

180337 Boughton Mount

180337ED-11

Object ID REF	Storeys	Use of Building	Roof type Condition	Materials	Cellars	Chimneys	Roof void present	Bats evidence	Bat roost potential	Hibernation pot.	Internal Inspection	Potential bat access points Potential bat roost features	Recommendations	Ecological notes	Survey date
16 Greenhouse 6	1	Ex-greenhouse	Pitched Poor	Roof external: Glass (largely broken) Roof internal: N/A Wall: Glass (largely broken)	N	0	N	N	N	N	Limited			Derelict greenhouse completely full of brambles.	08/05/2018
17 Greenhouse 7	1	Ex-greenhouse	null	Roof external: Roof missing Roof internal: N/A Wall: Glass (largely broken) and brick	N	0	N	N	N	N	Limited			Collapsed greenhouse	08/05/2018
18 Greenhouse 8	1	Ex-greenhouse	null	Roof external: Roof missing Roof internal: N/A Wall: Glass (largely broken) and brick	N	0	N	N	N	N	Limited			Collapsed greenhouse	08/05/2018
19 Flat-roofed building with tower	1	None	Flat Medium	Roof external: Bitumen felt Roof internal: Unknown Wall: Brick	N	1		N	M	L	No	Eaves - gaps under roof eaves Other roof roost feature. Roof void. Rooms - cavities within internal rooms		Building itself has limited potential for roosting bats but prominent tower/chimney structure has multiple suitable holes. It is also in use by nesting birds.	08/05/2018
20 Large flat-roofed building 1	2	None	Flat Poor	Roof external: Unknown Roof internal: Unknown Wall: Brick	N	0	N	N	M	L	No	Cladding - wooden. Eaves - gaps under fascia boards Cladding - wooden. Eaves - gaps under fascia boards. Wall materials - cavity wall accessible		Bat roost potential largely limited to external plastic cladding and hanging tiles.	08/05/2018

Bat roost and Hibernation potential

C - Confirmed H - High M - Moderate L - Low N - Negligible

Printed on 19/06/18 (Building Assessment)

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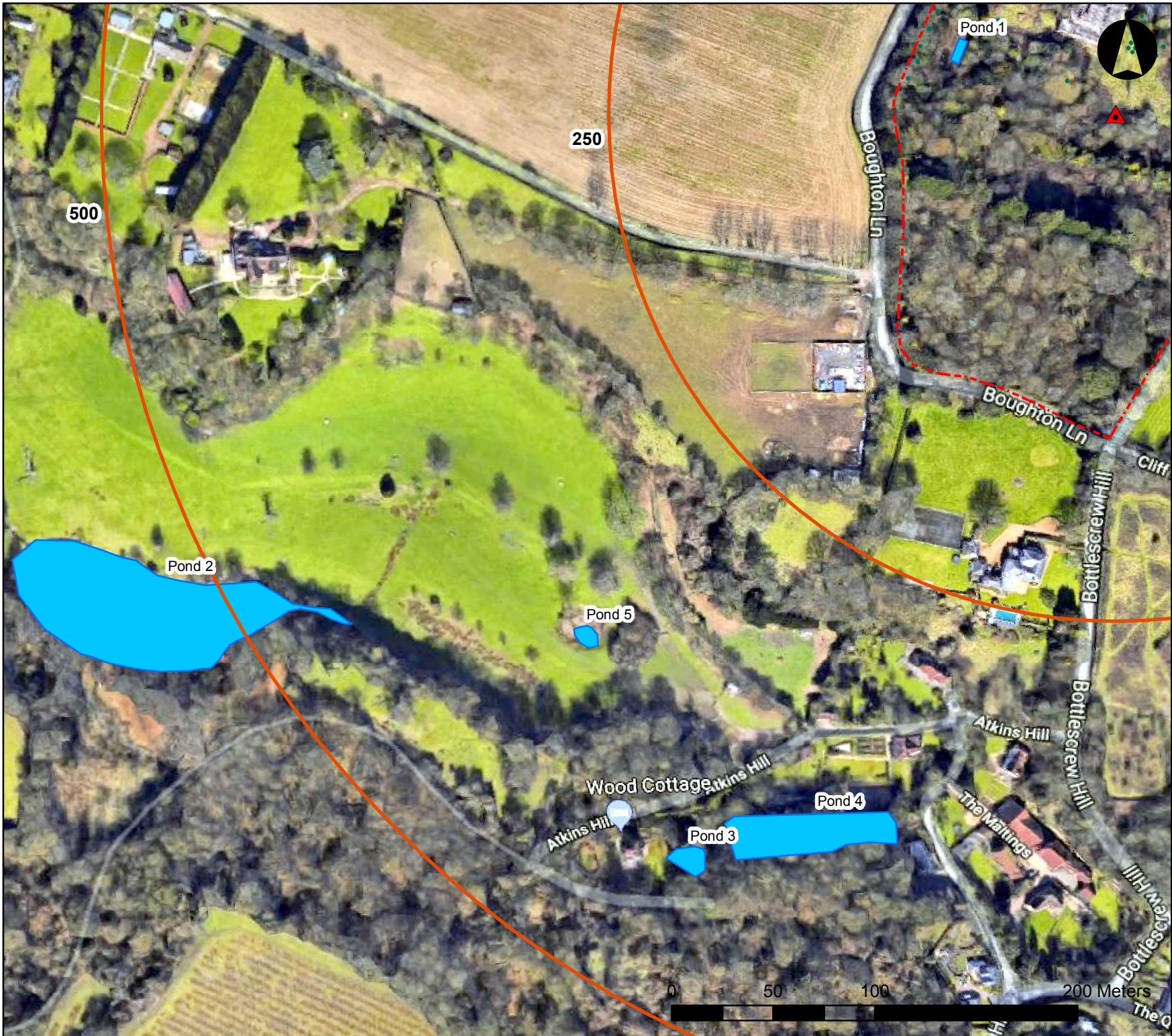
Object ID REF	Storeys	Use of Building	Roof type Condition	Materials	Cellars	Chimneys	Roof void present	Bats evidence	Bat roost potential	Hibernation pot.	Internal Inspection	Potential bat access points Potential bat roost features	Recommendations	Ecological notes	Survey date
21 Miscellaneous building 1	3	None	Flat Medium	Roof external: Unknown Roof internal: null Wall: Brick and breeze block (cavity)		0			M	M	No	Cladding - wooden. Eaves - gaps under fascia boards. Wall materials - cavity wall accessible. Window - broken/missing windows Cladding - wooden. Wall materials - cavity wall accessible		Dense ivy on much of the building obscures view. Wooden cladding above windows is damaged, allowing access to the cavity behind and potentially the cavity wall. Third floor part of building is totally wooden-clad, providing good potential for roosting bats.	08/05/2018
22 Miscellaneous building 2	1	None	Flat Medium	Roof external: Unknown Roof internal: Unknown Wall: Brick		0			M	L	N	Cladding - wooden Cladding - wooden. Rooms - cavities within internal rooms. Wall materials - cavity wall accessible		Building covered in dense ivy and surrounded by dense scrub - views limited.	08/05/2018

Bat roost and Hibernation potential

C - Confirmed H - High M - Moderate L - Low N - Negligible

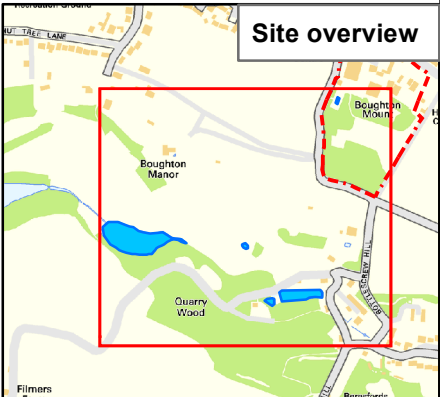
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Appendix 5 - Great Crested Newt Habitat Suitability Index (HSI)



Legend

- ▲ Site
- WaterBody
- Boundary



TIM MOYA ASSOCIATES
ARBORICULTURE • LANDSCAPE • ECOLOGY

Project Name:		Boughton Mount, Maidstone
Drawing title:		Pond Plan
Drawing number:		180337-E-04
Client:		Kent County Council
Agent:		Tim Moya Associates
Date:	02/07/2018	Drawn by: BP
Scale:		1:2,500

Great Crested Newt Habitat Suitability Index Report

Ponds

(ID) Name/ description	Field Location	Pond area (m2)	Pond drying*	Water Quality*	Shade (% of bank)	Fowl	Fish	Pond in 1km2	Terrestrial Habitat	Macrophytes %	Grid Reference	Distance from Site (m)	HSI Score	Pond Suitability
(1) Ornamental pond. Surrounded by 30cm brick wall. High density of great pond snails (Lymnaea stagnalis). High density of Elodea waterweed.	Optimal	52.50	Never	Good	10	Absent	Absent	5	Good	50	TQ7687752204	0	0.77	Good
(2) Large lake in private grounds.	Optimal	5521.30	Never	Moderate	40	Major	Minor	2	Moderate	3	TQ7649451931	305	0.42	Poor
(3) Pond in private property - not viewed.		183.10									TQ7674351805	257		
(4) Large stagnant pond in private grounds - partially viewed.	Optimal	1497.40	Never	Poor	70	Minor	Possible	2	Good	0	TQ7680551818	215	0.69	Good
(5) Field pond (viewed from field edge)	Optimal	92.00	Rarely	Moderate	30	Minor	Absent	2	Good	100	TQ7669351916	203	0.75	Good

Appendix 6 - Wildlife Law and Planning Policy

Statutes and English Law

Reptiles

All species of native reptiles are protected against killing or injury under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). The sand lizard (*Lacerta agilis*) and smooth snake (*Coronella austriaca*) are further protected under The Conservation of Habitats and Species Regulations 2017 against capture or disturbance and the places they use for breeding, resting, shelter and protection are protected from being damaged or destroyed.

Great Crested Newts

The great crested newt and its habitat are protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. This legislation makes it an offence to deliberately kill, injure or capture a great crested newt; deliberately disturb a great crested newt; damage, destroy or obstruct access to a structure used for shelter or protection by a great crested newt; or possess or transport a great crested newt.

Bats

All species of bat and their breeding sites or resting places (roosts) are protected under Regulation 41 of The Conservation of Habitats and Species Regulations 2017 and Section 9 of the Wildlife and Countryside Act 1981. It is an offence for anyone intentionally to kill, injure or handle a bat, to possess a bat (whether live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

Badgers

Badgers and their setts are protected under the Protection of Badgers Act 1992 which makes it an offence to kill, injure or possess a badger; interfere with, damage or destroy a badger sett including obstructing access to a badger sett; cruelly treat or harm a badger; or disturb a badger in a sett.

Otters

Otters and their resting places are protected under the Wildlife and Countryside Act 1981 (as amended) and the The Conservation of Habitats and Species Regulations 2017. This legislation makes it an offence to deliberately kill, injure or capture an

otter; deliberately disturb an otter in their breeding or resting places; damage, destroy or obstruct access to their resting or breeding places.

Water Voles

Water voles are protected under the Wildlife and Countryside Act 1981 (as amended) from killing or taking by certain prohibited methods. Their breeding and resting places are fully protected from damage, destruction or obstruction; it is also an offence to disturb them in these places.

Dormice

Hazel dormice are protected under both the The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). Dormice and their breeding sites and resting places are fully protected. Without a licence it is an offence for anyone to deliberately disturb, capture, injure or kill them. It is also an offence to damage or destroy their breeding or resting places, to disturb or obstruct access to any place used by them for shelter. It is also an offence to possess, or sell a wild dormouse.

Birds

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to kill, injure or take wild birds; take, damage or destroy the nest of wild birds while it is in use or being built; or take or destroy the eggs of wild birds.

Certain bird species are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (as amended). Under this legislation they are afforded the same protection as all wild birds and are also protected against **disturbance** whilst building a nest, or on or near a nest containing eggs and or unfledged young.

Invasive Plant Species

It is prohibited to plant or otherwise cause to grow in the wild any species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). The Environmental Protection Act 1990 also classifies certain invasive plants as controlled waste which must be disposed of safely at an appropriately licensed landfill site (e.g. Japanese knotweed).

Under section 57 of the Anti-social Behaviour, Crime and Policing Act 2014, if an individual or an organisation fails to control an invasive plant species which is having a detrimental effect on the quality of life of those in the locality. A notice can