

# Developing a Net Gain Policy in an Emerging Plan

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Landscape and Biodiversity Officer  
Tunbridge Wells Borough Council



# **Moving from No Net Loss to Net Gains for Biodiversity**

**What does no net loss look like?**

# Biodiversity Policy

## Core Policy 4

3. A hierarchical approach to nature conservation and the protection of biodiversity and geodiversity will be applied across the sites and habitats of national, regional and local importance within the Borough. The objective will be **to avoid net loss of biodiversity** and geodiversity across the Borough as a whole

4. Opportunities and locations for biodiversity enhancements will be identified and pursued by the creation, protection, enhancement, extension and management of green corridors and through the development of green infrastructure networks in urban and rural areas to improve connectivity between habitats

## LEGEND



## Planting Schedule

Proposed Tree Species Planting			Girth	Height	Specification
<i>Alexis campestre</i>	12-14m	400-450cm	14-16cm	450-450cm	Heavy Standard Clear Stem min. 200 RB
<i>Alnus cordata</i>	14-16cm	450-450cm	14-16cm	450-450cm	Extra Heavy Standard Clear Stem min. 200 RB
<i>Amelanchier 'Ballarina'</i>	12-14m	400-450cm	14-16cm	450-450cm	Bushy C
<i>Betula albosinensis 'Pascuator'</i>	12-14m	400-450cm	14-16cm	450-450cm	Heavy Standard Clear Stem min. 200 RB
<i>Betula pendula</i>	12-14m	400-450cm	14-16cm	450-450cm	Heavy Standard Clear Stem min. 200 RB
<i>Coprinus beatus</i>	14-16cm	450-450cm	14-16cm	450-450cm	Extra Heavy Standard Clear Stem min. 200 RB
<i>Carpinus betulus 'Frane Fontaine'</i>	14-16cm	450-450cm	14-16cm	450-450cm	Extra Heavy Standard Clear Stem min. 200 RB
<i>Crataegus monogyna</i>	8-10cm	200-250cm	8-10cm	200-250cm	Standard BR
<i>Crataegus punctata 'Sylvestris'</i>	12-14m	400-450cm	14-16cm	450-450cm	Heavy Standard Clear Stem min. 200 RB
Proposed Native Hedgerow Planting			Height	Specification	
<i>Alexis campestre</i>	80-100cm	80-100cm	80-100cm	80-100cm	Transplant BR
<i>Corylus avellana</i>	80-100cm	80-100cm	80-100cm	80-100cm	Bushy BR
<i>Crataegus monogyna</i>	80-100cm	80-100cm	80-100cm	80-100cm	Transplant BR
<i>Escallonia europaea</i>	80-100cm	80-100cm	80-100cm	80-100cm	Bushy BR
<i>Lonicera periclymenum</i>	80-100cm	80-100cm	80-100cm	80-100cm	Canal C
<i>Rosa canina</i>	40-60cm	40-60cm	40-60cm	40-60cm	Bushy C

# Rye Road, Hawkhurst Landscape Masterplan

client: Riverdale

scheme: Rye Road, Hawkhurst

drawing: Landscape Masterplan

date: December 2016 scale: 1:500@A1

drawn: PF/DM checked: ALK

drawing no: RV20929 10B

Rev	Date	Details	Drawn
1	20.05.17	Client comments	PF
2	20.05.17	Client comments	DM

(Head Office)  
Riverside Park Business Centre  
Orange Lane  
Maidenhead, SL16 0ES  
t 01688 925646

Courtyard House  
Mill Lane  
Godalming, GU7 1EY  
t 01483 423714

Suite 6, Crestant House  
Yonge Close  
Epsom, Surrey, E15 9EX  
t 02382 029300

**ACD**  
ENVIRONMENTAL

Ecology  
Archeology  
Arbiculture  
Landscape Architecture



NB: Refer to Landscape Architects drawings for landscape masterplan







**Rydon** Homes

Rydon Homes Ltd  
Rydon House  
Station Road  
Forest Row  
East Sussex  
RH18 5DW  
T 01342 825151  
E-mail: design@rydon.co.uk

### Walkhurst Road Benenden

Site Layout

Drawing No: 10565-FA-02

Date: May 2016  
Drawn by: MMH  
Scale: 1:500 @ A2  
Rev: E

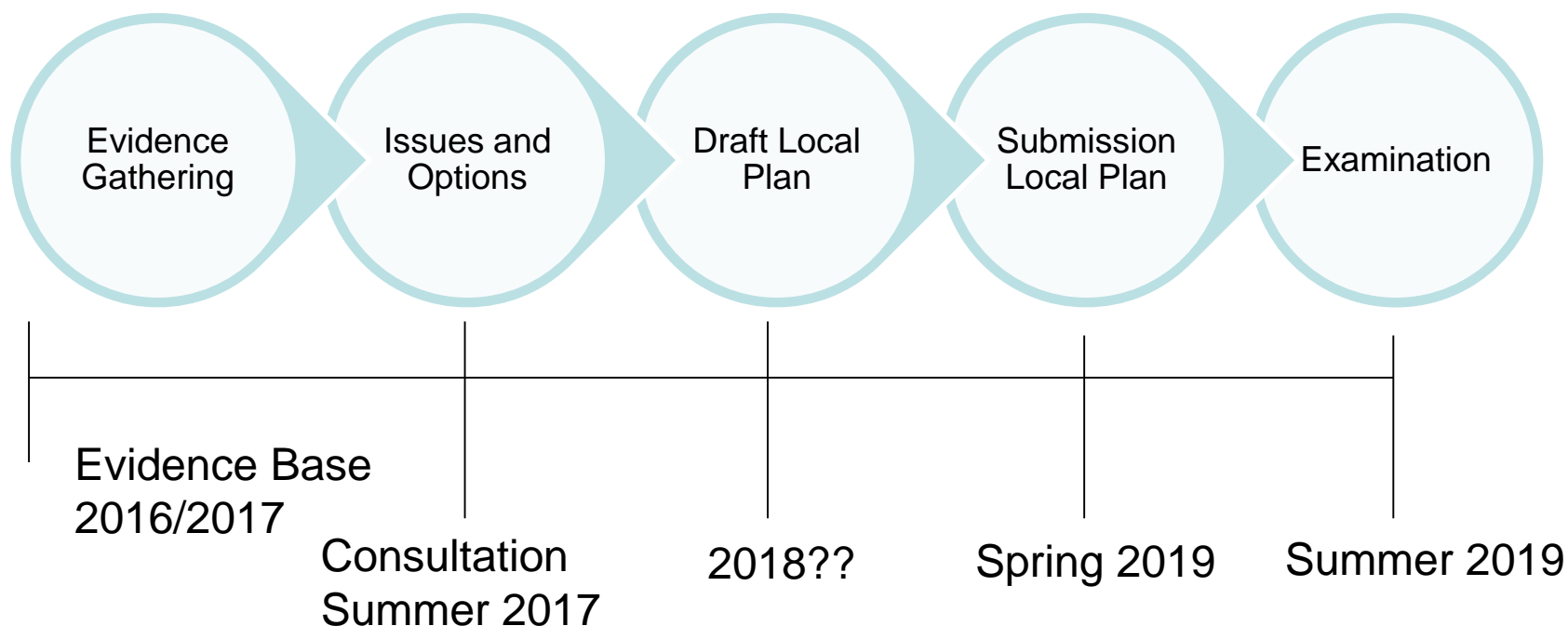
# The Local Plan Challenge:

More homes, more biodiversity, more quickly with fewer resources!

## The Players:



# How we approached a new Local Plan and our members



## TUNBRIDGE WELLS BOROUGH LOCAL PLAN

### A NEW EVIDENCE BASE AND POLICY REVIEW FOR THE NATURAL ENVIRONMENT

Tuesday 5<sup>th</sup> April 2016 10.30am till 12.30pm  
Calverley House Business and Conference Centre - Bayham Suite  
<http://www.calverleyhouse.co.uk/>  
55 Calverley Road, Tunbridge Wells, Kent TN1 2TU  
Tel: 01892 704000

#### INVITEES

RSPB  
Woodland Trust  
Kent Wildlife Trust  
Environment Agency  
Natural England  
High Weald AONB Unit  
Kent Nature Partnership  
Forestry Commission  
Kent Reptile & Amphibian Group

#### AGENDA

- 1) Welcome and Introduction
- 2) Our Local Plan process
- 3) Overview of Current Local Plan documents and status
- 4) Sustainability Assessment update
- 5) Themed discussions
  - Woodland
  - Water (not flooding)
  - Habitats and species
  - Landscape
  - Urban environment
  - Other (e.g. Lighting, noise, soils etc)
- 6) Available Guidance and best practice.
- 7) Proposed studies
- 8) Proposed policies
- 9) Future consultation and involvement.



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#### Private & Confidential

To: Members of the Planning Policy Working Group  
(for full list of Members, see list below)

Contact Officer: Stephen Baughen

Tel: 01892 554482

(Copied to all other Members for information)

Date: 20 November 2018

Email: [planning.policy@tunbridgewells.gov.uk](mailto:planning.policy@tunbridgewells.gov.uk)

Dear Councillor

#### PLANNING POLICY WORKING GROUP: 27 NOVEMBER 2018

Please find below an Agenda for the next Planning Policy Working Group meeting, to be held on Tuesday 27 November 2018 commencing at 10:00 in Committee Room A. Please can any apologies be sent directly to Kate Jelly ([kate.jelly@tunbridgewells.gov.uk](mailto:kate.jelly@tunbridgewells.gov.uk)).

#### Agenda

Item	Title	Presenting officer	Presentation	Suggested start time	Suggested finish time
1	Apologies			10.00	
2	Declarations of Interest				10.05
3	Minutes of 30 October meeting				
4	Affordable Housing	Steve Baughen, Michael Hammacott & Sarah Lewis	Powerpoint	10.05	10.30
5	Future provision of schools	Ellen Gilbert	Powerpoint	10.30	11.00
6	Ashdown Forest final	David Scully & Tom Vint	Verbal	11.00	11.10
7	Landscape final	David Scully & Tom Vint	Verbal	11.10	11.20
8	Lighting and Dark Skies	David Scully & Tom Vint	Verbal	11.20	11.40
9	Garden settlements update	Steve Baughen	Verbal	11.40	11.55
10	Planning Performance Agreements	Steve Baughen	Verbal	11.55	12.15
11	Update: Bigborough PC workshop	Ellen Gilbert/Deborah Dixon	Verbal	12.15	12.20
12	Update: Sandhurst PC workshop	Ellen Gilbert/Deborah Dixon	Verbal	12.20	12.30

#### Planning Services

##### Planning Policy

Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS  
Telephone 01892 526121 - Minicom 01892 545449 - DX 3929 Tunbridge Wells  
e-mail [planning.policy@tunbridgewells.gov.uk](mailto:planning.policy@tunbridgewells.gov.uk)



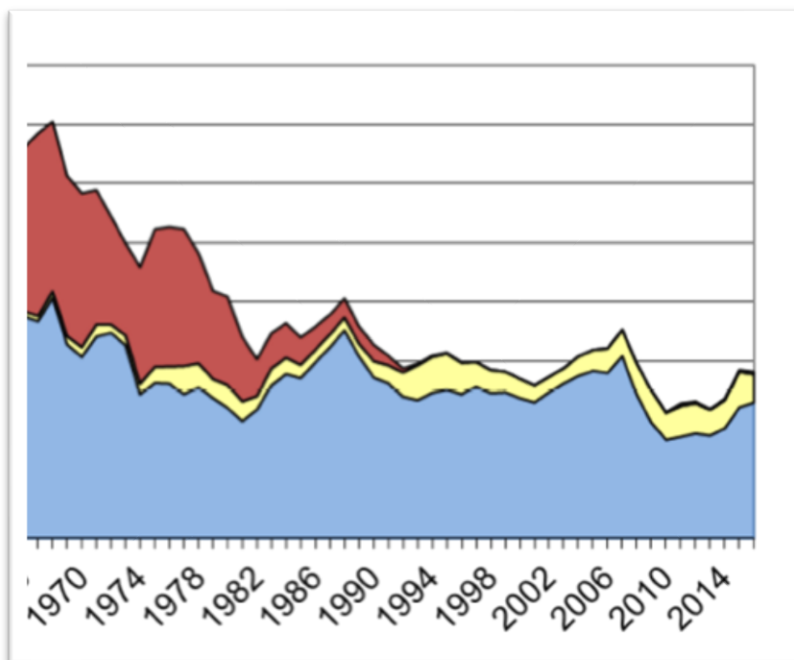
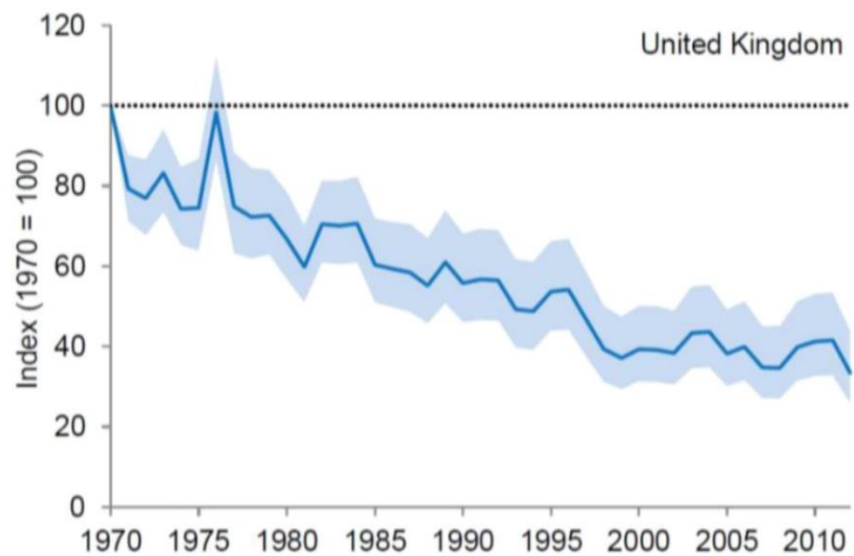
## Conversations with members....



“maintain and enhance the natural world” or face disaster

“leave the environment in a better condition than we found it”

(Michael Gove ‘delivering a green Brexit’ in July 2017)



**“Sparrow numbers 'plummet by 68%”**

Thursday, 20 November 2008 BBC News website

**“UK biodiversity still in decline”**

Monday, 6 April 2009 BBC News website

**“Alarming decline in England's biodiversity”**

The Ecologist 11 March 2010

**“One in 10 UK wildlife species faces extinction”**

Guardian Wednesday 14 September 2016

NPPF:

“boost significantly the supply of housing” (Para 47).

The NPPF expects the pursuit of sustainable development to, amongst other things, move **“from a net loss of biodiversity to achieving net gains for nature”** (para 9).

To achieve these twin aims of more houses and more biodiversity the government are relying upon a practice referred to as biodiversity offsetting:

*“Biodiversity offsets are conservation activities that are designed to give biodiversity benefits to compensate for losses - ensuring that when a development damages nature (and this damage cannot be avoided or mitigated) new nature sites will be created”.*

DEFRA Website: Biodiversity Offsetting Published 9 April 2013 accessed 12/1/2017  
<https://www.gov.uk/government/collections/biodiversity-offsetting>

# Biodiversity Net Gain

## Good practice principles for development

### CIRIA/CIEEM/IEMA

# Biodiversity Net Gain

Good practice principles for development

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# How to measure biodiversity to calculate net gain?

There is no universal method to measure the resulting net gain or loss for biodiversity and if there is a loss the quantum or quality of the biodiversity offsetting required.

Value of 1 ha in “biodiversity units”		Habitat distinctiveness		
		Low (2)	Medium (4)	High (6)
Habitat quality	Good (3)	6	12	18
	Moderate (2)	4	8	12
	Poor (1)	2	4	6

# Draft Policy for Biodiversity Net Gain

## Policy EN 11

### Net Gains for Nature: biodiversity

Development will only be permitted where it meets all of the following criteria:

1. It can demonstrate to the satisfaction of the Council through the application of an acceptable method of measurement, or impact assessments, that completion of the development will result in a measurable long term net gain for biodiversity;
2. It can be demonstrated that the proposals have adopted a strict approach to the mitigation hierarchy (i.e. avoid, mitigate, compensate) and are able to justify all unavoidable impacts on biodiversity; and
3. The proposed measures for mitigation, compensation, and/or net gain are acceptable to the Council in terms of design and location, and are secured for the lifetime of the development with appropriate funding mechanisms that are capable of being secured by condition and/or legal agreement.

Policy EN 11 Net Gains for Nature: biodiversity will apply to all applications, except for householder and advertisements applications, and other minor developments where biodiversity considerations are not appropriate, e.g. a change of use from A1 (retail) to A3 (restaurants and cafes). Those developments not covered by Policy EN 11 may still contribute to net gain through, where appropriate, the attachment of a planning condition to any consent requiring a scheme of ecological enhancements.

Where offsetting is proposed through a scheme of biodiversity credits and/or land banking, that scheme and the location for the offsetting will need to be approved by the Council, and evidence submitted to the Council to demonstrate compliance with the policy.

## Major Developments:

- mitigation, compensation, and enhancement on, or immediately adjacent to,
- only in exceptional circumstances and in the interests of biodiversity will 'off site' or offsetting schemes be considered acceptable.

## Non-major development:

- on site, preferred option, but off site or offsetting will be considered where it offers the best outcome for biodiversity, is in reasonably close proximity to the application site, and follows the mitigation hierarchy.

## Additional points:

- Only that which cannot be mitigated or compensated for on site will be permitted off site,
- loss or damage to irreplaceable habitats will, by definition, entail a net loss.

The Council may, in due course, provide further detailed guidance on this policy in the form of a practice note or **Supplementary Planning Document**. In the absence of further guidance, reference will be made to the latest government guidance, Biodiversity Net Gain – Principles and Guidance for UK Construction and Developments (CIEEM, CIRIA, IEMA, 2016), and British Standard BS42020 Biodiversity - Code of Practice for Planning and Development, or subsequent revisions.

**SPD will take about a year so what to do in the meantime?**

# Cabinet

12 September 2019

Is the final decision on the recommendations in this report to be made at this meeting?

Yes

## Net gain for Biodiversity in the Borough

<b>Final Decision-Maker</b>	Cabinet
<b>Portfolio Holder(s)</b>	Councillor Alan McDermott – Leader and Portfolio Holder for Planning and Transportation
<b>Lead Director</b>	Lee Colyer – Director of Finance, Policy and Development
<b>Head of Service</b>	Stephen Baughen – Head of Planning
<b>Lead Officer/Author</b>	David Scully - Landscape and Biodiversity Officer
<b>Classification</b>	Non-exempt
<b>Wards affected</b>	All

**This report makes the following recommendations to the final decision-maker:**

1. That the proposals for addressing existing and emerging policies for net gains for biodiversity across the Borough as part of development proposals are noted.
2. That Councillors be asked to provide any comments they think will be helpful in preparing future guidance in support of the emerging policy for net gain for biodiversity to the Planning Policy team ([planningpolicy@Tunbridgewells.gov.uk](mailto:planningpolicy@Tunbridgewells.gov.uk)) by 5pm on 1 November 2019.

## Proposal for using S106 contributions:



To be defined in the S106 agreement as “*biodiversity offsetting sum*” which is “*to be spent on a scheme of biodiversity offsetting within the Borough covering the establishment of project principles, scheme design, identification of site(s) including the Council owned Woodlands of Marshley Harbour Woods, Snipe and Bassets Wood and High Woods and/or the acquisition of other sites, preparation of management plans and the execution of improvements works and fees for management, professional and legal advice*”.

Initially this will be earmarked as follows but this may change depending upon advice received and early scoping of the proposals:

- Management plans for Council owned woodlands by KHWP with some external support - £9k
- Long terms works to woodlands to achieve a minimum net gain of 5.71 Units - £75K to be spent over a minimum 50year timeframe.
- Development of a future scheme of borough or county offsetting - £18K consultant fees
- Any surplus to be put towards future offsetting schemes or biodiversity units to be provided elsewhere.

How is this being applied?





**Life Sciences**  
**Training Area**  
**Researcher/Technician**  
**Research Scientist**

**TEST 1: 100 MARKS**

1. Identify the main components of the following text and explain their significance.

2. Discuss the role of the following components in the overall system.

3. Explain the importance of the following components in the overall system.

4. Discuss the role of the following components in the overall system.

5. Explain the importance of the following components in the overall system.

Overordnet Specifikation		Gennemsnit		Standardafvigelse		Standardiseret	
Spørgsmål	Skala	Spørgsmål	Skala	Spørgsmål	Skala	Spørgsmål	Skala
P1	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P2	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P3	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P4	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P5	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P6	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P7	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P8	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P9	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P10	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P11	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P12	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P13	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P14	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P15	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P16	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P17	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P18	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P19	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P20	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P21	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P22	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P23	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P24	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P25	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P26	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P27	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P28	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P29	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P30	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P31	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P32	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P33	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P34	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P35	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P36	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P37	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P38	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P39	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P40	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P41	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P42	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P43	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P44	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P45	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P46	1-5	0,00	0,00	0,00	0,00	0,00	0,00
P47	1-5	0,00	0,00	0,00	0,00	0,00	0,00

Water Quality Data					
Order No	Sample No	Location	Date	Depth	Remarks
1	1	100m	10/10/2010	100m	100m
2	2	200m	10/10/2010	200m	200m
3	3	300m	10/10/2010	300m	300m
4	4	400m	10/10/2010	400m	400m
5	5	500m	10/10/2010	500m	500m
6	6	600m	10/10/2010	600m	600m
7	7	700m	10/10/2010	700m	700m
8	8	800m	10/10/2010	800m	800m
9	9	900m	10/10/2010	900m	900m
10	10	1000m	10/10/2010	1000m	1000m

Large Customers Share	No. of	Invested R&D	Revenue
2016	2017	2018	2019

Public: New Entries	New (1)	Featured (2)	More	Details/Info
Public: Public:Public	Public:Public	Public:Public	Public:Public	Public:Public

**Nedersaksje**  
 De Nederlânske taal is de meast sprutske taal yn Nederlân. It is in Germaanske taal, dy't út it Noardgermaansk komt. It hat in grut oantal dialekten, mar de meast sprutske is de Nederlânske taal. It hat in grut oantal wurdfoarmen, mar de meast brûkte is de Nederlânske taal. It hat in grut oantal wurdfoarmen, mar de meast brûkte is de Nederlânske taal.

**Overall Study/Overall Control Parents/Parenting Strategy for the Intervention Group/Intervention Parenting Strategy**

Variable	Intervention	Control
Parental Involvement	1.0	0.0
Parental Monitoring	1.0	0.0
Parental Warmth	1.0	0.0
Parental Discipline	1.0	0.0

Parameter	Value	Unit
Initial temperature	30	°C
Initial concentration	0.1	mol/L

**3. KLASA I LICEUM OGÓLNE**

 wyznaczony zwrócić uwagę na:

 dlaczego wyznaczenie jest ważne?

 dlaczego wyznaczenie jest dla Ciebie ważne?

		Timber Play Wobbly sheep Order number: 434270
		Timber Play Jolly beam Order number: 403380
		Timber Play Jumping disc Order number: 404380
		Timber Play Small see-saw Order number: 411780



## Loss of 5.71 Biodiversity Units

Estimated cost of biodiversity Units and consultant fees £18 to 24K per **biodiversity unit**.

We have agreed in principle £102.78K or £18k per **biodiversity unit**

Proposed habitats on site/Development, mitigation and onsite compensation		Target habitats distinctiveness		Target habitat condition		Temporal factor		Difficulty factor		Biodiversity units generated	Comment
Target habitat	Area (ha)	Distinctive	Score	Condition	Score	Time (years)	Score	Difficulty	Score		
<b>1: Habitat recreation</b> Enter target habitat to be recreated on area of development <b>habitat impact</b>	Q1		R1		S1		T1		U1	$(Q1 \times R1 \times S1) / T1 / U1$	
Built Environment: Gardens and amenity areas	0.65	Low	2	Poor	1	5 years	1.2	Low	1	1.08	Over Neutral Grassland: cultivated with turf
Woodland: Scattered trees	0.21	Medium	4	Moderate	2	10 years	1.4	Low	1	1.20	Over Neutral Grassland: Heavy standard mixed native species, seed with EM1 (special pollen/nectar mix) dead wood habitat creation scattered throughout
Built Environment: Buildings and hardstanding	0.82	None	0	Poor	1	5 years	1.2	n/a	1	0.00	Over Neutral Grassland
Built Environment: Buildings and hardstanding	0.08	None	0	Poor	1	5 years	1.2	n/a	1	0.00	Added to correct rounding errors
Grassland: Other low	0.07	Low	2	Poor	1	5 years	1.2	Low	1	0.12	Over Neutral Grassland; To be seeded with general purpose
distinctiveness grassland											grassland mixture (or similar) - Landscaping along the development area and front lawns EM1.
Freshwater: Ponds	0.02	Medium	4	Good	3	10 years	1.4	Low	1	0.17	Newly created pond
Grassland: Other medium distinctiveness grassland	0.14	Medium	4	Moderate	2	10 years	1.4	Low	1	0.80	Over Neutral Grassland; To be seeded with species rich grassland mixture (or similar)
<b>Total</b>	<b>1.99</b>									<b>3.37</b>	<b>W</b>
<b>2: Habitat creation</b> Enter new target habitat to be created on land protected during development. To be of higher value than existing	Q2		R2		S2		T2		U2	$((Q2 \times R2 \times S2) - V2) / T2 / U2$	
<b>Total</b>	<b>0.00</b>									<b>0.00</b>	<b>X</b>
<b>3: Habitat restoration</b> Enter target habitat of retained areas to be restored	Q3		R3		S3		T3		U3	$((Q3 \times R3 \times S3) - V3) / T3 / U3$	
											neutral grassland (east of watercourse) and enhancement to good condition through species planting and / or appropriate management, with public access limited.
											Retention of semi-improved neutral grassland (west of watercourse) and enhancement to moderate condition through species planting and / or appropriate management.
<b>Total</b>	<b>0.00</b>									<b>0.00</b>	<b>Y</b>
Trading down correction										-1.12	<b>Z</b>
Onsite compensation gain										2.25	<b>OCG = W + X + Y - Z</b>
NBB = OCG - GBL											
Net biodiversity balance										-5.71	<b>Net loss and biodiversity offsetting requirement</b>
Percentage of gross impact loss										71.72	
Percentage of site biodiversity loss										67.64	

<b>KEY</b>	
No action required	
Action required	
Drop-down menu	
Calculation	
Automatic lookup	
<b>Overall Result</b>	net loss to biodiversity
	net Gain to biodiversity



Table 5 - Biodiversity Metric

Pre-intervention biodiversity calculation

Habitat Type	Size of habitat parcel ha	x	Distinctiveness	x	Condition	x	Strategic location	x	Connectivity	=	Biodiversity units
Arable field	2.63	x	0	x	1	x	1.1	x	1	=	0
Species rich hedgerow	0.16		4		2.5		1.1		1		1.76
Poor quality hedgerows	0.04		2		1		1.1		1		0.088
											1.848

Post intervention calculator

Target Habitat	Size of habitat parcel	x	Target Distinctiveness	x	Target Condition	x	Strategic location	x	Connectivity	x	Difficulty	x	Time to target condition	x	spatial risk	=	Biodiversity units
Existing Species rich hedgerow	0.16		4		3		1.1		1.1		1		0.965		1		2.242
New Species rich hedgerow	0.04		2		2		1.1		1.1		0.67		0.7		1		0.091
orchard area	0.1402		4		2		1.1		1.1		0.67		0.7		1		0.636
natural play area	0.1782		2		2		1.1		1		1		0.837		1		0.656
Species rich grassland and scrub matrix	0.7469		4		3		1.1		1		0.67		0.7		1		4.624
																	8.249

Post units	-	Pre units	=	Outcome
8.249	-	1.848	=	6.40

# Negotiated a £25k contribution to biodiversity offsetting

Table 5 - Biodiversity Metric

## Pre-intervention biodiversity calculation

Habitat Type	Size of habitat parcel ha	x	Distinctiveness	x	Condition	x	Strategic location	x	Connectivity	=	Biodiversity units
Arable field	2.63	x	<del>0</del>	x	1	x	1.1	x	1	=	<del>0</del>
Species rich hedgerow	0.16		4		2.5		1.1		1	=	1.76
Poor quality hedgerows	0.04		2		1		1.1		1	=	0.088

0 = Tarmac  
2 = Grass or clover ley.

1 or 2

2.893 or 5.786

4.74 or 7.634

## Post intervention calculator

Target Habitat	Size of habitat parcel	x	Target Distinctiveness	x	Target Condition	x	Strategic location	x	Connectivity	x	Difficulty	x	Time to target condition	x	spatial risk	=	Biodiversity units
Existing Species rich hedgerow	0.16		4		3		1.1		1.1		1		0.965		1		2.242
New Species rich hedgerow	0.04		2		2		1.1		1.1		0.67		0.7		1		0.091
orchard area	0.1402		4		2		1.1		1.1		0.67		0.7		1		0.636
natural play area	0.1782		2		2		1.1		1		1		0.827		1		0.656
Species rich grassland and scrub matrix	0.7469		4		<del>3</del>		1.1		1		<del>0.67</del>		0.7		1		<del>1.621</del>

2

.33

1.5182

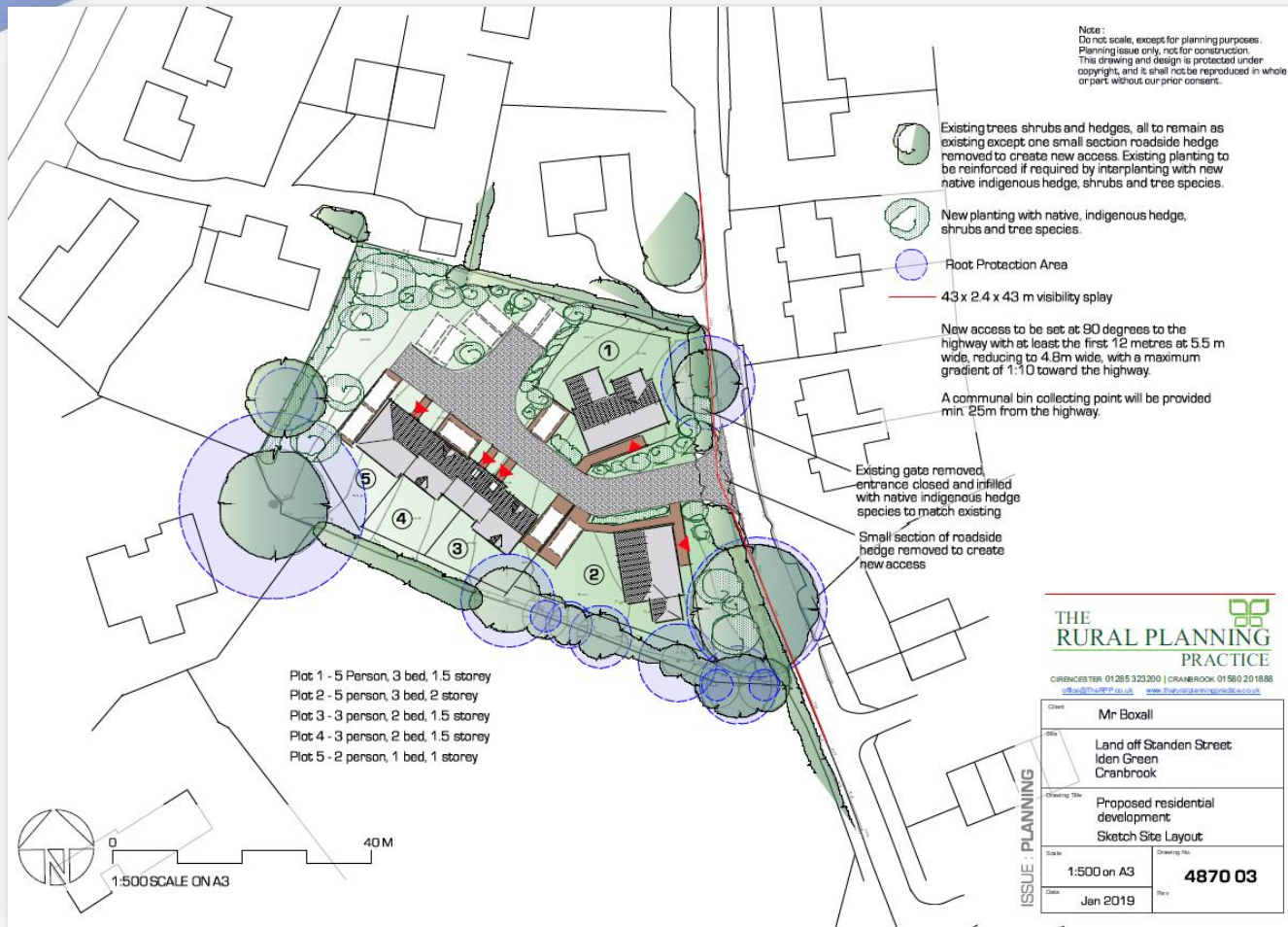
4.4872

3 = Good (highest Category)  
2 = Moderate

Post units	-	Pre units	=	Outcome
8.249	-	1.848	=	6.40
4.48	-	4.78	=	0.26 -
	-	7.63	=	3.15 -

.67 Medium difficulty

.33 High difficulty.



1 Biodiversity Unit £18k

## Appeal Decision

Site visit made on 15 July 2019

by Graham Chamberlain BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 July 2019

Appeal Ref: APP/M2270/W/18/3215766

Land at Common Road, Sissinghurst, Cranbrook, Kent TN17 2JR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Kingacre Estates Ltd against the decision of Tunbridge Wells Borough Council.
- The application Ref 18/01827/FULL, dated 5 June 2018, was refused by notice dated 7 August 2018.
- The development proposed is described as 'The construction of two No. 3-bedroom detached houses, one No. 4-bedroom detached house, two No. 4-bedroom semi-detached houses and three No. 3-bedroom terraced affordable houses with associated parking and landscaping'.

### Decision

1. The appeal is dismissed.

### Main Issues

2. The main issues in this appeal are:

- Whether the appeal site is a suitable location for the proposed development with reference to the accessibility of services and facilities and policies concerned with the location of housing;
- The effect of the proposed development on the character and appearance of the area;
- Whether the proposed development would preserve the setting of Carpenter's Corner<sup>1</sup> and The Crossways, Grade II listed buildings and preserve or enhance the character or appearance of the Sissinghurst Conservation Area;
- The effect of the proposed development on highway safety, with particular reference to visibility, access and parking
- The effect of the proposed development on biodiversity.

### Reasons

*Whether the proposed development would be in a suitable location*

3. The appeal site encompasses a parcel of land to the north of Frittenden Road with a frontage on Common Road. It is currently undeveloped and over grown

<sup>1</sup> Also referred to as Carpenter's Cottage

An empirical means of measuring whether the mitigation listed by the appellant would result in a net gain in biodiversity has not been submitted. Therefore, I cannot be certain the measures would result in a net gain, as required by Paragraph 170 of the National Planning Policy Framework. The submissions include differing expert opinions on this point. This is a material consideration weighing against the appeal scheme.

*Whether the adverse impacts of the proposal would significantly and demonstrably outweigh its benefits.*

The proposal would have greater than limited harm to the setting of listed buildings and the appellant has not demonstrated the scheme would result in a net gain for biodiversity.



Any Questions?