



BIODIVERSITY REPORT – MARCH 2026

BIODIVERSITY NET GAIN ASSESSMENT

Cherry Dene Norwood Lane

GRAVESHAM
DA13 0YE

EC  STUDIO 

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CHERRY DENE NORWOOD LANE, KENT, DA13 0YE
BIODIVERSITY REPORT

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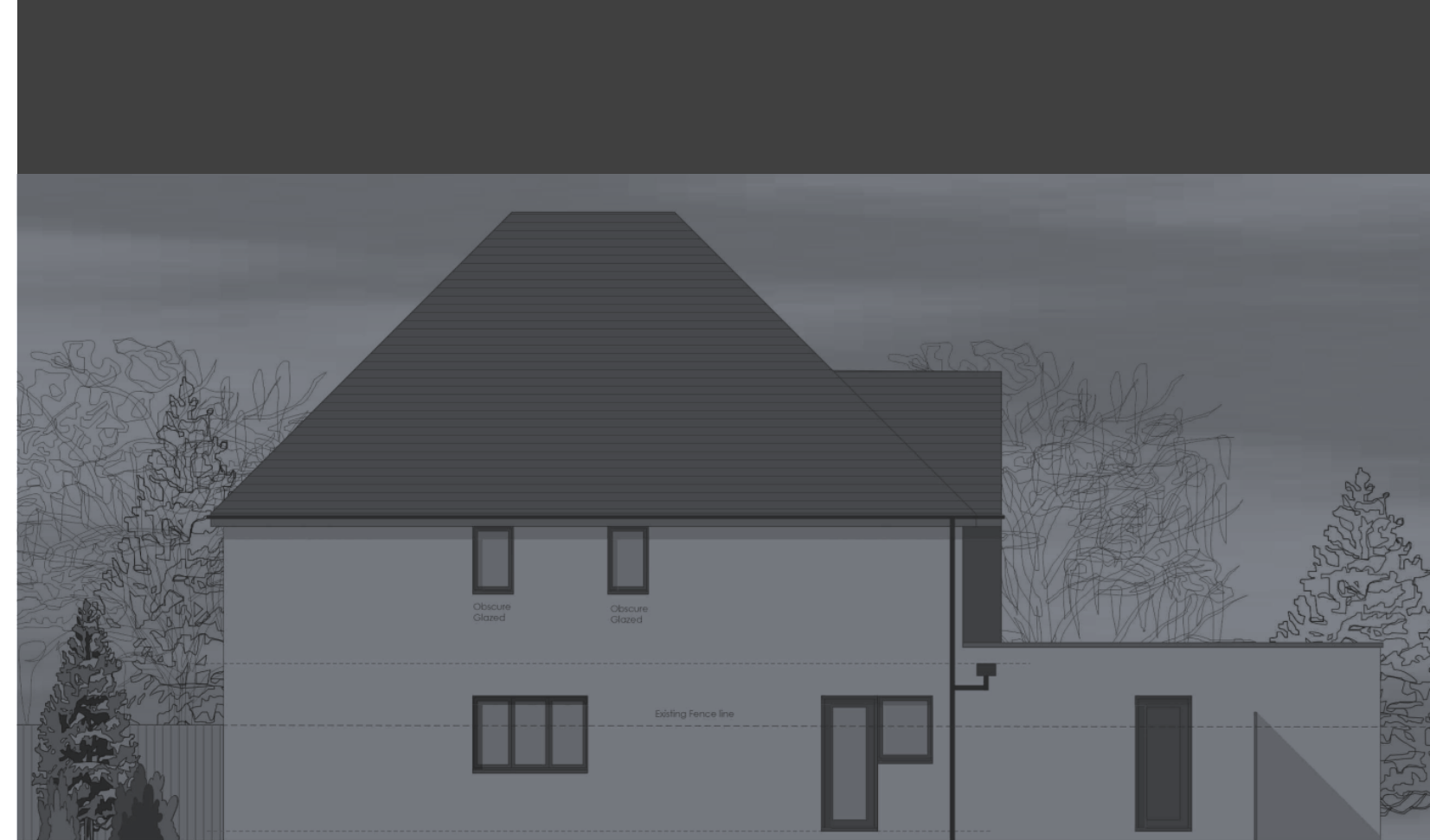
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1.0 EXECUTIVE SUMMARY



1.0 EXECUTIVE SUMMARY

The proposed development consists of the erection of two detached houses with associated car parking, cart lodge car port and new entrance drive.

OVERALL SUSTAINABILITY

This report has been prepared by ECOstudio XV Ltd to assess the Biodiversity Net Gain (BNG) performance of the proposed residential development at Cherry Dene, Norwood Lane, Meopham, Kent (DA13 0YE), in accordance with:

- Gravesham Borough Council Local Plan Core Strategy (Adopted September 2014) – Policy CS12: Green Infrastructure and Policy CS19: Development and Design Principles.
- Environment Act 2021 – mandatory requirement for developments in England to deliver a minimum 10% Biodiversity Net Gain (BNG).
- Biodiversity Net Gain assessment undertaken using the statutory Biodiversity Metric developed by Natural England.

The proposed development has been designed to maximise on-site biodiversity enhancements through the retention of existing vegetation where possible, the introduction of new tree planting, improved vegetated garden areas, and the incorporation of a communal strip of grassland habitat alongside the site access. Additional ecological enhancements, including bird boxes, bat boxes, and hedgehog features, are also proposed to support local biodiversity.

The baseline habitat value of the site is calculated at **3.3920 habitat units**. Following the implementation of the proposed development and on-site habitat enhancements, the post-development value is calculated at **3.1778 habitat units**, resulting in a net change of **-6.32%**.

While the scheme has been carefully optimised to maximise on-site biodiversity delivery, it does not achieve the mandatory **+10% Biodiversity Net Gain** requirement on-site. A shortfall of **0.5535 habitat units** has been identified.

To ensure compliance with statutory BNG requirements, it is proposed that the residual deficit is addressed through the purchase of **off-site biodiversity units** from an approved habitat bank or provider. This represents a compliant and standard approach under current planning policy and the BNG framework.

This report therefore demonstrates a clear and deliverable pathway to achieving full compliance with Biodiversity Net Gain requirements, subject to the securing of off-site units and approval of the proposed habitat strategy by the Local Planning Authority.

To meet the statutory **10% Biodiversity Net Gain requirement**, the applicant will secure the necessary biodiversity units through an approved off-site delivery mechanism. This will involve entering into a legal agreement with a registered biodiversity gain site provider to purchase the required habitat units for a minimum period of 30 years.

TABLE 01 – TOTAL UNIT NET CHANGES

BIODIVERSITY NET GAIN	
ON - SITE HABITAT BASELINE	3.3920
ON - SITE HEDGEROW BASELINE	0.0000
ON - SITE HABITAT UNIT CHANGE	-0.2143
ON - SITE HEDGEROW UNIT CHANGE	0.0000
TOTAL NET % CHANGE IN HABITAT UNITS	-6.32
TOTAL NET % CHANGE IN HEDGEROW UNITS	0.00%
AREA HABITATS UNITS REQUIRED TO MEET TARGET	0.5535

The off-site habitat will be formally registered on the national Biodiversity Gain Register and secured through a Section 106 Agreement or Conservation Covenant, as required. Evidence of the purchase, legal agreement, and registration will be submitted to the Local Planning Authority to discharge the Biodiversity Net Gain condition prior to commencement of development.

Please refer to **Appendix A** for further details.

The scheme has been iteratively optimised to maximise on-site biodiversity delivery. However, due to spatial and design constraints, the statutory 10% Biodiversity Net Gain cannot be achieved entirely within the site boundary. A residual requirement of 0.5535 habitat units will therefore be met through the procurement of off-site biodiversity units, in accordance with the Environment Act 2021.

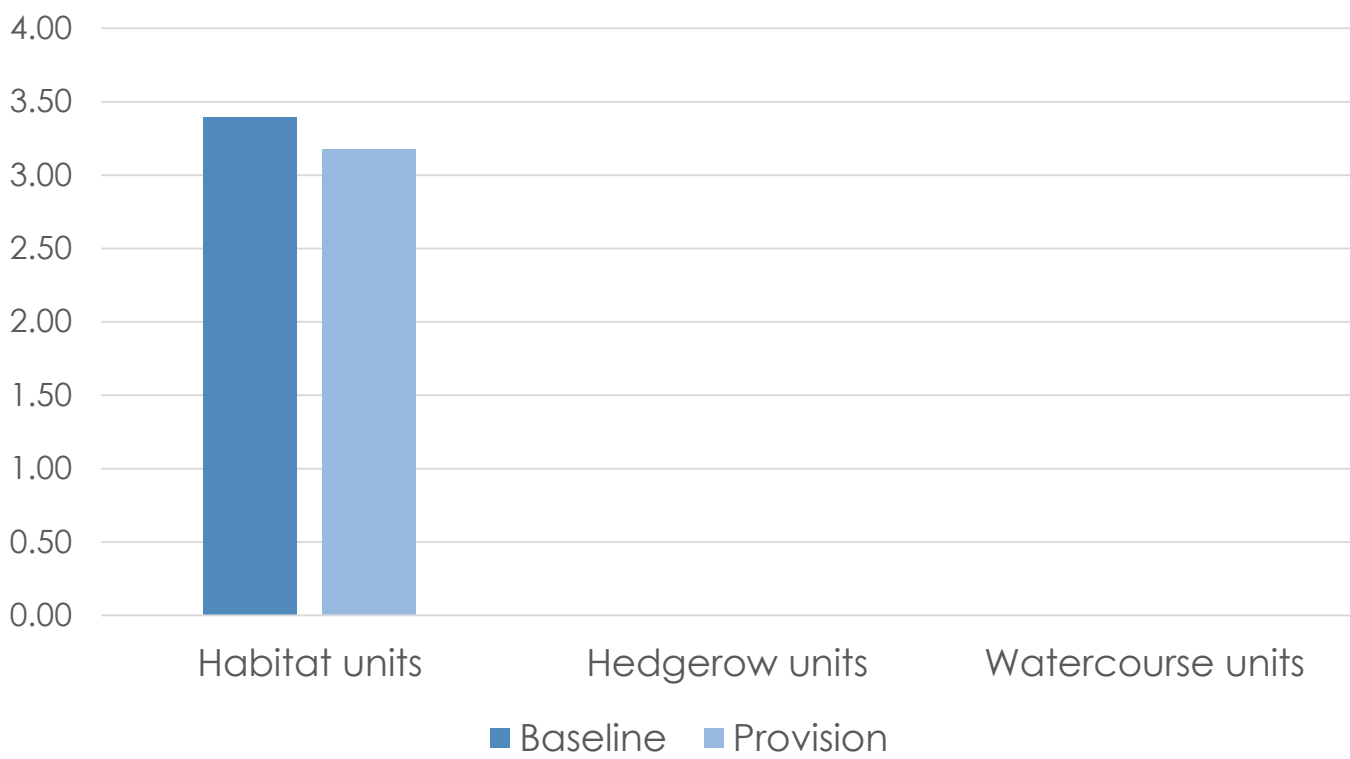
This report includes a **Biodiversity Gain Plan (BGP)** and a **Habitat Management and Monitoring Plan (HMMP)** in accordance with the Statutory Biodiversity Net Gain Regulations 2024 **and the requirements to discharge Planning Condition No. 7**. The BGP sets out the baseline and post-development biodiversity values, the on-site enhancement strategy, and the mechanism for securing any residual biodiversity requirement through off-site units. The HMMP establishes a 30-year framework for the management, maintenance, and monitoring of all created and enhanced habitats, ensuring that the proposed biodiversity measures are delivered and maintained in accordance with the approved strategy.

1.0 EXECUTIVE SUMMARY

FIGURE 01 – BIODIVERSITY NET GAIN FINAL RESULTS

Site Name		Cherry Dene Norwood Lane Meopham Kent DA13 0YE
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Not Met ▲
Trading Rules		Trading Rules Not Satisfied ▲
Next steps		Scheme alterations or off-site units required
Baseline Units	Habitat units	3.3920
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	3.1778
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	-0.2143 ▲
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	-6.32% ▲
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats units required to meet target		0.5535
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

FIGURE 02 – CHART – UNIT CHANGE BY HABITAT GROUP



2.0 POLICY FRAMEWORK - BNG



2.0 POLICY FRAMEWORK - BNG

BIODIVERSITY NET GAIN

Biodiversity net gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development.

Developers must deliver a biodiversity net gain of 10%. This means a development will result in more or better quality natural habitat than there was before development.

A habitat will contain a number of biodiversity units, depending on things like its:

- Size
- Quality
- Location

Biodiversity units can be lost through development or generated through work to create and enhance habitats.

In England, Biodiversity net gain is mandatory for applicable development under Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021):

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 onsite habitat by at least the relevant percentage.

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

- The post-development biodiversity value of the onsite habitat,
- The biodiversity value, in relation to the development, of any registered off-site biodiversity gain allocated to the development, and
- The biodiversity value of any biodiversity credits purchased for the development.

There is a formula that calculates:

How many units a habitat contains before development

How many units are needed to replace the units of habitat lost and to achieve 10% BNG.

This formula is called the Small Sites Metric.

There are 2 ways a developer can achieve 10% BNG:

They can enhance and restore biodiversity on-site within the red line boundary of a development site.

- If developers can only achieve part of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site, or buy off-site biodiversity units on the market.
- If developers cannot achieve on-site or off-site BNG, they must buy Small Sites Metric credits from the government. This must be a last resort. The government will use the revenue to invest in habitat creation in England.



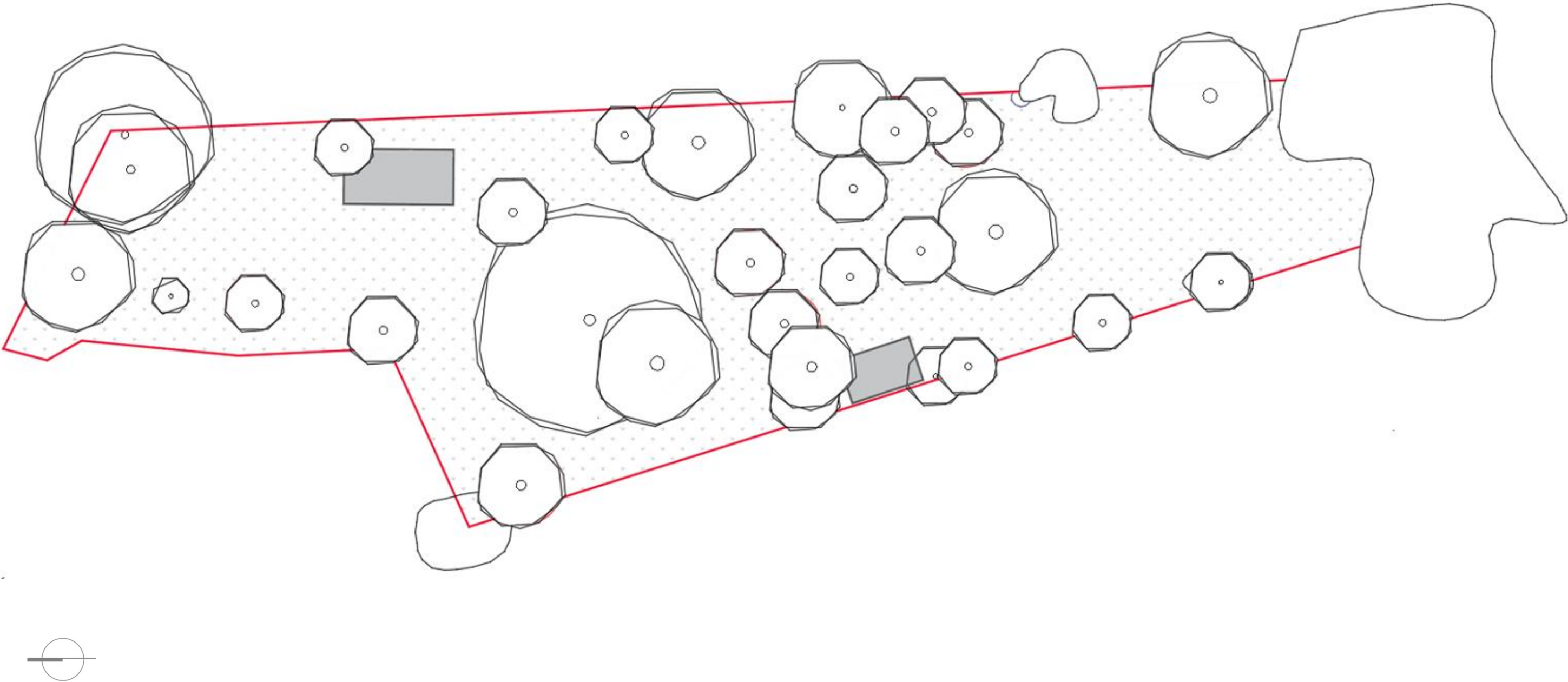
The Small Sites Metric (Statutory Biodiversity Metric) User Guide

First published: February 2024
 Last updated: 3 July 2025



2.0 POLICY FRAMEWORK - BNG

FIGURE 03 – SITE PLAN AS EXISTING



2.0 POLICY FRAMEWORK - BNG

FIGURE 04 – SITE PLAN AS PROPOSED



3.0 EXISTING CONDITIONS



3.0 EXISTING CONDITIONS

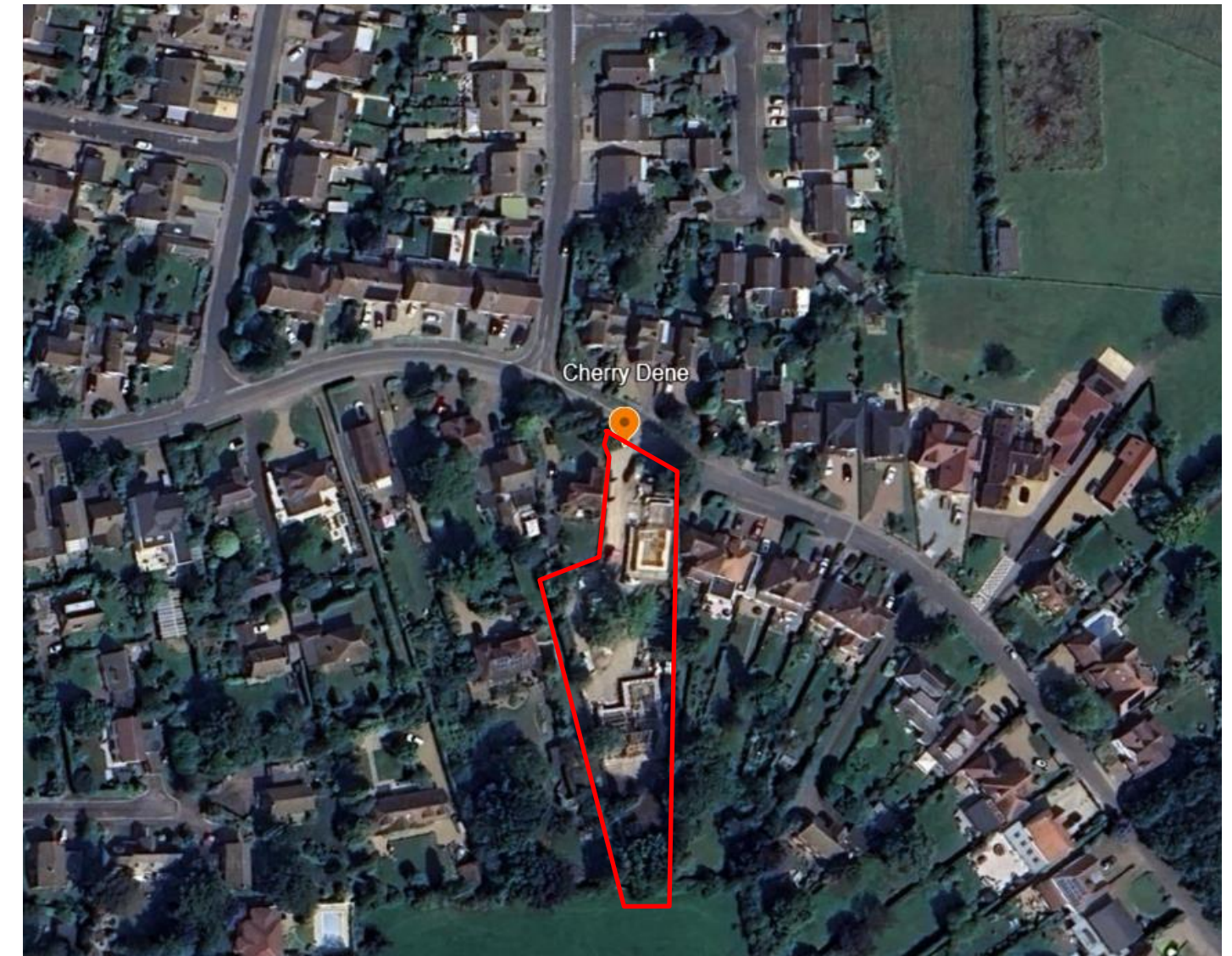
Figure 05 shows the site location plan of the site boundaries and the surrounding areas.

The site lies within a semi-rural setting in Kent and comprises land associated with the property known as Cherry Dene, located on Norwood Lane within the administrative boundary of the Gravesham Borough Council. The surrounding landscape is characterised by a mixture of residential dwellings, private gardens, small areas of managed vegetation, and semi-rural landscape features typical of the wider Gravesham area.

Norwood Lane and the surrounding locality include a mosaic of residential plots interspersed with vegetation corridors, boundary planting, and scattered mature trees, which collectively contribute to the local green infrastructure network. These features provide habitat connectivity across the wider landscape and can support common urban and suburban wildlife species.

- Habitats in the surrounding area are typical of semi-rural residential environments and may provide ecological opportunities for species commonly associated with garden and edge-of-settlement habitats. These can include:
- Common garden birds such as blackbirds (*Turdus merula*), robins (*Erithacus rubecula*), and house sparrows (*Passer domesticus*);
- Invertebrate pollinators including bumblebees and hoverflies which utilise garden planting and flowering vegetation;
- Small mammals typical of connected garden landscapes, with potential for species such as hedgehogs (*Erinaceus europaeus*) to move through boundary features and vegetated corridors.

FIGURE 05 – AERIAL VIEWS OF THE SITE AS EXISTING AND ITS SURROUNDINGS.



4.0 BIODIVERSITY NET GAIN CALCULATIONS



4.0 BIODIVERSITY NET GAIN CALCULATIONS

The biodiversity metric is a habitat-based approach used to assess an area's value to wildlife. The metric uses habitat features to calculate a biodiversity value and is used to calculate how a development, or a change in land management, will change the biodiversity value of a site.

TYPES OF HABITAT

Biodiversity metric can be used for land and intertidal habitats, including hedgerows, watercourse and streams. The metric assesses existing habitats and planned new habitats created by a development or land change.

The proposed scheme results in an on-site net loss of **-0.2143** habitat units; therefore the BNG shortfall will be met via off-site biodiversity units.

TABLE 02 – BIODIVERSITY METRIC FINAL RESULTS

Site Name	Cherry Dene Norwood Lane Meopham Kent DA13 0YE
Sheet Name	Headline Results
Headline Results	
Headline	BNG Targets Not Met ▲
Trading Rules	Trading Rules Not Satisfied ▲

The Small Sites Metric is a biodiversity accounting tool that can be used for the purposes of calculating biodiversity net gain. The metric calculates the values as biodiversity units. The metric assesses existing habitats and planned new habitats created by a development or land change.

The proposed development results in a total net change in habitat units of **-6.32%**.

The proposed development does not achieve the statutory 10% Biodiversity Net Gain target on-site. Compliance will therefore be achieved through the purchase of 0.5535 off-site biodiversity units from an approved provider.



RATIONALE FOR HABITAT SELECTION

The habitat types chosen follow the statutory Small Sites Metric (July 2025) and reflect both the ecological opportunities and spatial constraints of this semi-rural residential site. They also ensure:

- Alignment with UKHab categories for small developments;
- Delivery of meaningful biodiversity enhancement through improved planting structure;
- Incorporation of native species beneficial to local wildlife;
- Compliance with Gravesham Borough Council's policy requirement for 10% BNG;
- A realistic long-term management strategy for newly created habitats.

4.0 BIODIVERSITY NET GAIN CALCULATIONS - EXISTING SCHEME

BASELINE ECOLOGICAL SURVEY SUMMARY

A site walkover and desk-based review were undertaken to establish the ecological baseline for **Cherry Dene, Norwood Lane, Kent, DA13 0YE**.

The site comprises a residential plot containing areas of managed garden vegetation, scattered trees, and sealed hardstanding associated with the existing property. Habitats recorded on site are typical of residential garden environments and were classified within the Small Sites Metric in accordance with the methodology developed by Natural England.

No priority or protected habitats were recorded on site. Vegetation is typical of maintained suburban gardens, with low structural diversity and limited native species composition.

No obvious ecological constraints were identified during the site walkover survey.

SURVEY OBJECTIVES:

- Identify existing habitats using UKHab methodology.
- Record approximate area and condition for BNG metric input.
- Provide a baseline against which habitat enhancements can be measured

TABLE 03 – BASELINE CONDITION ASSESSMENT TABLE

HABITAT TYPE	APPROX. AREA (M²)	CONDITION	DISTINCTIVENESS
Vegetated garden	2183.49 m²	N/A	Low
Developed land; sealed surface	56.27 m²	N/A	Very Low

FIGURE 06 – EXISTING CONDITIONS



4.0 BIODIVERSITY NET GAIN CALCULATIONS - EXISTING SCHEME

BASELINE HABITAT SELECTION

Baseline habitats were identified using UKHab-aligned categories and verified against the site walkover and the existing conditions plan (Figure 07).

The following habitat types were recorded within the red line boundary prior to development:

- **Urban – Developed land; sealed surface:**

This includes the existing construction footprint. These surfaces support no vegetation and are classified as very low distinctiveness, contributing no measurable biodiversity units.

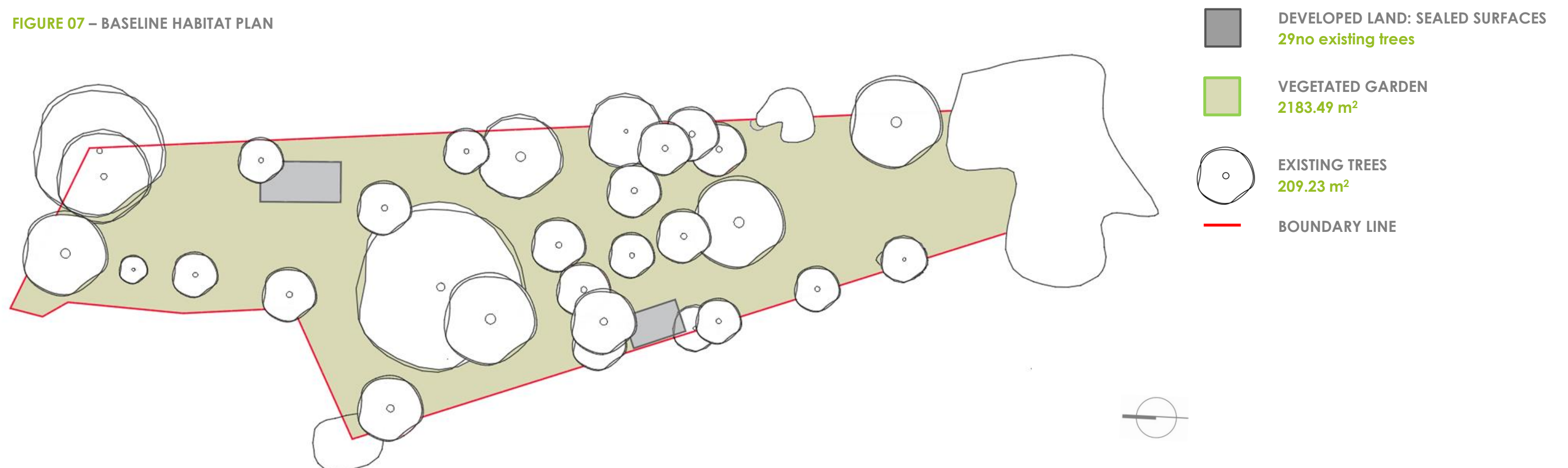
- **Urban – Vegetated garden:**

This habitat consists of regularly mown, species-poor grass typical of suburban residential gardens and is of low distinctiveness. A small area of ornamental shrub planting including cotoneaster was present but fell within the “vegetated garden” category for the Small Sites Metric.

- **Individual trees**

The site also contains a number of established trees distributed across the garden area, contributing vertical structure and limited ecological value within the site. These trees are typical of residential garden settings and may provide habitat opportunities for common bird species, invertebrates, and other urban wildlife.

FIGURE 07 – BASELINE HABITAT PLAN



4.0 BIODIVERSITY NET GAIN CALCULATIONS - PROPOSED SCHEME

PROPOSED HABITAT SELECTION

Following redevelopment, the proposed habitats have been selected to maximise ecological enhancement while remaining compatible with the site's residential function. The updated habitat selection aligns with the revised landscape plan (Figures 08 & 09).

The following habitat types are introduced or retained post-development:

- **Urban - Developed land; sealed surface:**

This habitat represents the built footprint of the proposed development, including the dwelling and associated impermeable surfaces such as access areas and hardstanding. These surfaces support no vegetation and are classified under the Biodiversity Metric developed by Natural England as very low distinctiveness habitat, contributing negligible ecological value.

- **Urban - Sustainable drainage system**

The proposed SuDS features provide secondary ecological benefits, including opportunities for invertebrates and improved microhabitat conditions, although they are not relied upon to deliver measurable BNG units within the metric.

- **Urban - Other neutral grassland**

This habitat consists of areas of grassland established within the development site, intended to provide a more naturalised vegetated area compared to intensively managed lawn. Such habitats can support a range of invertebrates and contribute to increased ecological value when appropriately managed.

- **Urban - Vegetated garden:**

Retained and newly created areas of garden planting, including amenity grassland, perennial planting, and structurally diverse planted borders. These areas provide the primary source of on-site habitat creation, supporting pollinators and improving structural diversity compared to the baseline condition.

- **Urban - Artificial unvegetated, unsealed surface:**

Areas of permeable hardstanding such as gravel or loose aggregate located along paths and access strips. These surfaces are unsealed but lack vegetative cover and therefore offer limited ecological value.

- **Urban - Individual trees**

A number of individual trees are proposed as part of the landscape design, contributing structural diversity and providing habitat opportunities for birds, invertebrates, and other urban wildlife. Within the Biodiversity Metric developed by Natural England, individual trees are assessed separately and contribute biodiversity units depending on their size class and condition.

The scheme has been optimised to maximise on-site biodiversity delivery; however, due to site constraints, the statutory 10% BNG target cannot be achieved within the red line boundary and is therefore met through off-site biodiversity units.

FIGURE 08 – PROPOSED HABITAT PLAN

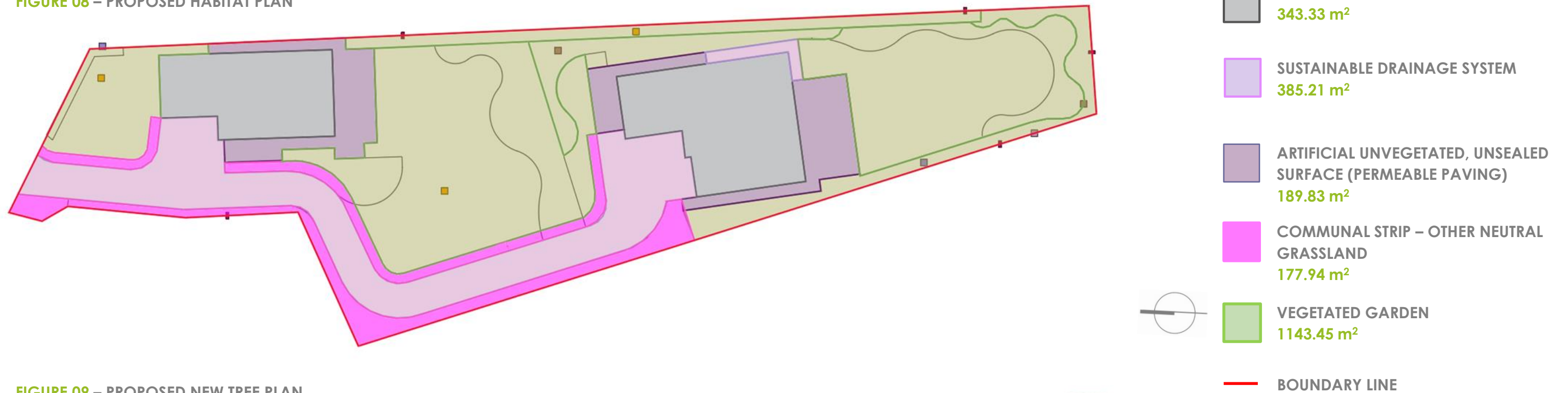
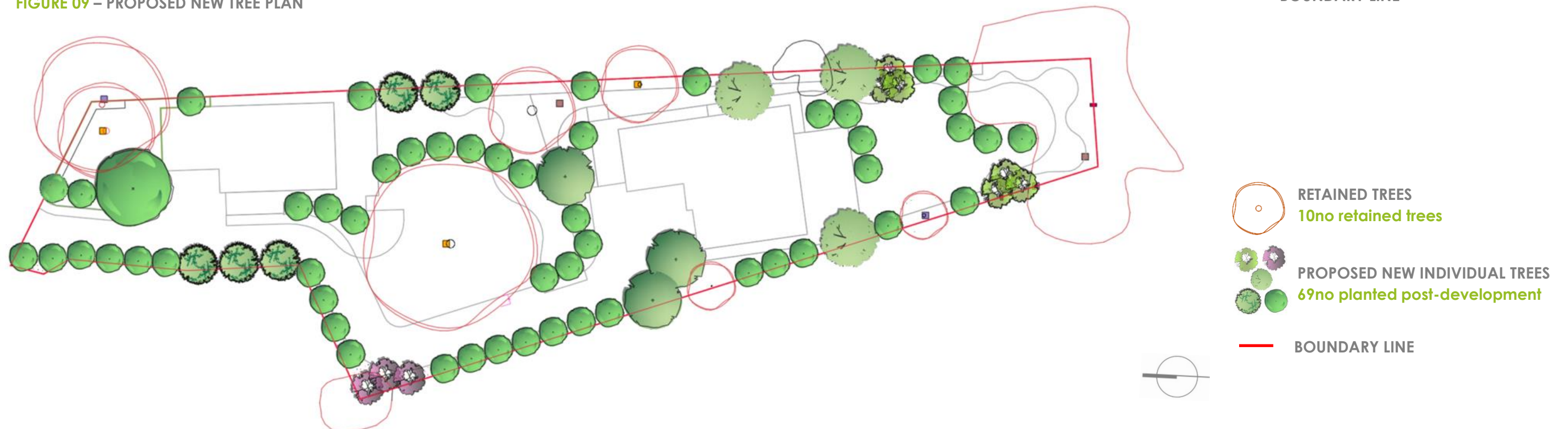


FIGURE 09 – PROPOSED NEW TREE PLAN



4.0 BIODIVERSITY NET GAIN CALCULATIONS - PROPOSED SCHEME

TABLE 04 – BIODIVERSITY NET GAIN HEADLINE RESULTS

Baseline Units	Habitat units	3.3920
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	3.1778
	Hedgerow units	0.0000
	Watercourse units	0.0000

4.0 BIODIVERSITY NET GAIN CALCULATIONS - PROPOSED SCHEME

TABLE 05 – FINAL RESULTS

Total net unit change	Habitat units	-0.2143	▲
	Hedgerow units	0.0000	✓
	Watercourse units	0.0000	✓

Total net % change	Habitat units	-6.32%	▲
	Hedgerow units	% target not appropriate	
	Watercourse units	% target not appropriate	

Habitat units required to meet target
Hedgerow units required to meet target
Watercourse units required to meet target

0.5535

0.0000

0.0000

OFF-SITE UNITS TO BE PURCHASED: 0.5535

The off-site units will be legally secured and evidenced post-consent to discharge the statutory pre-commencement deemed condition.

ARE TARGETS MET FOR BNG?
YES VIA OFF-SITE BIODIVERSITY UNITS



5.0 ECOLOGICAL ENHANCEMENT



5.0 ECOLOGICAL ENHANCEMENT

In order to achieve good practice in ecological enhancement in terms of Ecological Enhancement of the site the following KEY recommendations will be implemented on site.

Within the garden areas, the following will be installed:

- Inclusion of two bat boxes (South facing) south elevation, 3–5 m height, no light spill.
- Four bird boxes will be installed (available from www.wildcareshop.com). South facing fence of the site, to benefit from some south-facing sun.
- Provision of two hedgehog houses

A number of additional recommendations have also been made to enhance the ecological value of the site:

- Inclusion of 2no nest sites to encourage house sparrow and swift;
- Downward focussed lighting to be used where possible to reduce disruption to animal navigation;
- External lighting should be minimised and designed to avoid light spill onto ecological features to avoid disruption to animal navigation;
- Provision of new shrubs and new trees that would support semi-natural vegetation) to provide potential foraging habitat for black redstart and habitat for invertebrate species.



Bat box
<https://www.nhbs.com/search?q=bat+boxesB>

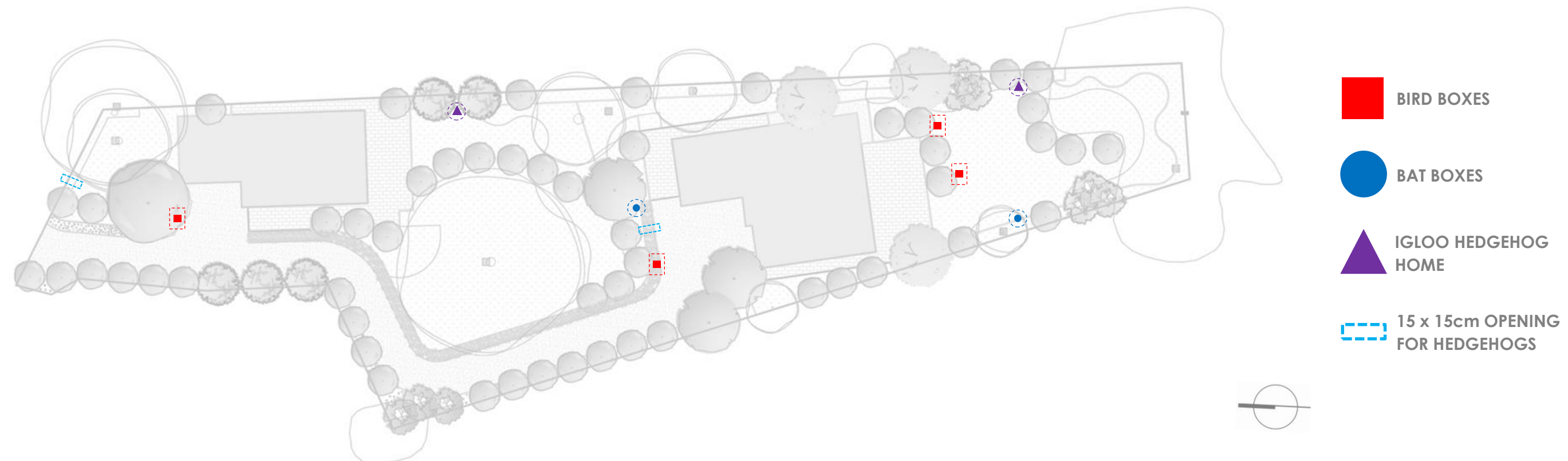


Igloo Hedgehog Home
<https://everythingwildlife.co.uk/products/igloo-hedgehog-home>



Bird Boxes
<https://www.webbsdirect.co.uk/wild-bird-care>

FIGURE 10 – ECOLOGICAL ENHANCEMENT PLAN - AS PROPOSED



5.0 ECOLOGICAL ENHANCEMENT

In order to achieve good practice in ecological enhancement of the site the following KEY recommendations will be implemented on site.

Flower beds containing native species or species with a known wildlife benefit in the ground floor. At least 10 of the following species are proposed in the area shown in Figure 11 around the garden and below the proposed trees. Including the following species:

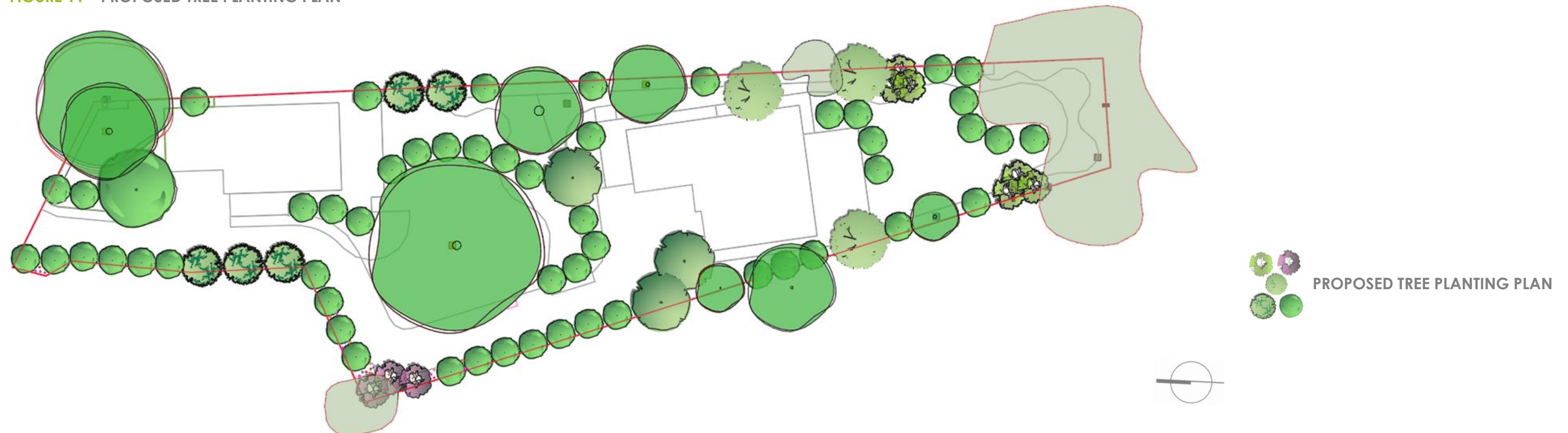
- Crocus
- Saxifrage
- Hebe
- Chives
- Thrift
- Squill
- Lavender
- Oregano
- Thyme
- Birds foot trefoil
- Devils bit scabious
- Bearded hawkbit
- Sedums
- Wallflower Bowles and
- Christmas rose

The proposed trees will be native or widely naturalised species suitable for UK conditions.

- Alder
- Beech
- Birch
- Cherry
- Chestnut
- Hornbeam
- Lime
- Maple
- English Oak
- Oak
- Pine and/ or
- Poplar

Please refer to Appendix B for further details

FIGURE 11 – PROPOSED TREE PLANTING PLAN



6.0 BIODIVERSITY GAIN PLAN



6.0 BIODIVERSITY GAIN PLAN

PURPOSE AND COMPLIANCE

This Biodiversity Gain Plan (BGP) has been prepared to discharge **Planning Condition No. 7** and demonstrates compliance with:

- The **Environment Act 2021 (Schedule 14)**
- The **Biodiversity Gain Requirements (Exemptions) Regulations 2024**
- The **Statutory Biodiversity Metric (Small Sites Metric)**
- Relevant **Natural England BNG Guidance (2023–2024)**

This document forms part of the formal **condition discharge submission** and is intended to be read alongside the completed **Biodiversity Gain Plan Form and supporting metric calculations**.

BASELINE HABITAT VALUE (STATUTORY METRIC)

The baseline biodiversity value has been calculated using the **Statutory Biodiversity Metric (Small Sites Metric)**.

- **Baseline Habitat Units:** 3.3920
- **Hedgerow Units:** 0.0000
- **Watercourse Units:** 0.0000

The site comprises predominantly low distinctiveness habitats associated with managed residential land.

POST-DEVELOPMENT HABITAT VALUE

The scheme has been iteratively refined to maximise on-site biodiversity delivery.

Proposed on-site measures include:

- Communal grassland habitat creation;
- Native hedge planting and boundary enhancements;
- Planting of c. 50+ trees across the site;
- Installation of bat and bird boxes;
- Integration of permeable surfaces and SuDS features.

Resulting biodiversity value:

- **Post-development Habitat Units:** 3.1778
- **Net Change:** -0.2143 units
- **Net Change (%):** -6.32%

BIODIVERSITY GAIN REQUIREMENT

To achieve the statutory **10% Biodiversity Net Gain**, the required uplift is:

- **Target Habitat Units:** 3.7313
- **Units Required:** 0.5535 habitat units

BNG DELIVERY STRATEGY

The development has followed the mitigation hierarchy:

- Avoidance of unnecessary habitat loss;
- Minimisation through efficient layout design;
- On-site habitat creation and enhancement;
- Off-site biodiversity compensation.

Due to site constraints, the required uplift cannot be fully achieved on-site.

OFF-SITE BIODIVERSITY UNITS

In accordance with **Section 6 of the Biodiversity Gain Plan requirements**, the residual biodiversity requirement will be met through off-site provision.

- **Required Units:** 0.5535 habitat units
- **Delivery Mechanism:**
 - Purchase from an approved habitat bank **or**
 - Statutory biodiversity credits (if required)

The selected off-site units will:

- Be registered on the **Biodiversity Gain Site Register**;
- Be secured for a minimum of **30 years**;
- Be legally tied to this development.

A summary of off-site habitat allocation will be included within the submitted **Biodiversity Gain Plan Form**.

6.0 BIODIVERSITY GAIN PLAN

PLANS AND SUPPORTING INFORMATION

The Biodiversity Gain Plan submission includes:

- Site Habitat Plan (pre- and post-development);
- Statutory Metric calculation (Small Sites Metric);
- Habitat condition assessments;
- Off-site biodiversity unit allocation (where applicable);
- Habitat Management and Monitoring Plan (HMMP).

COORDINATION WITH LOCAL PLANNING AUTHORITY

This Biodiversity Gain Plan will be submitted to the Local Planning Authority for approval as part of the discharge of Condition No. 7.

The client / developer will coordinate with the LPA Ecologist (if required) to ensure:

- Acceptance of the metric assumptions;
- Agreement on habitat classifications;
- Confirmation of off-site unit strategy.

RESPONSIBLE PARTY

The implementation of this Biodiversity Gain Plan shall be the responsibility of: Russ Coleman (Client/Developer) or an appointed Management Company.



7.0 HABITAT MANAGEMENT AND
MONITORING PLAN



7.0 HABITAT MANAGEMENT AND MONITORING PLAN

PURPOSE AND COMPLIANCE

This Habitat Management and Monitoring Plan (HMMP) has been prepared to support the discharge of **Planning Condition No. 7** and complies with:

- **BS 42020:2013 – Biodiversity Code of Practice**
- **Natural England BNG Guidance**
- **Environment Act 2021 – 30-year management requirement**

The HMMP defines how habitats will be established, managed, and monitored over a **30-year period**.

MANAGEMENT OBJECTIVES

The objectives of the HMMP are:

- Achieve and maintain habitats in **target condition** (as per Statutory Metric);
- Ensure long-term biodiversity enhancement;
- Deliver measurable ecological outcomes;
- Secure compliance with the approved Biodiversity Gain Plan.

TABLE 06 – HABITAT TYPES AND TARGET CONDITIONS

HABITAT	TARGET CONDITION	DISTINCTIVENESS	OBJECTIVE
Other Neutral Grassland (communal)	Moderate	Medium	Increase species diversity
Native Hedge Planting	Moderate	Medium	Continuous, dense structure
Tree Planting	Good	Low-Medium	Canopy establishment
Private Gardens	Low-Moderate	Low	Wildlife-friendly planting

MANAGEMENT RESPONSIBILITY

The responsibility for implementation and long-term management lies with:

Russ Coleman (Client/Developer) or an appointed Management Company.

Responsibilities include:

- Habitat maintenance;
- Monitoring and reporting;
- Contractor management;
- Compliance with 30-year obligations.

HABITAT MANAGEMENT PRESCRIPTIONS

Grassland (Communal Areas)

- Cut 2–3 times annually;
- Remove arisings;
- No fertilisers or herbicides;
- Overseed if required.

HEDGEROWS

- Maintain native species composition;
- Trim on 2–3 year rotation;
- Replace failures;
- Maintain connectivity.

TREES

- Watering during first 3 years;
- Replace failures within 5 years;
- Maintain guards/stakes;
- Minimal pruning.

WILDLIFE ENHANCEMENTS

- Maintain bat and bird boxes;
- Replace damaged units;
- Ensure continued functionality.

7.0 HABITAT MANAGEMENT AND MONITORING PLAN

TABLE 07 – MONITORING AND REPORTING SCHEDULE

YEAR	ACTIVITY	OUTPUT
Year 1	Establishment check	Inspection report
Years 2-5	Annual monitoring	Basic condition review
Year 5	Detailed assessment	Habitat condition report
Year 10	Monitoring	Report
Year 20	Monitoring	Report
Year 30	Final assessment	Compliance report

PERFORMANCE INDICATORS

Success criteria include:

- Habitat condition meeting target metric level;
- Vegetation cover and diversity;
- Survival rates (>90% initial establishment);
- Evidence of ecological usage.

ADAPTIVE MANAGEMENT

Where habitats fail to meet targets:

- Additional planting or reseedling will be undertaken;
- Management regime adjusted;
- Specialist ecological input sought if required.

IMPLEMENTATION PROGRAMME

Year 0–1: Site preparation and planting
Year 1–5: Establishment phase
Year 5–30: Long-term management and monitoring

TABLE 08 – CONDITION 7 SUMMARY TABLE

REQUIREMENT	RESPONSE
30-year management	Secured via HMMP
Responsible party	Client / Management Company
Habitat types	Grassland, hedgerows, trees
Monitoring	Years 1, 5, 10, 20, 30
Reporting	To LPA upon request
Funding	Secured by developer

6.0 CONCLUSIONS



8.0 CONCLUSION

The proposed development at Cherry Dene, Norwood Lane has been assessed using the Statutory Biodiversity Metric and demonstrates a clear strategy to maximise on-site biodiversity enhancements through habitat retention, new planting, and ecological features.

The baseline habitat value of the site is calculated at **3.3920 habitat units**, with a post-development value of **3.1778 habitat units**, resulting in a net loss of **-0.2143 units (-6.32%)**.

The proposed development maximises on-site biodiversity enhancements; however, a residual shortfall remains. **Compliance with the statutory 10% Biodiversity Net Gain requirement will be achieved through a combination of on-site habitat creation and the purchase of off-site biodiversity units.**

The proposals therefore provide a robust and policy-compliant strategy to achieve Biodiversity Net Gain, subject to:

- Securing off-site biodiversity units
- Approval of the proposed habitat plan
- Approval of the Biodiversity Gain Plan and Habitat Management and Monitoring Plan by the Local Planning Authority

This report confirms that the proposed development has been optimised to maximise on-site biodiversity delivery and is supported by a comprehensive Biodiversity Gain Plan and Habitat Management and Monitoring Plan. Whilst a residual shortfall in habitat units remains, compliance with the statutory 10% Biodiversity Net Gain requirement will be achieved through the procurement of off-site biodiversity units, alongside the implementation of the 30-year HMMP. Together, these documents provide a complete and policy-compliant framework **to support the discharge of Planning Condition No. 7** and ensure the long-term delivery of measurable biodiversity enhancements.



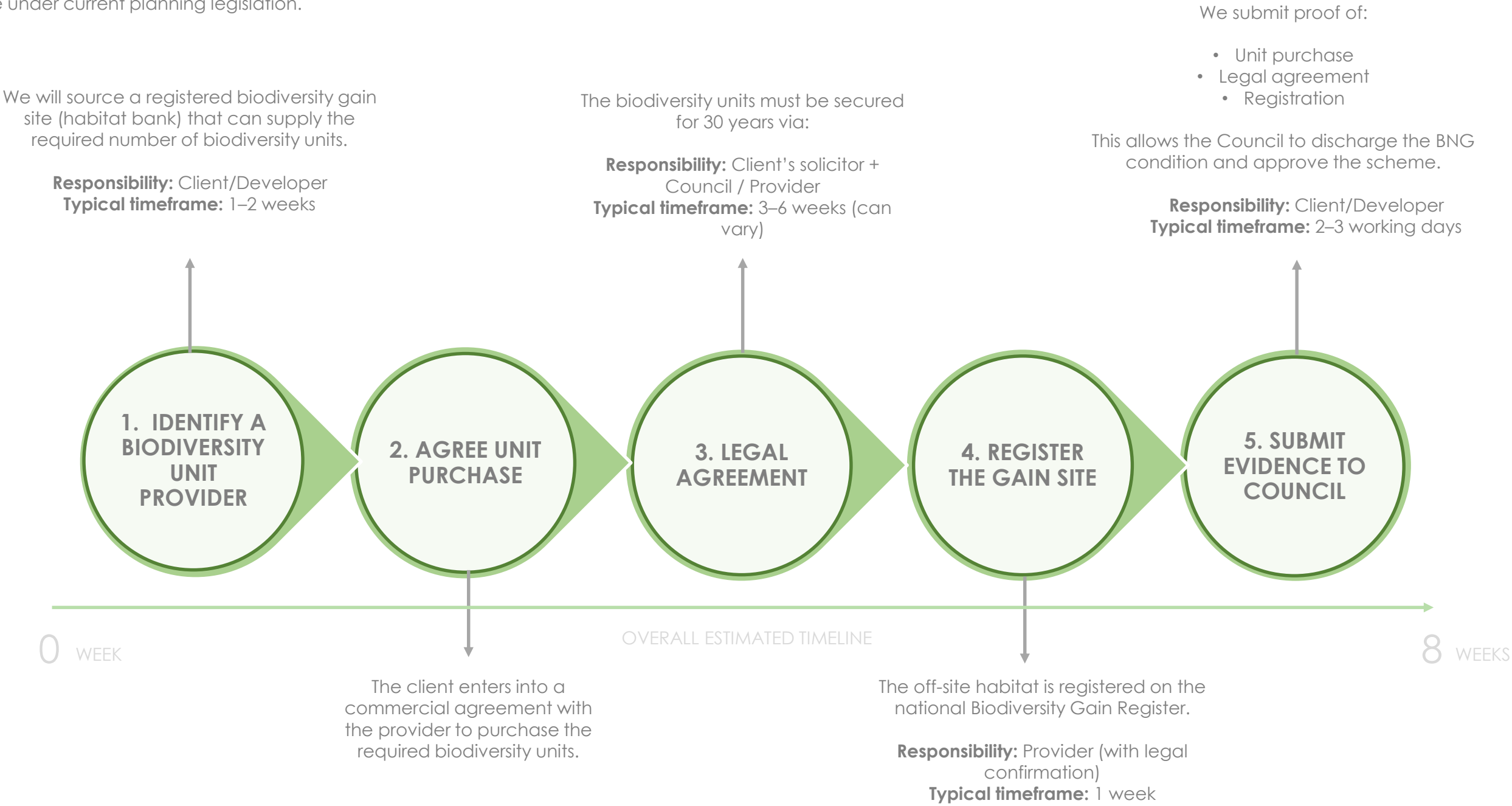
7.0 APPENDIX A
TIMELINES & RESPONSIBILITIES
PURCHASING OFF-SITE CREDITS



7.0 APPENDIX A | TIMELINES & RESPONSIBILITIES - PURCHASING OFF-SITE CREDITS

OFF-SITE BIODIVERSITY NET GAIN – WHAT HAPPENS NEXT?

Because the site cannot achieve the full 10% Biodiversity Net Gain on-site, the Council has requested that the shortfall is met through off-site biodiversity units. This is a standard and legally recognised route under current planning legislation.



8.0 APPENDIX B

POSSIBLE NATIVE TREES



8.0 APPENDIX B | POSSIBLE NATIVE TREES

Tree Species Selection for Green Infrastructure



Issue EN 1.4/2025

A Guide for Specifiers

Written by:

Dr Andrew Hiron and Dr Henrik Sjöman



Primary Project Funder



Academic Partners



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8.0 APPENDIX B | POSSIBLE NATIVE TREES



Crataegus x media

(Red thorn)

Contents page

Alphabetical Index

Tree Selector

Use potential

Mature size

Crown form

Crown density

Environmental tolerance

Ornamental qualities

Use potential

 Park

 Small garden

 Coastal

 Transport corridor

Tree size and crown characteristics

 A small tree capable of growing 10m but usually less than 8m.
<10M

 A globular crown, around 6m wide at maturity

 A dense crown.

Natural habitat

 A naturally occurring sterile hybrid between *Crataegus laevigata* and *C. monogyna*. 'Paul's Scarlet' is a particularly striking variety with crimson flowers.

Environmental tolerance

 Estimated to be partially tolerant to shade.

 Estimated to be tolerant to drought.

 Estimated to be sensitive to waterlogging.

Ornamental qualities

 Clusters of very attractive flowers emerge in late spring after the leaves have expanded.
LATE SPRING

 Sterile hybrid, not fruit.

 Deciduous broadleaved tree with simple leaves. Provides good autumn colour with leaves turning yellow.



Single-stemmed in cultivation but often multi-stemmed in their natural habitat. Grey-brown bark becoming platy with age.

Issues to be aware of

 Thorned.

Notable varieties

Crimson double flowers

'Paul's Scarlet'.

No fruit

'Paul's Scarlet'.

Notes

- Vulnerable to fireblight (*Erwinia amylovora*).

- Also sold as *Crataegus laevigata* 'Paul's Scarlet' but this name is now outdated.

The tree and its features



Crataegus x media growing in roadside planting.
© Duncan Slater



Crataegus x media 'Paul's Scarlet' has spectacular double flowers in late spring.
© Duncan Slater

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8.0 APPENDIX B | POSSIBLE NATIVE TREES



Tilia cordata
(Small-leaved lime)

Contents page

Alphabetical Index

Tree Selector

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Crown form

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Use potential

 Park

 Coastal

 Transport corridor

Tree size and crown characteristics



>25M

A massive tree capable of reaching 30m in its natural habitat.



A broad ovoid to globular crown that can become at least 15m wide.



A moderately dense crown.

Natural habitat



Native to Europe (including the British Isles) and western Asia. Found as part of lowland forest communities, in climates where annual rainfall is typically 500-700mm. In the warmer drier (more southerly) parts of its range it is more restricted to riparian communities and shady, north-facing slopes. Also found on steep slopes, screes and sea cliffs. Adaptable to a wide range of soils.

Environmental tolerance



Tolerant to shade.



Moderately sensitive to drought.



Sensitive to waterlogging.

Ornamental qualities



EARLY SUMMER

Drooping cluster of creamy-white flowers, held on a narrow leaf-like bract, emerge in early summer. Attractive, but not spectacular.



EARLY AUTUMN

Clusters of rounded, thin-shelled, nut-like fruits, about 5mm in diameter, held on a narrow leaf-like bract. Ripening in early autumn (rarely in the British Isles).



Deciduous broadleaved tree with simple leaves.



Single-stemmed. Thin, smooth grey-green bark becomes darker, rougher and fissured with age.

Issues to be aware of



No substantial issues to be aware of.

Notable varieties

Regular pyramidal growth

'Greenspire', 'Rancho', 'Streetwise'.

Orange twigs

'Winter Orange'.

Good hybrid

Tilia cordata x T. mongolica 'Harvest Gold'.

Notes

- Growth habit varies a great deal within the species, therefore, it is recommended that cultivars are used.

- Excellent for bees and other pollinating insects.

- Noted to have good tolerance to air pollution and salt spray.

- The hybrid (Tilia cordata x T. mongolica 'Harvest Gold') is worth considering if a compact form is required.

- Not prone to aphid infestation unless stressed.

The tree and its features



A young *Tilia cordata* establishing in a park situation.
© Andrew Hiron



The flowers of *Tilia cordata* appear in early summer and are attractive to insects.
© Andrew Hiron

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8.0 APPENDIX B | POSSIBLE NATIVE TREES



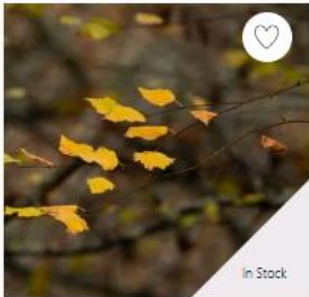
Alder, Common - Standard
Alnus glutinosa (Standard)



Beech, Copper / Purple - Standard
Fagus sylvatica Purpurea



Beech, Green - Standard
Fagus sylvatica (Standard)



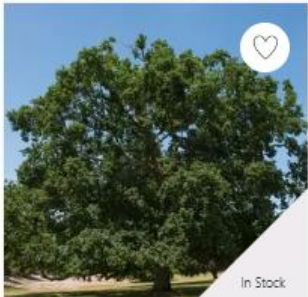
Birch, Downy
Betula pubescens



Lime, Broad-leaved
Tilia platyphyllos



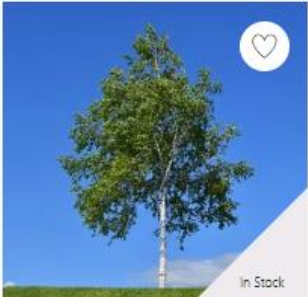
Maple, Field - Standard
Acer campestre (Standard)



Oak, English - Standard
Quercus robur (Standard)



Oak, Sessile
Quercus petraea



Birch, Silver - Standard
Betula pendula (Standard)



Cherry, Bird - Standard
Prunus padus (Standard)



Chestnut, Horse - Standard
Aesculus hippocastanum



Hornbeam - Standard
Carpinus betulus



Oak, Sessile - Standard
Quercus petraea (Standard)



Pine, Scots
Pinus sylvestris



Poplar, Native Black
Populus nigra betulifolia



Rowan, Wild Mountain Ash - Standard
Sorbus aucuparia

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Indicative Planting Palette (Non-exhaustive)

8.0 APPENDIX B | POSSIBLE NATIVE TREES



Whitebeam - Standard
Sorbus aria (Standard)



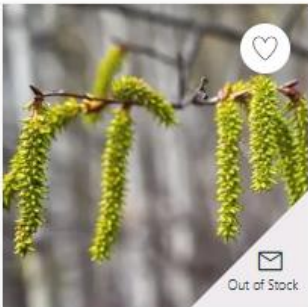
Yew, English (Rootballed)
Taxus baccata



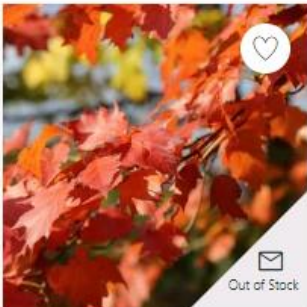
Cherry, Wild - Standard
Prunus avium (Standard)



Elderflower, Common
Sambucus nigra



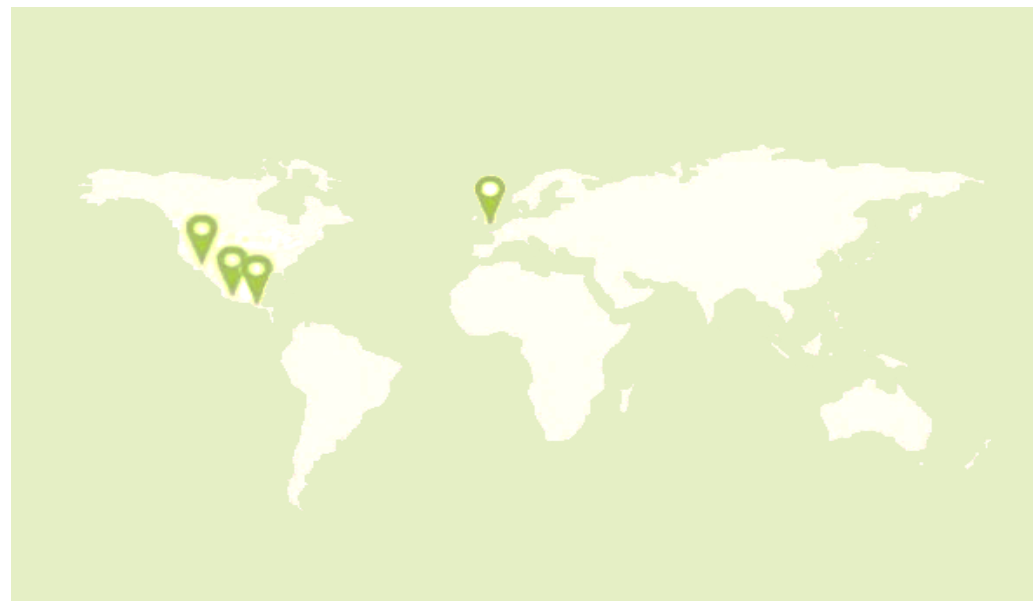
Poplar, Aspen - Standard
Populus tremula (Standard)



Wild Service Tree - Standard
Sorbus torminalis (Standard)

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Indicative Planting Palette (Non-exhaustive)



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