



Biodiversity Net Gain Assessment

Site: Land adjacent no. 77 New House Lane, Northfleet, DA11 7HJ.

Client: Drinec LTD.

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Acknowledgements

Not applicable for this report.

Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate. This approach is enshrined in Government planning guidance, for example, paragraph 174 of the National Planning Policy Framework for England. The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Matthew Game Consultancy was instructed to undertake a Biodiversity Net Gain (BNG) Assessment at Land adjacent no. 77 New House Lane, Northfleet, DA11 7HJ. (hereafter referred to as “the site”). The survey was required to inform a planning application for the redevelopment of the site to the construction of new self-contained flats and associated parking and landscaping.

Areas of Habitat

The baseline habitat value of the site is 0.07 units, this comprises of 0.07 units of vegetated garden.

The post development habitat value of the site is 0.08 units, comprising 0.00 units of developed land; sealed surface, 0.00 units of artificial unvegetated, unsealed surface, 0.04 units of vegetated garden and 0.04 units of individual urban small trees.

This results in the site achieving a net gain in biodiversity habitat units of 0.01 units, equating to a **13.46% gain** in habitat biodiversity.

The site is achieving a 13.46% net gain in habitat units, which does not include the additional biodiversity benefits to be added to the development such as bird and bat boxes. No further recommendations.

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1.0 Introduction and Context

1.1 Background

Matthew Game Consultancy was instructed to undertake a Biodiversity Net Gain (BNG) Assessment at Land adjacent no. 77 New House Lane, Northfleet, DA11 7HJ. (hereafter referred to as “the site”). The survey was required to inform a planning application for the redevelopment of the site to the construction of new self-contained flats and associated parking and landscaping.

A plan showing the proposed development is provided in Appendix 1.

This report should be read in conjunction with the following documents:

- Defra Statutory Biodiversity Metric – 23.07.24

1.2 Site Context

The proposed development is located at approximate grid reference TQ 64198 72644 and covers an area of approx. 0.1Ha. The site is dominated by modified grassland. Access to the site is obtained off of New House Lane, in the town of Northfleet. The plot is surrounded by residential buildings on all aspects with associated gardens pockets of woodland and lines of trees can be found in the wider area. Notable landmarks include Woodland’s park open green space to the northeast, Mid Kent Golf Club to the south and Northfleet Urban Country park to the northwest.

A site location plan is provided in Appendix 2.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain. The recently legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF).

The DEFRA Statutory Biodiversity Metric is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses.

The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Statutory Biodiversity Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

2.1 *Baseline Biodiversity Value*

The baseline BNG Calculation was informed by a site survey which was completed on the 28th of January 2025, by Matthew Game BSc (Hons) MSc (NE Bat Class Licence: WML-CL18 & NE GCN Class Licence: WML-CL08) who has over 15 years' experience in consultant ecology. A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The site survey classified the habitats on site according to UK Habitat Classification User Manual 2.01 (UK Habitat Classification Working Group, 2024).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Biodiversity Metric Technical Supplement (Panks et al., 2024). The habitat condition assessments were based on the information provided within the PEA, including the habitat descriptions, species list and site photos.

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value (based on the site survey)
- Function within the landscape (based on a review of Google and OS imagery)
- Any site or habitat allocations under the Local Biodiversity Action Plan

Each habitat in the UK Habitat Classification is automatically assigned a score for distinctiveness within the metric. Distinctiveness recognises the different characteristics of habitats in relation to their capacity for supporting species richness, their tendency to support species found rarely in other habitats, and the rarity of the habitat itself. Table 1 shows the categories for distinctiveness.

Table 1: Area habitat distinctiveness categories and multiplier scores (excluding intertidal habitats)

Category	Score	Definition
Very high	8	• Priority Habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action, e.g., blanket bog. • Small amount of remaining habitat with a high proportion unprotected by designation. • Endangered or Critical European red list habitats
High	6	• Priority Habitats as defined in Section 41 of the NERC Act requiring conservation action, e.g., lowland fens. • Remaining Priority Habitats not in very high distinctiveness band & other red list habitats.
Medium	4	• Semi-natural habitats not classed as a Priority Habitat but with significant wildlife benefit, e.g., mixed scrub. • One Priority Habitat (arable field margins).
Low	2	• Habitat of low biodiversity value e.g., temporary grass and clover ley.
		• Agricultural and Urban land of lower biodiversity value.
Very low	0	• Little or no biodiversity value e.g., hard standing or sealed surface. • Urban – artificial structures which are un-vegetated, sealed surfaces or built linear features of very low biodiversity value.

BNG Good Practice Principles and Indicators for Audit Reporting

BNG Principle	Indicators
Principle 1. Apply the Mitigation Hierarchy	Measures to avoid and minimise biodiversity loss and to rehabilitate/restore biodiversity affected by the project are: 1) defined and documented, 2) implemented and monitored; and 3) managed for the duration of the project's impacts. For example, maintain records of the consideration of alternatives as evidence of avoidance measures implemented.
Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere	Project documents describe any impacts to irreplaceable and vulnerable biodiversity resources, e.g., permanent loss or damage to semi-natural ancient woodland, ancient climax vegetation communities, veteran trees, endemic and internationally rare species that cannot be replaced within reasonable timeframes. Projects with impacts on irreplaceable habitats cannot achieve BNG. These projects should demonstrate where biodiversity compensation has been provided but cannot claim project-wide achievement of BNG. These projects should transparently and comprehensively refer to the impacts on irreplaceable habitats in communications and reports.
Principle 3. Be inclusive and equitable	Evidence of input from and consultation with nature conservation bodies, the local community, the local planning authority and other relevant stakeholders. (NB: For smaller scale projects, this may be part of the planning consultation process). Terms of Reference for any Stakeholder Partnerships are agreed and published, with the roles and responsibilities of members clearly defined.

Principle 4. Address risks	Evidence that BNG has been achieved within the project. Sources of risk and uncertainty in design and implementation of mitigation are documented. Identify risks that may present themselves during the 30-year management period and how these should be dealt with.
Principle 5. Make a measurable Net Gain	Suitable metric is used for all habitat impacts quantified relative to the 'pre-project' condition of each habitat. Gains anticipated from habitat creation, enhancement and positive management are quantified relative to the predicted condition in the absence of BNG activities.
Principle 6. Achieve the best outcomes for biodiversity	Evidence is provided that BNG commitments contribute (now or in the future) to regional and national conservation goals, e.g., Local Nature Recovery Strategies. Provide evidence that the BNG design has considered where it is possible to contribute to supporting priority species populations. Provide evidence to show where additionality has been proven within the built environment and what gains are achieved.

BNG Principle	Indicators
Principle 7. Be additional	Evidence is provided that the conservation gains were caused by project activities and would not have occurred in other circumstances.
Principle 8. Create a Net Gain legacy	Evidence is provided that those responsible for implementing project biodiversity management have the requisite management and technical capacity for their specified roles. Key Performance Indicators are set for biodiversity features affected by the project and specific, measurable and time-bounded targets for indicating conservation success are clearly stated. Evidence is provided that any reasonably foreseeable future developments that might affect long-term commitments to biodiversity, including developments by third parties, have been considered. Evidence that legal and financial mechanisms are in place to guarantee the financial and institutional viability of all biodiversity management for a minimum 30 years or at least the duration of the project's impacts. Evidence is provided that management is adapted, where necessary, throughout implementation to deliver the agreed conservation outcomes and monitoring is in place to identify risks to achieving specified outcomes. Evidence that the design has considered where it is possible to create features for species, in particular, priority species.
Principle 9. Optimise sustainability	Evidence provided that the project prioritises BNG targets, but then seeks opportunities for gains for the wider environment, the community and the economy.
Principle 10. Be transparent	The commitment to BNG is stated by the project developer in a publicly available document. Results of project audits are publicly available where claims of BNG are made at relevant project stages, including project closure and any deviations from original design specifications are clearly stated. Evidence that the best available scientific knowledge and methods have been used in BNG design and implementation and knowledge is transferred back to the scientific community.

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by the JCD Architectural Consultants Proposed Site Plan (DRG:24133).

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.01 (The UK Habitat Classification Working Group, July 2024).

Habitat Area/Length

The area or length of each proposed habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created.

Habitat Condition

Target habitat condition for each proposed habitat was determined assessed using the G-4 Temporal Multipliers Tab included in the Statutory Biodiversity Metric spreadsheet.

Strategic Significance

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- Likely ecological value (based on the landscaping plan and professional judgement)
- Function within the landscape (based on the location of the proposed and a review of Google and OS imagery)
- Any site or habitat allocations under the Local Biodiversity Action Plan.

No limitations to the calculations.

3.0 Results and Evaluation

3.1 Baseline Habitats

Table 2 details the baseline habitats present within the site (as identified in January 2025 when the site survey was undertaken) along with their area/length, condition and strategic significance. A full condition assessment for each habitat (if applicable) is provided in Appendix 4.

Table 2: Baseline Biodiversity Value

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Vegetated garden	0.036	An area of vegetated private garden comprising of grassland and associated shrubs.	N/A	Area/Compensation not in local strategy / no local strategy

3.2 Post Development Habitats

Table 3 details the post development habitats present within the site along with their area/length, condition and strategic significance. Other biodiversity enhancements are incorporated into the proposed development which aren't accounted for in the Biodiversity Metric.

Table 3: Post Development Biodiversity Value

Habitat	Area / Length	Description	Target Condition	Strategic Significance
Developed land; sealed surface	0.0094 Ha	New buildings and hardstanding associated. The metric considers buildings as developed land; sealed surface.	N/A	Area/Compensation not in local strategy / no local strategy
Artificial unvegetated, unsealed surface	0.0036 Ha	New areas of permeable surface used for driveway and car parking.	N/A	Area/Compensation not in local strategy / no local strategy
Vegetated garden	0.023 Ha	Areas of vegetated garden consisting of modified grassland and general garden planting	N/A	Area/Compensation not in local strategy / no local strategy
Individual trees	3no	3no new small individual urban native trees to be planted as part of the proposed landscape scheme. These trees will be in public facing areas at the west of the site.	Moderate	Area/Compensation not in local strategy / no local strategy

3.3 Baseline Biodiversity Value of the Site

Full details are provided in the Statutory Biodiversity Metric.

Areas of Habitat

The baseline habitat value of the site is 0.07 units, this comprises of 0.07 units of vegetated garden.

The post development habitat value of the site is 0.08 units, comprising 0.00 units of developed land; sealed surface, 0.00 units of artificial unvegetated, unsealed surface, 0.04 units of vegetated garden and 0.04 units of individual urban small trees.

This results in the site achieving a net gain in biodiversity habitat units of 0.01 units, equating to a **13.46% gain** in habitat biodiversity.

4.0 Recommendations

The site is achieving a 13.46% net gain in habitat units, which does not include the additional biodiversity benefits to be added to the development such as bird and bat boxes. No further recommendations.

Trading summary

Medium distinctiveness habitats show a 0.04 net change in units, with the vegetated garden habitat using the cumulative surplus of the additional individual tree units provided by the post-development landscape scheme.

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option Δ	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required ($\geq$)	Yes ✓
Low	Same distinctiveness or better habitat required $\geq$	Yes ✓

Medium Distinctiveness						Medium Distinctiveness Summary	
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change	Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.04 ✓
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00	Medium Distinctiveness Broad Habitat losses to be offset by trading up	0.00
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00		Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00		Cumulative surplus of units	0.04 ✓
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	0.00		
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00			
Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00			
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00			
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00			
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00			
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00			
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.00		
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00			
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00			
Heathland and shrub - Mixed scrub	Heathland and shrub	0.00	0.00	0.00			
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00		
Lakes - Reservoirs	Lakes	0.00	0.00	0.00			
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00		
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00		
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00			
Individual trees - Urban tree	Individual trees	0.04	0.00	0.04	0.04		✓
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	0.00		
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00			
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00			
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00			
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00		
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00			
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00			
		0.04	0.00	0.04			

Low Distinctiveness					Low Distinctiveness Summary		
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Low Distinctiveness net change in units	-0.03	⚠
Cropland - Cereal crops	Cropland	0.00	0.00	0.00	Cumulative surplus of units	0.01	✓
Cropland - Horticulture	Cropland	0.00	0.00	0.00			
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00			
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00			
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00			
Cropland - Winter stubble	Cropland	0.00	0.00	0.00			
Grassland - Modified grassland	Grassland	0.00	0.00	0.00			
Grassland - Bracken	Grassland	0.00	0.00	0.00			
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00			
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00			
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00			
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00			
Urban - Bioswale	Urban	0.00	0.00	0.00			
Urban - Bare ground	Urban	0.00	0.00	0.00			
Urban - Allotments	Urban	0.00	0.00	0.00			
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00			
Urban - Ground based green wall	Urban	0.00	0.00	0.00			
Urban - Ground level planters	Urban	0.00	0.00	0.00			
Urban - Other green roof	Urban	0.00	0.00	0.00			
Urban - Intensive green roof	Urban	0.00	0.00	0.00			
Urban - Introduced shrub	Urban	0.00	0.00	0.00			
Urban - Rain garden	Urban	0.00	0.00	0.00			
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00			
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00			
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00			
Urban - Vegetated garden	Urban	-0.03	0.00	-0.03			⚠
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00			
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00			
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00			
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00			
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00			
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00			
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00			
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00			
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00			
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00			
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00			
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00			
		-0.03	0.00	-0.03			

Land adjacent to no.77 New House Lane, No

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Headline Results

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On-site baseline	Habitat units	0.07	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.08	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.01	13.46%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.01
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Spatial risk multiplier (SRM) deductions	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.01
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	13.46%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	0.07	0.08	0.00
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓

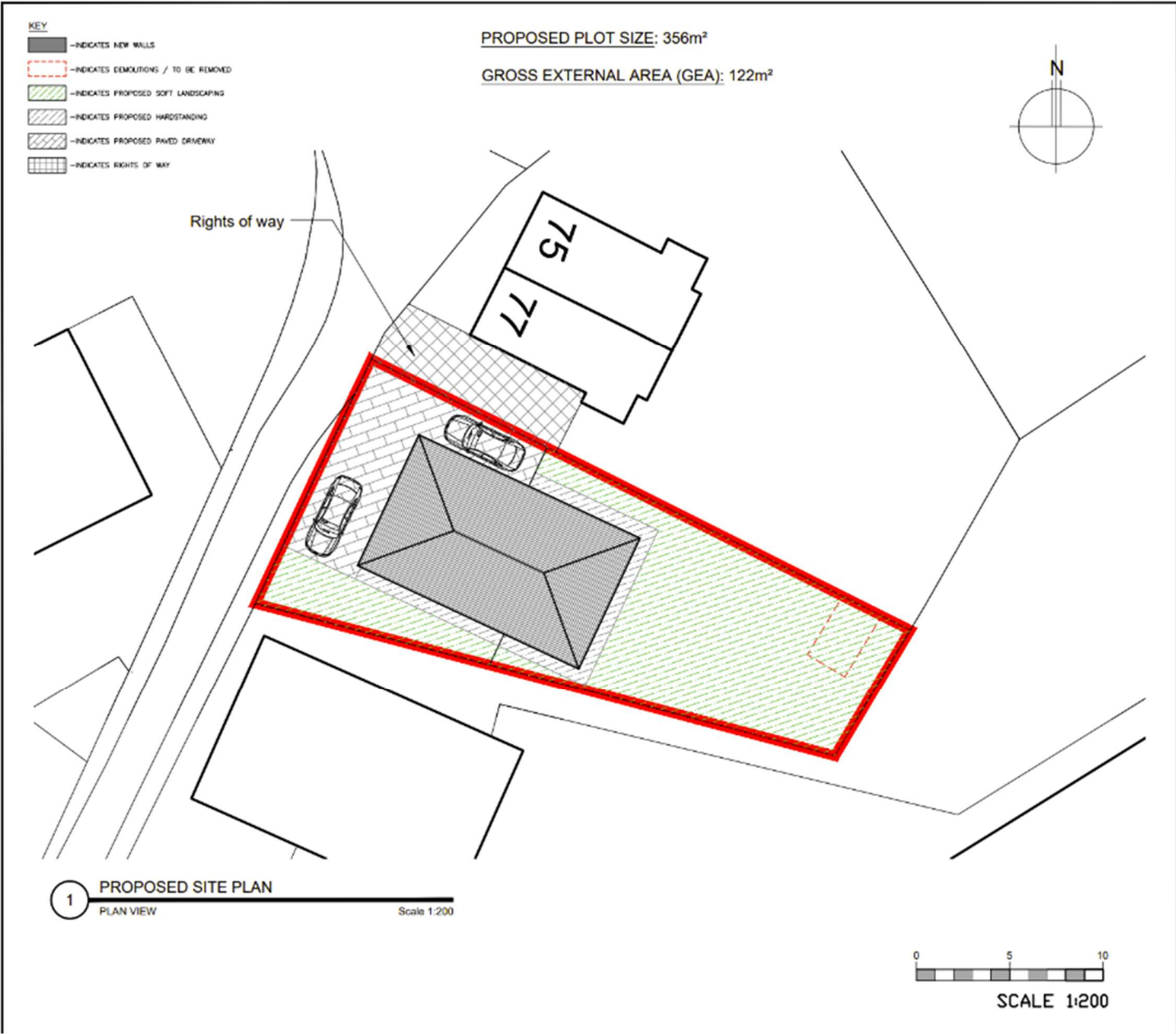
No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

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Appendix 1: Proposed Development Plan



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Client: Drinec Ltd			
Project: Land Adjacent, 77 New House Lane Northfleet, Gravesend Kent DA11 7HJ			
Title: Proposed Site Plan			
AUTHOR	JC	DATE	16 08 2024
REVIEWER	JC		
SCALE	1:200 @ A3	PRINT WITH	-
PROPOSED NO.	24133	(02)	002
PROJECT NO.		DWG NO.	
STATUS	PRELIMINARY		

Appendix 2: Site Location Plan





JCD Architectural Consultants
20 Admirals Walk
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REV.	DATE	REV. BY
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Client:
Drinec Ltd

Project:
Land Adjacent, 77 New House Lane
Northfleet, Gravesend
Kent
DA11 7HJ

Title:
Location Plan

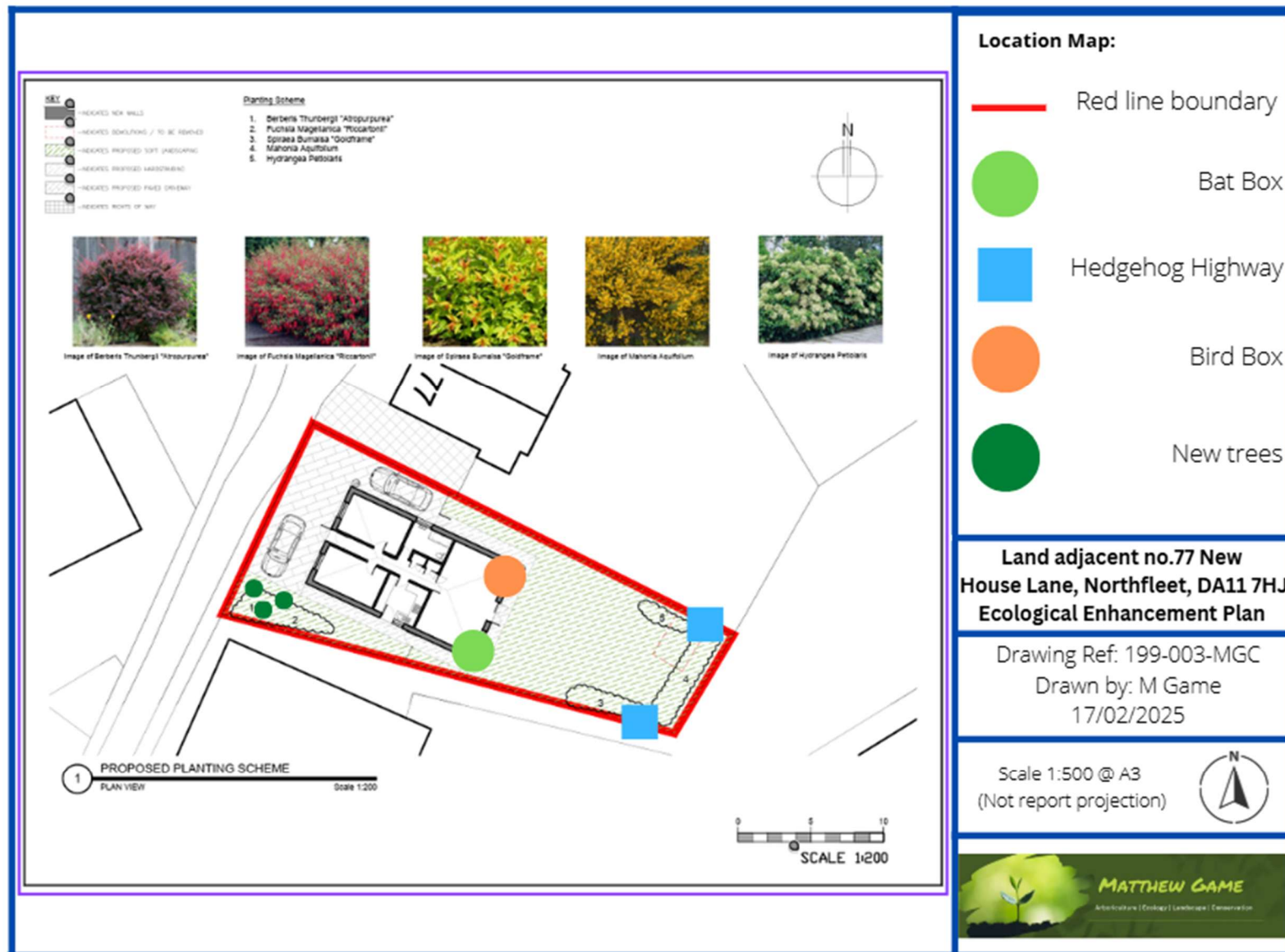
AUTHOR	JC	DATE	16 08 2024	APPROVED	JC
SCALE	1:1250 @ A3	SCALE WITH	-		
GRIDING No.	24133	(01)	001	-	
Project No.		Site No.		DTG No.	

DRAWING STATUS: PRELIMINARY

Appendix 3: Baseline Habitat Survey Plan



Appendix 4: Post-Development Habitat Creation Plan



Appendix 5: Habitat Condition Sheets (Baseline)

Not applicable as no condition assessed habitats on site.