



# Biodiversity Net Gain for Kent and Medway



## Biodiversity Gain Statement Version 1.2

Please ensure that you refer to the [webpage](#) to download the latest version of this template. With the evolving nature of BNG guidance it is likely that it will be updated regularly.

Version	Updates
Version 1.0	
Version 1.1	Addition of the table of documents required to meet the minimum information requirements. Revision of numbering.
Version 1.2	Table of documents moved to Appendix 1. Text update to 2. Minor text edits to 4.2, link to government guidance and addition of text box for evidence. Removal of 4.6. Addition of a "Statement of Competence" to section 5 and consequent re-numbering. Removal of reference to validation requirement in 7.4.

### When to use this form

A biodiversity gain statement shows how a development may achieve 10% biodiversity net gain (BNG) (or a higher percentage if required by local policy). Submit this form to your local planning authority with your planning application. If your scheme design changes during the planning application process, you may be asked to update and resubmit this form.

This statement aligns closely with [Defra's Biodiversity Gain Plan](#) and information should be easily transferrable between the two forms. The Biodiversity Gain Plan must be submitted post-determination in order to discharge the Mandatory Biodiversity Gain Condition. If you have a fully completed Biodiversity Gain Plan, then you may submit it at planning application stage instead of this Biodiversity Gain Statement.

All parts of this form must be completed (unless directed by the form to skip ahead) and all supporting documents must be provided.

When not directed by a hyperlink to another question, always proceed to the next question.

Parts of the form identified by an \* are required to meet the "statutory minimum information" requirements outlined in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

**To assist with preparing documents for validation please refer to [Appendix 1](#) - which provides a list of documents required to the statutory minimum requirements.**

# 1. Submission details

## 1.1 Date

For example, 3/11/2023

## 1.2 Local planning authority (LPA)

Dartford Borough Council

## 1.3 Development site address

If the site does not have an address, enter the OS grid reference.

Former Landscape Depot , Broad Lane, Wilmington, Dartford. DA2 7AQ

## 1.4 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Demolition of existing structures, erection of 9 dwellings (6 x 3 bed and 3 x 2 bed) with associated access, parking, landscaping and refuse/cycle stores

# 2. Applicant details

## 2.1 Applicant name

Sovereign Services Kent Ltd

## 2.2 Company name

Sovereign Services Kent Ltd

## 2.3 Address

Unit 1, Petham Court, Crockenhill, Swanley BR8 8DL

## 2.4 Email address

Emma @willowplanning.co.uk (Agent)

## 2.5 Telephone number

07801055198 (Agent)

## 2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

## 2.7 Signature

A handwritten signature in black ink on a light blue background, enclosed in a rectangular box.

## 2.8 Date

04/02/2025

## 3. Responsible person details

Who is responsible for completing the biodiversity gain statement.

### 3.1 Name

Emma Gregson (Agent) and Katia Bresso (Ecologist)

### 3.2 Company name

Willow Town and Country Planning Ltd & KB Ecology

### 3.3 Address

8 The Orpines, Wateringbury. Kent. ME18 5BP

### 3.4 Email address

emma@willowplanning.co.uk

### 3.5 Telephone number

07801055198

## 3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

## 3. Signature

A handwritten signature in black ink on a light blue background, enclosed in a rectangular box.

## 3.8 Date

04/02/2025

## 4 Biodiversity net gain exemption

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Section 4 requests information relevant for meeting the minimum information requirement of “confirmation that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition.”

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### 4.1\* Do you believe this application is exempt from statutory biodiversity net gain?

- Yes – [Proceed to 4.2](#)
- No - [Proceed to section 5](#)

### 4.2\* Which exemption best applies to your application

[Access government guidance on exemptions.](#)

- Small sites (exempt from statutory net gain requirements until 2<sup>nd</sup> April 2024)
- Section 73 planning permission where the original planning permission was exempt
- Developments below the ‘de minimis’ threshold
- Householder applications
- High Speed Railway Transport Network
- Self-build and custom build applications which meet the exemption criteria
- Planning permission required to deliver a consented BNG scheme

Provide further detail on how the exemption is met, referencing submitted application documents where possible (e.g. Plan XXX demonstrates that the pre-development site supports 10m2 of amenity grassland and meets all de-minimis criteria)

Click or tap here to enter text.

### 4.3\* Have all habitats (including urban) with a distinctiveness score above 0 been assessed/considered when making this judgement?

This includes, but is not limited to, ivy covered walls, planters, and vacant/derelict land.

- Yes
- No

### 4.4\* Has habitat degradation since January 2020 been considered when making this judgement?

- Yes
- No

### 4.5\* Is your application likely to have a negative impact on habitat outside of the red line boundary?

- Yes
- No

If exemptions apply then [Statement Form Complete](#)

## 5. On-site biodiversity net gain – baseline

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5.1 – 5.7 request information relevant for meeting the minimum information requirement: “the pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate); **and**, the completed metric calculation tool showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value”.

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### 5.1 Statement of competence

Describe the knowledge and skills of the individual completing the Statutory Metric (or the Small Sites Metric). Refer to competency requirements within the [User Guides](#).

Completed by ecologist

### 5.2\* List the ecological survey reports and ecological assessments that have been submitted to planning

Send your reports to the LPA. Enter the file name.

KB Ecology PEA

### 5.3\* Survey date to inform pre-development biodiversity value

For example, 3/11/2023

28/03/2024

### 5.4\* Survey constraints

For example, access issues, weather, or seasonal constraints.

none

### 5.5\* Confirm you have used the statutory biodiversity metric tool?

*Use small site metric when appropriate.*

Failure to do so will result in the validation requirements not being met.

Yes

No

### 5.6\* Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

The\_Statutory\_Biodiversity\_Metric\_Broad  
LaneWilmington

### 5.7 Condition assessments and Methodology

≠ *This is only not applicable if all baseline habitats do not require a condition assessment in accordance with the statutory biodiversity metric.*

Send your condition assessments to the LPA and enter the file name.

Statutory\_Biodiversity\_Metric\_Condition\_AssessmentBroad  
Lane, Wilmington

## 5.8\* Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.16

Number of hedgerow biodiversity units

0.14

Number of watercourse biodiversity units

0

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5.9 – 5.11 request information relevant for meeting the minimum information requirement: “where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date.”

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## 5.9\* Is the relevant date for the pre-development biodiversity value the same date as the planning application?

- Yes - [Proceed to 5.11](#)  
 No - [Proceed to 5.9](#)

## 5.10\* If no, what date have you put?

This date will be reviewed and agreed by the LPA as per 4.2 of Defra’s Biodiversity Gain Plan.

28/03/2024

## 5.11\* To support the LPA in reviewing and agreeing the relevant date, please explain why your relevant date is different to the planning application date.

The pre-development baseline value is taken from a slightly earlier date than the date of application due to timing of survey work but this is judged as being acceptable as the Biodiversity value of the site is not expected to have changed in the intervening period.

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5.12 – 5.15 request information relevant for meeting the minimum information requirement: “a statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value (*degradation*), and where they have:

- a statement to the effect that these activities have been carried out;
  - the date immediately before these activities were carried out;
  - the pre-development biodiversity value of the onsite habitat on this date;
  - the completed metric calculation tool showing the calculations, and
  - any available supporting evidence of this”
-

**5.12\* Is there any evidence of habitat degradation that has taken place on site since January 2020?**

Yes - [Proceed to 5.12](#)

No – [Proceed to 5.15](#)

**5.13\* Was this habitat degradation undertaken with approval from a consenting body?**

Yes - [Proceed to 5.13](#)

No – [Proceed to 5.15](#)

**5.14\* Provide details of the relevant consenting body and reference number.**

Click or tap here to enter text.

**5.15\* Describe the nature of the degradation and how this has been factored into your application.**

e.g. predicting the habitat baseline prior to degradation, adopting a precautionary approach

Click or tap here to enter text.

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5.16 – 5.17 request information relevant for meeting the minimum information requirement: “a description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) on the land to which the application relates, that exists on the date of application, (or an earlier date).”

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**5.16\* Does the site (or did the site prior to degradation) have any Irreplaceable Habitats?**

<https://defralanduse.blog.gov.uk/2023/10/05/irreplaceable-habitats-and-bng-what-you-need-to-know/> .

Yes

No

**5.17\* If yes, describe the type and conditions irreplaceable habitats that are (were) present.**

Click or tap here to enter text.

**5.18\* Do the habitats within your site fall within the local nature recovery strategy?**

In the absence of the local nature recovery strategy please refer to the Interim Strategic Significance Guidance for Biodiversity Net Gain in Kent and Medway, accessible via [this webpage](#). Please bear in mind that not every habitat within a set geographic area will be classified as high, medium or low strategic significance. High strategic significance is awarded to the ‘right habitat in the right place’.

Yes

No

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5.19 requests information relevant for meeting the minimum information requirement: “*plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).*”

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**5.19\* Pre-development habitat survey report (UKHAB V2.0 preferred) and map (Including North and showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable)).”**

Send your baseline habitat survey report and map to the LPA. Enter the file name(s).

Baseline plan for BN Statement

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In addition to the minimum information requirements, applicants are encouraged to complete sections 6, 7 and 8 of the Kent Biodiversity Gain Statement. [Planning practice guidance on BNG](#) sets out that “*it may be appropriate for local planning authorities to ask for further information in order to assist the consideration of biodiversity net gain as part of the determination of the planning application where they believe this would be material to the consideration of the application.*”

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## 6. Onsite biodiversity net gain - post development

### 6.1 Post-development habitat map or landscape plan

Send your post-development habitat map and/or landscape Plan to the LPA. Enter the file name.

2401-F-400L STUDIO HUDSON architects Area  
Assessment

### 6.2 How will you avoid or minimise impacts to habitats?

Tell us about the steps you’ve taken on-site to follow the mitigation hierarchy, including to avoid or minimise the impact on irreplaceable habitats.

The design has ensured minimal impact on Medium to High distinctiveness habitats, as per the mitigation hierarchy.

### 6.3 Does your development site/scheme include any of the following:

If yes to any go to 6.4. If no continue to 6.6.

- mitigation or compensation for protected species
- mitigation or compensation for protected sites (including nutrient mitigation)
- restocking conditions relating to a tree felling licence or a restocking notice
- marine licensing
- remediation under the environmental damage regulations
- river basin management plan (RBMP) mitigation and enhancement measures

environmental impact assessment (EIA) compensation or sustainable drainage  
**6.4 Has any habitat creation/enhancements relating to the above been counted towards your BNG?**

- Yes - [Proceed to 6.5](#)  
 No – [Proceed to 6.6](#)

**6.5 Have you met ‘what counts towards your BNG’?**

[Find out what you can count towards a development’s BNG](#)

Yes please provide details

Click or tap here to enter text.

No

**6.6 Will the development have any negative impact on irreplaceable habitats?**

Including individual ancient/veteran trees.

- Yes - [Proceed to 6.7](#)  
 No – [Proceed to 6.8](#)

**6.7 Irreplaceable Habitat compensation plan**

Send your draft Irreplaceable Habitat compensation plan to the LPA and enter the file name.

Click or tap here to enter text.

**6.8 How do you foresee achieving the required (10%) net gain percentage?**

- On-site – [Proceed to 6.9](#)  
 Off-site – [Proceed to section 7](#)  
 Both – [Proceed to 6.9 then Section 7](#)

**6.9 Confirm you have added post development details to the metric tool submitted with this application.**

Failure to do so will result in the validation requirement not being met.

- Yes  
 No

**6.10 Total post-development biodiversity value – onsite only**

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.19

Number of hedgerow biodiversity units

0.26

Number of watercourse biodiversity units

0

### 6.11 Total net change in biodiversity units – onsite only

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

+0.03

Area habitat biodiversity units % change

+18%

Hedgerow biodiversity units

+0.12

Hedgerow biodiversity units % change

+85%

Watercourse biodiversity units

Click or tap here to enter text.

Watercourse biodiversity units % change

Click or tap here to enter text.

### 6.12 Does your application include any on-site habitat enhancements/creations that could be considered ‘significant’?

For more information as to what is considered significant, please visit <https://www.gov.uk/guidance/make-on-site-biodiversity-gains-as-a-developer>

Yes - [Proceed to 6.13](#)

No - [Proceed to section 7](#) (or [Statement Form Complete](#))

### 6.13 Tell us about the significant on-site enhancements/creations.

Which parcels does significance apply to, what total units and % gain is made up by these parcels. Do any of these have a high/very high difficulty level in achieving, if so, how will you manage it?

Click or tap here to enter text.

### 6.14 Habitat monitoring and management plan (HMMP) for significant on-site enhancement/creations

(where possible use Natural England Template <https://publications.naturalengland.org.uk/publication/5813530037846016>).

If available, send your draft HMMP to the LPA. Enter the file name.

Not available currently. Habitats to be created very simple to create and manage.

**6.15 Does your application include an excess of significant on-site units?**

- Yes - [Proceed to 6.16](#)
- No - [Proceed to section 7](#) (or [Statement Form Complete](#))

**6.16 Are you looking to secure these excess units to be placed on Natural England Off-site Register?**

- Yes [Proceed to 6.17](#)
- No - [Proceed to section 7](#) (or [Statement Form Complete](#))

**6.17 Give details**

Tell us about the units and which specific parcels you would like to secure. Provide details as to how trading rules remain met (250 words).

Click or tap here to enter text.

[Proceed to section 7](#) (or [Statement Form Complete](#))

## 7. Off-site biodiversity net gain

*Answer this section if your development includes/requires off-site habitat enhancements.*

**7.1 Explain why you're using off-site biodiversity units.**

Ensure you make reference to the Biodiversity Gain Hierarchy and the NPPF Mitigation Hierarchy

Click or tap here to enter text.

**7.2 How many off-site biodiversity units do you need to meet 10% net gain (or a higher percentage if required by local policy)?**

Click or tap here to enter text.

**7.3 Have you (preliminarily) secured off-site units?**

- Yes – [Proceed to 7.5](#)
- No - [Proceed to 7.4](#)

**7.4 Explain why you believe that the delivery of the necessary off-site BNG units is realistic and delivery is feasible?**

You may wish to refer to evidence to support the availability of the required habitat units in the locality of your development (the Kent BNG Site Register may support you in this) or refer to correspondence with potential BNG providers.

Click or tap here to enter text.

[Statement Form Complete](#)

**7.5 Confirm you have added proposed off-site gains to the metric tool submitted with this application.**

- Yes
- No

**7.4 Which option best describes the location of your off-site provision?**

LPA refers to the Local Planning Authority this application has been submitted to. National character areas can be found at <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-east-midlands>

- Within the same LPA and same National Character area
- Within the same LPA or same National Character area
- Within a neighbouring LPA or neighbouring National Character area
- Not within the same or neighbouring LPA or National Character area

**7.5 Provide the exact location of the off-site provision.**

If the site does not have an address, enter the OS grid reference

Click or tap here to enter text.

**7.4 Provide details of the off-site provider.**

Name

Click or tap here to enter text.

Email address

Click or tap here to enter text.

Telephone number

Click or tap here to enter text.

**8. Biodiversity net gain post development – Statutory credits**

**7.1 Do you anticipate needing to use statutory biodiversity credits?**

- Yes
- No

**7.1 Explain why you're planning to use statutory biodiversity credits**

Only answer this question if you're planning to use statutory biodiversity credits (250 words). What evidence is there that no units are available through the market? You can include correspondence from habitat providers and reference the Kent BNG Site Register.

Click or tap here to enter text.

## **9. Form Complete**

### **9.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies? (Optional)**

This survey data may be used to better inform Local Policies and inform action taken by local charities to further enhance/protect the natural environment. This data is also made available for academic research via the Record Centre.

Yes

No

### **9.2 Save this file as a .doc , .docx or .pdf and submit with your application**

## Appendix 1

To assist with validation, please provide details of how the information to meet the statutory minimum requirements has been provided:

Minimum information required	Provide details of how this information has been provided, e.g:
Confirmation that the application is subject to mandatory BNG (statement of if exemptions apply).	Within BNG Statement: <input checked="" type="checkbox"/>  And/or additional documentation: <a href="#">Click or tap here to enter text.</a>
The pre-development biodiversity value.	Within BNG Statement: <input checked="" type="checkbox"/>  And/or additional documentation: <a href="#">Click or tap here to enter text.</a>
Where the pre-development baseline value is taken from a date other than the date of application then a rationale for this alternative date.	N/a, baseline taken from date of application: <input type="checkbox"/>  Information within BNG Statement: <input checked="" type="checkbox"/>  Or additional documentation: <a href="#">Click or tap here to enter text.</a>
An excel version of the Statutory Metric (or Small Sites Metric) showing the calculations of the pre-development biodiversity value of the on-site habitats.	Document reference: The_Statutory_Biodiversity_Metric_Broad LaneWilmington
In order to assess the completed Statutory Biodiversity Metric spreadsheet it is essential that supporting information is submitted in the form of a Biodiversity Net Gain Report. This report should set out details of surveys undertaken to establish the biodiversity baseline of habitats on-site.	Document reference: Baseline plan for BN Statement and KB Ecology PEA report
A statement of whether activities have been carried out prior to the date of the application that have resulted in loss of onsite biodiversity value and how this impacts on the date at which the baseline biodiversity value has been considered.	Within BNG Statement: <input checked="" type="checkbox"/>  Or additional documentation: Baseline plan for BN Statement and PEA
A description of any irreplaceable habitats on site.	Within BNG Statement: <input checked="" type="checkbox"/>  Or additional documentation: <a href="#">Click or tap here to enter text.</a>
Plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable). UKHAB V2.0 preferred.	Document reference: Baseline plan for BN Statement