

Technical Briefing Note

Project: 5495 Land at Lydden, Dover

Technical Briefing Note: Document to Inform a Habitats Regulations Assessment

Date: February 2024

1. Introduction and Background

- 1.1. Aspect Ecology is advising Quinn Estates Ltd. in respect of ecological matters relating to the site Land at Lydden, Dover.
- 1.2. A number of European designations are located within the site surrounds, and as such, the proposed development will need to be subject to a Habitats Regulations Assessment (HRA) under the Conservation of Habitats and Species Regulations 2017 (as amended). On this basis, the following note sets out information to inform a HRA of the proposed development.

2. Legislation

- 2.1. All areas in England classified as Special Areas of Conservation (SACs) or Special Protection Areas (SPAs), collectively known as European sites, receive statutory protection under the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'). These Regulations transpose into UK legislation the 'Habitats Directive' 1992 (92/43/EEC) and the 'Birds Directive' 2009 (2009/147/EC).
- 2.2. The Regulations impart a duty on Local Planning Authorities (competent authorities) to carefully consider whether any proposals may have a significant effect on a European site, either alone or in combination with other plans or projects. In most circumstances, permission may only be given for a plan or project to proceed if it has been ascertained that it will not have an adverse effect on the integrity of any such designation.

3. Assessment Methodology

- 3.1. The procedure for assessment of projects that are not directly connected with, or necessary to, the management of the designation for conservation is an ordered process following a number of key stages, as set out within the National Planning Policy Framework (NPPF) (revised February 2019)¹ and accompanying ODPM circular 06/2005², whilst further detail is provided by EC guidance relating to the Habitats Directive^{3,4}.

¹ Ministry of Housing, Communities and Local Government (February 2019) *National Planning Policy Framework*

² ODPM Circular 06/2005: Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their impact within the Planning System (16 August 2005)

³ European Commission (November 2001) *Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*

⁴ European Commission (April 2000) *Managing Natura 2000 sites: The provisions of Article 6 of the Habitats Directive 92/43/EEC*

Stage 1 – Screening

- 3.2. Under the first stage, it is necessary for the competent authority to examine if the proposals will result in any 'likely significant effect' on the internationally important features of the European site, either alone or in combination with other plans or projects. EC guidance recommends that key indicators should be used to determine the significance of effects.
- 3.3. If it can be objectively concluded that there are not likely to be significant effects on the European site, no further assessment is necessary and permission should not be refused under the assessment.
- 3.4. If any 'likely significant effects' are identified or where it remains unclear whether effects will be significant the assessment procedure should follow on to Stage 2.
- 3.5. Contrary to previous case law in England and Wales, following the recent Court of Justice of the European Union (CJEU) ruling (People over Wind, Peter Sweetman v Coillte Teoranta, Case C-323/17, dated 12 April 2018), measures intended to avoid or reduce the harmful effects of a plan or project on a European site should not be taken into account at this screening stage, and instead these must be considered as part of an Appropriate Assessment (Stage 2).

Stage 2 – Appropriate Assessment

- 3.6. Should it be determined that (in the absence of mitigation/avoidance measures) a plan or project will result in 'likely significant effects' on a European site (or that such effects cannot be ruled out), the competent authority should proceed to the next stage, where further assessment is required.
- 3.7. Under the second stage, it is necessary for the competent authority to determine whether the proposals, either alone or in combination with other projects or plans, will result in any adverse effects on the integrity of the site as defined by the conservation objectives and status of the site. The precautionary principle should be applied, and the focus should be on objectively demonstrating, with supporting evidence, that there will be no adverse effects on the integrity of the European site. Where this is not the case, adverse effects must be assumed.
- 3.8. If it is considered by the competent authority that the proposal will not adversely affect the integrity of the site, permission can be granted. If this cannot be ascertained, or there is uncertainty, the assessment procedure should follow on to Stage 3.

Stage 3 onwards

- 3.9. Under Stages 3 and 4, it is necessary for the competent authority to assess if there are alternative solutions and whether there are imperative reasons of overriding public interest. If these tests are passed, authorisation may be granted subject to compensation measures being secured.

4. Information to Inform a Habitats Regulations Assessment

Details of the plan or project

Site location	The site is located in Lydden, east Kent, within an urban-edge context. The site is located north of Canterbury Road and east of Church Lane and is bounded by residential development and farm buildings to the south east, south and west, whilst pasture fields lie to the north and east.
National grid reference	TR 26292 45514
Site description	The site itself is dominated by a grassland field, with other habitats including boundary treelines and hedgerows, along with a small amount of tall ruderal vegetation and scrub.
Description of the proposals	The proposals are for development of the site to provide a new residential development of 23 units, along with access and landscaping.

Stage 1 – Screening

- 4.1. Information is set out below in relation to likely significant effects on European designations to inform the initial screening stage.

European designations that could be affected by the proposals	<p>Based on a review of the most recent Habitats Regulations Assessment for Dover District: “Dover District Local Plan (Reg 19) Habitats Regulations Assessment” (March 2023) (DDC’s HRA), a number of European designations are to be considered in terms of potential effects:</p> <ul style="list-style-type: none"> • Lydden and Temple Ewell Downs SAC located 190m to the north of the proposed development; • Dover to Kingsdown Cliffs SAC located 7.5km to the east of the proposed development; • Folkestone to Etchinghill Escarpment SAC located 8km to the south west of the proposed development; • Parkgate Down SAC located 8km to the west of the proposed development; • Thanet Coast and Sandwich Bay SPA and Ramsar located 13.3km to the north east of the proposed development; • Sandwich Bay SAC located approximately 13.9 km to the north east of the proposed development; • Thanet Coast SAC located approximately 20.3 km to the north east of the proposed development; • Stodmarsh SAC, SPA and Ramsar located 15.8km to the north of the proposed development; • Wye and Crundale Downs SAC located 17.5km to the west of the proposed development; • Blean Complex SAC located 19.6km to the north west of the proposed development; and • Margate and Long Sands SAC, Tankerton Slopes and Swalecliffe SAC, Outer Thames Estuary SPA, The Swale SPA and Ramsar, Dungeness, Romney Marsh and Rye Bay SPA and Ramsar located more than 20km from the proposed development.
Initial screening of impact pathways	Based on a review of the above document, a number of potential impact pathways have been identified in relation to European designations. Those relevant to the proposed development are largely restricted to physical damage and loss (including functionally linked land), recreational pressure, disturbance (noise, vibration and light), air quality, water quality and water resources.

	DDC's HRA identifies no likely significant effect in relation to Parkgate Down SAC, Stodmarsh SAC, SPA and Ramsar, Wye and Crundale Downs SAC, Tankerton Slopes and Swalecliffe SAC, The Swale SPA and Ramsar and Dungeness, Romney Marsh and Rye Bay SPA and Ramsar. Accordingly these designations will be screened out of this assessment at this point. DDC's HRA identifies potential recreational effects in relation to Thanet Coast SAC, Blean Complex SAC, Margate and Long Sands SAC and Outer Thames Estuary SPA, although given the distance to these designations and small-scale nature of the proposals, they can also be screened out at this stage.
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- 4.2. On this basis, further detail is set out below in relation to relevant European designations and whether a likely significant effect may occur as a result of the proposed development.

Lydden and Temple Ewell Downs SAC

European site interest features	This site is designated on the basis of supporting the Annex I habitat Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (important orchid sites).
Conservation objectives of the European site	The conservation objectives for the site are to: "Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; <ul style="list-style-type: none"> • The extent and distribution of qualifying natural habitats; • The structure and function (including typical species) of qualifying natural habitats; and • The supporting processes on which qualifying natural habitats rely.
Condition of European site	The most recent condition assessments for the Site of Special Scientific Interest (SSSI) which underpins the European designation states the majority of units are in favourable condition.
Threats	DDC's HRA identifies the following threats or pressures to the integrity of the designation: <ul style="list-style-type: none"> • Recreation; • Disturbance (noise, vibration and light); and • Reduced air quality. <p>Consideration is also given to urbanisation effects, given the close proximity of the proposed development to the SAC.</p>
Screening of likely significant effects	
Recreation	DDC's HRA states that recreational pressure requires consideration in relation to this designation, particularly in relation to trampling vegetation, removal of orchid species, vandalism or fire and nutrient enrichment.
Disturbance (noise, vibration and light)	Disturbance effects are considered to occur up to 500m from proposed developments, although are mostly in relation to animal and bird species. Given the SAC is designated for habitats only, disturbance effects are unlikely to occur.
Reduced air quality	DDC's HRA highlights the risk of air pollution to the designation associated with additional traffic associated with the A2 between the Duke of York Roundabout and Lydden Hill.
Urbanisation	Whilst it is acknowledged that a small part of the site is located within 200m of the designation, the site is separated from the SAC by Church Lane and existing development, which are considered to form barriers to the effects of urbanisation that could reasonably be anticipated. These barriers also mean that the shortest route to reach this

	designation is over 200m in length. As such urbanisation is not considered relevant for the purposes of this assessment.
Conclusion – is the potential scale or magnitude of any effect likely to be significant?	
Alone	
No. Given the small scale of the proposals, it is considered that alone any effects from recreation, urbanisation and air pollution would be small enough so as to have no significant effect on this designation.	
In combination with other plans or projects	
<i>Recreation</i>	
Potentially. DDC’s HRA includes an assessment of in-combination increases in visitors arising from development under the Local Plan, and concludes that given the nature of the site, with visitors tending to follow specific routes, active management of the site by Kent Wildlife Trust and much of the SAC being located on steep slopes which are unsuitable for access, together with strategic mitigation being implemented in the form of new open space provision and updated monitoring surveys, an adverse effect on integrity would be avoided. However, the HRA does note that a project-level HRA is required where there are likely significant effects or uncertainty. In this instance, given the proximity of the site to the SAC and the lack of alternative open space provision within the site itself, it is considered that residents of the proposed development are likely to make some use of the SAC for recreation, which could result in a significant effect in-combination with existing recreational pressures. This issue will therefore be considered further under the appropriate assessment below.	
<i>Reduced air quality</i>	
No. DDC’s HRA includes a detailed assessment of air quality in relation to the SAC. This identifies a small number of ecological receptor locations where a negative process contribution would occur under the Local Plan, although this was less than 1% of the minimum critical load. Accordingly, no adverse effect on integrity would occur. Given the small-scale of the proposals, resulting in a negligible increase in traffic relative to existing levels, it is considered that there would be no likely significant effect in-combination with the Local Plan and other developments.	

Dover to Kingsdown Cliffs SAC

European site interest features	The SAC is designated on the basis of supporting the Annex I habitat Vegetated sea cliffs of the Atlantic and Baltic Coasts. In addition the Annex I habitat Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) is also present although is not a primary reason for designation.
Conservation objectives of the European site	The conservation objectives for the SAC are to: “Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; <ul style="list-style-type: none"> • The extent and distribution of qualifying natural habitats; • The structure and function (including typical species) of qualifying natural habitats; and • The supporting processes on which qualifying natural habitats rely.”
Condition of European site	The most recent condition assessments for the Site of Special Scientific Interest (SSSI) which underpins the European designation states the majority of units are in favourable condition.
Threats	The Habitats Regulations Assessment-Core Strategy Submission, produced by Dover District Council identifies the following threats or pressures to the integrity of the designation:

	<ul style="list-style-type: none"> • Recreational pressure; and • Air quality.
Screening of likely significant effects	
Recreational pressure	DDC’s HRA states that recreational pressure is an issue for this designation, particularly in relation to trampling vegetation and dog fouling.
Air quality	DDC’s HRA highlights the risk of air pollution to the designation associated with additional traffic associated with the A2 close to Dover.
Conclusion – is the potential scale or magnitude of any effect likely to be significant?	
Alone	
No. it is considered that the small scale of the proposals, and large distance from the site mean that any increase in recreational pressure and air quality in isolation would be negligible.	
In combination with other plans or projects	
<p>No. DDC’s HRA includes a detailed assessment of air quality in relation to the SAC. This identifies a small number of ecological receptor locations where a negative process contribution would occur under the Local Plan, although this was less than 1% of the minimum critical load. Accordingly, no adverse effect on integrity would occur. Given the small-scale of the proposals, resulting in a negligible increase in traffic relative to existing levels, it is considered that there would be no likely significant effect in-combination with the Local Plan and other developments.</p> <p>In regard to recreational pressure, DDC’s HRA sets out that the SAC is managed by the National Trust in consultation with Natural England, whilst visitors are generally concentrated in particular locations due to part of the SAC lying on a cliff edge. The National Trust have committed to an extensive programme of onsite visitor management and mitigation measures, following which it is concluded an adverse effect on integrity would be avoided. The additional population increase arising from the proposed development would be negligible, and is therefore not considered to result in a significant effect in-combination. Furthermore, given the rural setting of the site, with a network of footpaths in the surrounds allowing access from the development site to open countryside including substantial blocks of woodland, it is considered that ample alternative greenspace is available to residents of the proposed development.</p>	

Folkestone to Etchinghill Escarpment SAC

European site interest features	This site is designated on the basis of supporting the Annex I habitat Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites).
Conservation objectives of the European site	<p>The conservation objectives for the site are to: “Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <ul style="list-style-type: none"> • The extent and distribution of qualifying natural habitats; • The structure and function (including typical species) of qualifying natural habitats; and • The supporting processes on which qualifying natural habitats rely.”
Condition of European site	The most recent condition assessments for the SSSI which underpins the European designation states the unit overlapping with the SAC is in favourable condition.
Threats	<p>DDC’s HRA identifies the following threats or pressures to the integrity of the designation:</p> <ul style="list-style-type: none"> • Recreational pressure; • Air quality.
Screening of likely significant effects	

Recreational pressure	Residential development could result in detrimental effects from recreational disturbance, specifically as a result of trampling and dog fouling. However, the proposed development lies outside the 4km zone of influence identified under DDC’s HRA, and is therefore unlikely to contribute to recreational pressure.
Air Quality	DDC’s HRA highlights the risk of air pollution to the designation associated with additional traffic associated with the A20 which is located within 200m of the site.
Conclusion – is the potential scale or magnitude of any effect likely to be significant?	
Alone	
No. it is considered that the small scale of the proposals, and large distance from the site mean that any increase in recreational pressure and air quality in isolation would be negligible.	
In combination with other plans or projects	
No. The proposed development is not considered to contribute to recreational impacts as it lies outside of the identified 4km zone of influence set out under DDC’s HRA.	
In regard to air quality, DDC’s HRA references the air quality assessment undertaken as part of the Folkestone and Hythe Core Strategy Review Local Plan, which took into account in-combination air quality effects from neighbouring authorities. This concludes that despite elevated NOx concentrations, there would be no likely significant effect due to the forecast deposition rate being below the relevant critical load and only small retardation resulting from the Local Plan. Accordingly, no adverse effect on integrity would occur. Given the small-scale of the proposals, resulting in a negligible increase in traffic relative to existing levels, it is considered that there would be no likely significant effect in-combination with the Local Plan and other developments.	

Thanet Coast and Sandwich Bay SPA and Ramsar, and Sandwich Bay SAC

European site interest features	<p>In respect of the SPA, Thanet Coast and Sandwich Bay is designated on the basis of overwintering populations of the Annex I species Turnstone <i>Arenaria interpres</i>.</p> <p>In respect of the Ramsar designation, the site qualifies under Ramsar criterion 2 (notable invertebrate species) and 6 (important populations of Ruddy Turnstone <i>Arenaria interpres interpres</i>).</p> <p>In respect of Sandwich Bay SAC, the site is designated on the basis of supporting the Annex I habitats Embryonic shifting dunes, shifting dunes along the shoreline with <i>Ammophila arenaria</i> ("white dunes"), fixed coastal dunes with herbaceous vegetation ("grey dunes") and Dunes with <i>Salix repens</i> ssp. <i>argentea</i> (<i>Salicion arenariae</i>)</p>
Conservation objectives of the European site	<p>The conservation objectives for the SPA are to: “Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <ul style="list-style-type: none"> • The extent and distribution of the habitats of the qualifying features; • The structure and function of the habitats of the qualifying features; • The supporting processes on which the habitats of the qualifying features rely; • The population of each of the qualifying features; and, • The distribution of the qualifying features within the site.” <p>The conservation objectives for Sandwich Bay SAC are to: “Ensure that the integrity of the site is maintained or restored as appropriate, and</p>

	<p>ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> • The extent and distribution of qualifying natural habitats; • The structure and function (including typical species) of qualifying natural habitats; and • The supporting processes on which qualifying natural habitats rely.”
Condition of European site	The most recent condition assessments for the SSSI units which underpin the European designations states the majority of the units, including all of those nearest the site, are in favourable condition.
Threats	<p>DDC’s HRA identifies the following threats or pressures to the integrity of the designation:</p> <ul style="list-style-type: none"> • Physical damage and loss (including functionally linked land); • Recreational pressure; • Air quality; and • Water quality and water resources.
Screening of likely significant effects	
Physical damage and loss (including functionally linked land)	DDC’s HRA highlights potential for loss of habitat used by bird species of interest and forming functionally linked land for the SPA/Ramsar. However, the site lies outside of the 5km zone of influence identified under DDC’s HRA, and would therefore not result in loss of such habitat.
Recreational pressure	DDC’s HRA highlights the potential for recreational pressure on these designations, potentially resulting in dune erosion, physical damage to marine habitats, dog fouling and bird disturbance. However, the proposed development lies outside the 9km zone of influence identified under DDC’s HRA, and is therefore unlikely to contribute to recreational pressure.
Air quality	DDC’s HRA highlights the risk of air pollution to the designation associated with additional traffic associated with the A259 and A258 which are located within 200m of the site.
Water quality and water resources	Coastal and estuarine habitats are susceptible to changes in water quality and quantity as a result of increased demand for water abstraction and treatment which could impact on interest features.
Conclusion – is the potential scale or magnitude of any effect likely to be significant?	
Alone	
No. The site is far removed from the designations, whilst the small scale of the proposals mean that any changes in air quality or water abstraction would be negligible when considered alone.	
In combination with other plans or projects	
<p><i>Water Resources</i></p> <p>Yes. In terms of water abstraction, it appears that in the absence of mitigation the proposals could be considered to result in an in-combination negative effect, and as such this will be taken into account within the appropriate assessment.</p> <p><i>Other Effects</i></p> <p>No. The proposed development lies outside of the identified zones of influence in relation to functionally linked land and recreational pressure, whilst there would be no direct connectivity in terms of water quality effects. DDC’s HRA includes a detailed assessment of air quality in relation to the designations. This identifies a small number of ecological receptor locations where a negative process contribution would occur under the Local Plan, although this is less than 1% of the minimum critical load. Accordingly, no adverse effect on integrity would occur. Given the small-scale of the proposals,</p>	

resulting in a negligible increase in traffic relative to existing levels, it is considered that there would be no likely significant effect in-combination with the Local Plan and other developments.

Conclusion

Conclusion – in the absence of mitigation, are the proposals likely to have a significant effect on a European designation?

Yes, in relation to in-combination effects resulting from recreation at Lydden and Temple Ewell Downs SAC and water abstraction at Sandwich Bay SAC and Thanet Coast and Sandwich Bay SPA and Ramsar

An Appropriate Assessment is therefore required.

Stage 2 – Appropriate Assessment

- 4.3. An assessment of effects on integrity in view of the European site's conservation objectives is set out below, to inform an Appropriate Assessment of the proposals.

Lydden and Temple Ewell Downs SAC

Do the proposals, in-combination with other relevant plans and projects have the potential to affect the integrity of the European designation, given the sites' conservation objectives?

Recreation

Yes. Given the proximity of the site to the SAC and the lack of alternative open space provision within the site itself, it is considered that residents of the proposed development are likely to make some use of the SAC for recreation, which could result in a significant effect in-combination with existing recreational pressures.

Proposed avoidance and/or mitigation measures

Contributions to management

Discussions with Kent Wildlife Trust have identified a number of measures which the proposed development could contribute to which would help to manage recreational impacts including replacement of stock fencing, signage and wardening (see attached schedule of measures). These would total £49,086. Accordingly, it is proposed that a financial contribution is secured via legal agreement for such measures, assisting in management of recreational pressures and offsetting any minor impact associated with the proposals.

Conclusion – with the implementation of mitigation, will the proposals in-combination with other plans or projects result in an adverse effect on integrity of a European designation?

No. Implementation of the proposed measures would assist in management of recreational activity across the SAC and offset any minor impact associated with the proposals, reducing the likely effects to a level which would not affect the integrity of Lydden and Temple Ewell Downs SAC. It is considered that the proposed mitigation set out above, in view of the designation's conservation objectives, is appropriate and proportional given the size of the proposed development and the distance of the site to these designations.

Therefore it is considered that no further assessment is required and proceeding to Stage 3 is not necessary.

Sandwich Bay SAC, Thanet Coast and Sandwich Bay SPA and Ramsar

Do the proposals, in-combination with other relevant plans and projects have the potential to affect the integrity of the European designation, given the sites' conservation objectives?

Water Resources

Yes. Effects from water abstraction have been highlighted as potentially causing detrimental effects on these designations, particularly in relation to low tides.

Proposed avoidance and/or mitigation measures	
Water efficiency	In order to prevent unsustainable levels of water abstraction, in line with DDC's HRA, the proposed development will be designed and implemented to meet the higher water efficiency standard under Regulation 36(3) of the Building Regulations, to achieve a maximum use of 110 litres per person per day.
Conclusion – with the implementation of mitigation, will the proposals in-combination with other plans or projects result in an adverse effect on integrity of a European designation?	
No. As set out in DDC's HRA, the implementation of mitigation would reduce the likely effects to a level which would not affect the integrity of Sandwich Bay SAC and Thanet Coast and Sandwich Bay SPA and Ramsar, and this has been adopted into local policy. It is considered that the proposed mitigation set out above, in view of the designation's conservation objectives, is appropriate and proportional given the size of the proposed development and the distance of the site to these designations.	
Therefore it is considered that no further assessment is required and proceeding to Stage 3 is not necessary.	

5. Conclusion

- 5.1. This note provides information to inform an HRA of the proposed development by the competent authority, given the presence of a number of European designations within the site surrounds.
- 5.2. A screening exercise has been undertaken to identify whether the proposed development could result in a likely significant effect on European designations, both alone and in-combination with other plans and projects (Stage 1). The screening exercise has concluded that in the absence of mitigation, likely significant effects are predicted in relation to in-combination effects resulting from recreation at Lydden and Temple Ewell Downs SAC and water abstraction at Sandwich Bay SAC and Thanet Coast and Sandwich Bay SPA and Ramsar. Therefore an Appropriate Assessment is required.
- 5.3. The assessment of effects on integrity to inform an Appropriate Assessment (Stage 2) has concluded that, in view of the designations' conservation objectives, following the implementation of mitigation measures (in the form of contributions to management measures and water efficiency measures in line with Building Regulations standards), the proposed development would have no effect on the integrity of the surrounding European designations either alone or in-combination with other plans and projects.

Summary of works to mitigate for impact from development at 23/01061 - Land Off Church Lane, Lydden, CT15 7JP

Works	Unit	Rate per Unit	measurement	Total cost	rationale
Replacement of boundary Stock fencing	Meter	£21.00	1340	£28,140.00	(Ensure site boundary is secure – prevent visitors creating additional access points, keep dogs from trespassing onto site without human control. Prevent cattle / sheep from panicking and escaping site from dog worrying, ensure site can be effectively grazed to ensure no loss of habitat across SAC, enable effective management of non SAC land so that the pressure is spread more evenly across the site)
Removal of internal stock fence	Meter	£2.50	600	£1,500.00	(Removal of internal fences to allow more extensive movement of livestock and wildlife within the reserve. Reduce internal barriers to allow livestock to move easily away from visitors and dogs. Enable non SAC land to improve to SAC quality)
Signage at entrance	per sign	£3,000	1	£3,000.00	(Signage explaining the importance of the site and the potential impact that visitors could have, and how visitors can help protect the site)
Warden time	Per year	£8,223.00	2	£16,446.00	Warden time to spend on site engaging with visitors, dealing with impact from increased public pressure (livestock worrying/litter/ antisocial behaviour). Additional time to manage the installation of the works featured above, managing volunteer groups to carry out habitat management works.
				£49,086.00	