



26/02/2025

Amit Rabheru
McCarthy & Stone
Prospect Place
85 Great North Road
Hatfield, AL9 5DA

Dear Amit

Re: Biodiversity Net Gain (BNG) Assessment – Former Bowls Club, Church Walk, Gravesend

This letter is provided to summarise the results of the BNG assessment for the above site, which has been completed using the accompanying Statutory Metric (SM) calculation tool.

The pre-existing site area (data is included within the A-1 On-Site Habitat Baseline and B-1 On-Site Hedge Baseline pages in the spreadsheet, and in Appendix 1 – BNG Baseline Plan) consists of the following:

- *'Urban - developed land; sealed surface'*
 - i.e. existing buildings/hard standing
- *'Grassland – modified grassland'*
 - i.e. amenity grassland
- *'Urban – introduced shrub'*
 - i.e. soft landscaping
- *'Sparsely vegetated land – ruderal/ephemeral'*
 - i.e. ruderal vegetation to the north and east of the site
- *'Urban – urban trees'*
 - i.e. trees that are outside of the tree line to the north
- *'Line of trees'*
 - i.e. tree line alongside the northern boundary
- *'Hedge – non-native and ornamental hedgerow'*
 - i.e. hedging around the bowls club
- *'Hedge –native hedgerow'*
 - i.e. ash and hawthorn dominated hedgerow on the eastern boundary

This equates to an on-site baseline score of 1.19 habitat units and 0.69 hedgerow units, as identified in the Headline Results page in the spreadsheet.

The post-construction site area (data is included within the A-2 On-Site Habitat Creation and B-2 On-Site Hedge Creation pages in the spreadsheet page in the spreadsheet) consists of the following:

- *'Urban - developed land; sealed surface'*
 - i.e. proposed new buildings/hard standing,
- *'Heathland and scrub – mixed scrub'*
 - i.e. proposed new mixed scrub/shrub - native species
- *'Grassland - modified grassland'*
 - i.e. proposed new amenity grassland - standard cultivated turf

- '*Grassland – other neutral grassland*'
 - i.e. proposed new biodiverse, species-rich turf
- '*Urban – introduced shrub*'
 - i.e. proposed new ornamental/miscellaneous planting
- '*Individual trees – urban trees*'
 - i.e. proposed 33 no. new native/native cultivar species of small tree, not including small ornamental specimens
- '*Non-native and ornamental hedgerow*'
 - i.e. proposed new ornamental hedgerow - sections throughout the site
- '*Native hedgerow*'
 - i.e. proposed new native hedgerow - southern and eastern boundaries

This equates to an on-site post-intervention score of 1.38 habitat units and 0.92 hedgerow units, as identified in the Headline Results page in the spreadsheet.

Overall, according to the SM calculation tool, the proposals will result in an on-site net change of 0.19 (15.75%) for habitat units and 0.23 (33.04%) hedgerow units, which satisfies the trading summary criteria as confirmed in the Trading Summary page in the spreadsheet (summarised in Appendix 2) and exceeds the minimum 10% BNG target.

Yours sincerely



Marcus Fry BSc MSc MCIEEM
Director

Appendix 1: BNG baseline plan (also provided as a separate scaled plan)



Former Bowls Club,
Church Walk, Gravesend



Produced on Land App, Feb 26, 2025.
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BNG Baseline Plan

10 m
Scale 1:400 (at A3)
N

Appendix 2: Summary of the BNG calculation

Former Bowls Club, Church Walk, Gravesend

Return to results menu

Headline Results

Scroll down for final results

On-site baseline	Habitat units	1.19	
	Hedgerow units	0.69	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	1.38	
	Hedgerow units	0.92	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.19	15.75%
	Hedgerow units	0.23	33.04%
	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)	Habitat units	0.19	
	Hedgerow units	0.23	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	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)	Habitat units	0.19
	Hedgerow units	0.23
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	15.75%
	Hedgerow units	33.04%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	1.19	1.31	0.00
Hedgerow units	10.00%	0.69	0.76	0.00
Watercourse units	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 ✓