

Delegated Report

Application No: 20260524

Location: Cherry Dene, Norwood Lane, Meopham Kent

Description: Details of Biodiversity Gain Plan pursuant to planning permission 20250811 for application for variation of condition 2 attached to planning permission reference number 20240580 for erection of two detached houses with associated car parking, cart lodge car port and new entrance drive; to allow the substitution of approved plans 0725.WD.10 11 and 01C with 10C, 11C and 01J.

Applicant: Roger Ward

Submitted Documents/Plans

BNG Metric
Biodiversity Gain Plan
BNG Unit Purchase Certificate
Pre development baseline plan
Biodiversity Report

Relevant Planning History

20250811	Application for variation of condition 2 attached to planning permission reference number 20240580 for erection of two detached houses with associated car parking, cart lodge car port and new entrance drive; to allow the substitution of approved plans 0725.WD.10 11 and 01C with 10C, 11C and 01J	Permitted	06.10.2025
20240580	Erection of two detached houses with associated car parking, cart lodge car port and new entrance drive.	Permitted	26.03.2025

Consultations, Publicity and Representations

KCC Biodiversity

BIODIVERSITY GAIN CONDITION DISCHARGE

This development requires a 10% mandatory biodiversity net gain under legislation.

The general biodiversity gain condition as per Schedule 7A, Section 13(1) of the Town and Country Planning Act 1990 is that the development may not be begun unless—

- (a) a biodiversity gain plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

We have reviewed the submitted documents (Biodiversity Gain Plan and Statutory metric) in relation to the general biodiversity gain condition of permission 20240580 and advise that sufficient information has been provided to discharge the deemed condition. BNG of 10% can be achieved through the implementation of off site BNG.

Table 1 shows a summary of the information as submitted. Further details are provided in Table 2.

Table 1: To show a summary of our review of submitted information

Percentage Net Gain Required	Percentage Net Gain/Loss Reported for Area Habitats	Percentage Net Gain/Loss Reported for Linear Habitats	Net Gain Proposed: 1 – all on-site; 2 – no significant on-site and off-site; 3 - significant on-site and off-site	On-site 'significant' Net Gains Proposed (Yes/No)
10%	10% gain	N/A	2 – no significant on-site and off-site	No

Detailed Comments

Legislation and government standing advice indicates that the information shown in Table 21 needs to be submitted to and approved by the local planning authority as part of the 'deemed condition' biodiversity gain plan prior to commencement of development.

References to the biodiversity value of any habitat or habitat enhancement are to its value as calculated in accordance with the biodiversity metric. As such, a copy of the completed biodiversity metric calculation tool, in excel spreadsheet format, has been submitted as part of this submission in conjunction with the biodiversity gain plan. The local planning authority must approve the biodiversity gain plan; without approval, the development may not commence.

Table 2: To show the information required for the biodiversity gain plan under legislation and as indicated by government standing advice, and whether the submitted information is sufficient.

Information Needed	Provided	Comments
The steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat. And, (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that.	Yes	The applicant is required by law to deliver biodiversity gains in accordance with the biodiversity gain hierarchy, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 Section 37A. We are satisfied that the applicant has appropriately applied the hierarchy to this development.
The relevant date , for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date.	Yes	The baseline information is the ihabitats agreed as part of the original application. Therefore the relevant date is the date the original planning application was determined.
The completed biodiversity metric calculation tool(s) , stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date , and post-development biodiversity value. And, evidence that biodiversity gain objective can be met.	Yes	We have reviewed the metric and we are satisfied that it has been correctly filled in and no amendments are required.

¹ For development not proceeding in phases. For phased development there are different requirements for the Biodiversity Gain Plan.



Information Needed	Provided	Comments
Pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date , and drawn to an identified scale and showing the direction of North.	Yes	
A description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date , and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat, arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.	N/A	None present on site
If habitat degradation has taken place: - a statement to this effect, - the date immediately before the degradation activity, - the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and - any available supporting evidence for the value.	Yes	The applicant indicated that no on-site habitat degradation has occurred since 30 th January 2020. This is corroborated by a review of aerial imagery
Where any registered ² off-site biodiversity gain is specified in the plan and allocated to the development: - The registered off-site biodiversity gain is so allocated (and, if the allocation is conditional, that any conditions attaching to the allocation have been met, or will be met by the time to development begins), and - The registered off-site biodiversity gain has the biodiversity value specified in the plan in relation to the development.	Sufficient information provided	We advise that we are satisfied that an off-site BNG of at least 10% can be achieved through the creation of other neutral grassland and lowland meadow. An off-site habitat bank will be used to achieve the BNG the biodiversity gain BGS-070426002 the allocation is not included on the register but certificates have been provided to confirm sufficient units have been purchased.
Evidence that any biodiversity credits specified in the plan have been purchased.	N/A	
Name and address of the person completing the Plan, and (if different) the person submitting the Plan.	Yes	
A description of the development and planning permission reference number (to which the Plan relates).	Yes	
A description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed).	Yes	OFF-SITE As the off-site provision is proposed to be through a habitat bank provider, the gain site reference number and unit purchase certificate is considered sufficient evidence that appropriate management will be implemented for the relevant habitats.

² [Make off-site biodiversity gains as a developer - GOV.UK: The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#)

Information Needed	Provided	Comments
		ON-SITE Only vegetated garden will be created therefore no management plan is required.

Analysis

The general biodiversity gain condition as per Schedule 7A, Section 13(1) of the Town and Country Planning Act 1990 is that the development may not be begun unless—

- (a) a biodiversity gain plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The applicant has purchased off site units in order to satisfy this condition and therefore the condition can be discharged.

Recommendation:

Discharge the standard BNG pre-commencement condition.

See draft Decision

Case Officer: Alison Webster	Team Leader: Richard Hart
Signed: 	Signed: R Hart
Dated: 22 July 2026	Dated: 22 nd July 2026