

T3	Elder (<i>Sambucus nigra</i>)	16	
T3	Cherry (<i>Prunus</i> sp.)	25	

BASELINE ASSESSMENT

The table below summarises the baseline habitat assessment for the site. The site currently contains a total of 0.12 habitat baseline units¹.

¹ The habitat unit values have been rounded to the two decimal places.

Table 5: Summary of BNG baseline assessment

On Site Area Habitats						
Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Strategic significance	Total habitat units
Grassland	Modified grassland	0.0032	Low	Poor	Low Strategic Significance	0.01
Urban	Artificial unvegetated, unsealed surface	0.0014	V.Low	N/A - Other	Low Strategic Significance	0.00
Urban	Developed land; sealed surface	0.0069	V.Low	N/A - Other	Low Strategic Significance	0.00
Urban	Introduced shrub	0.0061	Low	Condition Assessment N/A	Low Strategic Significance	0.01
Individual trees	Urban tree	0.008143008	Medium	Poor	Low Strategic Significance	0.03
Individual trees	Urban tree	0.008143008	Medium	Moderate	Low Strategic Significance	0.07
On Site Habitat Baseline					0.12	

BASELINE IMPACTS

The proposed development includes converting the disused pavilion into a bakery and coffee shop, with new decked outdoor seating installed on three sides of the building and the addition of an access ramp. A gravelled area will surround the decking. These works will result in the loss of trees T1–T3 and most of the introduced shrub habitat, with only T4 retained alongside a small area of modified grassland in the northern corner. As a result, 0.08 habitat units will be lost.

The habitat losses that will result from the proposals are detailed in Table 6 below.

Table 6: Baseline habitats retained/lost

Broad Habitat	Habitat Type	Area (hectares)	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost
Grassland	Modified grassland	0.0032	0.0019	0	0.00	0	0.0013	0.00
Urban	Artificial unvegetated, unsealed surface	0.0014	0	0	0.00	0	0.0014	0.00

Urban	Developed land; sealed surface	0.0069	0.006	0	0.00	0	0.0009	0.00
Urban	Introduced shrub	0.0061	0.001	0	0.00	0	0.0051	0.01
Individual trees	Urban tree	0.0081 43008	0	0	0.00	0	0.0081 43008	0.03
Individual trees	Urban tree	0.0081 43008	0.004071 504	0	0.03	0	0.0040 71504	0.03

PROPOSED LAYOUT (HABITAT CREATION & ENHANCEMENT)

The proposed layout will convert the disused pavilion into a bakery and coffee shop with new decking installed on three sides of the building to provide outdoor seating, along with an access ramp. Due to the very limited remaining space within the site, there is insufficient room for any meaningful on-site habitat creation, and opportunities for measurable biodiversity enhancement are therefore constrained.

A total of 0.00 habitat units will be created within the site. Details of how these habitats are created are provided in Table 7 below.

Table 7: Proposed habitat creation/enhancements

Type	Broad Habitat	Habitat Type	E. Total Area (m ²)	Habitat units created onsite	Required Enhancement/ Management
Creation	Urban	Artificial unvegetated, unsealed surface	88	0.00	Follow ecological protection measures during construction (if required)

The proposed layout for habitat creation is shown in Figure 5 below.

Figure 5: Proposed habitats on the site



UNIT CHANGE

Following the recommendations for habitat creation as detailed above, a total of 0.00 habitat units will be created. The resulting on-site net change in habitat units will be -67.01% .

A screenshot of the headline results page taken from the biodiversity metric calculations for the site is shown in Table 8 below. More detailed results taken from the metric are provided in the appendix.

Table 8: Headline BNG results page

Basement Bakehouse		Return to results menu		
Headline Results				
Scroll down for final results 				
On-site baseline	Area habitat units	0.12		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.04		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-0.08		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.08		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.08		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-67.01%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?		No - Check Trading Summaries 		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.12	0.13	0.09
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

CONCLUSION & RECOMMENDATIONS

Through development there will be a net loss of 0.08 habitat units.

It is not possible to offset these losses or deliver the required BNG within the site because it is too small to accommodate any meaningful habitat creation or enhancement. The requisite number of habitat units (subject to a spatial multiplier) will need to be purchased from an off-site provider. The completed Statutory Biodiversity Metric Tool for this site contains all the information required for an off-site provider to quote for the habitat units needed to meet the statutory obligation. To provide +10% of the baseline units off-site, 0.09 habitat units will need to be created.

Any off-site interventions must be secured through a legal agreement such as an S106 or HMMP which ensures that they are maintained for 30 years. This will be included in the purchase price.

REFERENCES

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Department for Environment, Food & Rural Affairs. (2023). The Statutory Biodiversity Metric User Guide. [Online]. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

The Countryside Rights of Way Act (2000) Available at: <https://www.legislation.gov.uk/ukpga/2000/37/contents>

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UK Habitat Classification Working Group. (2023). UK Habitat Classification (UKHab) Version 2.0. [Online]. Available at: <https://ukhab.org/>

Biodiversity Net Gain for Kent and Medway. Available at: <https://www.makingspacefornaturekent.org.uk/bng/>

KLIS – Kent Landscape Information System. Available at: <https://webapps.kent.gov.uk/KCC.KLIS.Web.Sites.Public/Default.aspx>

APPENDIX 1: SCREENSHOTS OF BNG METRIC

ON-SITE BASELINE HABITATS

Existing area habitats					Distinctiveness	Condition	Strategic significance		Required Action to Meet Trading Rules	Ecological baseline Total habitat units
Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Area (hectares)			Strategic significance	Strategic significance		
Grassland	Modified grassland	No	0.0032	0.0032	Low	Poor	Area/compensation not in local strategy/ no local strategy	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.01
Urban	Artificial unvegetated, unsealed surface	No	0.0014	0.0014	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
Urban	Developed land; sealed surface	No	0.0069	0.0069	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
Urban	Introduced shrub	No	0.0061	0.0061	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.01
Individual trees	Urban tree	No	0.008143008	0.008143008	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	0.03
Individual trees	Urban tree	No	0.008143008	0.008143008	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	0.07

ON-SITE HABITAT CREATION

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance		Temporal multiplier		Difficulty		Habitat units delivered
			Distinctiveness	Distinctiveness	Condition	Condition	Strategic significance	Strategic significance	Standard or adjusted time to target condition	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	
Urban	Artificial unvegetated, unsealed surface	0.0088	V.Low	V.Low	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	Standard time to target condition applied	0	Low	0.00

APPENDIX 2: SCREENSHOT OF BASELINE HABITAT MAP



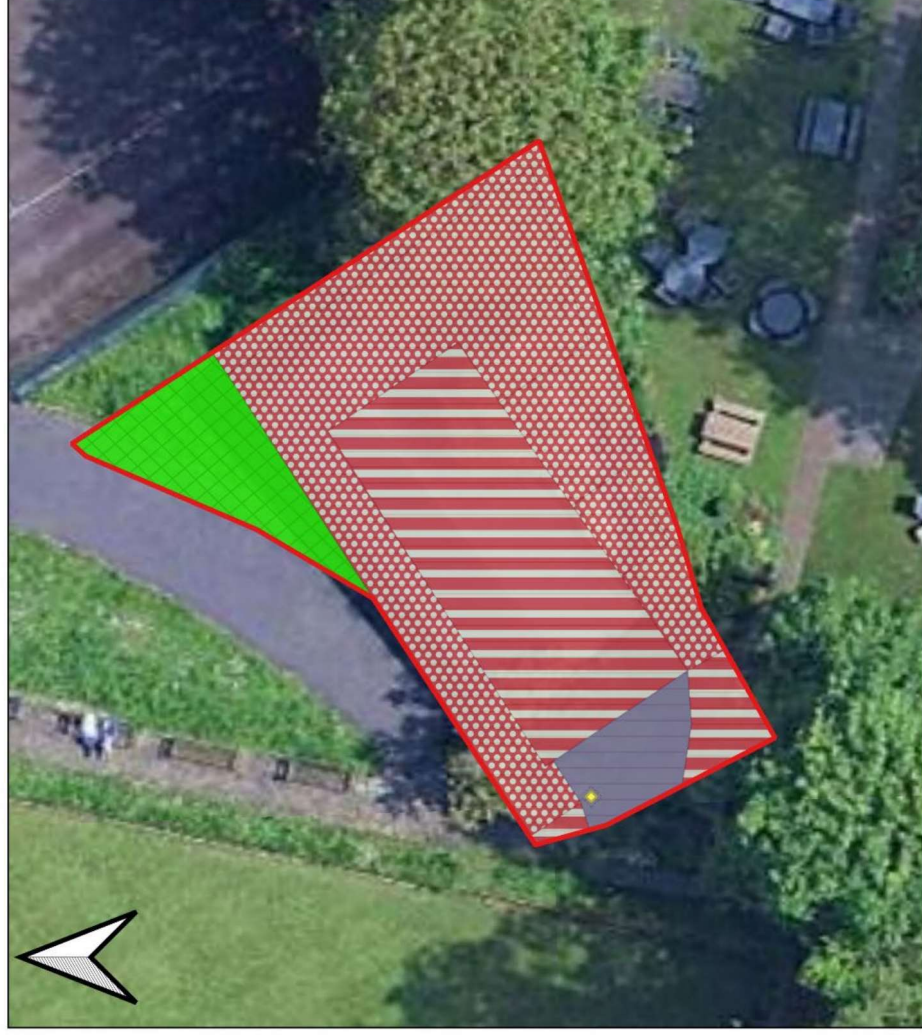
0 5 10 15 20 m

1:150 @ A4 print size

On-site Baseline Map
Basement Bakehouse, Bowls
Pavilion, Windmill Memorial
Gardens, Clarence Place,
Gravesend, Kent, DA12 1LB.

- Red Line Boundary
- Existing Small Urban Tree
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Modified grassland

APPENDIX 3: SCREENSHOT OF POST INTERVENTION HABITAT MAP



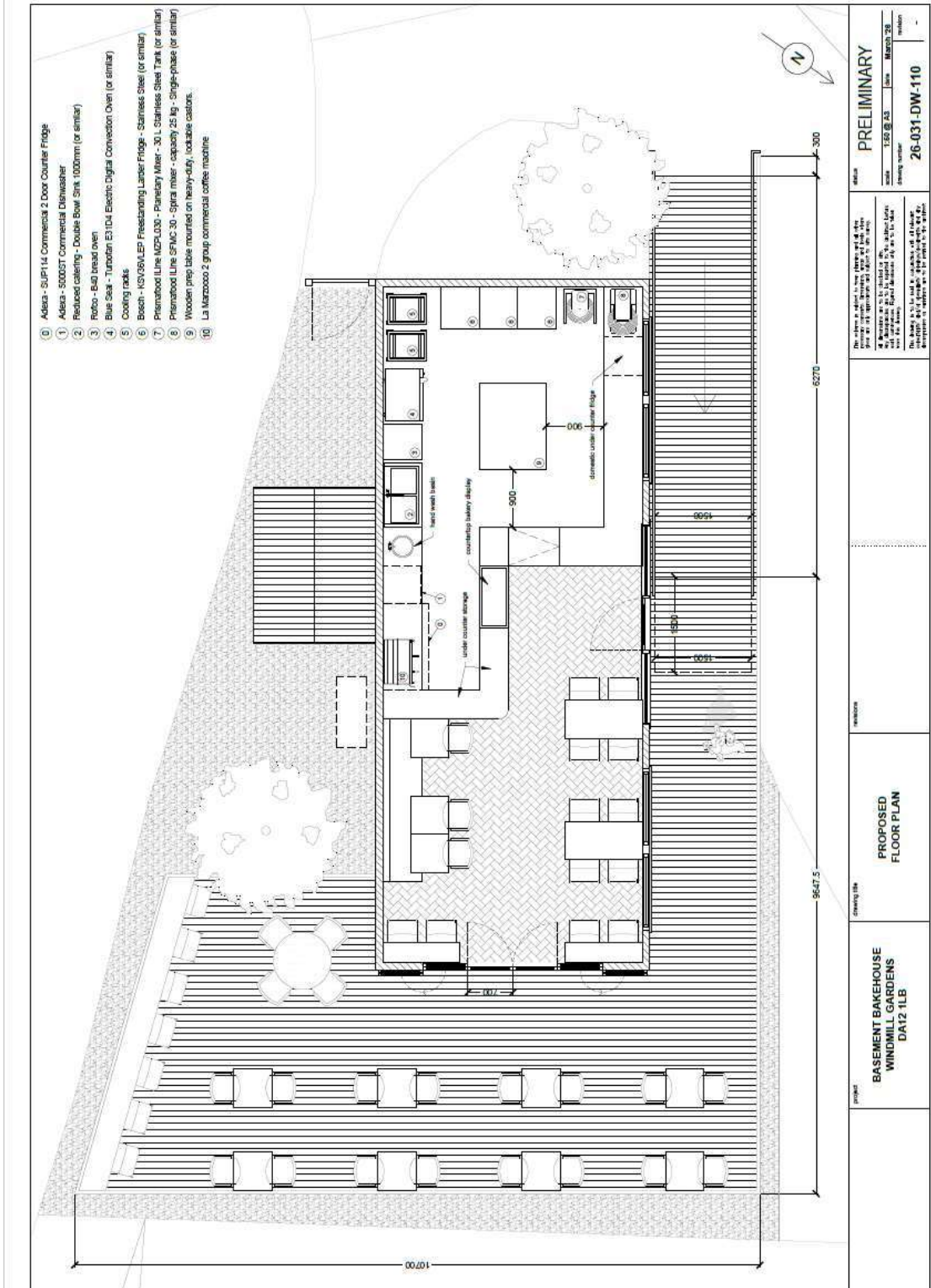
On-site Post Intervention Map

Basement Bakehouse, Bowls Pavilion, Windmill Memorial Gardens, Clarence Place, Gravesend, Kent, DA12 1LB.

- Red Line Boundary
- Existing Small Urban Tree
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Modified grassland

1:150 @ A4 print size

APPENDIX 4: PROPOSED SITE PLANS



APPENDIX 5: HABITAT CONDITION ASSESSMENTS

Individual trees – Urban trees												
Individual trees – Rural trees												
Complete a condition sheet for each tree or block of trees.												
Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.												
Habitat Description												
T1 17 cm DBH holm oak on the southern boundary. T2, southern boundary, box 18 cm DBH. T3 is 16cm DBH elder on southern side. T4 is a 25 cm DBH cherry on the western side of the pavilion.												
Individual trees (description applied to the urban or rural environment):												
On-site or off-site, site name and location	Basement Bakehouse, Windmill Gardens, Gravesend, DA12 1LB	Survey date and Surveyor name		Edie Burns, 05/06/2026								
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)	n/a	Habitat parcel reference										
		1	2	3	4							
		Grid reference										
		TQ6499 373426	TQ6498 873425	TQ6499 273426	TQ6497 873425							
Condition Assessment Criteria		Criterion passed (Yes or No)										Notes (such as justification)
		No	Yes	Yes	Yes							
A	The tree is a native species (or at least 70% within the block are native species).											
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes	Yes	Yes							
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	No	No	Yes							
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	No	No	No							
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No	Yes	No							
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	No	No	No							
Number of criteria passed		2	2	3	3							
Condition	Condition Assessment	Score Achieved *//										
Passes 5 or 6 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)			X	X							
Passes 2 or fewer	Poor (1)	X	X									

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Basement Bakehouse, Windmill Gardens, Gravesend, DA12 1LB	Survey date and Surveyor name	Edie Burns 05/06/2026
Limitations (if applicable)	n/a	Survey reference (if relating to a wider survey)	
Grid reference	TQ6498973436	Habitat parcel reference	
Habitat Description			
Amenity grassland patch in a public park			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	There are 4 species per m2 present in the lawn.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Yes	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	High levels of access
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result	Condition Assessment Score	Score Achieved *//	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	X	