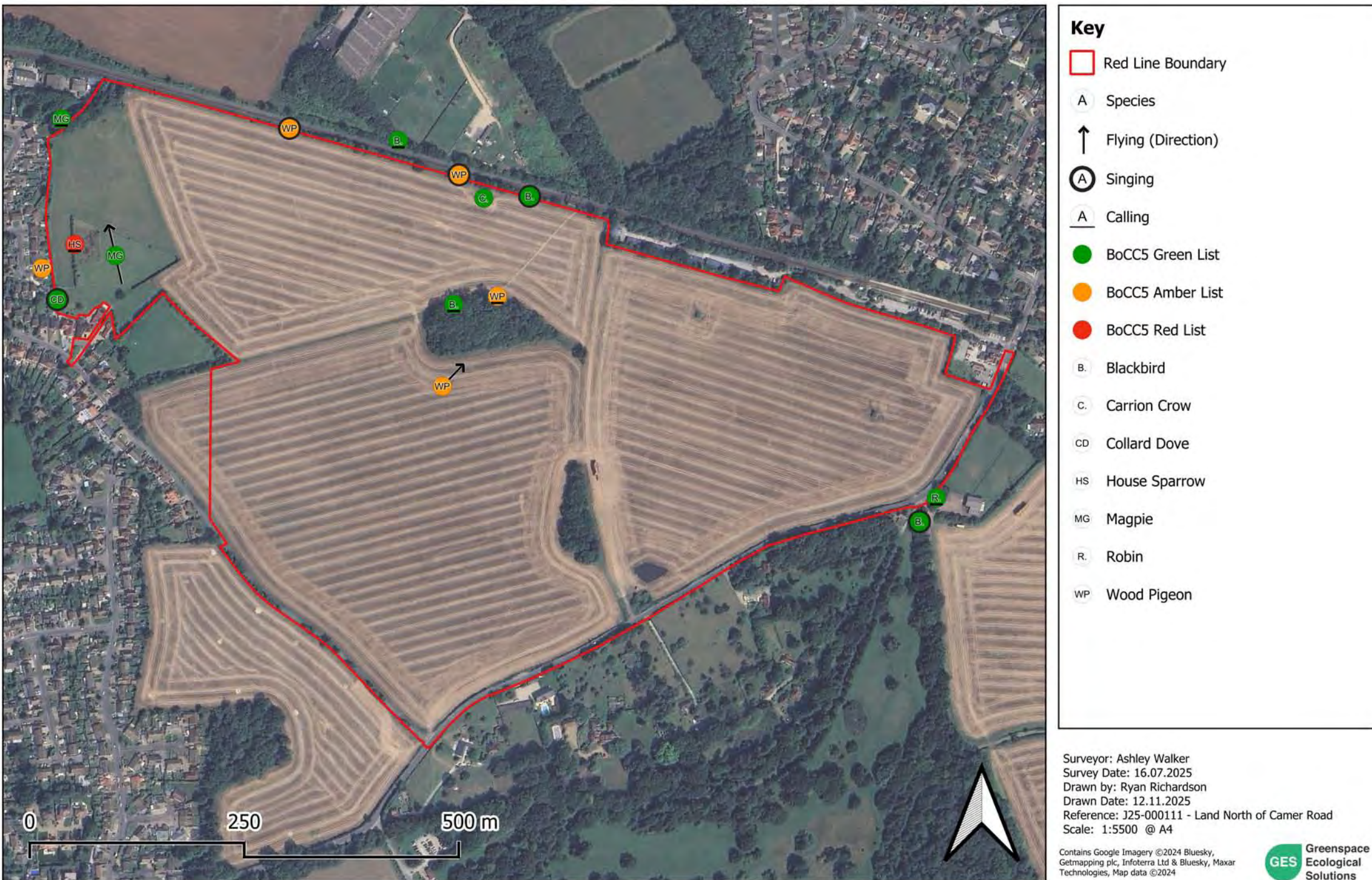
Key

 Red Line Boundary	D. Dunnock
A Species	GS GS Woodpecker
↑ Flying (Direction)	GO Goldfinch
A Singing	GT Great Tit
A Calling	HG Herring Gull
food Feeding	HS House Sparrow
● BoCC5 Green List	JD Jackdaw
● BoCC5 Amber List	LI Linnet
● BoCC5 Red List	MG Magpie
● Not on BoCC5 List	PH Pheasant
B. Blackbird	R. Robin
BC Blackcap	S. Skylark
BT Blue Tit	ST Song Thrush
C. Carrion Crow	SG Starling
CC Chiffchaff	WH Whitethroat
CD Collard Dove	WP Wood Pigeon
CH Chaffinch	WR Wren
CT Coal Tit	--- Interaction

Surveyor: Andrew Bodey
 Survey Date: 17.06.2025
 Drawn by: Ryan Richardson
 Drawn Date: 12.11.2025
 Reference: J25-000111 - Land North of Camer Road
 Scale: 1:5500 @ A4

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Figure 11d - Breeding Bird Survey Results (July) (J25-000111 - Land North of Camer Road)



Appendices

ANNEX A – Photographs

Photo 1: Arable field margins A1



Photo 2: Arable field margins A2



Photo 3: Cereal crops C1



Photo 4: Cereal crops C2



Photo 5: Cereal crops C3



Photo 6: Modified grassland MG1



Photo 7: Modified grassland MG2



Photo 8: Bramble scrub BS1

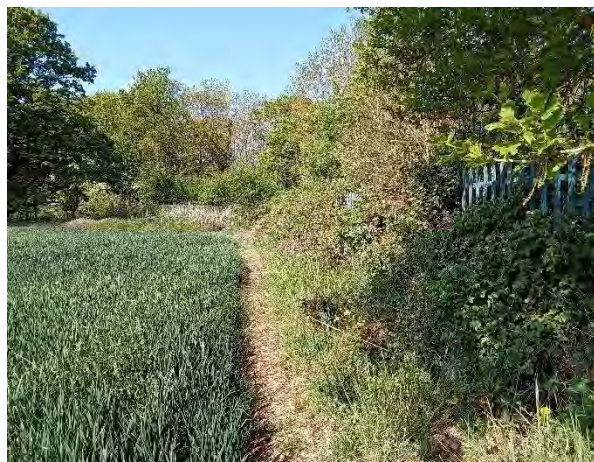


Photo 9: Bramble scrub BS2



Photo 10: Bramble scrub BS3



Photo 11: Bramble scrub BS4



Photo 12: Bramble scrub BS5



Photo 13: Mixed scrub MS1



Photo 14: Mixed scrub MS2



Photo 15: Native hedgerow H1



Photo 16: Native hedgerow H2



Photo 17: Species-rich native hedgerow with trees H3



Photo 18: Species-rich native hedgerow with trees H4



Photo 19: Species-rich native hedgerow with trees H5



Photo 20: Species-rich native hedgerow H6



Photo 21: Species-rich native hedgerow H7



Photo 22: Non native and ornamental hedgerow H8



Photo 23: Scattered trees



Photo 24: Tall forbs TF1



Photo 25: Tall forbs TF2



Photo 26: Tall forbs TF3

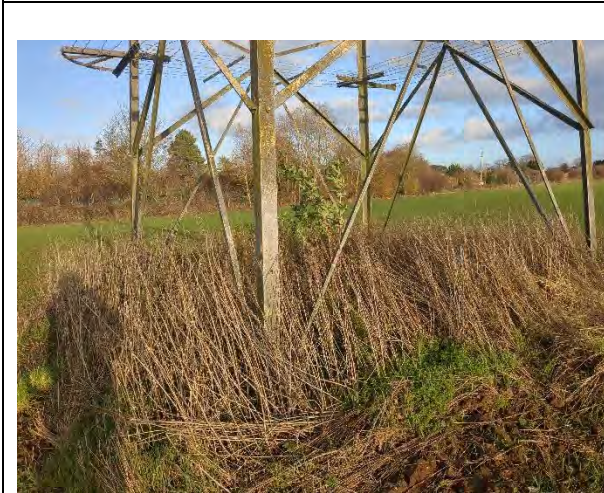


Photo 27: Tall forbs TF4



Photo 28: Artificial unvegetated, unsealed surface AU1



Photo 29: Bare ground BG1



Photo 30: Vegetated garden VG1



Photo 31: Developed land; sealed surface HS1



Photo 32: Developed land; sealed surface HS2(adjacent to BS5)



Photo 33: Developed land; sealed surface B1



Photo 34: Lowland mixed deciduous woodland W1



Photo 35: Lowland mixed deciduous woodland W2

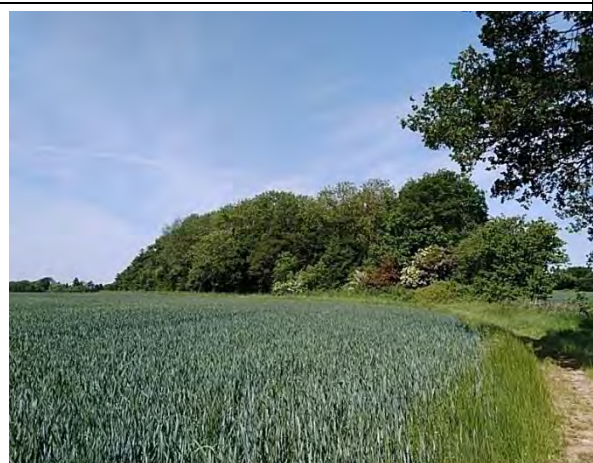


Photo 36: Lowland mixed deciduous woodland W3

 A photograph showing a line of trees and shrubs, including a prominent red-flowered bush, in front of a dark-colored house with a tiled roof. A paved area and some planters are visible in the foreground.	 A close-up photograph of a target note (TN1) placed among dense, green and brown vegetation.
Photo 37: Line of trees TL1	Photo 38: Target Note TN1
 A photograph of a target note (TN2) placed in a field of tall, dry, brown grasses and green weeds.	 A photograph of a target note (TN3) placed in a field of dry grass and weeds, with a large pile of cut sticks or branches in the foreground.
Photo 39: Target Note TN2	Photo 40: Target Note TN3
 A photograph of a target note (TN4) placed in a field of dense green vegetation, with a wooden fence and a greenhouse visible in the background.	 A photograph of a target note (TN5) placed in a field of dense green vegetation, with a wooden fence and a greenhouse visible in the background.
Photo 41: Target Note TN4	Photo 42: Target Note TN5

	
Photo 43: Target Note TN6	Photo 44: Target Note TN7
	
Photo 45: Target Note TN8	Photo 46: Tree T2 (Deadwood = PRF)
	
Photo 47: Tree T12 (Ivy = PRF)	Photo 48: Tree T14 (Ivy = PRF)

	
Photo 49: Tree T15 (Ivy = PRF)	Photo 50: Tree 16 (Ivy = PRF)
	
Photo 51: Tree T19 (Lifting bark = PRF)	Photo 52: Tree T20 (Tree wound = PRF)
	
Photo 53: Tree T21 (Knot hole = PRF)	Photo 54: Mammal Holes



Photo 55: Dormouse nest



Photo 56: WB1 (dry)

ANNEX B – Legislation and Planning Policy

Legislation

- The Conservation of Habitats and Species Regulations 2017 (as amended) transposes European Union Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. These regulations provide for the designation and protection of 'European Sites', the protection of 'European Protected Species' and the adaptation of planning controls for the protection of such sites and species. Under the regulations, public bodies have a duty in exercising their functions to have regard to the EC Habitats Directive.
- The Environment Act 2021 operates as the new framework of environmental protection following the United Kingdom's departure from the EU. The Environment Act allows the UK to enshrine some environmental protection into law, and offers new powers to set new binding targets, including for air quality, water, biodiversity, and waste reduction. The Act mandates the creation of Local Nature Recovery Strategies, Protected Site Strategies, Species Conservation Strategies, and the use of conservation covenants to support the design and delivery of strategic approaches to deliver better outcomes for nature. Additional mandates include a requirement for Biodiversity Net Gain for developments, to ensure all development deliver a minimum of 10% net gains in biodiversity (Section 98).
- Strengthening of the duty placed on all public bodies to “conserve” and “enhance” biodiversity (Section 102).
- Duty placed upon Local Authorities to consult prior to felling street trees (Section 115).
- The Wildlife and Countryside Act 1981 (as amended) provides detail on a range of protection and offences relating to wild birds, other animals, and plants. The level of protection depends on which Schedule of the Act the species is listed on. Licences are available for specific purposes to permit actions that would otherwise constitute an offence in relation to species.
- The Countryside Rights of Way Act 2000 provides additional support to the Wildlife and Countryside Act 1981; for example, increasing the level of protection for certain species of reptiles.
- The Natural Environment and Rural Communities (NERC) Act 2006 imposes an obligation on all public bodies, including local authorities, to consider whether their activities can contribute to the protection of wildlife. The duty is created by section 40(1) of the Act,

which states that: “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.”

- The Hedgerows Regulations 1997 are enforced under the Environment Act 1995, and serves to: restrict the removal of hedgerows, or parts of hedgerows which are over 20m in length. In this case, removal includes digging up and replanting elsewhere, as well as removing from the land completely or destroying in the course of other actions. This includes developments or activities which destroy the roots, causing the vegetation to die.
- The Protection of Badgers Act 1992 exists to protect badgers *Meles meles* from cruelty. Under the act it is a criminal offense to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so, or to intentionally or recklessly interfere with a sett.
- The Wild Mammal (Protection) Act 1996 protects wild mammal species from certain cruel acts, including kicking, beating, nailing, or otherwise impaling, stabbing, burning, stoning, crushing, drowning, dragging or asphyxiation of any wild mammal with intent to inflict unnecessary suffering. Crushing and asphyxiation are most likely to occur as a result of development proposals, should these works collapse any mammal burrows, or encounter wild mammals on site.

National Planning Policy

- The National Planning Policy Framework (December 2024) states (Section 15) that the planning system should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks; promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. It also states that local planning authorities should refuse planning on the following principles:
 - If significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for.
 - If development is on land within or outside a Site of Special Scientific Interest (SSSI), and is likely to have an adverse effect on it (the exception being where the benefits of the development in the location proposed clearly outweigh its likely impact);
 - If development results in the loss or deterioration of irreplaceable habitats, such as ancient woodland and ancient or veteran trees (unless there are wholly exceptional reasons, and a suitable compensation strategy exists).

- Additionally, the NPPF states that development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- Species and Habitats of Principal Importance for Conservation in England and Wales and priority habitats and species listed in the Gravesham Local Plan Core Strategy are species which are targeted for conservation. The government has a duty to ensure that involved parties take reasonable practice steps to further the conservation of such species under Section 41 of the Natural Environment and Rural Communities Act 2006. In addition, the Act places a biodiversity duty on public authorities who ‘must, in exercising their functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’ (Section 40 [1]). Criteria for selection of national priority habitats and species in the UK include international threat and marked national decline.

Local Planning Policy

- Gravesham Local Plan Core Strategy (Adopted September 2014) Policy CS12: Green Infrastructure states:
 - A multifunctional linked network of green spaces, footpaths, cycle routes and wildlife stepping stones and corridors will be created, protected, enhanced and maintained. The network will improve access within the urban area, from the urban area to the rural area and along the River Thames. The key parts of the network are identified on Figure 19: Strategic Green Infrastructure Network.
 - Sites designated for their biodiversity value will be protected, with the highest level of protection given to internationally designated Special Protection Areas, Special Areas of Conservation and Ramsar sites, followed by nationally designated Sites of Special Scientific Interest, followed by Local Wildlife Sites and then by other areas of more local importance for biodiversity.
 - There will be no net loss of biodiversity in the Borough, and opportunities to enhance, restore, re-create and maintain habitats will be sought, in particular within the Biodiversity Opportunity Areas shown on the Strategic Green Infrastructure Network map and within new development.
 - Where a negative impact on protected or priority habitats/species cannot be avoided on development sites and where the importance of the development is considered to

outweigh the biodiversity impact, compensatory provision will be required either elsewhere on the site or off-site, including measures for ongoing maintenance.

- The overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting. Proposals will take account of the Kent Downs Area of Outstanding Natural Beauty Management Plan, the Gravesham Landscape Character Assessment, and the Cluster Studies where relevant.