
**Land to the Northwest Of Factory Road
Northfleet**

Report for:
Bellway Homes Limited
Bellway House
Anchor Boulevard
Crossways Business Park
Dartford
Kent
DA2 6QH

INTRODUCTION

AA Environmental Limited (AAe) has been commissioned by Bellway Homes Limited to complete a Biodiversity Net Gain (BNG) calculation for the above site. The purpose of the assessment is to provide a comparison between the biodiversity value of the site before and after development. The BNG assessment has been completed based on the existing and proposed habitats for the site (Figures 1 and 2).

The proposals are for a full planning application for the erection of a workshop (Use Class E(g)(iii)), access, parking, and associated landscaping.

METHODOLOGY

The Ministry of Housing, Communities and Local Government released an updated National Planning Policy Framework (NPPF) in December 2024, which encourages new developments to secure measurable 'net gains' for biodiversity. The Environment Bill gained Royal Assent in November 2021, which mandates Biodiversity Net Gain (BNG) as a condition of planning permission, meaning that all future developments in England will have to provide a minimum 10% increase in biodiversity on site, once development is complete.

In order to calculate BNG for a site, existing and proposed habitats are entered into DEFRA's Statutory Small Sites Biodiversity Metric and are automatically 'scored' on their relative biodiversity value and are then classified according to their condition and location, to calculate site specific 'biodiversity units'. The pre-development biodiversity unit is then compared to the proposed, post-development biodiversity unit, allowing the difference in biodiversity to be measured.

An ecological survey was completed by AA Environmental Limited in March 2025 to record the habitats present on the site. The findings are provided in the Preliminary Ecological Appraisal dated April 2025 and submitted with the application and used in the preparation of this assessment.

NET LOSS

If the development results in a biodiversity loss then this becomes an 'offset requirement' and compensation will be required. At the moment there are two main options to compensate for the loss of biodiversity, as detailed below:

1. Identify an area of land off-site and enter into an agreement with the landowner to create and manage the site for nature conservation value.
2. Make a financial contribution via a Section 106 legal agreement to the Council (if they have a scheme in place) or another offsetting provider such as the Environment Bank.

DEFRA's Statutory Metric is the metric that underpins the Environment Act's provisions for mandatory biodiversity net gain in England.

RESULTS

Site Description

The site is located off Factory Road in Northfleet, Kent, centred at National Grid Reference: TQ 620744 and covers 535 m². The site comprised a recently cleared site with limited vegetation. It is bordered by Factory Road to the east, residential properties to the south and vacant land to the north and west.

Habitats

The site comprised areas of recently cleared, unvegetated ground with restricted areas of recolonising vegetation and individual trees. There are no habitats of international, national, county or local importance that would be directly affected by the proposals. The site is of overall limited ecological value, with the species recorded described as common or abundant and are found in similar places across much of Britain, with no evidence of protected species recorded on site. The cleared site will be replaced by the new workshop with associated hard and soft landscaping (including areas of introduced shrub, a tree and hedgerow). In addition, certain ecological enhancement measures could be introduced to the site to provide nesting and sheltering opportunities for a range of species and by the creation of new wildlife habitats, such as some of those recommended by the Chartered Institute of Ecology Environment and Management's published Biodiversity Net Gain Good Practice Guidance, and listed below:

- Nest boxes
- Bat boxes
- Hedgehog houses

Details of existing and proposed habitats have been provided in Table 1.

Table 1: Habitat Areas

Existing Habitat Baseline			
Habitat	Area (m ²)	Comment	
Artificial unvegetated, unsealed surface	484	Recently cleared ground	
Developed land; sealed surface	38	Pavement, to be retained	
Introduced shrub	13	To be removed	
Individual tree	203	X5 small trees, all to be retained	
Total Area*	535		
Biodiversity Units	0.1898	Taken from Headline Results	
Proposed Habitat Creation			
Habitat	Area (m ²)	Comment	
Developed land; sealed surface	443	New workshop and associated hardstanding	
Introduced shrub	57	Planted on site	
Bare ground	35	Area beneath the hedgerow	
Individual tree	41	In addition to 203m ² retained	
Total Area*	535		
Biodiversity Units	0.2232	Taken from Headline Results	
Proposed Hedgerow Creation			
Hedgerow	Length (m)	Comment	
Non-native and ornamental hedgerow	47	New hedge planted	
Total Length	47		
Biodiversity Units	0.0454	Taken from Headline Results	
Results	Unit Change	Habitats	+0.0334
	Percentage Change	Habitats	+17.61%

* Individual Tree areas are not included within the total area calculation of the DEFRA Statutory Metric.

Biodiversity Net Gain Calculation

The assessment has resulted in an overall net gain of 0.0334 habitat units, the equivalent increase of 17.61% and an overall net gain of 0.0454 hedgerow units (a copy of the Headline Results has been attached at Appendix A). In addition, new habitats will be created and managed sensitively for wildlife along with other enhancement measures such as the provision of wildlife boxes, which are not factored in on the DEFRA Metric, will provide additional opportunities and benefits for local wildlife.

SUMMARY

The BNG assessment has been completed based on the existing and proposed habitats for the site (Figures 1 and 2). The proposals are for a full planning application for the erection of a workshop (Use Class E(g)(iii)), access, parking, and associated landscaping.

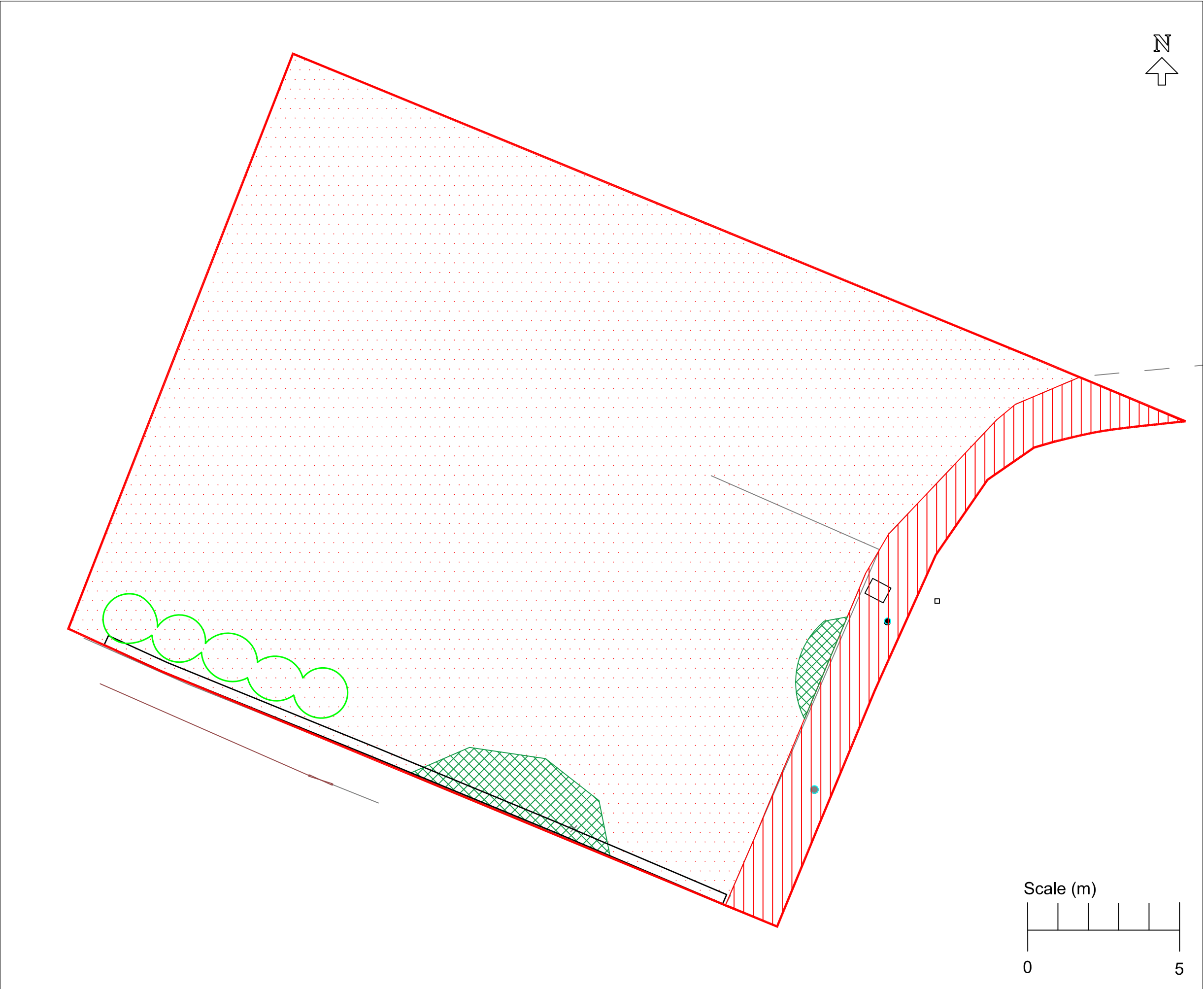
The assessment completed demonstrates that the scheme through new planting could achieve a biodiversity net gain in full compliance with national and local policy. In addition, there are opportunities to introduce a range of other benefits, such as the provision of wildlife boxes, which will result in an overall ecological benefit in comparison to the existing onsite conditions.

Author:
Alan Beaumont
BSc (Hons), MSc. MCIEEM
Director
E alan.beaumont@aae-ltd.co.uk

Office:
AA Environmental Ltd
Units 4-8
Cholswell Court
Shippon
Oxon OX13 6HX

Company No. 8474322
E info@aae-ltd.co.uk
T 01235 536042
F 01235 523849

Figures



KEY

- Site Boundary*
- Artificial Unvegetated, Unsealed Surface*
- Developed Land; Sealed Surface*
- Introduced Shrub*
- Individual Tree*

* Indicative location

Existing Habitat Areas (m²)

Artificial Unvegetated/Unsealed Surface = 484
Developed Land/Sealed Surface = 38
Introduced Shrub = 13
Individual Tree = 203

Total Site Area* = 535

*Individual Tree areas are not included within the Total Site Area calculation of the DEFRA Metric.

Rev.	Details		Drawn	Date
			Chkd.	
Project 253092 Land to the Northwest Of Factory Road Northfleet				
Title Existing Habitats Plan				
 Environmental Consultants AA Environmental Ltd Units 4-6 Cholswell Court Shippon Abingdon Oxon OX13 6HX T:(01235) 536042 F:(01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk				
Scale	Date	06.05.25	Drg. No.	Rev.
As shown	Drawn	Chkd.	Figure 1	
	EC	ARB		



KEY

- Site Boundary*
- Developed Land; Sealed Surface*
- Introduced Shrub*
- Bare Ground*
- Existing Tree*
- New Tree*
- Hedgerow*

* Indicative location

Proposed Habitat Areas (m²)

Developed Land/Sealed Surface = 443
Introduced Shrub = 57
Bare Ground = 35
Individual Tree = 244

Proposed Hedgerow Length (m)

Non-native and Ornamental Hedgerow = 47

Total Site Area* = 535

*Individual Tree areas are not included within the Total Site Area calculation of the DEFRA Metric.

Rev.	Details		Drawn	Date
			Chkd.	
Project 253092 Land to the Northwest Of Factory Road Northfleet				
Title Proposed Habitats Plan				
 Environmental Consultants AA Environmental Ltd Units 4-6 Cholswell Court Shippon Abingdon Oxon OX13 6HX T:(01235) 536042 F:(01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk				
Scale	Date	06.05.25	Drg. No.	Rev.
As shown	Drawn EC	Chkd. ARB	Figure 2	

Appendix A

Headline Results

Site Name		Land to the Northwest Of Factory Road, Northfleet
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Met ✓
Trading Rules		Trading Rules Satisfied ✓
Next steps		Check for input errors/rule breaks present in the metric ⚠
Baseline Units	Habitat units	0.1898
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.2232
	Hedgerow units	0.0454
	Watercourse units	0.0000
Total net unit change	Habitat units	0.0334
	Hedgerow units	0.0454
	Watercourse units	0.0000
Total net % change	Habitat units	17.61%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats units required to meet target		0.0000
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Chart 1 - Unit change by habitat group

