



**Wildlife Trust
Consultancies**



Adonis Blue
ENVIRONMENTAL CONSULTANTS

Land at Eyhorne Street, Hollingbourne,
Maidstone, ME17 1UB

Biodiversity Net Gain (BNG) Assessment



Adonis Blue Environmental Consultants

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Report Verification

Client	Cantium Land and Development Ltd
Site / job	Land at Eyhorne Street, Hollingbourne, Maidstone, ME17 1UB
Central Grid Reference	TQ 83874 54761
Report Title	Biodiversity Net Gain (BNG) Assessment
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Quality Assurance

Report Version	Issue Date	Prepared By	Technical Review By	Final Review By
Final	28 October 2025	Sylvia Harmer BSc (Hons) Senior Ecologist (BNG), Adonis Blue Environmental Consultants	James Madden BSc (Hons) MSc ACIEEM Associate Ecological Advisor, Adonis Blue Environmental Consultants	James Madden BSc (Hons) MSc ACIEEM Associate Ecological Advisor, Adonis Blue Environmental Consultants

This report has been prepared in accordance with British Standard 42020:2013 “Biodiversity, Code of practice for planning and development” and British Standard 8683:2021 “Process for designing and implementing Biodiversity Net Gain – Specification”.

This report has been prepared by Adonis Blue Environmental Consultants for the sole use of the client.

All opinions expressed are the true and professional bona fide opinions of Adonis Blue Environmental Consultants. They do not constitute legal advice, and the client may wish to seek professional legal interpretation of the relevant wildlife legislation referenced in this report.

Any information provided by third parties and referred to within this report has not been checked or verified by Adonis Blue Environmental Consultants unless otherwise expressly stated within this document.

EXECUTIVE SUMMARY

Adonis Blue Environmental Consultants (ABEC) was commissioned by Cantium Land and Development Ltd to undertake a Biodiversity Net Gain (BNG) Assessment at Land at Eyhorne Street, Hollingbourne, Maidstone, ME17 1UB (central grid reference TQ 83874 54761).

Development proposals comprise the construction of 17 no. residential units with associated parking, gardens and access.

The site extends to 1.203 ha, comprising mostly of horticultural land with a small area of bramble scrub and individual trees. The site includes 0.103 km of lines of trees.

The objectives of the BNG Assessment are to:

- Determine the baseline biodiversity unit score for the development site; and
- Calculate the potential increase in biodiversity units that will be achieved by implementation of the landscaping proposals documented within this report.

Landscape Plans showing the post-intervention plans for the site have been supplied by the client and these are provided in Appendix A. The enhancement and creation of habitats show how these plans will target Biodiversity Net Gain requirement of 20%.

The details of the landscaping proposals and above assumptions, together with expected after-use of the site (Section 6) result in a biodiversity net gain of **1.69 habitat units (+21.37%)** and **1.38 hedgerow units (+667.24%)**.

Please note: The above figures are based on the likely maximum generation of biodiversity units based on the habitat creation and enhancement measures proposed within the report. The successful attainment of the Biodiversity Net Gain described is dependent on appropriate long-term management of the site, and management requirements will be included within a Habitat Management and Monitoring Plan (HMMP).

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1. INTRODUCTION

Adonis Blue Environmental Consultants (ABEC) was commissioned by Cantium Land and Development Ltd to undertake a Biodiversity Net Gain (BNG) Assessment at Land at Eyhorne Street, Hollingbourne, Maidstone, ME17 1UB (central grid reference TQ 83874 54761) - herein termed as 'the site' - using the DEFRA Statutory Biodiversity Metric (Gov.uk, 2024).

The purpose of the report is to demonstrate how the proposed development will deliver a measurable net gain for biodiversity in accordance with planning policy and legislation.

1.1 BACKGROUND

The site extends to 1.203 ha, comprising mostly of horticultural land with a small area of bramble scrub and individual trees. The site includes 0.103 km of lines of trees.

A Landscape Plan showing the post-intervention plans for the site (Align Landscape Planning, 2025) have been supplied by the client, which include proposals for the creation of new habitats and linear features (Appendix A).

1.2 PROPOSALS

Development proposals comprise the construction of 17 no. residential units with associated parking, gardens and access.

1.3 SITE CONTEXT

The site is located within the Maidstone Local Planning Authority (LPA). The southern part of the site sits within the Wealden Greensand National Character Area (NCA). The northern part of the site sits within the North Downs NCA. The site lies approximately 1.25km west of Lenham and 13km southeast of Maidstone. The wider area comprises mostly arable land and woodland with the occasional village.

1.4 SCOPE OF WORK

The objectives of the BNG Assessment are to:

- Determine the baseline biodiversity unit score for the development site; and
- Calculate the potential increase in biodiversity units that could be achieved by implementation of the landscaping proposals documented within this report.

The information and data provided have been prepared in accordance with current best-practice guidance (BS 42020:2013, BS 8683:2021; CIEEM *et al.*, 2016; CIRIA, 2019).

1.5 RELEVANT POLICY & LEGISLATION

1.5.1 National Planning Policy Framework 2025

The National Planning Policy Framework sets out how sustainable development can be achieved in England. Within the framework are specific policies that refer to securing measurable net gains for biodiversity. Of particular relevance are the following paragraphs:

Paragraph 187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 192. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Paragraph 193. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

1.5.2 Environment Act 2021

The Environment Act 2021 includes provision for biodiversity net gain to be applied to every planning permission.

Schedule 14 of the Environment Act sets out amendments to the Town and Country Planning Act 1990 for the inclusion of biodiversity net gain as follows:

“Biodiversity gain objective

(1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.”

The Environment Act received Royal Assent in November 2021, and it became a legal requirement on 12th February 2024 for all planning permissions to include a biodiversity net gain of at least 10%.

1.5.3 Maidstone Borough Council Local Plan Review 2021-2038

(Maidstone Borough Council, 2024)

Policy LPRSP14 (A) – Natural Environment

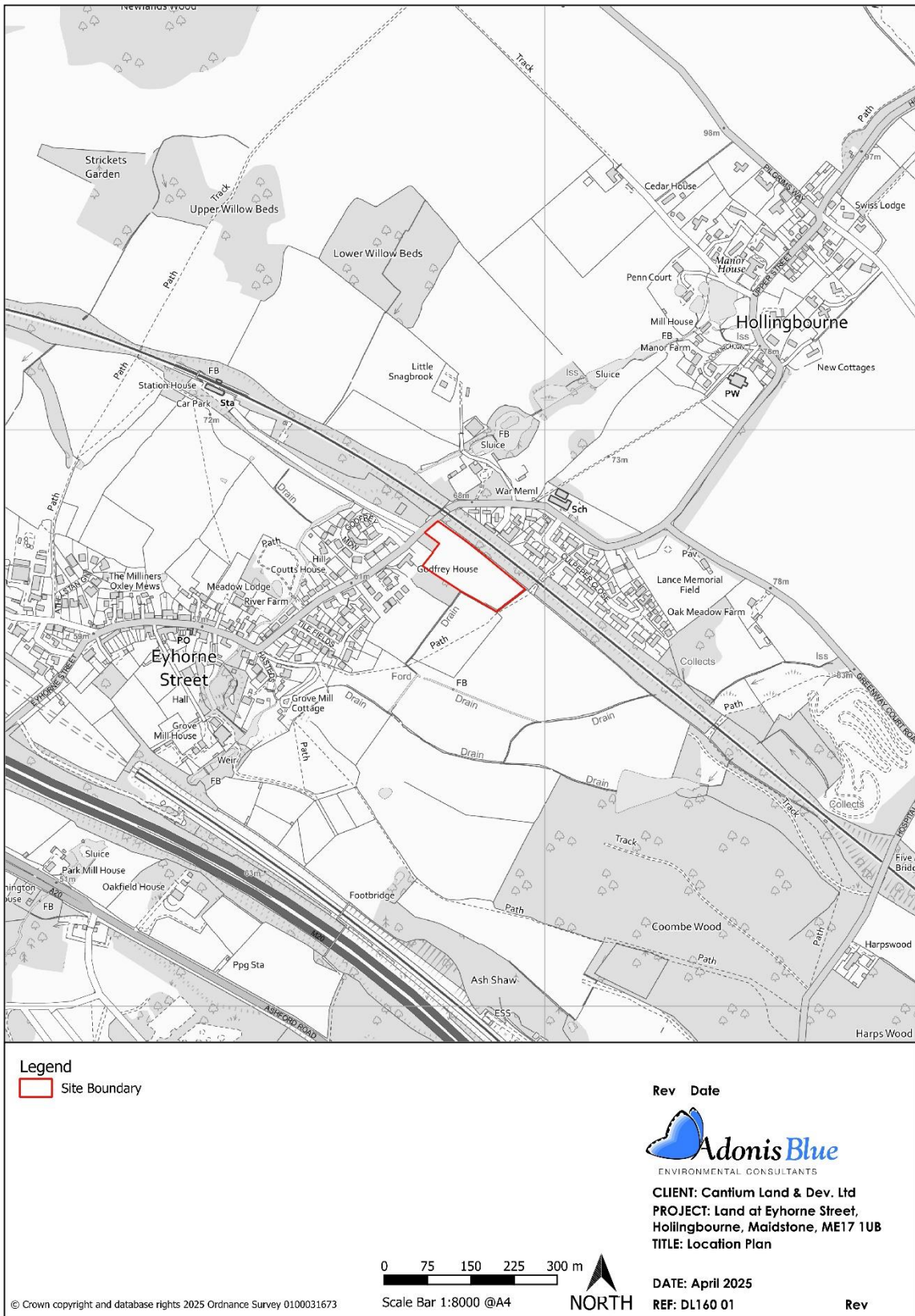
1. To enable Maidstone borough to retain a high quality of living, protect and enhance the environment, and to be able to respond to the effects of climate change, developers will ensure that new development incorporates measures where appropriate to:

- a. Deliver a minimum 20% biodiversity net gain on new residential development, having regard to Biodiversity Opportunity Areas and/or Nature Recovery Networks. Biodiversity net gain should be calculated in accordance with the latest Natural England/DEFRA biodiversity metric or equivalent. Where 20% biodiversity net gain is demonstrated not to be financially viable, together with other policy costs, then the statutory minimum net gain provision will be secured;
 - b. Protect positive landscape character, including Landscapes of Local Value, areas of Ancient Woodland, veteran trees, trees with significant amenity value, important hedgerows, features of biological or geological interest, ecosystem services and the existing public rights of way network from inappropriate development and avoid significant adverse impacts as a result of development through the provision of adequate buffers and in accordance with national guidance;
 - c. Avoid damage to and inappropriate development considered likely to have significant direct or indirect adverse effects on:
 - i. Internationally, nationally and locally designated sites of importance for biodiversity (either within or beyond the borough); and
 - ii. Local Biodiversity Action Plan priority habitats and species;
 - d. If significant harm to habitats and biodiversity cannot be avoided, then the mitigation hierarchy should be followed:
 - i. Internationally, nationally and locally designated sites of importance for biodiversity (either within or beyond the borough); and
 - ii. Local Biodiversity Action Plan Priority habitats.
2. Regard shall be had to the forthcoming Design and Sustainability DPD which will provide further detail on the application of this policy.
 3. Development proposals will control pollution to protect ground and surface waters where necessary and mitigate against the deterioration of water bodies and adverse impacts on Groundwater Source Protection Zones and principal aquifers, and incorporate measures to improve the ecological status of water bodies as appropriate; Major developments will not be permitted unless they can demonstrate that new or existing water supply, sewage and wastewater treatment facilities can accommodate the new development.
 4. Wastewater treatment and supply infrastructure must be fit for purpose and meet all requirements of both the permitting regulations and the Habitats Regulations (for example in relation to nutrient neutrality at the Stodmarsh SAC/SPA/Ramsar site).
 5. Development proposals will enhance, extend and connect habitats to enhance the borough's network of sites that incorporates designated sites of importance for biodiversity, priority habitats, Local Wildlife Sites and fragmented Ancient Woodland; support opportunities for the creation of new Biodiversity Action Plan priority habitats; create, enhance, restore and connect other habitats, including links to habitats outside Maidstone borough, where opportunities arise:
 - a. Provide for the long-term maintenance and management of all natural assets, including landscape character, associated with the development;

- b. Mitigate for and adapt to the effects of climate change; and
 - c. Positively contribute to the improvement of accessibility of natural green space within walking distance of housing, employment, health and education facilities and to the creation of a wider network of new links between green and blue spaces including links to the Public Rights of Way network.
6. Where appropriate, development proposals will be expected to appraise the value of the borough's natural environment through the provision of the following:
- a. An Ecological Impact Assessment of development sites and any additional land put forward for mitigation purposes to take full account of the biodiversity present, including the potential for the retention and provision of native plant species;
 - b. Arboricultural assessments to take full account of any natural assets connected with the development and associated sites; and
 - c. A landscape and visual impact assessment to take full account of the significance of, and potential effects of change on, the landscape as an environmental resource together with views and visual amenity.
7. Any required publicly accessible open space should be designed as part of the overall green and blue infrastructure and layout of a site, taking advantage of the potential for multiple benefits including increased physical activity, enhanced play, wildlife, sustainable urban drainage, tree planting and landscape provision. The form and function of green and blue infrastructure will reflect a site's characteristics, nature, and location.
8. Development proposals will give weight to the protection of the following designated sites for biodiversity, as shown on the Policies Map, which will be equal to the significance of their biodiversity/geological status, their contribution to wider ecological networks and the protection/recovery of priority species as follows:
- a. For internationally designated sites (SACs, SPAs, and Ramsar sites; including candidate sites), the highest level of protection will apply, as afforded by the Habitats Regulations 2017 (as amended);
 - b. Other than in exceptional circumstances (as set out in the Regulations), development will only be permitted where the council is satisfied that any necessary mitigation, management or monitoring measures are secured in perpetuity as part of the proposal and will be implemented in a timely manner, such that, in combination with other plans and development proposals, there will not be adverse effects on the integrity of a European site;
 - c. For nationally designated sites (including candidate sites), development will only be permitted where it is not likely to have an adverse effect on the designated site or its interests (either individually or in combination with other developments) unless the benefits of the development at this site clearly outweigh both the impacts that it is likely to have on the features of the designated site that make it of national importance and any broader impacts on the national network of Sites of Special Scientific Interest. Where damage to a nationally designated site cannot be avoided or mitigated, compensatory measures will be sought. Development will also accord

- with and support the conservation objectives of any biodiversity site management plans;
- d. For locally designated sites (including draft published sites), development likely to have an adverse effect will be permitted only where the damage can be avoided or adequately mitigated or when its need outweighs the biodiversity interest of the site. Compensation will be sought for loss or damage to locally designated sites;
 - e. Development in Lenham and Lenham Heath that would result in a net increase in population served by a wastewater system will need to ensure that it will not have an adverse effect on the integrity of Stodmarsh SAC/SPA/Ramsar site. Where a proposed development falls within the Stour Catchment (e.g. Lenham, east of Faversham Road), or where sewage from a development will be treated at a Waste Water Treatment Works that discharges into the river Stour or its tributaries, then applicants will be required to demonstrate that the requirements set out in the advice letter and accompanying methodology on Nutrient Neutrality issued by Natural England have been met. This will enable the council to ensure that the requirements of the Habitats Regulations are being met.
9. The council will work with Natural England to assess, monitor and if necessary, mitigate any recreation pressure at North Downs Woodland SAC.
 10. Development proposals must support the council's nature conservation objectives and in doing so must not result in adverse effects on the integrity of the North Downs Woodland SAC. Any air pollution mitigation strategy will be developed and agreed with Natural England before the development commences and implemented prior to adverse effects on the integrity occurring; developer contributions will be used to support this where appropriate. The council is committed to ensuring that development within the borough will not contribute to adverse effects on the SAC due to air quality and will take the lead on coordinating any strategic mitigation required to minimise air pollution at the SAC.
 11. Any development within 6km of the Medway Estuary and Marshes SPA and Ramsar will be required to make a financial contribution to mitigate against additional recreational impact arising from development.
 12. Account should be taken of the council's Landscape Character Guidelines SPD, Green and Blue Infrastructure Strategy and the Kent Downs AONB Management Plan.
 13. The council will work in partnership with landowners, land managers and developers to encourage better soil handling practices to avoid the degradation of soil and ensure soil functions are maintained as appropriate.
 14. New development involving the creation of surface water runoff will be required to provide SuDS. Where possible, such SuDS will need to integrate with on-site blue-green infrastructure in order to increase biodiversity.

Figure 1: Site Location Map.



2. METHODOLOGY

2.1 DESK STUDY

An ecological desktop study was carried out prior to the site visit. Collation of such information can identify the presence of any statutory or non-statutory designated ecological sites and highlight the presence of protected or notable species occurring on the site or within the local area, which may have the potential to be affected by the proposals.

The consultees for the desktop study together with the relevant information they have provided are shown in Table 1.

Table 1: Desktop Study Consultees.

Consultee	Data Provided
Kent & Medway Biological Records Centre (KMBRC) ¹	<ul style="list-style-type: none"> • Statutory designated sites – 1km radius from site boundary • Protected Species Inventory • Conservation Concern Species Inventory • Invasive Non-native Species Inventory • Kent Rare & Scarce Species Inventory • Bat records from Kent Bat Group – 5km radius from site boundary • Bird records from Kent Ornithological Society
Kent Landscape Information System (KLIS) ²	<ul style="list-style-type: none"> • Local Wildlife Sites -1km radius from site centre
Natural England Priority Habitats Inventory ³	<ul style="list-style-type: none"> • Priority habitats within 500m radius from site centre
Magic Website ⁴	<ul style="list-style-type: none"> • Statutory designated sites – 2km radius from site centre • International sites – 15km radius from site centre • SSSI Impact Risk Zones (to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites within area of interest) • Priority Habitats - 500m radius from site centre • Granted European Protected Species Licencing - 1km (bats 5km)
Land App ⁵	<ul style="list-style-type: none"> • EWCO⁶ Biodiversity – Priority Habitat Network • Habitat Networks (England) • Priority Habitat Inventory (England)

¹ <https://www.kmbrc.org.uk>

² <http://www.archnature.eu/mapping-tools.html>

³ <https://www.data.gov.uk/dataset/4b6ddab7-6c0f-4407-946e-d6499f19fcde/priority-habitats-inventory-england>

⁴ www.magic.gov.uk

⁵ <https://go.thelandapp.com>

⁶ England Woodland Creation Offer (<https://thelandapp.com/>)

2.2 FIELD SURVEY METHODS

The site was visited on 14th April 2025 by Richard Ferrett BSc, an ecologist at Adonis Blue Environmental Consultants (ABEC).

The site visit comprised a walkover survey to assess the habitats present within the survey area for their importance and likelihood of supporting protected species using standard best practice survey methods (CIEEM, 2018; UKHab Ltd, 2023).

The survey did not include a specific search for the presence of Schedule 9 invasive non-native plant species; however, the presence of any such species was noted if observed.

2.3 MAPPING METHODS

Mapping of the habitats within the site followed the UK Habitat Classification methodology V2 (UKHab Ltd, 2023). This follows a standardised system which can be easily interpreted, with habitats and boundary features correlating to one of around ninety set definitions.

A habitat map showing the baseline habitats is provided in Figure 2 and a map showing the proposed enhancements is provided in Figure 4.

2.4 APPROACH TO BIODIVERSITY NET GAIN

This report is based on calculations using The Statutory Biodiversity Metric released on 29th November 2023 (Gov.uk, 2024). The Metric provides a way of measuring and accounting for baseline biodiversity as well as biodiversity losses and gains resulting from development or land management change. It uses habitat as a proxy for wider biodiversity with different habitat types scored according to their relative biodiversity value. This value is then adjusted, depending on the condition and location of the habitat, to calculate 'biodiversity units' for that specific project or development. The Statutory Biodiversity Metric incorporates separate calculations for area habitats and linear habitats, which comprise hedgerows and watercourses.

When providing recommendations for habitat retention, enhancement and/or creation, ABEC follows a set of core principles with regard to BNG assessments, whereby our proposals for achieving Biodiversity Net Gain aim to:

- Align with the targets of the Nature Recovery Network and Biodiversity Opportunity Areas targets, incorporating a site's landscape setting and promoting connectivity;
- Extend and connect areas of Priority habitats, incorporating regional habitat and species priorities;
- Adhere to CIEEM Best Practice for BNG;
- Create a mosaic of habitat types within each site; and
- Follow an open precautionary principal approach to baseline habitat classification – where habitats are between values, the highest value is given.

2.5 STRATEGIC SIGNIFICANCE

Strategic significance relates to the spatial location of a habitat parcel at a landscape scale. It is based on the habitat type and its location, depending on their status in a local plan, strategy or policy related to biodiversity.

Adonis Blue Environmental Consultants (ABEC) examined the local strategic context of the site to identify any biodiversity plans or strategies to which a habitat bank at the site could contribute. Existing information was analysed to create a baseline of the habitats on site. Statutory and non-statutory designated wildlife sites were identified.

Strategic significance in the Metric is determined based on the Interim Strategic Significance Guidance for Biodiversity Net Gain in Kent and Medway (KCC, 2024), which sets out how strategic significance should be assigned for area-based habitats, hedgerow units and watercourse units for Kent and Medway. The document states that 'it is intended that this interim guidance will be superseded by a Local Nature Recovery Strategy for Kent and Medway (expected publication date spring/summer 2025)' (KCC, 2024).

2.6 EVIDENCE OF TECHNICAL COMPETENCE AND EXPERIENCE

The Statutory Biodiversity Metric calculations and the BNG Assessment report were undertaken by Sylvie Harmer BSc, Senior Ecologist (BNG) of Adonis Blue Environmental Consultants (ABEC). Sylvie has 4 years of experience of using and reporting on the Biodiversity Metrics 2.0, 3.0, 3.1, 4.0 and the Statutory Metric. These were reviewed by James Madden BSc (Hons) MSc ACIEEM, Associate Ecological Advisor for ABEC who has been undertaking BNG assessment since 2019.

2.7 LIMITATIONS

2.7.1 Field Survey

The assessment was undertaken within the optimal time of year for plant identification (generally regarded as March to August inclusive), and, as such does not impact habitat identification, which could be accurately classified to UKHabs level 4 and equivalent Statutory Metric habitat type .

2.7.2 Statutory Biodiversity Metric

The Statutory Biodiversity Metric values are unique and cannot be compared to values from the original DEFRA Metric or any other Metric that may be in use. The three distinct modules of the Metric (area habitats, hedgerows and watercourses) are unique and cannot be summed or considered together. They must be kept as separate values.

The Metric uses habitats as a proxy for biodiversity. The scoring of habitats is informed by ecological reasoning and the available evidence - the outputs of biodiversity unit calculations are not scientifically precise or absolute values. The generated biodiversity unit scores are a proxy for the relative biodiversity worth of a habitat or site. Outputs should therefore be interpreted alongside ecological expertise and common sense, as an element of the evidence that informs plans and decisions.

The Metric is not a total solution to biodiversity decisions – for example, it helps calculate the amount of new or restored habitat needed to compensate for a loss of habitat, but it does not provide information relating to the appropriate composition of plant species to use.

Assessing the impact of changes in land use through using The Statutory Biodiversity Metric must follow the set of key principles and rules (Gov.uk, 2024).

Biodiversity Net Gain calculation scores can only ever be a prediction when they are calculated prior to habitat creation and management completion. The final biodiversity net gain calculations would need to be repeated post-management to confirm that the predicted biodiversity net gain has been met.

3. BASELINE CONDITIONS

3.1 IMPORTANT ECOLOGICAL FEATURES

The habitat types identified, in relation to areas that will be used for offsite biodiversity net gains, are listed below. The relevant UKHab codes are given in brackets (UKHab Ltd, 2023); and all habitats were conditioned assessed against a standard set of criteria in the Defra Statutory BNG Metric and were assigned a rating accordingly.

The Statutory BNG Metric assigns a pre-determined habitat condition to certain habitat types. For example, bramble scrub and horticulture are assigned a default condition of 'Condition Assessment N/A' by the metric.

Table 2: Habitat Condition Assessment results.

Broad habitat type	Habitat type (code)	Area / length	Habitat condition		
			Poor	Moderate	Good
Cropland	Horticulture (c1f)	1.196 ha	N/A (1)		
Heathland and shrub	Bramble scrub (h3d)	0.007 ha	N/A (2)		
Individual trees	Rural trees – Very Large	0.459 ha	-	-	T01-T06
Linear feature	Line of trees	0.103 km	LOT02, LOT03	-	-

3.2 EVIDENCE OF BASELINE DATA

The Statutory Biodiversity Metric uses the UK Habitat Classification definitions for terrestrial habitats (UKHab Ltd, 2023). Therefore, the site survey and subsequent mapping (Figure 2) followed the UK Habitat Classification methodology V2 (UKHab Ltd, 2023). This ensured that the closest equivalent habitat type, if not the exact match, could be made to the Habitat and Linear options as available in the Statutory Biodiversity Metric.

Figure 2: Baseline Habitat Map.



3.3 BASELINE METRIC CALCULATIONS

The baseline data entered into the metric calculation for area and linear habitat types is presented below in Tables 3 and 4. Baseline habitats are shown in Figure 2.

Table 3: Area habitats biodiversity baseline calculation data.

Broad habitat type	Habitat type	Area (ha)	Habitat IDs	Habitat condition	Distinctiveness	Strategic significance	Suggested action to address habitat loss	Total habitat units	Lost, retained or enhanced
Cropland	Horticulture (c1f)	1.196	1	N/A	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	2.39	Lost
Heathland and Shrub	Bramble scrub (h3d)	0.007	2	N/A	Medium	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.03	Lost
Individual trees	Rural trees – Very large	0.459	T01-T06	Good	Medium	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	5.51	Retained

Table 4: Linear feature biodiversity baseline calculation data.

Broad habitat type	Habitat type	Area (ha)	Habitat IDs	Habitat condition	Distinctiveness	Strategic significance	Suggested action to address habitat loss	Total habitat units	Lost, retained or enhanced
Linear feature	Line of trees (33)	0.0734	LOT02	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.15	Retained
		0.0297	LOT03					0.06	Lost

3.4 STRATEGIC SIGNIFICANCE

The site is not subject to any statutory or non-statutory nature conservation designations (Figure 3).

Table 5. Table of statutory and non-statutory designated sites using the methodology set out in Section 2.1.

Designation	Name	Distance and bearing
Statutory Designations		
RAMSAR ⁷	None	-
Special Area of Conservation (SAC) ⁸	None	-
Special Protection Area (SPA) ⁹	None	-
Site of Special Scientific Interest (SSSI) ¹⁰	None	-
National Nature Reserve (NNR) ¹¹	None	-
Local Nature Reserve (LNR) ¹²	None	-
Non-Statutory Designations		
Local Wildlife Site (LWS) ¹³	All Saints Churchyard, Hollingbourne	570m northeast
	Warren Wood etc. Eyhorne Street	466m to the southeast
Other Designations		
National Character Area (NCA) ¹⁴	Wealden Greensand	Southern part of the site sits within NCA
	North Downs	Northern part of the site sits within NCA
National Landscape ¹⁵	Kent Downs	The site sits immediately to the south

⁷ RAMSAR areas are wetland sites designated for being of international importance under the Ramsar Convention.

<https://www.ramsar.org/>

⁸ SACs are areas of land designated under the Habitats Directive (92/43/EEC) for habitats and species selected as being of EC importance. Member states are required to take measures to maintain and restore these natural and semi-natural habitats and wild species at a favourable conservation status.

⁹ SPAs are areas of land protected for birds. <https://jncc.gov.uk/our-work/special-protection-areas/>

¹⁰ SSSIs are areas notified under the Wildlife and Countryside Act, 1981 as being of 'special interest for nature conservation'. They represent the finest sites for wildlife and natural features in Great Britain supporting many characteristic, rare and endangered species, habitats, and natural features. Each site is of national significance for its nature conservation value. There are approximately 4,100 SSSIs in England of which 102 are in Kent.

¹¹ NNRs are areas designated to protect habitats, species, and geology for the purposes of education and research.

<https://www.gov.uk/government/collections/national-nature-reserves-in-england>

¹² LNR – Local Nature Reserve. An LNR is a protected area of land designated by a local authority because of its local special natural interest and, where possible, educational and community value.

¹³ Local Wildlife Sites are areas of land that are especially important for their wildlife. They are some of our most valuable wildlife areas. Local Wildlife Sites are identified and selected locally using scientifically determined criteria and surveys. They are corridors for wildlife, forming key components of ecological networks. In Kent, there are over 460 Local Wildlife Sites, covering a total area of over 27,500 hectares, (roughly 7% of the county).

¹⁴ <https://publications.naturalengland.org.uk/publication/12332031>

¹⁵ National Landscapes, formerly Areas of Outstanding Natural Beauty (AONB), are areas of land protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty. The Act sets out the roles and responsibilities that different organisations must follow to manage AONBs.

Designation	Name	Distance and bearing
Irreplaceable Habitats		
Ancient Semi-Natural Woodland (ASNW)	9 Woodlands	Within 1km radius of the site
Plantation on Ancient Woodland Site (PAWS)	1 Woodland	Within 1km radius of the site
Deciduous Woodland – Priority Habitat	29 Woodlands	Immediately adjacent to or within 1km radius of the site
Wood-Pasture and Parkland	1 wood-pasture and parkland	840m to southwest
Traditional Orchards	None	-

The proximity of the site to the LNRs, Priority Habitats and Ancient Woodlands, and its location within a National Character Area and National Landscape makes the location of the site ecologically desirable as it provides a stepping stone to the wider ecological landscape (Figure 3).

Proposed works to the site are unlikely to impact the above priority habitats/designated sites due to the small scale and nature of works, which comprise a small scale residential development.

As well as complimenting the local designated sites, the post intervention recommendations undertaken at the site could support a number of species known to occur within the local area. Species recorded within a 1km radius of the site^{16 17} are listed below.

Bats

Species	Species Designations
Serotine <i>Eptesicus serotinus</i>	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, KRDB3
Daubenton's bat <i>Myotis daubentonii</i>	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a
Whiskered bat <i>Myotis mystacinus</i>	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, KRDB1
Natterer's bat <i>Myotis nattereri</i>	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, KRDB2
Leisler's bat <i>Nyctalus leisleri</i>	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, KRDB1
Noctule bat <i>Nyctalus noctule</i>	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, NERC S41, KRDB2
Nathusius' pipistrelle <i>Pipistrellus nathusii</i>	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a
Common pipistrelle <i>Pipistrellus pipistrellus</i>	Hab Reg Sch2, NERC S41, WCA Sch5 s9.4b/s9.4c/s9.5a
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, NERC S41
Long-eared brown bat <i>Plecotus auritus</i>	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, NERC S41, KRDB2

- There are two maternity roosts and five bat roosts of an unknown type within a 1km radius of the site.

¹⁶ Kent Rare & Scarce Species Inventory (KMBRC).

¹⁷ Protected Species Inventory (KMBRC).

- There are no records of any European Protected Species Mitigation Licences for bats within a 5km radius of the site.

Birds

Species	Species Designations
Whooper swan <i>Cygnus cygnus</i>	Berne:A2; BoCC5:Amber; Bonn:A2; BirdsDir:A1; WCA1
Red kite <i>Milvus milvus</i>	Berne:A3; BoCC5:Green; Bonn:A2; ECCITES:A; BirdsDir:A1; WCA1
Hobby <i>Falco subbuteo</i>	Berne:A2; Bonn:A2; ECCITES:A; WCA1
Peregrine <i>Falco peregrinus</i>	Berne:A2; BoCC5:Green (subsp. Amber); Bonn:A2; ECCITES:A; BirdsDir:A1; KRDB1; WCA1
Quail <i>Coturnix coturnix</i>	Berne:A3; BoCC5:Amber; Bonn:A2; BirdsDir:A2.2; KRDB1; WCA1
Corncrake <i>Crex crex</i>	BAP; Berne:A2; BoCC5:Red; Bonn:A2; BirdsDir:A1; S41; WCA1
Green sandpiper <i>Tringa ochropus</i>	Berne:A2; BoCC5:Amber; Bonn:A2; WCA1
Mediterranean gull <i>Laurs melanocephalus</i>	Berne:A2; BoCC5:Amber; Bonn:A2; BirdsDir:A1; KRDB3; WCA1
Barn owl <i>Tyto alba</i>	Berne:A2; BoCC5:Green; ECCITES:A; WCA1
Kingfisher <i>Alcedo atthis</i>	Berne:A2; BirdsDir:A1; WCA1
Fieldfare <i>Turdus pilaris</i>	Berne:A3; BoCC5:Red; BirdsDir:A2.2; WCA1
Redwing <i>Turdus iliacus</i>	Berne:A3; BoCC5:Amber; BirdsDir:A2.2; WCA1
Brambling <i>Fringill montifringilla</i>	Berne: A3; WCA1
Common crossbill <i>Loxia curvirostra</i>	Berne:A2; WCA1
Cirl bunting <i>Emberiza cirlus</i>	BAP; Berne:A2; BoCC5:Red; S41; WCA1

- Please note that the area within a 1km radius of the site contained sensitive breeding bird records which were not included in the data search results from KMBRC.

Reptiles and Amphibians

Species	Species Designations
Great crested newt <i>Triturus cristatus</i>	ECH_III, KRDB, Bern Convention: Appendix 2, WCA1981: Schedule 5, CRoW
Adder <i>Vipera berus</i>	Bern Convention: Appendix 3, KRDB2, WCA1981: Schedule 5
Common toad <i>Bufo bufo</i>	WCA5(p)
Common frog <i>Rana temporaria</i>	Bern Convention: Appendix 3, Habitats Directive: Annex 5, WCA1981: Schedule 5 Section 9.5a
Smooth Newt <i>Lissotriton vulgaris</i>	Bern Convention: Appendix 3; WCA1981: Schedule 5
Slow-worm <i>Anguis fragilis</i>	Berne_III, WCA5(p)
Viviparous lizard <i>Zootoca vivipara</i>	Berne_III, WCA5(p)
Grass snake <i>Natrix helvetica</i>	Bern Convention: Appendix 3; WCA1981: Schedule 5

- There are no records of any European Protected Species Licences for amphibians or reptiles within a 1km radius of the site.

Large Mammals

Species	Species Designations
Otter <i>Lutra lutra</i>	CITES, ECH_II, ECH_IV, Bern_II, WCA5 Kent RDB1
Brown hare <i>Lepus europaeus</i>	Kent RDB2
Fallow deer <i>Dama dama</i>	Bern_III
Badger <i>Meles meles</i>	Bern Convention: Appendix 3, Protection of Badgers Act: Protection of Badgers Act (1992)

Small Mammals

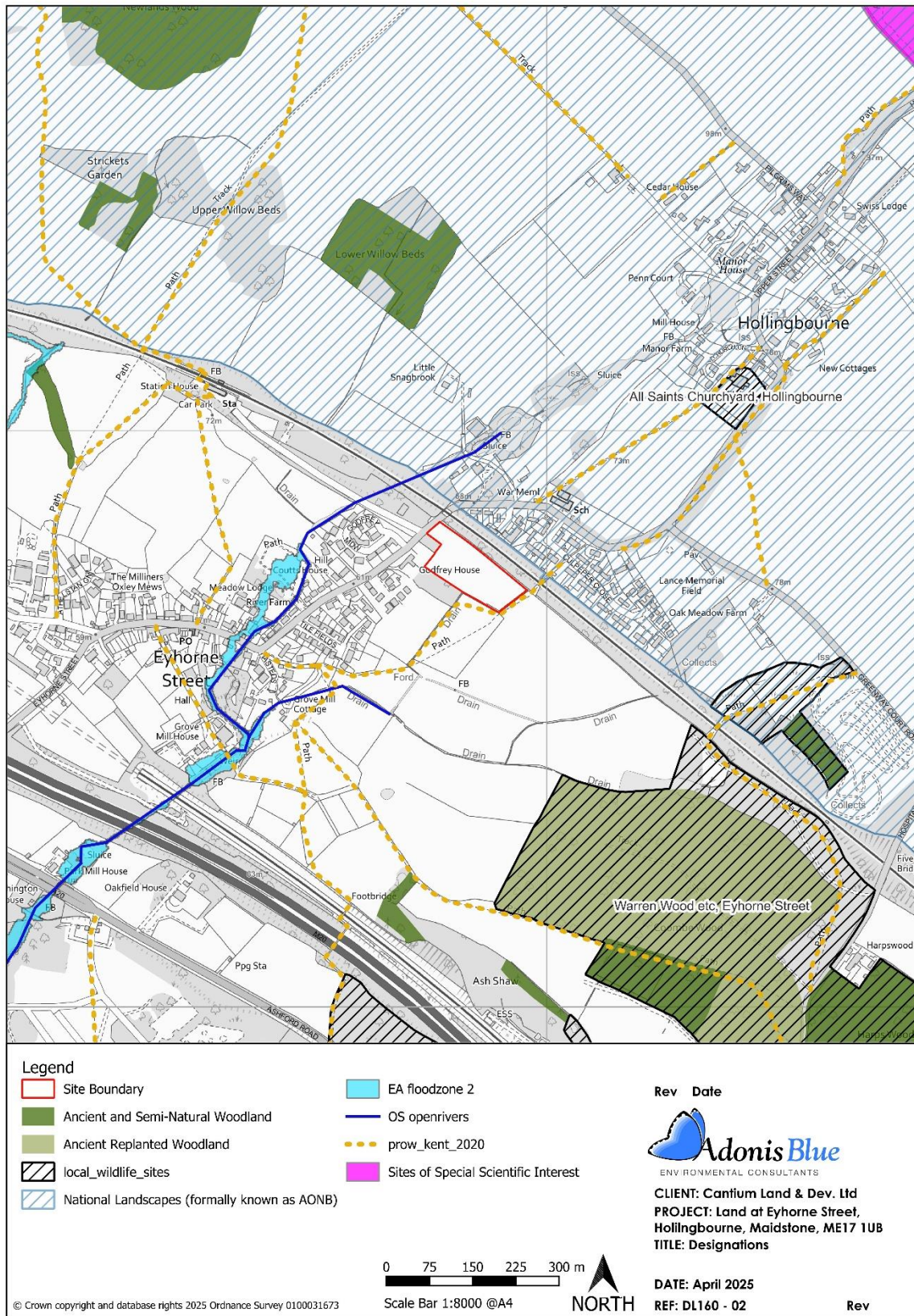
Species	Species Designations
Hedgehog <i>Erinaceus europeus</i>	Bern_III NERC S41, RedList_GB_post2001-VU
Water shrew <i>Neomys fodiens</i>	Bern_III, KRDBK
Rabbit <i>Oryctolagus cuniculus</i>	Global Red list status: Near Threatened
Water vole <i>Arvicola amphibius</i>	WCA5, CRoW, Kent RDB2, RedList_GB_post2001- EN
Harvest Mouse <i>Micromys minutus</i>	Kent RDBK, RedList_GB_post2001- NT
Hazel dormouse <i>Muscardinus avellanarius</i>	ECH-IV, Bern_III, CRoW, Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c/s9.5a, NERC S41
Stoat <i>Mustela erminea</i>	Bern_III
Common shrew <i>Sorex Araneus</i>	Bern_III
Pygmy shrew <i>Sorex minutus</i>	Bern_III

Invertebrates

Invertebrates including species of snail, slug, dragonfly, grasshopper, beetle, butterfly including the Adonis Blue *Polyommatus bellargus*, moth, bee, shield bug, beetle, butterfly, bee and other pollinators were also recorded within a 1km radius of the site.

There are no records of any European Protected Species Licences for invertebrates within a 1km radius of the site.

Figure 3. Statutory and Non-statutory Designations.



4. BNG GOOD PRACTICE PRINCIPLES FOR DEVELOPMENT

Table 6 demonstrates how the Biodiversity Net Gain Principles for Development (CIEEM et al., 2016) have been considered in relation to this site.

Table 6.

Principle	Application to project
1. Apply the mitigation hierarchy	The loss of high distinctiveness habitats will be avoided. Habitat will be retained where possible and enhancements to the retained habitats will be made.
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats will be lost.
3. Be inclusive and equitable	Recommendations will respond to the habitats on site. In general, aims are to achieve high biodiversity.
4. Address risk	The habitats proposed on site have a low to medium difficulty of creation or enhancement. Monitoring will detect any deviation from the proposed habitats and allow for corrective management.
5. Make a measurable net gain	This report sets out how a measurable net gain of biodiversity will be achieved.
6. Achieve the best outcomes for biodiversity	The habitats have been designed to deliver better habitats that are relatively easy to manage in a low intervention manner.
7. Be additional	This scheme delivers biodiversity enhancements that would not otherwise have been carried out.
8. Create a net gain legacy	The scheme will provide a biodiversity net gain over a period of 30 years at least therefore ensuring the land cannot be used for development, infrastructure, etc. The scheme overall demonstrates a way of protecting nature for future generations.
9. Optimise sustainability	The proposed habitats are relatively low maintenance, easily achieved by future occupiers of the scheme. Developments overall will be designed to be low impact and sustainable.
10. Be transparent	This report provides a transparent record of the BNG design.

5. PROPOSED DESIGNS

Development proposals comprise the construction of 17 no. residential units with associated parking, gardens and access.

A Landscape Plan showing the post-intervention plans for the site (Align Landscape Planning, 2025) have been supplied by the client, which include proposals for the creation of new habitats and linear features (Appendix A). All proposed changes are shown in Figure 4.

Table 7. Proposed Created Habitat Areas

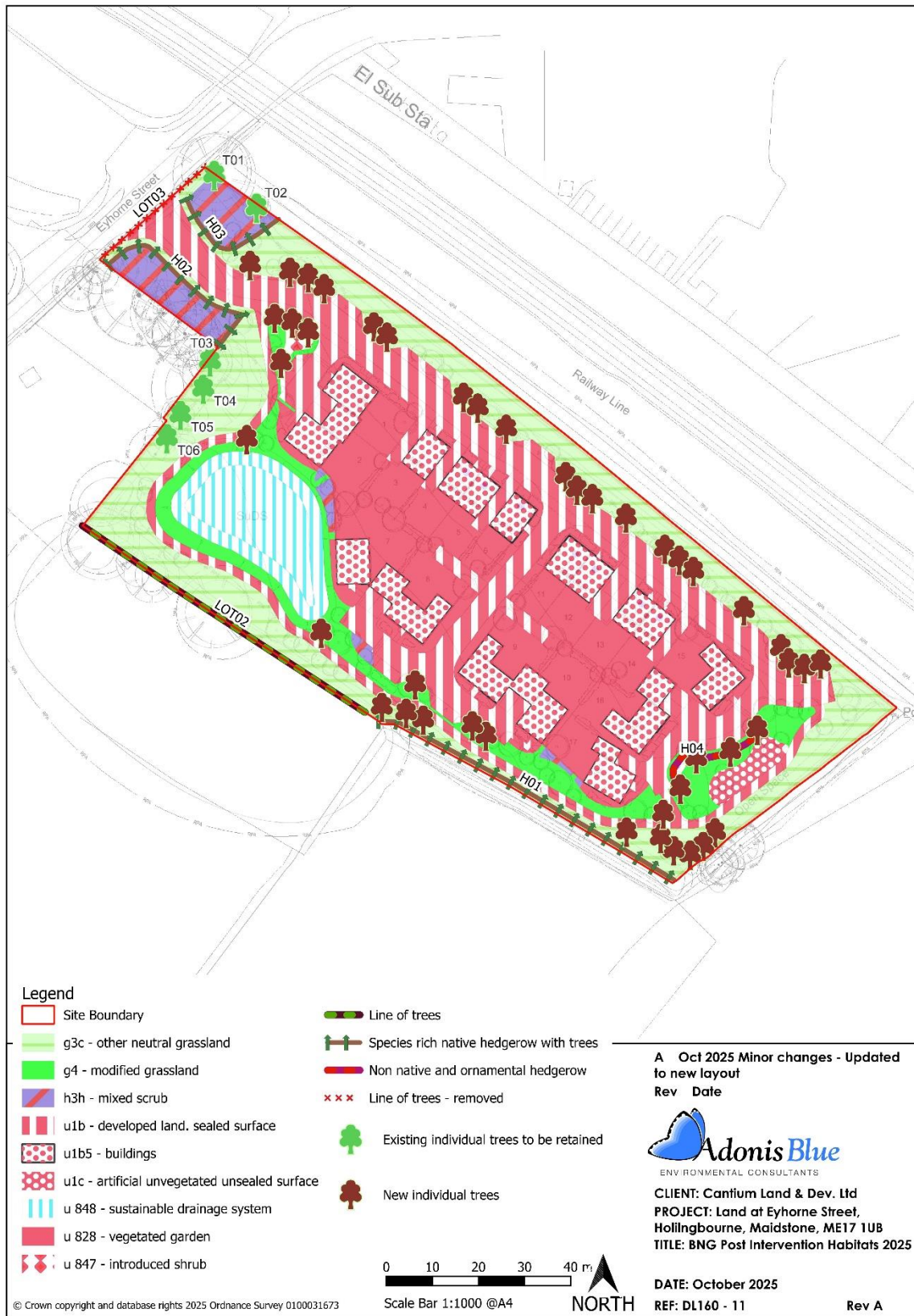
Habitat ID / Parcel No.	Area (ha)	Proposed habitat type	Proposed condition
1	0.2993	Other neutral grassland	Moderate
1	0.0934	Modified grassland	Moderate
1	0.0455	Mixed scrub	Moderate
1	0.0103	Artificial unvegetated, unsealed surface	N/A
1	0.1283	Developed land; sealed surface (Buildings)	N/A
1	0.3196	Developed land; sealed surface	N/A
1	0.0050	Introduced shrub	N/A
1	0.0707	Sustainable Drainage System (SuDs)	Moderate
1	0.2241	Vegetated garden	N/A
2	0.0065	Other neutral grassland	Moderate
New	0.1804	Individual urban trees (small) x 44	Moderate

Table 8. Proposed Created Linear Features

Habitat ID / Parcel No.	Length (km)	Proposed habitat type	Proposed condition
H01	0.0733	Species-rich native hedgerow with trees	Moderate
H02	0.0447	Species-rich native hedgerow with trees	Moderate
H03	0.0276	Species-rich native hedgerow with trees	Moderate
H04	0.0292	Other native hedgerow	Moderate

Details of management requirements to achieve the BNG results described above will be included in a Habitat Management and Monitoring Plan (HMMP) as required.

Figure 4. Proposed habitats.



6. BIODIVERSITY NET GAIN / LOSS

Based on the proposals for habitat enhancement within this report (Figure 4), the expected level of Biodiversity Net Gain to be achieved is summarised in Table 10. Trading Standards for Area Habitats (Table 8) and Hedgerows (Table 9) have been met.

Table 8. Trading Summary of Area Habitats

Distinctiveness	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required	Yes
High	Same habitat required	Yes
Medium	Same broad habitat or a higher distinctiveness habitat required	Yes
Low	Same distinctiveness or better habitat required	Yes

Table 9. Trading Summary of Hedgerows

Distinctiveness	Trading Rule	Trading Satisfied?
Very High	Same habitat required	Yes
High	Like for like or better	Yes
Medium	Same distinctiveness or better habitat required	Yes
Low	Same distinctiveness or better habitat required	Yes
Very Low	Same distinctiveness or better habitat required	Yes

A detailed breakdown of these results can be found in the accompanying Statutory Biodiversity Metric Calculation spreadsheet.

Table 10. Results of Biodiversity Net Gain Calculation

Habitat	Total Baseline biodiversity units	Post-work biodiversity units	Net unit change	% BNG
Area features	7.93	9.62	1.69	21.37
Linear features: hedgerows	0.21	1.58	1.38	667.24

The details of the landscaping proposals, together with assumptions made about the after-use of the site currently result in a biodiversity net gain of **1.69 habitat units (+21.37%)** and **1.38 hedgerow units (+667.24%)**.

7. PROJECT IMPLEMENTATION PLAN

Details of the implementation and continuing management and monitoring of the site will be included in a Habitat Management and Monitoring Plan (HMMP) as required.

8. REFERENCES

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9. APPENDICES

APPENDIX A – LANDSCAPE PLANS

(Align Landscape Planning, 2025)



PLANTING SCHEDULE

Riverside Mix						Grass Mix						Mixed Native Hedg						
Species	Quantity	Size	Notes	Planting	Height	Species	Quantity	Size	Notes	Planting	Height	Species	Quantity	Size	Notes	Planting	Height	
...

Scale 1:250 @ A1

Revisions: 1. 11/11/2025: Initial design. 2. 12/11/2025: Final design.

Author: Adonis Blue Environmental Consultants. Date: 11/11/2025.

Project: Eyehorne Street, Hollingbourne. Planning Application: 25/0117/13/0001.

Key:

- Site Boundary
- Planting Locations
- Proposed Mixed Native Hedg
- Proposed Grass Mix
- Proposed Riverside
- Proposed Wetland Grassland
- Proposed Tree Planting
- Proposed Native Hedg
- Proposed Ornamental Group
- Proposed Tree Hedg
- Proposed Tree Hedg
- Proposed Tree Hedg
- Proposed Tree Hedg

APPENDIX B- CALCULATING CONDITION SCORES – BASELINE

Please see attached spreadsheet “Appendix B Condition Assessment Summary”