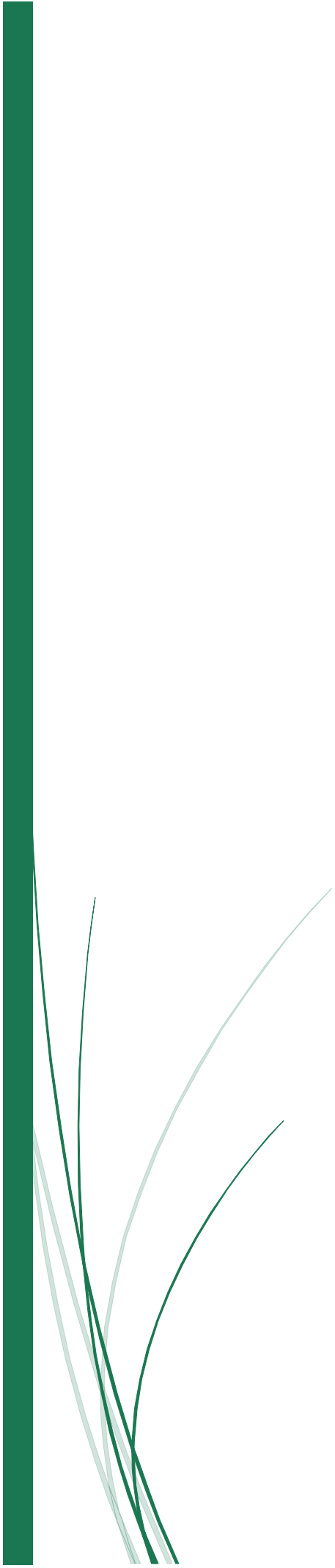




Farm Manager's House at New Green Farm, Gravesend, Kent

Biodiversity Gain Plan

A Report for Bloomfields Chartered Town
Planners

19 February 2025



**Greenspace
Ecological
Solutions**

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Farm Manager's House at New Green Farm, Lower Shorne, Gravesend, Kent DA12 3HL

Biodiversity Gain Plan

Client:	Bloomfields Chartered Town Planners	
Project Ref:	Farm Manager's House at New Green Farm	
Report Ref:	J24-021687_BGP	
Author:	Technical Review:	Approval:
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Revision Ref:	Status/ Comment:	Date of Issue:
-	Issued in draft for client	19 th February 2025
Disclosure:		
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CONTENTS

1	PROJECT OVERVIEW	3
2	NON-TECHNICAL SUMMARY	4
3	INTRODUCTION	5
3.1	Context	5
3.2	Site Location	6
3.3	Site Description	6
3.4	Legislation and Planning Policy	6
3.5	Objectives of Biodiversity Net Gain	7
3.6	Constraints	8
4	METHODOLOGY	9
4.1	Habitat Condition Assessment (HCA)	9
4.2	Biodiversity Statutory Metric	9
4.3	Baseline Calculation	10
4.4	Proposed Calculation	11
5	Biodiversity Gain Plan (BGP)	13
5.1	Submission Details	13
5.2	Developer Details	13
5.3	Responsible Person Details	14
5.4	Biodiversity Net Gain Strategy	14
5.5	Irreplaceable Habitats	17
5.6	On-site Habitat Enhancements	17
5.7	Off-site Habitat Enhancements	19
5.8	Statutory Biodiversity Credits	21
5.9	Trading Summary	22
5.10	Sharing Data (optional)	22
6	DISCUSSION	23
6.1	Background	23
6.2	On-site Created Habitats	23
6.3	Off-site Enhanced Habitats	23

FIGURES

Figure 1	Baseline Habitats Plan (On-site)
Figure 2	Proposed Habitats Plan (On-site)
Figure 3	Baseline Habitats Plan (Off-site)
Figure 4	Proposed Habitats Plan (Off-site)

1 PROJECT OVERVIEW

Client: Bloomfields Chartered Town Planners

Site Address: Farm Manager's House at New Green Farm, Lower Shorne,
Gravesend, Kent DA12 3HL

Site Proposals: Construction of a dwelling with associated landscaping and
hardstanding.

Associated Planning
Reference Number: Not yet submitted

Source of Relevant Documents:

Document:	Source:
Associated Report:	Preliminary Ecological Assessment (GES, January 2025, ref. J24-021687)
Existing Site Plan:	Bloomfields. Drawing no: P.3274.010.B
Proposed Site Plans:	Proposed Block Plan. Bloomfields. Drawing no: P.3274.030.B

2 NON-TECHNICAL SUMMARY

- 2.1 Greenspace Ecological Solutions (GES) were commissioned by Bloomfields Chartered Town Planning to undertake a Biodiversity Net Gain (BNG) assessment for a development at Farm Manager's House (hereafter referred to as 'the Site').
- 2.2 The on-site and off-site area, depicted in Figure 1 and Figure 3, were assessed through the application of a Habitat Condition Assessment (HCA), the results of which were input into the Statutory Biodiversity Metric.
- 2.3 Subsequent calculations determined that the current habitat layout, as presented in the Proposed Habitats Plan (Figure 2 and Figure 4), results in a net gain of 0.02 habitat units (10.74%).
- 2.4 The Environment Act 2021 includes the mandatory requirement for all proposed developments (unless exempt) to deliver a minimum +10% net gain. In addition, the National Planning Policy Framework (NPPF) 2024 requires all projects to demonstrate net gains for biodiversity. Therefore, in accordance with the calculations of the Metric, the project's delivery of an overall gain in biodiversity is compliant with both existing planning policy and current legal requirements.
- 2.5 In addition to the above, recommendations for ecological enhancements to further increase the value of the Site for biodiversity were made within the Preliminary Ecological Appraisal (PEA) (GES, 2025). These measures included:
- Installation of 3 x starling nest boxes within the proposed building
 - Installation of 2 x bat boxes within the proposed building
 - Installation of an invertebrate house

3 INTRODUCTION

3.1 Context

- 3.1.1 Prepared on behalf of (hereafter referred to as 'the Client'), the following report sets out the results of the Statutory Biodiversity Metric calculations undertaken for Farm Manager's House (hereafter referred to as 'the Site').
- 3.1.2 The following report serves to inform a full application for planning permission within the Site and may be subject to change prior to construction, should it be deemed necessary for project delivery during determination of the planning application.
- 3.1.3 The Environment Act 2021 includes the mandatory (unless exempt) requirement for all proposed developments to deliver a minimum +10% net gain in biodiversity (Section 98), in addition to, *"strengthening of the duty placed on all public bodies to "conserve" and "enhance" biodiversity (Section 102)"*
- 3.1.4 In accordance with the National Planning Policy Framework (NPPF) 2024, development plans should *"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."*
- 3.1.5 The Site's baseline value was assessed and appropriate recommendations to ensure the delivery of a minimum of 10% net gain in biodiversity are presented in Section 6 of this report.
- 3.1.6 Natural England state that *"The Statutory Biodiversity Metric can be used to inform and improve planning, design, land management and decision making. The metric uses habitats and 'biodiversity units' as a proxy to describe biodiversity. These biodiversity units are the 'currency' of the metric. There are three types of biodiversity units, which are calculated in three separate 'modules' of the metric (area units, hedgerow units and watercourse units).*
- 3.1.7 *The Statutory Biodiversity Metric is a simple assessment tool and only considers direct impacts on habitats, within the footprint of a development, estate or project. The metric can:*
- *Assess or audit the biodiversity unit value of an area of land.*
 - *Calculate the losses and forecast gains in biodiversity unit value resulting from interventions which affect habitats.*
 - *Compare different proposals for a site, allowing more objective assessments of potential biodiversity changes.*

- *Be used to calculate biodiversity units and percentage biodiversity change."*

3.1.8 This report presents a BNG assessment for the construction of a dwelling with associated landscaping and hardstanding. This assessment has been undertaken using the Statutory Biodiversity Metric, based on the Proposed Site Layout (Bloomfields, Drawing Ref: P.3274.030.B).

3.2 Site Location

3.2.1 The Site is located in a rural area approximately 0.6km from the village of Higham, a civil parish in the borough of Gravesham, Kent, at National Grid Reference: TQ 70057 72333. The location of The Site is depicted in Image 1, below.

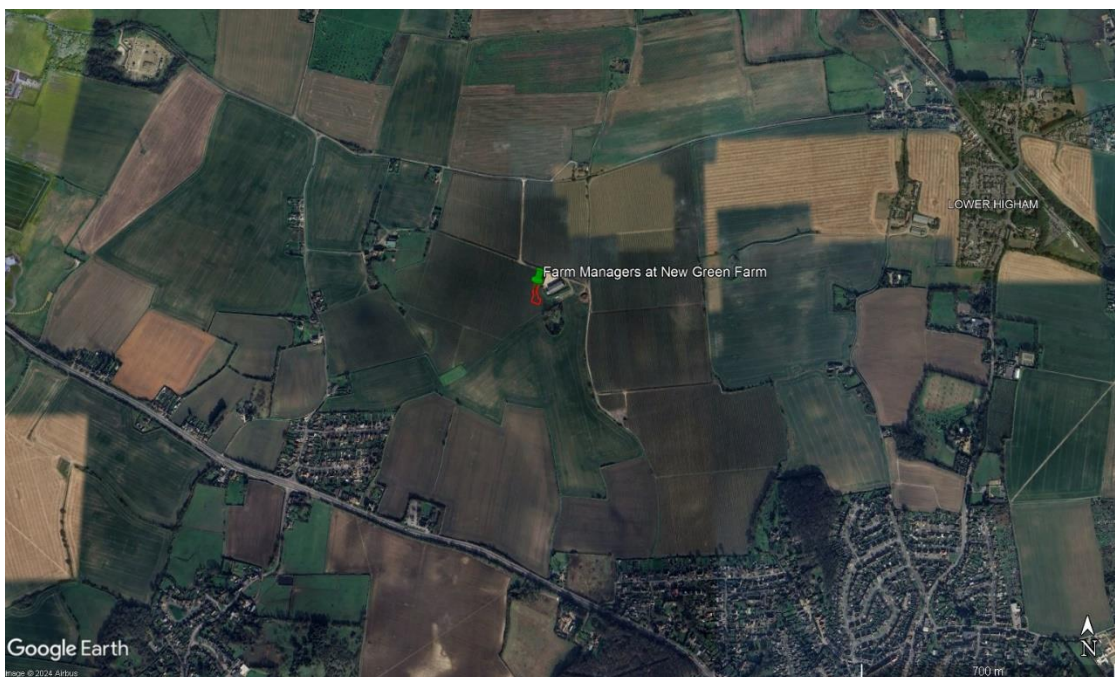


Image 1 – Geographical Location of land proposed for a Farm Manager's House at New Green Farm ('the Site')

3.3 Site Description

3.3.1 The Site occupies approximately 0.13ha and comprises entirely of an intensive orchard. The Site is bound by agricultural fields on all sides. The wider landscape comprises scattered residential properties with associated gardens and agricultural fields.

3.4 Legislation and Planning Policy

3.4.1 The recommendations of this report are in-line with the key principles of current legislation and both national and local planning policy.

Legislation

3.4.2 The Environment Act 2021 states in part that:

The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

The biodiversity value attributable to the development is the total of:

- a) The post-development biodiversity value of the onsite habitat;*
- b) The biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development; and*
- c) The biodiversity value of any biodiversity credits purchased for the development.*

The relevant percentage is 10%.

National Planning Policy

3.4.3 The NPPF 2024 states in part that:

“Para 187: Planning policies and decisions should contribute to and enhance the natural and local environment by: (d.) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Para 192: Plans should: (b.) 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.

Para 193 (d.) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

3.5 Objectives of Biodiversity Net Gain

3.5.1 The objectives of using the Biodiversity Net Gain approach are to:

- Ascertain the ecological value of the habitats currently present within the Site.

- Calculate the value of each habitat to be lost, retained, enhanced or created, as well as to provide recommendations regarding each in terms of the requirement for a Site-wide net gain in ecological value post-development.

3.6 Constraints

- 3.6.1 It is a recognised limitation of the Statutory Metric that biodiversity scores are rounded to two decimal places. This limitation results in loss of resolution when rounding smaller parcels or length of habitat. For small sites, cumulatively rounding may result in significant disparity between metric output and the biodiversity changes caused by the proposals and any feature with an area of less than 0.01ha is unable to be factored in using the current system.
- 3.6.2 The survey was carried out outside the optimal period for conducting Phase 1 habitat surveys (generally considered to be April to September, inclusive) and, therefore, certain plant species may not have been recorded during the survey. However, the habitats within the Site were mainly arable, and common and widespread. Therefore, the level of information gathered during this survey is sufficient to effectively evaluate the habitats within the Site, and this does not pose a constraint to the survey findings.
- 3.6.3 Although every effort has been taken to accurately measure the extent of all habitats discussed herein, all measurements and indications of area given within this report remain approximate.

4 METHODOLOGY

4.1 Habitat Condition Assessment (HCA)

- 4.1.1 An HCA undertaken on 5th December 2024 served to record the condition of the baseline habitats present within the Site. The HCA was carried out by suitably experienced GES Ecologist Matthew Clark BEng (Hons).
- 4.1.2 Habitat types were recorded in-line with the UK Habitat (UKHab) classification system (UKHab Ltd, 2023) and each habitat parcel was subject to an HCA using an appropriate Statutory Biodiversity Metric habitat condition assessment sheet.
- 4.1.3 The baseline habitat parcels are depicted in Figure 1 (on-site) and Figure 3 (off-site). The proposed habitat parcels are depicted in Figure 2 (on-site) and Figure 4 (off-site).

4.2 Biodiversity Statutory Metric

- 4.2.1 The following excerpt is taken from the Statutory Metric User Guide (DEFRA, 2023). For further details, the reader is referred to the full guidance.

"The Statutory Biodiversity Metric builds on a series of previous versions of the biodiversity metric developed with input from Natural England, Environment Agency and the Forestry Commission, including authors and contributors cited in previous versions.

All versions of the biodiversity metric build on the biodiversity loss/gain framework developed by Jo Treweek and Bill Butcher, incorporating habitat condition and a new concept of distinctiveness scores, which was subsequently adopted by Defra and Natural England for their biodiversity offset pilots and metric."

- 4.2.2 Calculations have been carried out in accordance with Biodiversity Net Gain: Good Practice Principles for Development guidance (Baker *et al.*, 2019). Calculations were undertaken using the Statutory Metric.
- 4.2.3 The metric approach is the established method for calculating BNG and provides a quantitative approach to losses and gains resulting from development or land management changes. Whilst the statutory metric is the default approach to calculating BNG, it should not be considered a complete tool and therefore professional judgement has been used where appropriate. Where professional judgement has been used, this is outlined in the text and additional references, where required, are provided.

- 4.2.4 The assessment was carried out by Matthew Clark BEng (Hons), Ecologist and was reviewed by Jenny Passmore BSc (Hons) MSc MCIEEM, Principal Ecologist.
- 4.2.5 The steps taken to calculate the BNG baseline and proposed development calculations followed those within the Statutory Biodiversity Metric User Guide and Technical Supplement and are outlined below.
- 4.2.6 In-line with current government guidance, the following report follows the Biodiversity Gain Plan (BGP) format provided by DEFRA. Identified as mandatory from February 2024, the purpose of the plan is to clearly and consistently demonstrate how development proposals meet the statutory requirements, provide evidence for BNG decisions, and help LPAs to determine whether the development meets the BNG requirements.
- 4.2.7 It is stated within the guidance that the following documents are to be included within the plan:
- Completed metric tool calculation
 - Pre-development and post-development plans (showing the location of on-site habitat, the direction of north, and drawn to an identified scale)
- 4.2.8 If required, the BGP must also include:
- A compensation plan if the development affects [irreplaceable habitats](#)
 - Biodiversity net gain register reference numbers if using off-site units
 - Proof of purchase if buying statutory biodiversity credits
 - A description of how significant on-site gains will be managed and monitored (for example, with a [habitat management and monitoring plan](#))

4.3 Baseline Calculation

Baseline Habitats

- 4.3.1 The baseline calculation for the Site has been informed by the results of a field survey conducted in December 2024.
- 4.3.2 To calculate the baseline units for the Site, the following data was collated and reviewed, and the following assessments were carried out:
- To ensure compliance with the requirement of the BNG assessment and to determine the appropriate habitat classification, the field data was collected using the UK Habitat

Classification (UKHab) criteria. Once input into the metric, the habitats were assigned a pre-set “distinctiveness” score, indicative of the inherent “value” of these habitats.

- The area (ha) of each habitat and the length (km) of each linear habitat within the Site was calculated using CAD software. The Baseline Habitat Plan is presented in Figure 1.
- All habitats were subject to a condition assessment where applicable. The condition of the habitat is considered a measure of habitat quality and measures the working-order against the optimal potential of the habitat type. Assessment criteria cover broad habitat types, therefore, further clarification is provided, and professional judgement used to assign condition where appropriate.
- All habitats were subject to a strategic significance assessment based on their position within the landscape, this includes consideration of local plans to identify local priorities for targeting biodiversity (in-line with the Interim Strategic Guidance for Biodiversity Net Gain in Kent and Medway).
- Baseline inputs (as detailed above) were entered into the Statutory Biodiversity Metric calculation tool.

4.4 Proposed Calculation

Proposed Habitats

4.4.1 To calculate the proposed units for the Site, the following data was collated and reviewed, and the following assessments were carried out:

- The proposals were reviewed to identify which baseline habitats would be retained or enhanced, and which habitats would be created. Once entered into the Metric, the habitats were automatically assigned a pre-set “distinctiveness” score, indicative of the inherent “value” of these habitats.
- The area (ha) of each proposed habitat and the length (km) of each proposed linear habitat to be created within the Site was calculated using CAD software. The Proposed Habitats Plan is presented in Figure 2 and is based on the Proposed Block Plan.
- All proposed habitats were assessed against a number of criteria, as described within the condition assessment sheets, to give each habitat a “condition” value. To do this, the likely management of these areas and any specifications (such as specific seed mixes or design details) are taken into account to provide an informed judgement as to the condition that the proposed habitat is likely to achieve, post-development.
- Proposed habitats were also subject to a strategic significance assessment based on their position within the landscape, this includes consideration of local plans to identify local

priorities for targeting biodiversity (in-line with the Interim Strategic Guidance for Biodiversity Net Gain in Kent and Medway).

- The inputs detailed above were entered into the Statutory Biodiversity Metric calculation tool.

4.4.2 The discussion considers the wider context of the planning application, surrounding landscape and socioeconomic values of the development as well as considering how the development contributes towards nature conservation priorities at the local, regional and national levels. This approach is guided by Principles 6 and 9 of Biodiversity Net Gain Good Practice Principles (Baker *et al.* 2019).

5 Biodiversity Gain Plan (BGP)

5.1 Submission Details

Date

19th February 2025

Planning application reference number

Not yet submitted

Local planning authority (LPA)

Gravesham Borough Council

Development site address

If the site does not have an address, enter the OS grid reference.

Farm Manager's House at New Green Farm, Lower Shorne, Gravesham, Kent,
DA12 3HL

Describe the development

Tell us about the proposed development and any changes of use (250 words).

Construction of a dwelling with associated landscaping and access.

5.2 Developer Details

Applicant name

Bloomfields Chartered Town Planners

Company name

Bloomfields Chartered Town Planners

Address

77 Commercial Road, Paddock Wood, Kent, TN12 6DS

Email address

info@bloomfieldsltd.co.uk

Telephone number

01892 831 600

5.3 Responsible Person Details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

Name

Matthew Clark

Company name

Greenspace Ecological Solutions

Address

Suite H3, Blackham Court, Beech Green Lane, Withyham, Hartfield, East Sussex,
TN7 4DB

Email address

Info@greenspace-ecology.co.uk

Telephone number

01892 457062

5.4 Biodiversity Net Gain Strategy

Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☒ Yes

☐ No

If no, what earlier date did you agree with the LPA?

How have you met the guidance on 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

Net gain is being delivered through on and off-site habitat creation. All net gain is being generated outside of other schemes (e.g. nutrient neutrality, protected species mitigation etc).

How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

No irreplaceable habitats are present on-site. The habitats are commercial arable habitats comprising intensive orchard, which is a low distinctiveness habitat.

Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

☒ Yes

☐ No

How will you achieve the target net gain percentage?

☐ On-site

☐ Off-site

☒ Both

Are any of your on-site enhancements considered 'significant'?

Find out what counts as a significant on-site enhancement.

☐ Yes

☒ No

If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

How many off-site biodiversity units do you need to meet 10% net gain?

0.19 units are required

Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

Net gain cannot be achieved within the small on-site area

Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

N/A

Do you have a habitat management and monitoring plan?

☐ Yes

☒ No

Have you used the statutory biodiversity metric tool?

- ☒ Yes
☐ No

Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

J24-021687 Farm Manager's House at New Green
Farm_Statutory_Biodiversity_Metric

Condition assessments

Send your condition assessments to the LPA and enter the file name.

Baseline – Habitats identified do not require a condition score. Baseline habitats recorded include: arable - intensive orchard

Proposed – Habitats identified do not require a condition assessment. Proposed Habitats include: arable – game bird mix, urban – developed land, sealed surface, urban – vegetated garden

Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

J24-021687_Farm Manager's House at New Green Farm_Preliminary Ecological Appraisal (PEA), (GES, 2025)

Figure 1 – On-site Baseline Habitats Plan

Figure 3 – Off-site Baseline Habitats Plan

Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

Figure 2 – On-site Proposed Habitats Plan

Figure 4 – Off-site Proposed Habitats Plan

Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

- ☐ Yes
☒ No

Consenting body

N/A

Reference number

N/A

5.5 Irreplaceable Habitats

Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

- ☐ Yes
☒ No

Have you submitted an approved compensation plan?

- ☐ Yes
☒ No

5.6 On-site Habitat Enhancements

Answer this section if your development includes on-site habitat enhancements.

Survey date

For example, 3/11/2023

05/12/2024

Survey constraints

For example, access issues, weather, or seasonal constraints.

The survey was carried out outside the optimal period for conducting Phase 1 Habitat surveys (generally considered to be April to September inclusive) and therefore, certain plant species may not have been recorded during the survey.

Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

On-site - 0.18

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

On-site - 0.04

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

*Total net change in biodiversity units*Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

-0.14

Area habitat biodiversity units % change

-76.97%

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

*Will you register and allocate any biodiversity units from your site to other developments?*If yes or provisionally, give details.

- ☐ Yes
☒ No

Give details

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

5.7 Off-site Habitat Enhancements

Answer this section if your development includes off-site habitat enhancements.

Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

The off-site habitat enhancements will occur within the wider ownership boundary and will consist of arable field margins game bird mix, converting the existing low distinctiveness cereal crop field into a medium distinctiveness.

Biodiversity gain site register reference number

To be secured as a planning condition

How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

The off-site habitat enhancement will occur within the wider ownership boundary.

Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.16

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.31

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.15

Area habitat biodiversity units % change

96.50%

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

5.8 Statutory Biodiversity Credits

Answer this section if you need to use statutory biodiversity credits.

Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

N/A

A2

N/A

A3

N/A

A4

N/A

A5

N/A

H

N/A

W

N/A

What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

N/A

Proof of purchase

Send proof of purchase and enter the reference number.

N/A

5.9 Trading Summary*Distinctiveness group*

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

Yes

High

Yes

Medium

Yes

Low

Yes

5.10 Sharing Data (optional)

Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes

☐ No

6 DISCUSSION

6.1 Background

6.1.1 An outline is provided below of the habitats to be retained, enhanced and created.

6.2 On-site Created Habitats

6.2.1 When considering the descriptions below, reference should be made to Figure 2.

6.2.2 The following habitats will be created within the Site:

- Urban – Developed land; sealed surface
- Urban – Vegetated garden

Vegetated Garden

6.2.3 0.021ha of vegetated garden will be created as part of the landscaping proposals within the south eastern area of the Site. This habitat type does not require a condition assessment, but will provide 0.04 habitat units.

Developed land; sealed surface

6.2.4 0.067ha of developed land; sealed surface will be created in the form of a dwelling and associated access and parking. This habitat type does not require a condition assessment and provides no habitat units.

6.3 Off-site Enhanced Habitats

6.3.1 When considering the descriptions below, reference should be made to Figure 4.

6.3.2 The following habitats will be enhanced off-site:

- Cropland – Arable field margins game bird mix

Arable field margins game bird mix

6.3.3 The proposed landscaping will create an 'arable field margins game bird mix off-site' adjacent to the east of the Site, . This will be achieved through the sowing of cover crops such as grass and clover within the margins in late spring, which will remain unharvested until at least March of the following year so that the seeds produced can benefit birds over the winter period. This habitat type does not require a condition assessment.

Additional Biodiversity Enhancements

6.3.4 There are opportunities to include biodiversity enhancements within the Site. In accordance with the requirements of the NPPF 2024 and, the following recommendations are considered appropriate for the Site (PEA, 2025):

- Installation of 3 x starling nest boxes within the proposed building
- Installation of 2 x bat boxes within the proposed building
- Installation of an invertebrate house

7 REFERENCES

Baker J., Hoskin R., and Butterworth T. (2019) Biodiversity Net Gain: *Good Practice Principles for Development*. Available at: [Biodiversity Net Gain: Good Practice Principles for Development. | CIEEM](#)

Department for Environment, Food & Rural Affairs (2024) *The Statutory Biodiversity Metric User Guide* [Online]. DEFRA. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Department for Environment, Food & Rural Affairs (2024) *The Statutory Biodiversity Metric Condition Assessment* [Online]. DEFRA. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

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National Planning Policy Framework (NPPF) (2024) [Online]. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://ukhab.org/>)

FIGURES

Figure 1 – On-site Baseline Habitats Plan



Legend

-  Site Boundary
-  Intensive Orchard



Job Reference : J24-021687_BGP

Project Title: Farm Manager's House at New Green Farm

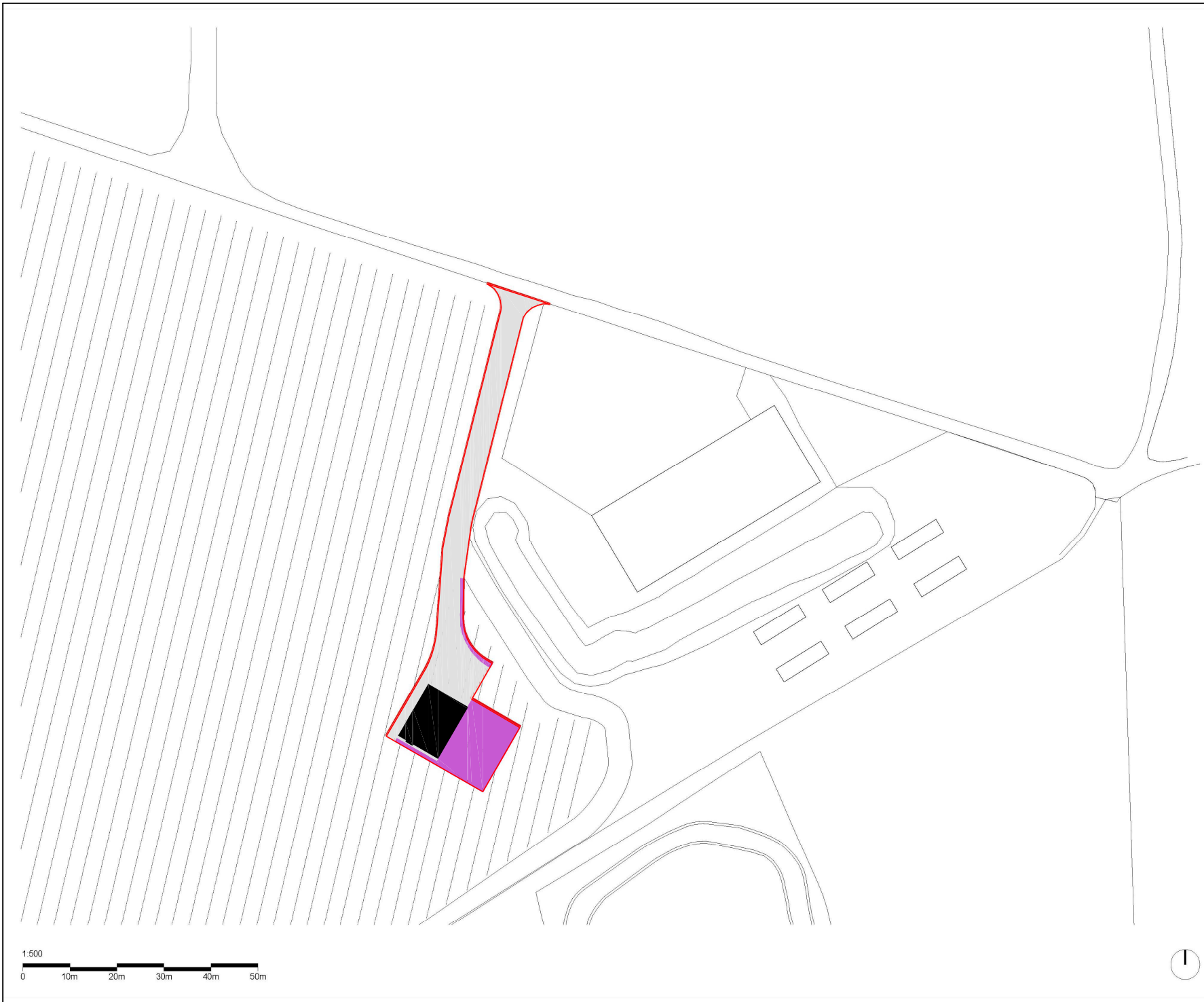
Drawing Title:
Figure 1: On-Site Baseline Habitats Plan

Date : 17/02/25 Checked : JP

Drawn : MC Approved : JP

Status : Final Scale : NTS

Figure 2 – On-site Proposed Habitats Plan



Legend

- Site Boundary
- Vegetated Garden
- Building
- Developed Land, Sealed Surface



Job Reference : J24-021687_BGP
Project Title: Farm Manager's House at New Green Farm
Drawing Title:
Figure 2: On-Site Proposed Habitats Plan
Date : 17/02/25 Checked : JP
Drawn : MC Approved : JP
Status : Final Scale : NTS

Figure 3 – Off-site Baseline Habitats Plan



Legend

 On-site Boundary

 Off-site Boundary

 Intensive Orchard



Job Reference : J24-021687_BGP

Project Title: Farm Manager's House at
New Green Farm

Drawing Title:
Figure 3: Off-Site Baseline Habitats Plan

Date : 17/02/25 Checked : JP

Drawn : MC Approved : JP

Status : Final Scale : NTS



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No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site. All measurements are for indicative purposes only.



Figure 4 – Off-site Proposed Habitats Plan



Legend

-  On-site Boundary
-  Off-site Boundary
-  Arable Field Margins
Game Bird Mix



Job Reference : J24-021687_BGP

Project Title: Farm Manager's House at
New Green Farm

Drawing Title:
Figure 4: Off-Site Proposed Habitats Plan

Date : 17/12/24 Checked : JP

Drawn : MC Approved : JP

Status : Final Scale : NTS

