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BIODIVERSITY NET GAIN ASSESSMENT: DESIGN STAGE

TUDOR COTTAGE

MEOPHAM, KENT

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1. SUMMARY

S.1 This report details a Biodiversity Net Gain Assessment undertaken in respect of proposed development at Tudor Cottage, Nash Street, Meopham, Kent, DA13 9AA.

S.2 Proposals include the construction of a stable building and an associated storage building. The majority of the modified grassland in the access track will be retained.

Pre-development value

S.3 The pre-development biodiversity value of the Site was calculated on 12th June 2025. The Site has a value of 0.04 habitat units.

Calculation

S.4 A Biodiversity Net Gain Assessment was carried out using the Statutory Biodiversity Metric, published in February 2024.

BNG Target

S.5 The proposed development is targeting a 10% gain in biodiversity value of the Site.

Results

S.6 Proposals result in a loss of modified grassland within the Site. This will be off-set through the creation of 3no. urban trees.

S.7 The Biodiversity Net Gain Assessment shows that current development proposals result in a **15.52% gain** in the biodiversity value of habitat units (0.01 Biodiversity Units).

S.8 According to the habitat trading rules, deficits for all medium-very high distinctiveness habitats are settled.

S.9 The following 'significant' habitat enhancements will be included within the design:

- Planting of urban trees

S.10 The creation and management of these features will be secured through the production of a Habitat Management and Monitoring Plan, which will be produced on receipt of planning and submitted alongside the Biodiversity Gain Plan.

2. INTRODUCTION

2.1 This report details a Biodiversity Net Gain Assessment undertaken in respect of proposed development at Tudor Cottage, Nash Street, Meopham, Kent, DA13 9AA (site centred TQ 64096 69078).

Table 1. Site Location

Site address	Tudor Cottage, Nash Street, Meopham, Kent
Grid reference (at centre)	TQ 64096 69078
Local Planning Authority	Gravesham Borough Council
County	Kent
National Character Area	North Downs

COMMISSION

2.2 Native Ecology was commissioned by Nursted Court Ltd in February 2025 to undertake a Biodiversity Net Gain Assessment of the Site to include baseline calculations and change in biodiversity value.

APPLICATION SITE

2.3 The application site, hereafter referred to as “the Site”, comprises a section of short sward, intensively managed modified grassland and intensively horse grazed field. The Site extends to 0.019ha.

2.4 No watercourses or hedgerow are present.

PROPOSED WORKS

2.5 The development proposals for the Site include the construction of a stable building and associated access.

2.6 Figure 6, Section 10 provides a plan of the proposals.

BIODIVERSITY TARGET

2.7 Schedule 14 of the Environment Act 2021 makes provision for a biodiversity gain of at least 10% to be a condition of planning permission in England. This is the supported target of Gravesham Borough Council.

2.8 Therefore, the target has been set at 10% in accordance with planning policy.

PURPOSE OF REPORT

2.9 The objectives of the report are to:

- Describe the baseline habitats present within the Site.
- Measure and map the habitats present within the Site.
- Provide the baseline biodiversity units.
- Provide a calculation of the post-development units.
- Provide a summary of the overall net gain assessment calculations.
- Provide details of any additional measures that will be undertaken to achieve at least a 10% net gain based on appropriate good practice principles.

0 1 2 3 km

0 12 24 36 48 60 m

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Site location plan	
Tudor Cottage Meopham, Kent	
Figure ref:	1805_Figure 1
Revision:	-
Date:	16/12/2025
Scale:	1:20,000 (Main canvas)
Paper size:	A3

Legend

Site boundary

Note - the hedgerow shown in the image is not within the Site's boundary.

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Existing Site Plan	
Tudor Cottage Meopham, Kent	
Figure ref:	1805_Figure 2
Revision:	-
Date:	16/12/2025
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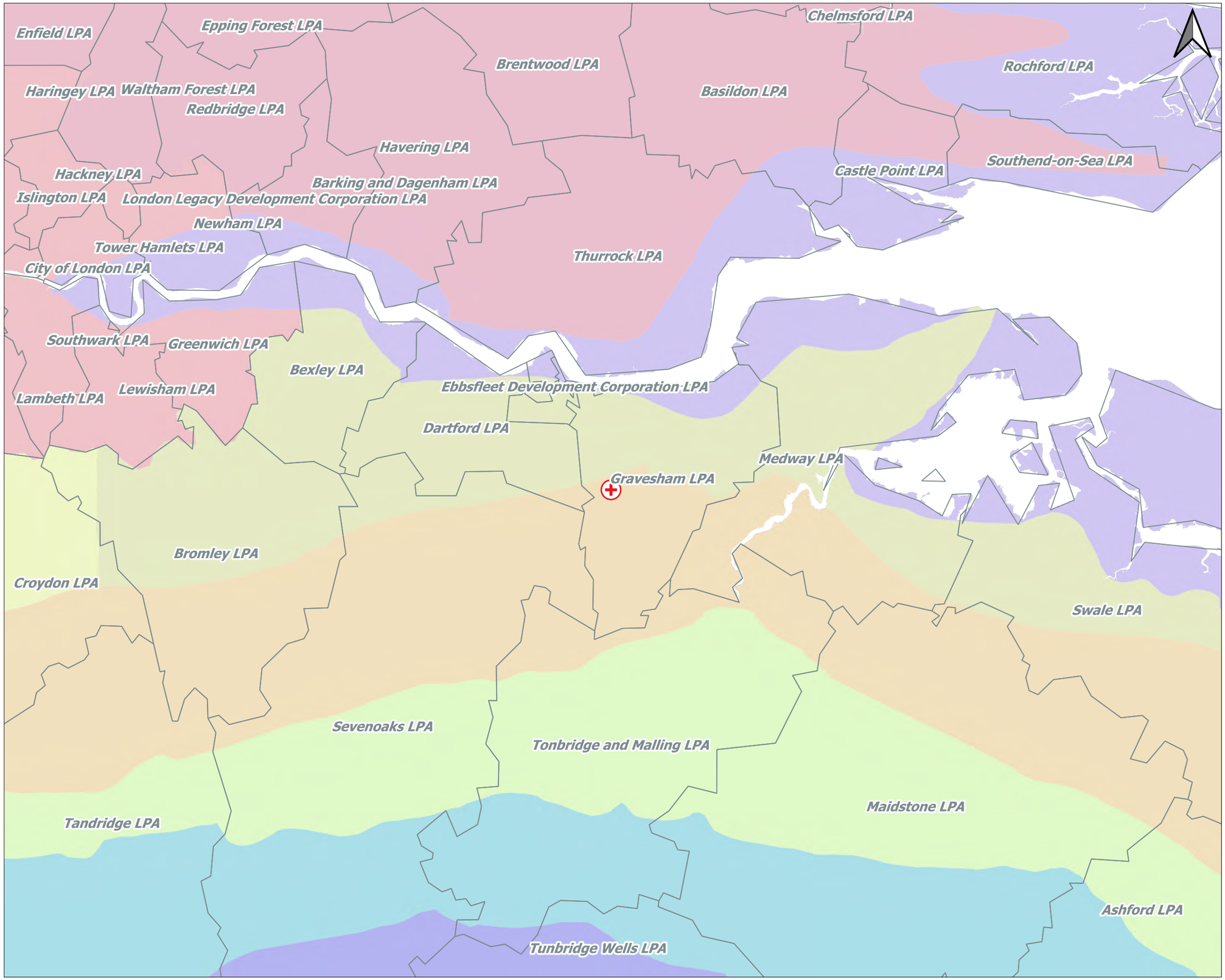
Paper size:	A3



Legend

- Site Location
- LPA
- Greater Thames Estuary
- High Weald
- Inner London
- Low Weald
- North Downs
- North Kent Plain
- Northern Thames Basin
- Thames Basin Lowlands
- Wealden Greensand

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LPA and NCA Plan

Tudor Cottage
Nash Street, Kent

Figure ref:	1805_Figure 3
Revision:	-
Date:	20/02/2025
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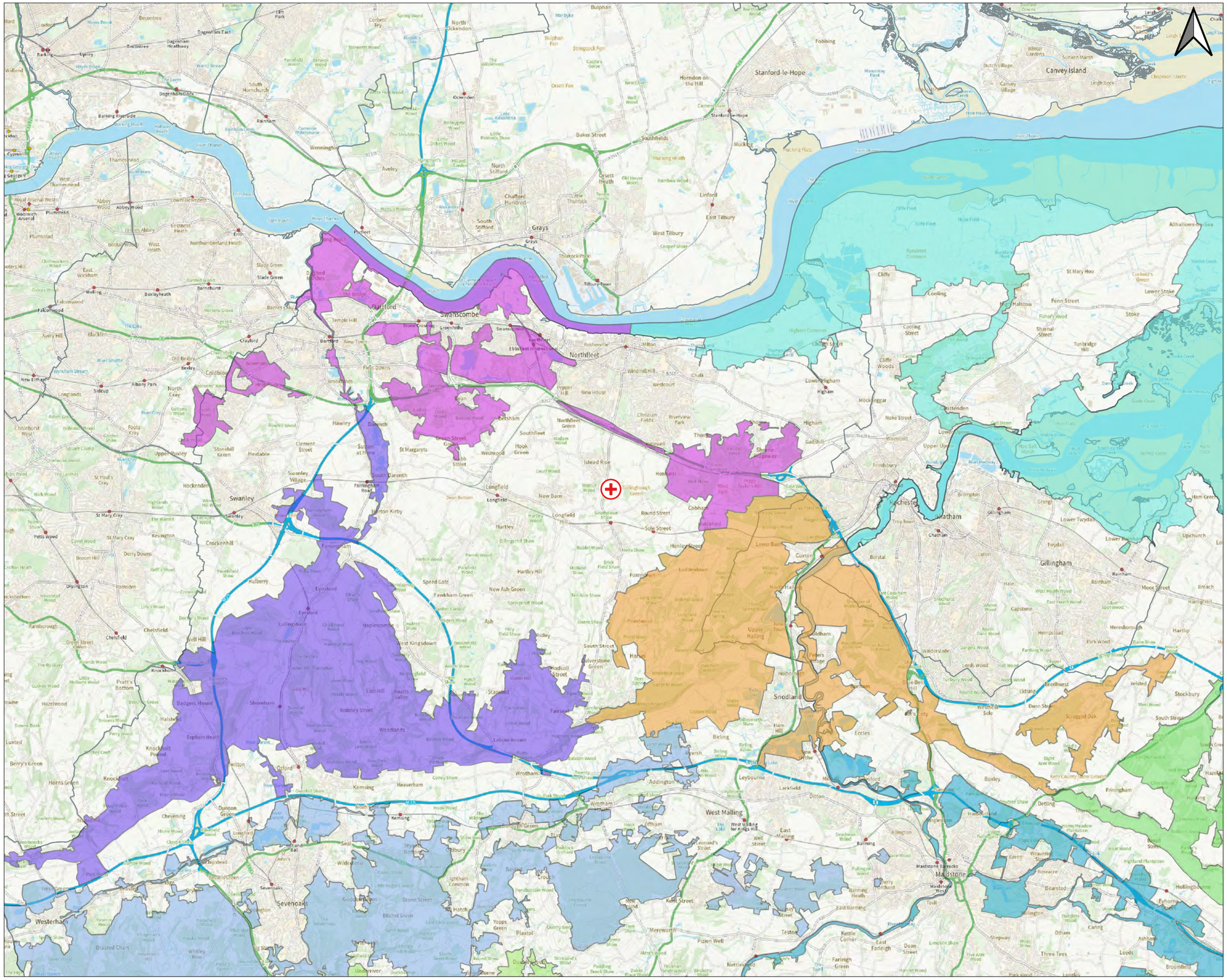
Paper size:	A3


Stanford-le-Hope
Canvey Island
Grays
Swanscombe
Northfleet
Gravesend
Rochester
Chatham
Gillingham
Snodland
West Malling
Maidstone
Sevenoaks
Swanley
Orpington
Westerham
Eynsford
Shoreham
Farningham
Dartford
Cliffe
Cooling
Halstow
Higham
Cuxton
Eccles
Aylesford
Leybourne
Wrotham
Addington
Kemsing
Otford
Hulberry
Hartley
Longfield
Cobham
Meopham
Sole Street
Henley Street
Luddesdown
Birling
Ditton
Boxley
Detling
Bearsted
Harrietsham
Lenham
Hollingbourne
Eyhorne Street
Ham Green
Upchurch
Lower Twydall
Twydall
Bredhurst
Stockbury
Hartlip
Newington
Rainham
Moor Street
Meresborough
Capstone
Hempstead
Wainscott
Upper Upnor
Frindsbury
Borstal
Burham
Wouldham
Aylesford
Ditton
Allington
Maidstone Barracks
Maidstone West
Tovil
Barming
East Malling
Leybourne
Larkfield
Ditton
Aylesford
Kemsing
Seal
Sevenoaks
Otford
Shoreham
Eynsford
Farningham

7. METHODOLOGY

HABITAT CONDITION ASSESSMENT

7.1 A Preliminary Ecological Appraisal (Native Ecology, 2025a, report reference 1805_R01) and Baseline Habitat Condition Assessment (Native Ecology, 2025b, report reference 1805_R02) are used to inform the baseline calculations within this report.

DESK STUDY

7.2 In accordance with Principle 6 of Biodiversity Net Gain (set out within guidance from CIEEM, CIRIA and IEMA), proposed habitat creation should "use robust and credible evidence that is underpinned by local knowledge of biodiversity priorities when making decisions about appropriate habitats to enhance and create."

7.3 The following resources were used to provide recommendations for habitat creation within the Site, and to inform the assignment of strategic significance:

- Ecological Impact Assessment (Native Ecology, 2023)
- Summary of Interim Strategic Significance Guidance for Biodiversity Net Gain in Kent and Medway (Kent County Council, 2024)
- The Kent Biodiversity Strategy (Kent Nature Partnership, 2020)
- Natural England Habitat Network Maps
- Kent Landscape Information Service (KLIS) habitat opportunities tool
- British Geological Survey Geology Viewer
- Magic Map Application

DESIGN PROCESS

Mitigation hierarchy

7.4 A process has been adopted within the design stage of the project to avoid, mitigate and compensate for potential negative ecological impacts, this process is known as the 'mitigation hierarchy'.

7.5 Through an iterative process with the design team, negative ecological impacts have been avoided wherever possible by making amendments to the proposed layout. Where avoidance is not possible, mitigation to reduce the impact has been included within the design.

STATUTORY BIODIVERSITY METRIC

7.6 The Biodiversity Metric calculation tool provides a way to measure the biodiversity value of a site and subsequent losses and gains as a result of development proposals. It is used to inform and guide development plans and decisions on achieving biodiversity net gain within a project.

7.7 The Metric uses habitat type as a proxy for the relative biodiversity value of a site. The on-site habitats are converted into measurable biodiversity units, which then provide the basis of the calculations.

Calculating the baseline biodiversity units

7.8 To calculate the change in biodiversity unit value of the Site resulting from the proposed development, the baseline biodiversity value of the Site was first calculated. The output of the Statutory Metric tool gives the existing biodiversity unit value of the Site.

Condition

7.9 The calculations within this assessment have been carried out using an assessment of habitat condition undertaken on 12th June 2025. Full details can be found within the Habitat Condition Assessment Report (Native Ecology, 2025b, addendum of the baseline report). There were no limitations to this assessment.

Habitat distinctiveness

7.10 Each habitat type (based on the UKHab classification) is pre-assigned a 'distinctiveness' score by the Metric.

Strategic significance

7.11 Each habitat parcel was assigned a level of strategic significance and given a score based on whether it is located within an area that is locally significant for that habitat type.

Calculating the post-construction biodiversity units and net change

7.12 The calculation was then repeated for post-development. Appropriate figures, based on the current proposals, for habitat retention, creation and enhancement were input into the Statutory Metric tool.

7.13 The Metric measures predicted changes in biodiversity value and includes additional influences to account for risks associated with habitat creation and enhancement. Three risk factors are incorporated into the Metric tool:

- Difficulty of creating or restoring a habitat.
- Temporal risk - The time it takes for habitat to reach required condition. The risk can be minimised by reducing the delay between site clearance and habitat creation.
- Spatial risk - The location of any off-site mitigation. Off-site mitigation outside the LPA/NCA boundary carries a higher risk than mitigation within the same LPA/NCA as the development site.

7.14 When all data is input, The Statutory Metric tool provides a summary of the net change in biodiversity unit value for habitats, hedgerows and watercourses.

ASSESSMENT DOCUMENTS

7.15 The biodiversity net gain assessment calculations are based on the following post-development layout:

- Site Layout Plan (Promap, Proposed block plan dated 2025)

ASSUMPTIONS

7.16 The calculations are based on the following assumptions:

- Habitat creation measures have been assigned target conditions that are considered to be achievable within 30 years and in the context of the development.
- There will be a 1 year delay between habitat loss and creation.
- Habitat creation will be managed appropriately and replaced as required.
- All off-site habitats will be retained and protected during works.

8. BASELINE ASSESSMENT

IRREPLACEABLE HABITATS

8.1 No irreplaceable habitats are present within the Site.

OTHER HABITATS

8.2 Table 2 provides a summary of habitats present within the Site and their baseline value. A Baseline habitat plan is provided in Section 9.

Table 2. Summary of baseline habitats present within the Site

	Habitat	Condition	Strategic significance	Area/length	Unit value
Habitat units	Modified grassland	Poor	Low	0.019	**0.04**
				Total	**0.04**

Legend

- Application site boundary
- Modified grassland

Note:

Habitats mapped based on UK Habitat Classification following Preliminary Ecological Appraisal site visit undertaken on 12/06/2025.

Numbers refer to area parcel references.

Habitat Condition
* poor habitat condition
** moderate habitat conition
*** good habitat condition
n/a condition assessment not applicable

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Biodiversity Net Gain
Baseline Habitat Plan

Tudor Cottage
Meopham, Kent
DA13 9AA

Figure ref:	1805_Figure 5
Revision:	-
Date:	15/12/2025
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10. PROPOSED LAYOUT

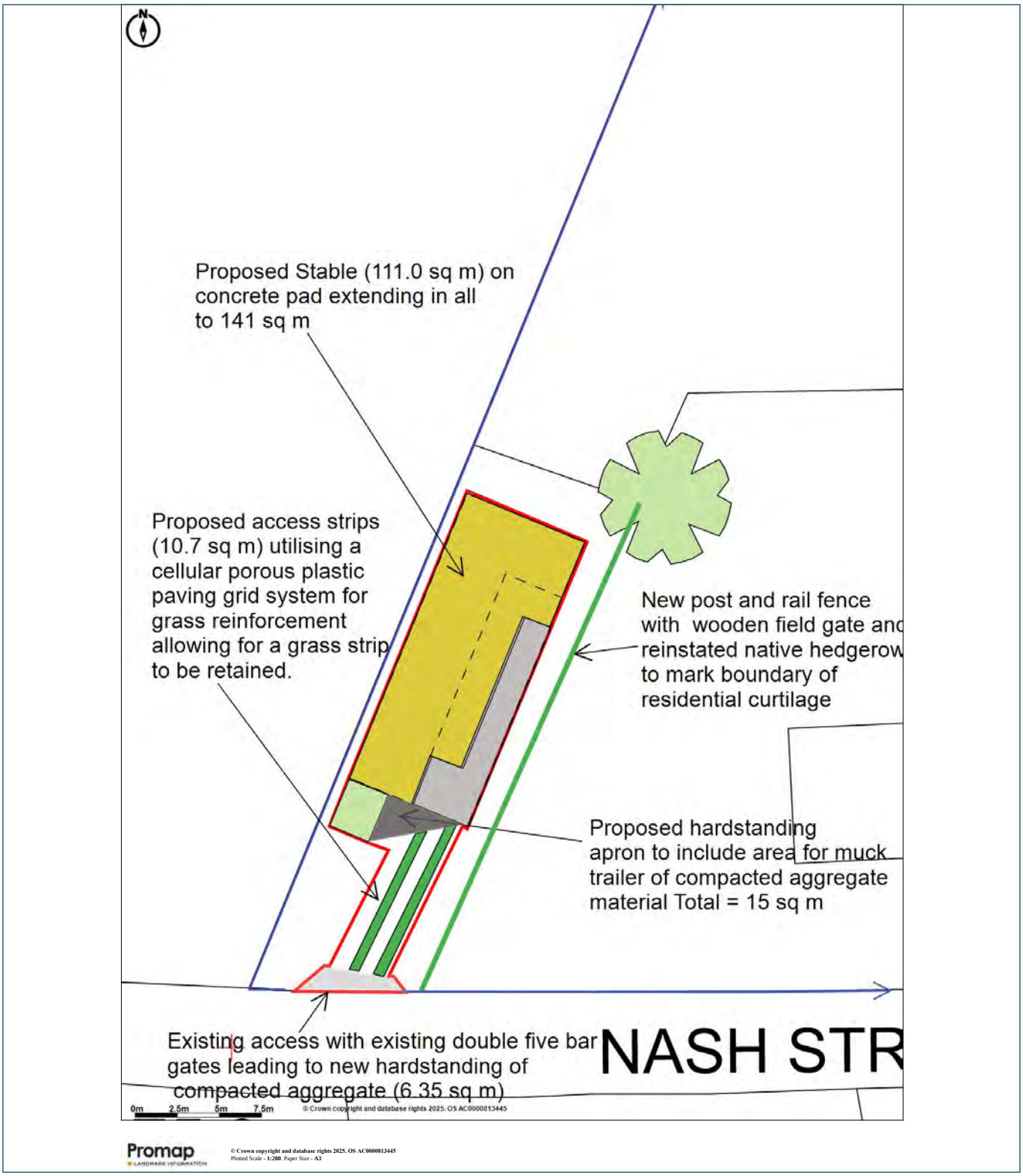

Figure 6. Site Layout Plan (Promap, Proposed block plan dated 2025).

11. PROPOSED DESIGN

11.1 Proposals include the construction of a stable building and an associated storage building on the footprint of a 0.014ha concrete pad. Two small areas of compacted aggregate hardstanding will be created, one immediately south of the concreted area, and one at the junction of the Site with Nash Street on the southern boundary. The access track will be formed of two strips of a cellular porous plastic grid (the resulting habitat type of which will be a composition of artificial unvegetated; unsealed surface and ruderal/ephemeral vegetation for the purpose of the Metric) and the surrounding retained modified grassland.

11.2 3no. small trees of moderate condition will be planted on-site.

11.3 Table 3 provides an overview of the habitat retention and creation measures that will be undertaken within the Site. A post-development habitat plan is provided in Section 12.

11.4 Appendix 2 provides a summary of intended habitat retention and enhancement. Appendix 3 provides a summary of the proposed target condition of habitats.

Table 3. Summary of proposed habitat retention, creation and enhancement

	Habitat	Intervention	Description	Condition	Strategic significance	Area	Units Delivered*
Habitat units	ON-SITE						
	Modified grassland	Retention	The existing modified grassland surrounding the cellular porous plastic grid will be retained.	Poor	Low	0.003 ha	0.01
	Developed land, sealed surface	Creation	Concrete footprint at the northern portion of the Site, which will support 1no. stable block and 1no. outbuilding.	N/a	Low	0.014 ha	0.00
	Artificial unvegetated; unsealed surface		Areas of compacted aggregate hardstanding. For the purpose of the metric, half of the cellular web habitat area will comprise of artificial unvegetated; unsealed surface.	N/a	Low	0.002 ha	0.00
	Ruderal/ephemeral		For the purpose of the metric, half of the cellular web habitat area will comprise of ruderal/ephemeral vegetation.	Poor	Low	0.001 ha	0.00
	Urban tree		3no. trees will be planted within the ownership land just north of the red line boundary.	Moderate	Low	0.012 ha	0.04
						Total	0.04*

Note: Measures in bold are considered 'significant'.

**Units rounded to adhere to Statutory Biodiversity Net Gain metric*

Legend

- Application site boundary
- Cell-web access strips
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Modified grassland
- Small tree

Proposed tree locations are indicative and will be decided upon planting.

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Biodiversity Net Gain
Post Development Habitat Plan

Tudor Cottage
Meopham, Kent
DA13 9AA

Figure ref:	1805_Figure 7
Revision:	-
Date:	15/12/2025
Scale:	1:200
Paper size:	A3

13. DESIGN PROCESS

13.1 An overview of the design process is detailed below, showing the application of the BNG good practice principals, particularly the mitigation hierarchy. An overview of design iterations is shown in Appendix 4.

MITIGATION HIERARCHY

Avoidance

13.2 To minimise impacts to habitats, avoidance measures targeted habitats of ecological importance (within the context of the Site), and those of medium-very high distinctiveness within the Statutory Biodiversity Metric.

13.3 There are no habitats of ecological importance or of medium-very high distinctiveness with the Site.

Mitigation

13.4 Table 4 provides a summary of habitats identified within the desk study that will be created to provide mitigation for habitat loss, and beneficial outcomes for biodiversity at a landscape or local scale.

Table 4. Summary of proposed strategic habitat creation measures

Habitat	Scale	Reason	Supporting documents
Tree planting	Local	The planting of native trees will benefit foraging bats and birds, among other species.	Preliminary Ecological Appraisal Report (Native Ecology, 2025a)

13.5 To address modified grassland deficits, proposals include the creation of 4no. urban trees on-site.

Compensation

13.6 10% gain will be achieved through avoidance and mitigation measures. No compensation measures are required.

ADDITIONALITY

13.7 Habitat creation for mitigation and compensation outside of biodiversity net gain objectives (e.g., protected species mitigation and nutrient neutrality) cannot contribute to the net gain calculations above net zero.

13.8 There are no additional constraints within the Site, therefore, all habitat can contribute to net gain.

Significant habitat enhancements

13.9 According the guidance released by Defra (2024), the following proposed measures are considered 'significant':

- Planting of small urban trees

14. METRIC RESULTS

14.1 Full results of the baseline and post-development biodiversity unit calculations are provided with the accompanying Statutory Biodiversity Metric Calculation Tool (Native Ecology, 2025c), which supports this assessment.

HEADLINE RESULTS

14.2 The biodiversity net gain assessment shows that current development proposals result in a **15.52% gain** in the biodiversity value of the area habitats within the Site. No watercourses are present or proposed.

14.3 Table 5 shows the overall results of the BNG assessment.

Table 5. Overall change in biodiversity units

	Baseline units	Post development units	Net Change
Habitat units	0.04	0.04	+15.52%

TRADING SUMMARY RESULTS

14.4 No habitats of medium - very high distinctiveness are present within the Site.

14.5 Trading rules have not been resolved for the loss of modified grassland a low distinctiveness habitat, however, the creation of urban tree a medium distinctiveness habitat offsets the trading rules for modified grassland.

15. CONCLUSION

15.1 Development proposals result in a **15.52% gain** in the biodiversity value of the area habitats within the Site.

15.2 On receipt of planning permission the following documents will be produced:

- A Habitat Management and Monitoring Plan, detailing the significant habitat creation measures proposed on-site.
- A Biodiversity Gain Plan
- A Statutory Metric completed with the inclusion of purchased units.

16. REFERENCES

- Biodiversity Units UK (2025). The BNG Report Pricing and Key Insights. February 2025
- CIEEM (2019). Biodiversity net gain. Good practice principles for development. A practical guide.
- CIEEM (2021). Biodiversity Net Gain Report & Audit Templates. Version 1.
- Defra (2024). The Statutory Biodiversity Metric User Guide. February 2024.
- Defra (2024b). The Statutory Biodiversity Metric Calculation Tool. February 2024.
- Kent County Council (2024). Biodiversity Net Gain Guidance Note: Interim Strategic Significance Guidance for Biodiversity Net Gain in Kent and Medway. January 2024.
- Kent Nature Partnership (2020). Biodiversity Strategy 2020 to 2045. Available from: https://democracy.kent.gov.uk/documents [Accessed 21/07/2025]
- Multi-agency Geographic Information for the Countryside (MAGIC) Interactive Map. Department for Environment, Food and Rural Affairs. http://magic.defra.gov.uk [Accessed 21/07/2025].
- Native Ecology (2025a). 1805_R01_Preliminary Ecological Appraisal
- Native Ecology (2025b). 1805_R02_Baseline Assessment
- Native Ecology (2025c). 1805_Statutory Biodiversity Metric Calculation Tool.
- Natural England (2020). Natural England Habitat Network Maps. Available from https://naturalengland-defra.opendata.arcgis.com/maps/7d16507932cd436d824a1262e7c29594/about[Accessed 21/07/2025]
- Natural England (2023). Habitat Management and Monitoring Plan Template 1.0. Available from https://publications.naturalengland.org.uk/publication/5813530037846016 [Accessed 21/07/2025]
- Natural England (2024). Statutory Biodiversity Credit Prices. Available from https://www.gov.uk/guidance/statutory-biodiversity-credit-prices [Accessed 21/07/2025]

17. APPENDIX 1: HABITAT DEFINITIONS

Table 6. Habitat creation definitions and recommendations

Habitat Type	Definition	Recommendations
Small urban tree	The diameter of the tree at breast height (DBH) is 7.5-30cm at the time of planting.	To maximise the condition and biodiversity benefit of the planted trees it is recommended that native species are chosen for planting, and that they are planted in a location where they oversail vegetation.

0 10 20 30 40 50 m

Legend

- Application site boundary
- Cell-web access strips
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Modified grassland
- Small tree
- Created habitats
- Retained habitats

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Retention and Creation Plan

Tudor Cottage
Meopham, Kent
DA13 9AA

Figure ref:	1805_Figure 8
Revision:	-
Date:	15/12/2025
Scale:	1:200
Paper size:	A3

0 10 20 30 40 50 m

Legend

- Application site boundary
- Cell-web access strips
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Modified grassland
- Small tree
- N/a condition - habitat
- Poor condition - habitat
- Moderate condition - tree

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Target Habitat Condition Plan

Tudor Cottage
Meopham, Kent
DA13 9AA

Figure ref:	1805_Figure 9
Revision:	-
Date:	15/12/2025
Scale:	1:200
Paper size:	A3

20. APPENDIX 4: SUMMARY OF DESIGN PROCESS

Table 7. Summary of metric revisions during the design process

Date	Stage	Status	Net Change (*Habitat*)	Trading summary met?	Trading Summary Deficits	Notes / justification
24/07/25	Feasibility stage	Assumed (feasibility stage)	-70.11%	Yes	N/a	Creation of 4no. trees will offset the loss of modified grassland (low distinctiveness habitat) and achieve net gain
06/08/25	Design stage	Finalised (design stage)	+10.03%	Yes	N/a	Creation of 4no. trees on Site.
15/12/25	Design stage	Finalised (design stage)	+15.52%	Yes	N/a	Update to desogn stage report. Reduction in scale of plans to 0.019ha. Creation of 3no. trees on Site.

21. APPENDIX 5: RELEVANT LEGISLATION

BIODIVERSITY NET GAIN

21.1 Schedule 14 of the Environment Act 2021 makes provision for biodiversity gain to be a condition of planning permission in England. The Act amends the Town and Country Planning Act 1990 so that all planning permissions (except a small number of exemptions) will be subject to a pre-commencement planning condition requiring a Biodiversity Gain Plan to be approved by the Local Planning Authority (LPA). The biodiversity gain plan must demonstrate a net gain of at least 10% in the biodiversity value of the development site.

21.2 The Environment Act 2021 sets out the following key components of mandatory biodiversity gain:

- Minimum 10% gain required calculated using the Biodiversity Metric
- Delivered on-site, off-site or via a new statutory biodiversity credits scheme
- On-site and off-site habitat secured for at least 30 years via planning obligations or conservation covenants
- National register for net gain delivery sites

22. APPENDIX 6: BNG GOOD PRACTICE PRINCIPLES AND GUIDELINES

22.1 This assessment was undertaken in accordance with the following good practice guidelines:

- BS 8683 Process for designing and implementing biodiversity net gain
- CIRIA (2019). Biodiversity net gain. Good practice principles for development: A practical guide.
- CIEEM, CIRIA, IEMA (2016). Biodiversity net gain: Good practice principles for development.
- CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.
- Defra (2024). The Statutory Biodiversity Metric - Draft User Guide

OVERARCHING PRINCIPLES

22.2 Ten principles are set out within guidance from CIEEM, CIRIA and IEMA for achieving biodiversity net gain. These principles (outlined below) have been used as a guide for this assessment and underpin the recommendations detailed in Section 9.

Principle 1: Apply the Mitigation Hierarchy

When using the biodiversity metric the principles and approach of the mitigation hierarchy must be employed. This includes avoiding impacts to ecological features where at all possible. If negative impacts cannot be avoided, mitigation and compensation measures should be undertaken to reduce the effects on ecological features.
Due to the method in which habitat creation and enhancement risks are accounted for within the metric, gains are more easily achieved where impacts to habitats are avoided.

Principle 2: Avoid losing biodiversity that cannot be offset elsewhere

Avoid impacts to irreplaceable habitats. A BNG Assessment cannot be carried out where these habitats are impacted as a result of proposals.

Principle 3: Be inclusive and equitable

Engage stakeholders early and achieve net gain in partnership where possible.

Principle 4: Address risks

Account for any risks and add contingency when calculating losses and gains.

Principle 5: Make a measurable Net Gain contribution

Contribute towards local nature conservation priorities.

Principle 6: Achieve the best outcomes for biodiversity

Use robust and credible evidence that is underpinned by local knowledge of biodiversity priorities when making decisions about appropriate habitats to enhance and create.

Principle 7: Be additional

Achieve nature conservation outcomes that demonstrably exceed existing obligations.

Principle 8: Create a Net Gain Legacy

Ensure that net gain creates long-term sustainable benefits by mitigating risk and planning for long-term resilient management.

Principle 9: Optimise sustainability

Consider wider environmental benefits for societal and economical sustainability.

Principle 10: Be transparent

Communicate the net gain process and assessment, including justifications for decision making, to all stakeholders.

THE STATUTORY BIODIVERSITY METRIC

22.3 Whilst the metric can aid decision making on the areas a specific habitat types to be enhanced or created, the overall assessment should consider the principles of biodiversity net gain holistically alongside calculation scores.

Principles of the Statutory Metric

22.4 The Biodiversity Metric calculation has been undertaken in accordance with the principles set out within The Statutory Biodiversity Metric Draft User Guide (Defra, 2024) as follows:

Principle 1: The metric assessment should be completed by a competent person.

Principle 2: The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.

Principle 3: This biodiversity metric should be used in accordance with established good practice guidance and professional codes.

Principle 4: This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.

Principle 5: Biodiversity units are a proxy for biodiversity and should be treated as relative values.

Principle 6: This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.

Principle 7: Habitat interventions need to be realistic and deliverable within a relevant project timeframe.

Principle 8: Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.

Principle 9: The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to:

- maintain habitat extent (supporting more, bigger, better and more joined up ecological networks)

- ensure that proposed or retained habitat parcels are of sufficient size for ecological function

Rules of the Statutory Metric

22.5 In addition to the set of guiding principles, the biodiversity units are calculated using a set of 5 'rules' as detailed by Defra within The Statutory Biodiversity Metric Draft User Guide (Defra, 2024) as follows:

Rule 1: The trading rules of the biodiversity metric must be followed.

Rule 2: Biodiversity unit outputs, for each unit type, must not be summed, traded or converted between types. The requirement to deliver at least 10% net gain applies to each type of unit.

Rule 3: To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool.

Rule 4: In exceptional ecological circumstances, deviation from this metric methodology may be permitted by the relevant planning authority.

Biodiversity Net Gain

BASELINE TO PLANNING APPROVAL

1
Baseline & Feasibility Assessment

Habitat mapping, condition assessment, initial post-development mapping and input into Metric. Advice on how 10% could be achieved.

2
Design Stage

Liaison with design team to address any shortfall in 10% and trading rules. Amendment to design & remapping / Metric.

3
Submit to LPA

Submission of Design Stage Report & Metric to give LPA confidence that 10% gain is achievable.

4
General Biodiversity Gain Condition

Planning permission granted with a pre-commencement condition requiring 10% gain.

5
Biodiversity Gain Plan

Complete Gain Plan Template and associated documents. Submit to discharge Planning Condition.

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