

Our ref: 7968 / CHK/JW

Tim Dean  
Dean Lewis Estates Ltd  
BY EMAIL

14<sup>th</sup> October 2025

Dear Tim

**7968 Land Off Old Ashford Road, Lenham**

This letter has been prepared to provide an update to the Biodiversity Net Gain (BNG) calculation undertaken in February 2025 in support of the planning application for a residential development and sports pitches and recreation at Land off Old Ashford Road, Lenham, herein referred to as 'the Site'.

The latest planning application for the Site was validated on 16<sup>th</sup> January 2025 (ref: 19/504724/HYBRID). Further detail has been added to the landscape proposals since, to give more detail on the proposed soft landscaping around the sports pitches in the south of the Site. The proposed habitats including woodland, scrub, and trees, will provide benefits to biodiversity, as well as provide screening which will mitigate light spill to the wider environment from lighting installed as part of proposed sports pitches.

This technical note provides an update to the previously submitted BNG score for the Site, submitted for the application in February 2025. This Technical Note summarises the key changes to the scheme with regard to the metric score, and the target conditions for the additional on-site habitats.

The Pitches Planting Strategy Plan (07968-FPCR-XX-XX-DR-L-0027, P02) has been referenced to inform updates to the BNG mapping and metric.

The key changes made to the BNG mapping and Metric following the updates to the landscape plans are summarised below. The updated proposals are illustrated in *Figures 1, 2 and 3 (attached)*.

## Key Changes

- The proposals include the planting of 0.5117ha of other broadleaved woodland, with target Moderate condition. The woodland will be planted with a diverse mix of native species, including whips and standards, encouraging a diverse age range and providing immediate screening around the Site boundary.
- The proposed woodland, in place of scrub along the western boundary, has led to an overall reduction in proposed scrub (1.58ha, reduced from 1.646ha). Additional scrub blocks have been added to the soft landscaping proposals to the east of the sports pitches, creating connectivity and a grassland-scrub mosaic within this area.
- The creation of the above habitats (woodland and scrub) has also seen a reduction in the amount of modified grassland in moderate creation being created (2.34ha, reduced from 2.54ha), and other neutral grassland being created (1.0336ha, reduced from 1.277ha). The proposed woodland and scrub habitats will provide screening from light-spill, and will provide connectivity and shelter within the Site for wildlife, which will have higher benefit than the previously proposed grassland habitats.
- 32 trees were proposed around the residential development in the north of the Site previously. In addition to these, an additional 52 small trees will be planted within the grasslands around the sports pitches. These trees are additional to those proposed within the scrub and woodland habitat blocks. This has increased the proposed area of individual trees from 0.1302ha to 0.342ha, as measured in accordance with Defra guidance by using the metric's 'Tree Helper' tool.
- Due to the creation of the woodland and scrub habitats around the boundaries of the Site, the previously proposed species-rich native hedgerows can no longer be accommodated on-site. Instead of planting new hedgerows on-site, existing hedgerows H5 and H7 (native hedgerow with trees – associated with bank or ditch), and hedgerows H1 and H11 (native hedgerows) will be enhanced to species-rich, which will provide an up-lift in hedgerow units on-site.

No changes to the proposals for the watercourses on-site have been made as a result of the updated landscape plans.

The above changes have had a minor negative impact on the BNG score for the Site, for both hedgerow and habitat units. This is due to the habitat proposals now targeting habitats which have a higher risk factor associated with them, and therefore these habitats provide a lower unit change within the Metric. The changes to the proposed scores are shown in the table below.

**Table 1: BNG Metric Headline Results (Final Results)**

	Previous Total Net Unit Change	Previous Net %	Revised Total Net Unit Change	Revised Net %
Habitat Units	+6.31	+29.18%	+5.52	+20.83%
Hedgerow Units	+2.05	+20.85%	+3.35	+37.49%
Watercourse Units	+1.38	+23.12%	+1.38	+23.12%

As demonstrated above, the updated proposals will result in a net gain in excess of 20% for habitats, hedgerows, and watercourses on-site, in-line with Local Policy. The proposals also satisfy the Trading Rules through the creation and enhancement of habitats, hedgerows, and watercourses.

This BNG update outlines the approach and measures proposed to achieve a measurable net gain in biodiversity as part of the development. It demonstrates how the current design and habitat proposals are expected to achieve the required BNG target in accordance with the Environment Act 2021 and associated national and local planning policy. However, the assessment and calculations are based on the information available at this stage and may be subject to change as the project design, landscaping, and management details are refined through the planning process or as further ecological information becomes available.

In line with the previously submitted BNG Report;

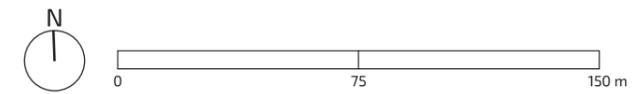
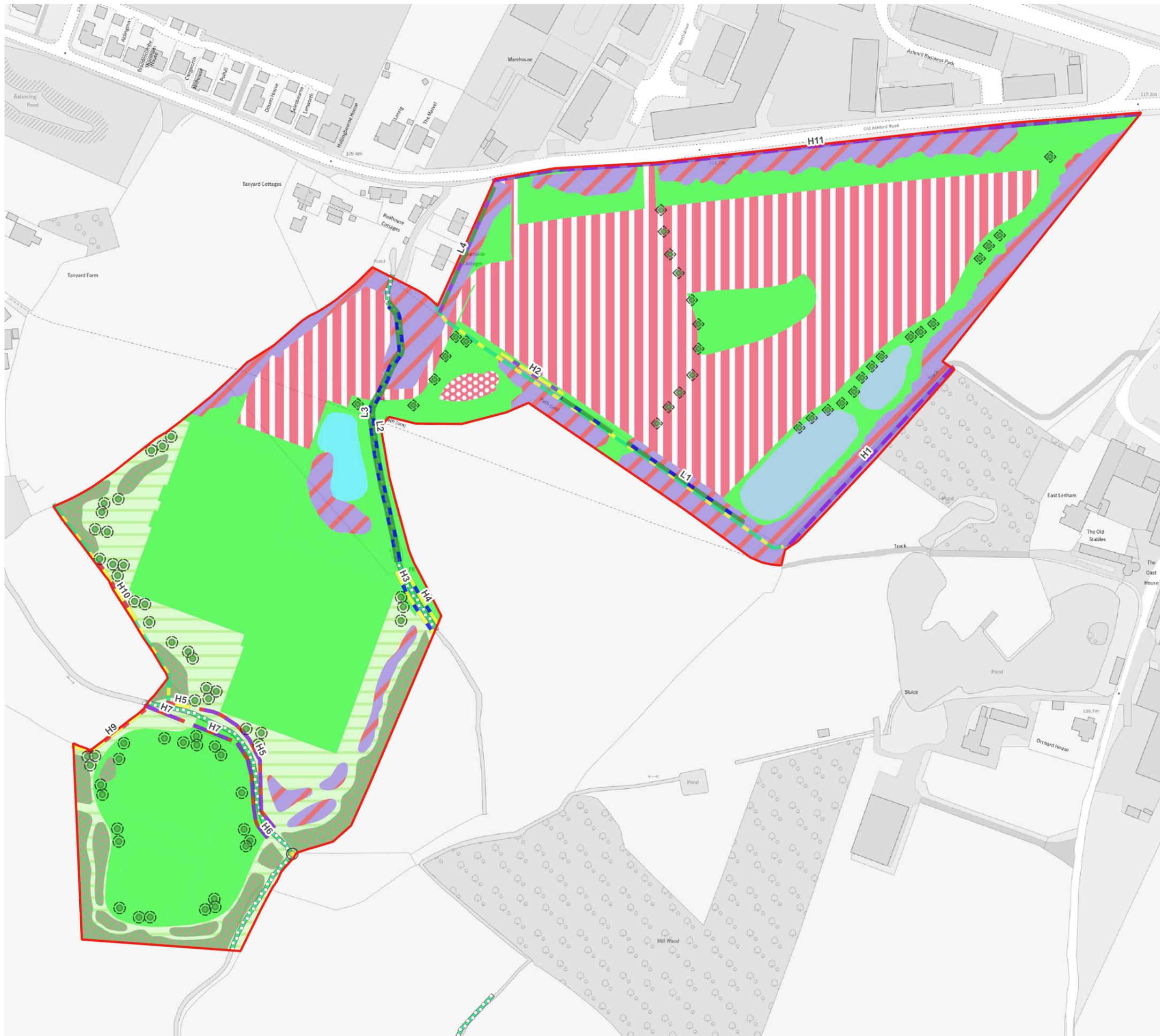
*A Habitat Management and Monitoring Plan will be provided for the landscape proposals, as part of a Biodiversity Gain Plan which, in accordance with the requirements of the Environment Act, will be provided following receipt of full planning permission. The HMMP will provide details on how created and enhanced habitats across the Site that are significantly contributing to the Site's BNG will be managed for a minimum of 30 years.*

Yours sincerely

**Casey Higgins-King**

Senior Ecologist

FPCR Environment and Design Ltd



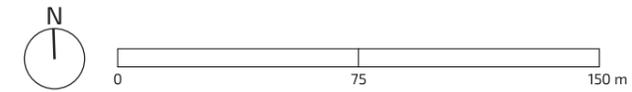
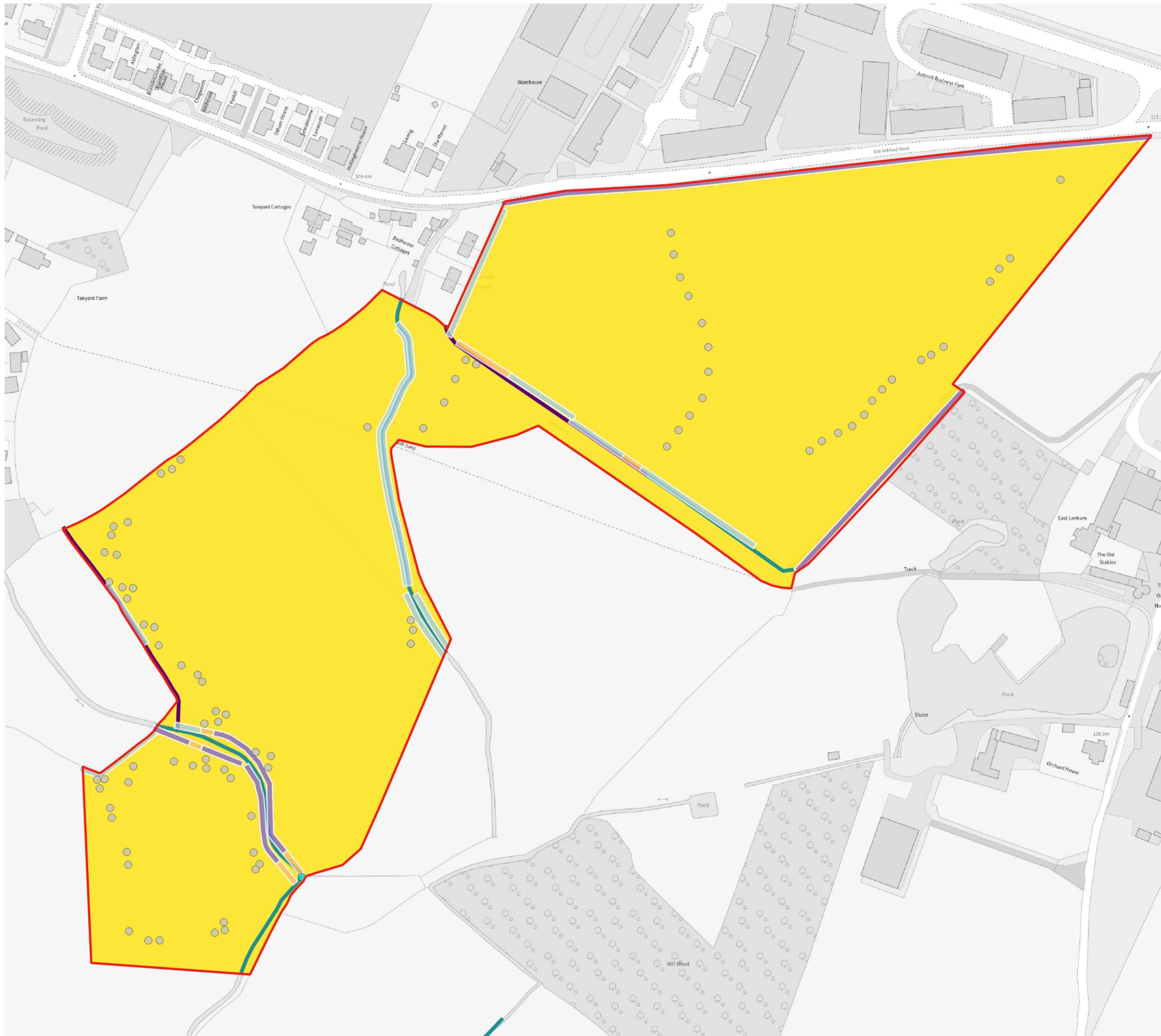
- Red Line Boundary
- Proposed Habitats**
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Ponds (non-priority habitat)
- Sustainable drainage system
- Proposed Hedgerows**
- Line of trees
- Line of trees - associated with bank or ditch
- Native hedgerow
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees - associated with bank or ditch
- Species-rich native hedgerow
- Species-rich native hedgerow with trees - associated with bank or ditch
- Proposed Watercourse**
- Ditches
- Other rivers and streams
- Proposed Individual Trees**
- Proposed small urban tree
- Proposed small rural tree
- Retained medium rural tree

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client  
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Lenham**

title **PROPOSED HABITAT PLAN** scale  
1:2,200 @ A3

number **FIGURE 1** rev  
-



- Red Line Boundary
- Habitats**
- Lost
- Hedgerows**
- Enhanced
- Retained
- Lost
- Watercourses**
- Retained
- Enhanced
- Individual Trees**
- Created
- Retained

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title **HABITAT RETENTION PLAN** scale  
1:2,200 @ A3

number **FIGURE 2** rev  
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- Red Line Boundary
- Proposed Habitat Condition
  - Good
  - Moderate
  - Poor
  - N/A - Other
- Proposed Habitat Distinctiveness
  - Medium
  - Low
  - V.Low
- Proposed Hedgerow Condition
  - Good
  - Moderate
  - Poor
  - N/A
- Proposed Hedgerow Distinctiveness
  - V.High
  - High
  - Medium
  - Low
  - N/A
- Proposed Watercourse Condition
  - Moderate
  - Fairly Poor
  - Poor
- Proposed Watercourse Distinctiveness
  - High
  - Medium
- Proposed Individual Tree Condition
  - Moderate
  - Good
- Proposed Individual Tree Distinctiveness
  - Medium

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**PROPOSED HABITAT CONDITION  
 AND DISTINCTIVENESS PLAN**  
 number

scale  
 1:2,200 @ A3

rev

# FIGURE 3