

Biodiversity Net Gain Assessment

Site Address:

16 Julian Road, Folkestone, Kent, CT19 5HP

Client:

H A Plans and Designs

Survey date:

13th November 2025

Project:

This report is prepared to inform a planning application with the Folkestone & Hythe District Council. The proposal is described as:

“Residential development comprising of 2 x 2 bedroom apartments and 4 x 1 bedroom apartments.”

[25/1797/FH]

BNG assessment methodology and legislation can be found in the Arbtech Supplement: [**BNG Methodology and Legislation – 2025.**](#)

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Final	1.0	Maddy Carter BSc (Hons), Consultant Ecologist	13/11/2025

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is centred at National Grid Reference TR 21938 36507 and has an area of approximately 0.03ha. The site contains a vegetated garden, an area of scrub, and scattered trees.

The soil type is classified by Landis.org as freely draining slightly acid loamy soils.

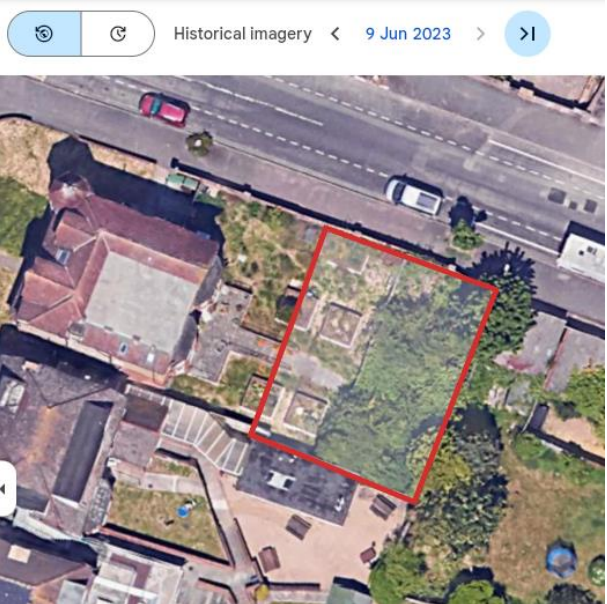
The site is situated along Wilton Road in the town of Folkestone, Kent. There are scattered trees onsite and extending into the local garden and parkland landscape. Aerial imagery shows the local landscape to predominantly feature urban built-up land, gardens, parkland, and scattered trees, with small parcels of woodland less frequent. The site is approximately 1.30km north of the coast. There are seven ponds (P1-P7) within 500m of the site. A railway line is 210m south of the site.

This report should be read in conjunction with the following documents:

- ❖ Statutory Baseline BNG Metric – 16 Julian Road, CT19 5HP – 44282642 – v1 – 1311205 (Arbtech Consulting Ltd., 2025)
- ❖ Preliminary Ecological Appraisal and Roost Appraisal (PEA/PRA) - 16 Julian Road, CT19 5HP – 44282642 – v1 – 1311205 (Arbtech Consulting Ltd., 2025)
- ❖ BS5837 – 16 Julian Road – 44282642_TCP01 – 31-10-2025-AO (Arbtech Consulting Ltd., 2025)

Executive Summary

- ❖ The site generates 0.09 area-based habitat units. To achieve a minimum +10% uplift, a minimum of 0.09 area-based habitat units are required.
- ❖ Trading rules are foreseen to be a constraint: the removal of heathland and shrub (mixed scrub), woodlands (other broadleaved woodlands), and individual trees must be made up for on a like-for-like or like-for-better basis. In other words, unless sufficient amounts of heathland and shrub, woodland, and individual tree habitats are proposed, the site will generate a trading error for the loss of these habitat types.
- ❖ Given the proposed vegetation clearance of the site to facilitate the provisioning of urban infrastructure, including large amounts of sealed surfaces, it is unlikely that net gain will be achieved within the site's red line boundary. Off-site compensation will likely be required.

BNG Informative	
	<p>Date reflected by BNG calculations: 5th November 2025</p> <p>The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 16th May 2019 (next satellite image dated 5th April 2020) and 9th June 2023 (most recent satellite image), the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.</p>
Habitat Degradation Statement	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Historical imagery < 16 May 2019 > > </p> </div> <div style="text-align: center;">  <p>Historical imagery < 9 Jun 2023 > > </p> </div> </div>
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.
BNG Target Uplift	+10%

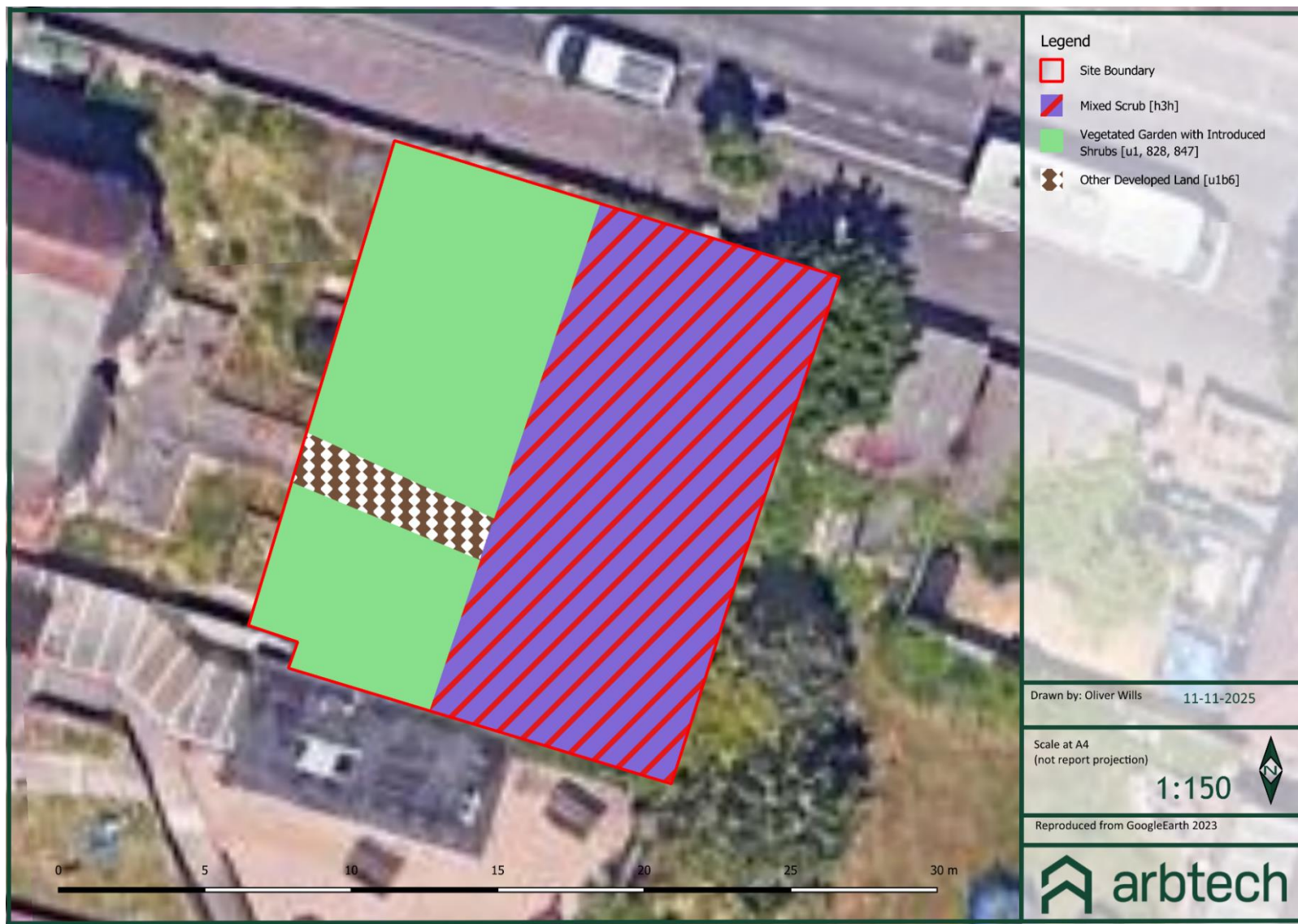
National Character Area (NCA)	120 – Wealden Greensand		
Strategic Significance	Kent and Medway County Council (KMCC), the responsible authority for drafting the Local Nature Recovery Strategy (LNRS) for Dover district council, has yet to adopt a comprehensive LNRS. As advised by the KMCC, the following documents from its adopted Local Plan (including Supplementary Planning Documents, SPDs), were used to determine strategic significance: ❖ Interim Strategic Significance Guidance for Biodiversity Net Gain, KMCC (January, 2024)		
	Habitat	Baseline / Post-Development	Justification
	N/A	N/A	N/A
Limitations			
No specific limitations.			

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Other Developed Land	0.00117	A hard standing path runs east to west through the middle of the vegetated garden to a gate in the fence separating the vegetated garden from the mixed scrub.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Vegetated Garden	0.01152	<p>The west half of the site is comprised of a vegetated garden, with raised planters, introduced shrubs, and grass regularly maintained at a short sward length. The vegetated garden continues outside the site boundary.</p> <p>Species recorded include dominant Yorkshire fog <i>Holcus lanatus</i>, abundant onion spp. <i>Allium</i> spp., frequent ribwort plantain <i>Plantago lanceolata</i>, perennial ryegrass <i>Lolium perenne</i>, occasional broadleaved dock <i>Rumex obtusifolius</i>, creeping buttercup <i>Ranunculus repens</i>, bristly oxtongue <i>Helminthotheca echioides</i>, ragwort <i>Jacobaea vulgaris</i>, cleavers <i>Galium aparine</i>, green alkanet <i>Pentaglottis sempervirens</i>, herb Robert <i>Geranium robertianum</i>, dandelion <i>Taraxacum</i> spp., white clover <i>Trifolium repens</i>, California poppy <i>Eschscholzia californica</i>, rare vetch spp. <i>Vicia</i> spp., fumitory <i>Fumaria</i> spp., and spear thistle <i>Cirsium vulgare</i>.</p> <p>Shrubs recorded in the vegetated garden include red robin <i>Photinia x fraseri</i>, rose spp. <i>Rosa</i> spp., bay leaf <i>Laurus nobilis</i>, apple spp. <i>Malus</i> spp., and cherry spp. <i>Prunus</i> spp.</p>		
Mixed Scrub	0.01563	The east half of the site is comprised of an area of mixed scrub, separated by a fence from the vegetated garden. Shrub species recorded include abundant buddleia <i>Buddleja davidii</i> , bramble <i>Rubus fruticosus</i> , rare field maple <i>Acer campestre</i> , and holly <i>Ilex aquifolium</i> , while the ground flora includes occasional ground ivy <i>Glechoma hederacea</i> and pendulous sedge <i>Carex pendula</i> .	<p>Poor: passes 1 of 5 criteria.</p> <p>Assessed using the 'Scrub' habitat type condition sheet.</p>	

	Habitat Type	Biodiversity Units Generated
Area-Based	Other Developed Land	0
	Vegetated Garden	0.02
	Mixed Scrub	0.06
	Total	0.09

BNG Informative	
Results and Discussion	<p>The site generates 0.09 area-based habitat units. To achieve a minimum +10% uplift, a minimum of 0.09 area-based habitat units are required.</p> <p>A post-development BNG assessment must be undertaken to discern the net change of biodiversity value as a result of the proposed development.</p>
General Recommendations	<p>Trading rules are foreseen to be a constraint: the removal of heathland and shrub (mixed scrub) must be made up for on a like-for-like or like-for-better basis. In other words, unless sufficient amounts of heathland and shrub are proposed, the site will generate a trading error for the loss of these habitat types.</p> <p>No habitats can be created in BNG within any areas proposed to be private residential gardens. This includes any trees, green roofs, or wildflower meadows which may be proposed within such residential curtilages. Semi-natural habitats such as mixed scrub should therefore be provisioned within communal areas under central management.</p> <p>Given the proposed vegetation clearance of the site to facilitate the provisioning of urban infrastructure, including large amounts of sealed surfaces, it is unlikely that net gain will be achieved within the site's red line boundary. Off-site compensation will likely be required, and can be done by:</p> <ul style="list-style-type: none"> ❖ creating the required habitats off-site (i.e. outside the red line boundary) <i>N.B. this will require a baseline ecological survey to determine the baseline value of the off-site parcel of land ideally within the curtilage of the LPA or within the same National Character Area (NCA), and the off-site land must be registered with the government;</i> ❖ purchasing biodiversity units from existing habitat banks <i>N.B. such habitat bank should ideally be within the curtilage of the LPA or within the same NCA; or</i> ❖ purchasing statutory biodiversity credits from the government <i>N.B. metric rules dictate if statutory credits are required, double the amount of credits will be required to compensate for a single unit deficit.</i> <p>The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation should be of an appropriate distinctiveness to meet the trading rules of BNG.</p>

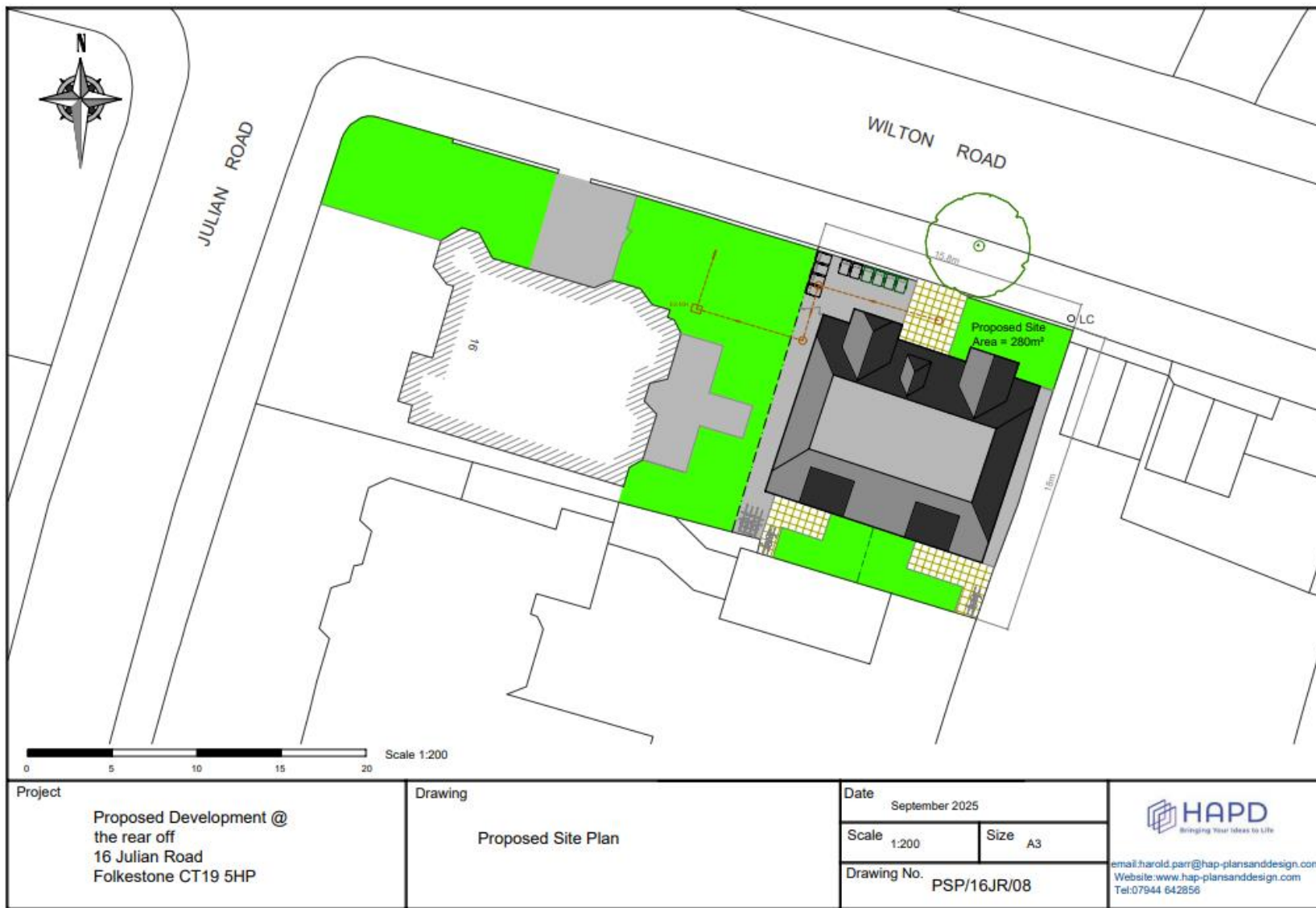
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan

Not available at the time of writing.

Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>			-0.09
	<i>Hedgerow units</i>			0.00
	<i>Watercourse units</i>			0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>			-100.00%
	<i>Hedgerow units</i>			0.00%
	<i>Watercourse units</i>			0.00%
Trading rules satisfied?		No - Check Trading Summaries ▲		
Area created must match area lost for both onsite and offsite ▲				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	0.09	0.09	0.09
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00
				No additional hedgerow units required to meet target ✓ No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Mixed Scrub; assessed using ‘Scrub’ habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	N	Species composition is made up entirely of buddleia and bramble, with field maple and holly being rare.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	N	No varied age classes present.
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.	N	Buddleia is present.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	Developed edge between scrub and adjacent habitats.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	None observed.
Number of criteria passed			1
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved ✓
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	✓