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6956: QUEEN COURT FARM, OSPRINGE, KENT

## **BRIEFING NOTE: WALKOVER SURVEY**

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### **Introduction**

1. Ecology Solutions was instructed by Milliken and Company on behalf of Shepherd Neame in November 2015 to undertake an updated ecological assessment of the site at Queen Court Farm, Ospringe, Faversham, Kent.
2. The proposals for the site comprise new residential buildings with associated hardstanding and amenity planting and the demolition of existing farm buildings.
3. The site is bounded to the north mainly by Mutton Lane and residential housing beyond and to the east, south and west mainly by agricultural land, with a farmhouse and agricultural buildings adjacent to the southern boundary and Water Lane immediately adjacent to the western boundary.
4. The site comprises mainly agricultural buildings and associated hardstanding, semi-improved grassland, scrub and trees.
5. The Ecological Assessment report was produced in March 2016.
6. The purpose of this note is to set out the findings of an updated survey undertaken in January 2021. The note should be read in conjunction with the 2016 report.

### **Methodology**

7. A walkover survey was undertaken in January 2021. The status of all habitats present was checked, along with an internal and external survey of all buildings. Regard was had to incidental records of notable wildlife.

### **Survey Results**

8. Broadly the site remains as it was at the time of the 2016 report. The principal change is that stands of Japanese Knotweed recorded within and to the immediate south of the site boundary have been subject to extensive treatment in the intervening period. The stands have been removed and the environs subject to excavation. The distribution of habitats within the site is illustrated on the revised and updated Plan ECO2 appended to this note.

9. No further evidence of use of the site by protected or notable species was recorded during the walkover survey. The site remains of low ecological interest.
10. Four trees with potential roost features for bats remain in the east of the site, and it is understood that these will be retained as part of the proposed redevelopment. Existing vegetation will provide nesting opportunities for bird species, and should therefore be removed outside of the nesting period, or following a check survey by an ecologist, in order to avoid a potential offence under the Wildlife & Countryside Act 1981 (as amended).

### **Summary and Conclusions**

11. A walkover survey completed in January 2021 has established that the site remains broadly as it was at the time of writing the March 2016 Ecological Assessment. The area of Japanese Knotweed has been subject to treatment. Opportunities for roosting bats and nesting birds remain, but overall the site is of low ecological interest.

### **Plans**

- Plan ECO2: Ecological Features

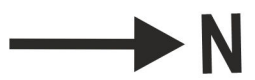
## PLANS

## **PLAN ECO2**

Ecological Features



- KEY:**
- SITE BOUNDARY
  - AMENITY PLANTING
  - RECOLONISING GROUND
  - SCRUB
  - TALL RUDERAL
  - AMENITY GRASSLAND
  - SEMI-IMPROVED GRASSLAND
  - WOODLAND
  - COMPOST HEAP
  - HARDSTANDING
  - BUILDINGS
  - BARE AND RECOLONISING GROUND (AREA OF JAPANESE KNOTWEED TREATMENT)
  - HEDGEROW
  - TREE
  - TREE WITH BAT POTENTIAL
  - CONIFEROUS TREE
  - POND



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PLAN ECO2:  
ECOLOGICAL FEATURES

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