

Baseline Habitat Condition Assessment (BHCA)

Survey site:

22-25 London Road, Northfleet, Gravesend, DA11 9JH

Client:

Luxor Homes Ltd

Survey date:

1st August 2024

Project:

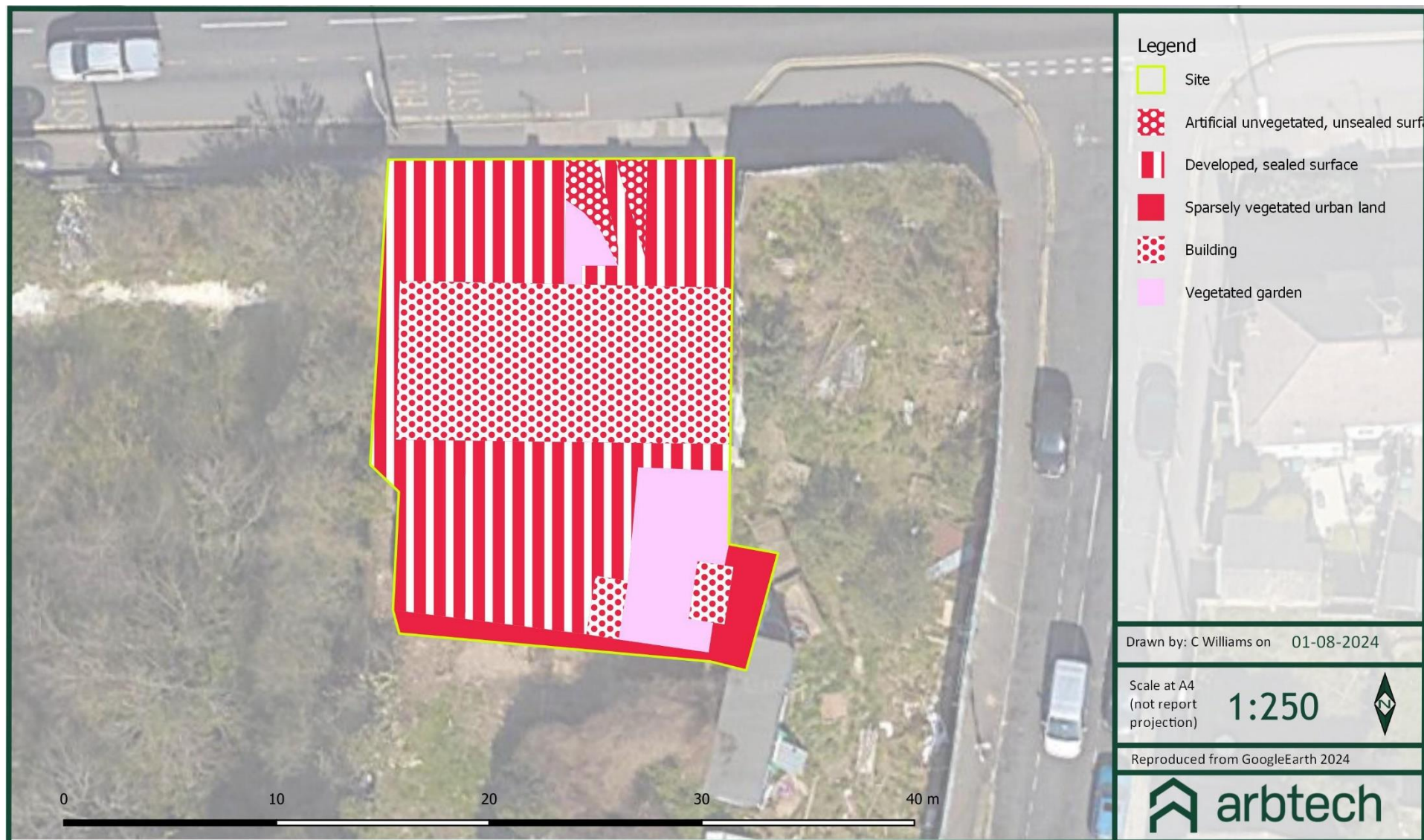
This report is prepared to inform a planning application with Gravesham Borough Council. The proposal is described as:

Erection of a four-storey building attached to 25 London Road to provide two 2-bedrom and seven 1-bedroom flats; and etection of a two-storey detached block to provide two 2-bedroom and two 1-bedroom flats with associated parking and amenity space and waste storage.

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
01/08/24	21	74	20	3	None
Ecological Survey Factor		Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.			
Conclusion, Impact or Recommendations					
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3, photos in appendix 4 and habitat condition assessments in appendix 5).					
Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).					
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>		The survey site is centred on National Grid Reference TQ 63241 74060 and has an area of approximately 415m ² . The site is located to the on a major B-road within Northfleet and comprises of bare ground with ruderal growth. The southern boundary borders a residential property. The western boundary adjoins a tree line that connects to priority deciduous habitat. The site is located on freely draining slightly acid but base-rich soils [landis.org]. <u>Buildings [u1b5]</u> A row of four terraced houses are the main land use on site, from number 22 and the western end to 25 at the eastern end. Also found is a small timber shed with a tin roof in the garden of 24, and a brick shed in the garden of 25. No condition assessment required.			

	<u>Developed land; sealed surface [u1b]</u> The front driveway and rear gardens mainly comprise concrete and block/slab paving. No condition assessment required. <u>Artificial unvegetated, unsealed surface [u1c]</u> Small areas of gravel are found in the northern driveway of number 24. No condition assessment required. <u>Vegetated garden [u1]</u> A small area of introduced shrub is found in the northern driveway of 24. A small patchy grass lawn area is found in the rear garden of 25. No condition assessment required. <u>Sparsely vegetated urban land, ruderal or ephemeral [u1f, 81]</u> A small area of the site comprises sparsely vegetated urban land which is overgrown with ruderals. The vegetation structure is varied with areas of taller ruderals and patches of bare ground, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation types does not account for more than 80% of the total habitat area. The habitat parcel contains different plant species that are beneficial for wildlife. The full species list is included below: D: Teasel, nettle, hawksbeard, purple deadnettle A: great bindweed, opium poppy, perennial rye F: false oat grass, herb mercury, dandelion, yarrow O: purple toadflax, wall rocket, agrimony R: buddleia, butterfly bush
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	Invasive non-native plant species and others which are detrimental of native wildlife cover less than 5% of the total vegetated area. Buddleia is present but only along the northern border of the site and was not identified anywhere else. Based on the information provided above, the sparsely vegetated urban land has a condition score of 3/3 and is rated as 'good'.
<i>Foreseen Impacts</i>	The habitats on site are widespread and not notable. No direct impact on adjacent or nearby habitats off site is foreseen from their removal. The proposed development will impact 22m² of sparsely vegetated urban land and 38m² of vegetated garden so there will be a loss in biodiversity. The construction activities may indirectly impact the tree line to the west of the site through airborne pollution if not mitigated for.
<i>Recommendations</i>	As more than 25m² of habitat will be removed for the construction of the new dwellings and the proposals are not a householder application or a self-build scheme, a biodiversity net gain (BNG) will be required as the proposals do not fall under any of the exemption cases. The BNG metric will use this report to inform the baseline. Any new landscaping plan should include wildlife friendly planting schemes and ensure a gain for biodiversity in line with BNG, as measured by the statutory biodiversity metric. A Construction Environmental Management Plan (CEMP) will be required to protect the adjoining tree line during construction of the new dwellings. Retained trees off site will need to be protected in line with the British Standard "Trees in Relation to Design, Demolition and Construction to Construction – Recommendations" (BS 5837) (2012).

Appendix 1: Survey/Habitat map

Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Photos



Figure 1. Looking south at the northern elevation of the terraced houses from the road.



Figure 2. Looking north at the southern elevation of the houses from an adjacent area of wasteground.



Figure 3. The rear garden of number 22.



Figure 4. The rear garden of number 23



Figure 5. The rear of garden number 24.



Figure 6. The rear garden of number 25.



Figure 7. The sparsely vegetated land which is overgrown with ruderals.

Appendix 5: Habitat condition assessment

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
The site comprises sparsely vegetated urban land that has been abandoned, therefore, allowing the growth of ruderals.			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats: UKHab - UK Habitat Classification			
On-site or off-site, site name and location	On-site - Former Fox & Hounds Pub, Northfleet, DA11 9JH	Survey date and Surveyor name	09/07/2024 - Maddy Carter
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Baseline Habitat Condition Assessment
Grid reference	TQ 83248 74043	Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Yes	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	Buddelia is present but only along the northern border.

Number of criteria passed			3
Condition Assessment Result	Condition Assessment Score	Score Achieved x/✓	
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	Yes	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 0 or 1 of 3 core criteria.	Poor (1)		

Luxor Homes Ltd

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Version control			
Status	Issue	Name	Date
First draft	1.0	Maddy Carter BSc, Graduate Ecologist	02/08/2024
Review	1.1	Craig Williams BSc (Hons), MSc, DIC, MRSB – Principal Ecologist	02/08/2024
Final	2.0	Maddy Carter BSc, Graduate Ecologist	02/08/2024