

ADONIS BLUE ENVIRONMENTAL CONSULTANTS
TYLAND BARN, SANDLING LANE
MAIDSTONE ME14 3BD
REG NO.12124607

Our Ref: DL-111
Your Ref: Land Adjoining to Hawthorns,
Maidstone Road, Borden, ME9 7QA

25 November 2024

Wyndham Property Group
The Long Barn,
Cobham Park Road,
Downside,
Cobham KT11 3NE

Reference the site at Hawthorns, Maidstone Road, Borden, ME9 7QA

Dear Wyndham Property Group

Thank you for requesting support in your application for off site BNG off setting for the proposed development.

As you understand, BNG is mandatory under Schedule 7A of the Town and Country Planning Act / Schedule 14 of the Environment Act 2021 guides you to assess your project for the Biodiversity Net Gain following the development.

The Metric supplied by your ecologist shows that there will be net loss of 1.27 habitat units on site which can be satisfied with circa 1.36 units of Traditional Orchard. This shows at present a 13.72% gain in biodiversity habitat off site.

The three ways to achieve BNG are:

- On Site
- Through both on-site and off-site
- Purchasing Statutory Credits from the government.

The guidance for LPA's which we strive to comply with can be found here:

[Biodiversity net gain: what local planning authorities should do - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain-what-local-planning-authorities-should-do)

In this document it is laid down that the following information should be included with your application:

- a statement confirming whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition
- the pre-development biodiversity value of the on-site habitat on the date of application (or an earlier date) including the completed metric calculation (showing the calculations, the publication date and version of the biodiversity metric used to calculate that value)
- where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for that date
- a statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation')
- where unauthorised degradation has taken place between 30 January 2020 and the submission of the planning application, the relevant date should be immediately before these activities were carried out

- a description of any [irreplaceable habitat](#) on the land, that exists on the date of application (or an earlier date)
- a plan drawn to an identified scale (including the direction of north), showing on-site habitat existing on the date of application (or an earlier date), and any irreplaceable habitat

A further action (which is desirable, but not necessary) would be to show that you have considered procuring a suitable offset site, and that an offset site is available which matches the requirements. This is where we, Adonis Blue Environmental Consultants (trading name for KWT Consultancy Services) have been approached for the availability of suitable units.

At the time of the approach, we were happy to offer the GH Dean Site at Leaveland which has the Traditional Orchard opportunity in sufficient volume on suitable soils and is in the same LPA (Local Planning Authority) as per the guidance provided by DEFRA.

These will be available for condition satisfaction following determination of the planning application. Conservation Covenants will be in place in draft form and a S106 addendum will be prepared.

Yours Sincerely

Michael Griffin
Business Development Lead
Adonis Blue Environmental Consultants