

10th September 2024**File Note: BNG for Kesson House**

Ref: Biodiversity Net Gain (BNG) statutory version reporting file note**Site address:** Kesson House, Northfleet, Kent, DA11 9HN**National Grid Reference:** Centred on TQ 6213 7422**Site area:** 0.31521 BNG project area assessed.**Recipients:** Atelier-SM Architects**BNG change summary.**

	Area units	Linear units	Watercourse
% Change	+42.94%	+87.88%	N/A
More units required for a 10% net gain	N/A	N/A	N/A

Record of activity**➤ Background**

Arbtech consulting Ltd were instructed by Atelier-SM Architects to undertake a Biodiversity Net Gain (BNG) evaluation of a development on the site, subject to a planning application with Gravesham Borough Council for:

- The rebuilding of a care home.

➤ Purpose of survey

The National Planning Policy Framework (NPPF) makes it clear (para 170) that “Planning policies and decisions should contribute to and enhance the natural and local environment by; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.

Paragraph 174 requires the promotion of “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”.

Proposals for net gain should be clearly recorded and reported through use of an appropriate metric such as the DEFRA statutory Biodiversity Metric. Natural England advise that any net gain should be fully secured and funded for the lifetime of the development.

The 10% target was set by the government to be the standard minimum net gain required by BNG.

Therefore, the purpose of this survey report is to provide an evaluation of the proposed plans compared to the ecological baseline, and to report any net gain (or loss) to biodiversity using the DEFRA statutory Biodiversity Metric scheme.

➤ **Surveyor and date of survey**

This survey report was carried out by Craig Williams, BSc (Hons), MSc, DIC, MRSB of Arbtech Consulting Ltd. iteratively, with the latest version (3rd) on 10th September 2024. A previous preliminary ecological appraisal (PEA) is used as the ecological baseline and was carried out on 25th March 2024. The baseline habitat map and the current proposed plan are found in appendix 1 and 2.

Site-specific BNG methodology notes

- Aerial imagery shows that at some time between August 2022 and March 2024, tree lines (conifers, likely cypress screening) and apparently a small grass lawn had been cleared from the site outside of a planning permission. The pre-development biodiversity value of the site is therefore set at August 2022 in the absence of any other information and the completed metric calculation tool uses this as the baseline over that observed in the habitat survey. Comments on each habitat are found within the BNG user notes.

Summary findings

- The full results of the metric are included in the excel file:

Statutory_Biodiversity_Metric_Calculation_Tool (Kesson House DA11 9HN) - v3.0

This highlights that the current change in the biodiversity habitat metric is:

- +42.94% in habitat units
 - +87.88% in linear units
- The results indicate a net gain in habitat area and linear units. This is mainly due to the loss of baseline areas of ruderal herb and garden being compensated for with new garden areas, hedges and tree planting.

Unit change discussion

- The currently proposed plan results in a 42.94% net gain in habitat units (a gain of 0.10 area units from a baseline of 0.23). It also results in a 87.88% net gain in linear units (a gain of 0.15 linear units from a baseline of 0.17). The proposal also passes area and linear trading rules.
- The change in area and linear units are more than the overall positive target of biodiversity net gain (10% gain) and are sufficient for planning approval based on the policy outlined above.

➤ Design statement

This report contains recommendations on measures for achieving BNG. These recommendations do not constitute a design for BNG. In submitting these recommendations, Arbtech Consulting has no Design Liability associated with these recommendations for BNG. The strategy sets out the criteria which the landscape team can use to design the creation and management of the site.

Appendix 1: Habitat baseline map



Appendix 2: Currently proposed ecological map of the site



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