

Report

Land to the North of The Drove Way, Istead Rise,  
Gravesham

## **Biodiversity Net Gain Assessment**

For Ptarmigan Land A Ltd

3 June 2026

## Document Control

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# 1 Introduction

## 1.1 Background

Logika Consultants were commissioned by Ptarmigan Land A Ltd (the 'Applicant') to provide a Biodiversity Net Gain Assessment in support of a development of up to 100 residential dwellings (Class C3), including the formation of new accesses from The Drove Way, the provision of new areas of public open space and all other associated infrastructure and ancillary works at Land to the North of The Drove Way, Istead Rise, Gravesham (hereafter known as 'the Site').

## 1.2 The Site

The Site, as defined by the red line boundary in **Figure 1-1** is located within the village of Istead Rise, Gravesham, Kent and comprises of an area of land under agricultural production. It is bounded to the north and west by further agricultural fields, to the east by woodland, and the south by a residential estate. The central grid reference for the Site is TQ 63383 70439 and is approximately 5.7ha in extent.

## 1.3 Purpose of the report

This report provides the necessary Biodiversity Net Gain assessment to demonstrate to Gravesham Borough Council how the delivery of mandatory Biodiversity Net Gain (BNG) as per Schedule 7A of the Town and Country Planning Act 1990 (as amended) is to be achieved for the proposed development. It provides a quantification of the baseline value of the Site, the losses associated with construction and occupation, a valuation of the on-site habitats to be created and managed and an estimate of the biodiversity units that will need to be procured off-site to ensure BNG of at least 10%.



Figure 1-1: Site Location

## 2 Policy and Legislative Context

BNG, for the majority of development projects, is written into legislation in the Environment Act 2021, which inserts a new schedule (7A) into the Town and Country Planning Act 1990 (as amended). The mandatory provision of BNG was enacted on the 12<sup>th</sup> February 2024 (for most projects, unless exempt) consented under the Town & Country Planning Act 1990 (as amended). Mandatory provision of BNG for small sites was enacted on 2<sup>nd</sup> April 2024.

Two key pieces of secondary legislation associated with mandatory BNG are those associated with exemptions (i.e. those projects for which there is no mandatory requirement to provide BNG) and irreplaceable habitats (i.e. defines those habitats that are irreplaceable). These are:

- The Biodiversity Gain Requirements (Exemptions) Regulations 2024; and
- The Biodiversity Gain Requirements (irreplaceable habitats) Regulations 2024.

### 2.1 National Planning Policy

The National Planning Policy Framework (2025) (the NPPF) states that (paragraph 187) 'Planning policies and decisions should contribute to and enhance the natural local environment by (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'.

It goes on to state that (paragraph 193(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.' At least in part, the compensation contributes to BNG (typically considered to be reaching a position of no net loss) and therefore it needs to be addressed quantitatively, with the Statutory Biodiversity Metric currently being the best available tool to achieve this.

### 2.2 Local Planning Policy

A review of relevant local policy outlined within the Gravesham Borough Council Local Plan and Strategy Review <sup>1</sup> outlined the following relevant policies.

Policy GI 6: Biodiversity states:

*'Development proposals should seek to achieve measurable net gains for biodiversity in accordance with national policy and guidance and be supported by a proportionate evidence base prepared by a suitably qualified person demonstrating how this will be achieved. How the mitigation hierarchy (i.e. avoid, mitigate, compensate) has been applied in designing the scheme should also be demonstrated, with justification being provided for all unavoidable impacts on biodiversity.'*

*Proposals for biodiversity net gain, mitigation or compensation will be required to be acceptable in terms of design, location and impact. Applicants will also be required to demonstrate that the delivery and long-term management of such measures can be secured.*

*All new dwellings created within a 6 kilometre radius of the outer boundary of the Thames Estuary and Marshes Ramsar/Special Protection Area site will be required to mitigate their potential cumulative impact on the designated area either through the application of the North Kent Strategic Access*

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<sup>1</sup> Gravesham Borough Council Local Plan and Strategy Review

<https://www.naturerecoverykent.org.uk/wp-content/uploads/2025/01/Gravesham-local-plan-and-strategy-review-.pdf>

*Management and Monitoring Strategy (SAMMS) system or an appropriate alternative legally binding mechanism unless otherwise justified as an exception.'*

These policies are addressed specifically in the assessment presented below.

## 2.3 Planning Practice Guidance – Biodiversity Net Gain

The Ministry of Housing, Communities and Local Government and Department for levelling Up, Housing and Communities published specific planning practice guidance in February 2024 (updated May 2024). This guidance describes the information Local Planning Authorities require (as a minimum) to determine whether or not mandatory BNG can be appropriately secured for a given planning application. It also details further information that can be requested dependent on the extent and complexity of the proposed development. A checklist of the information provided against the requirements and potential further information needed, and where these are addressed in this Biodiversity Net Gain assessment, are provided in **Appendix A1**.

## 2.4 Local Nature Recovery Strategy

The Kent and Medway Local Nature Recovery Strategy (LNRS) was published in November 2025. The LNRS has been used to inform this Biodiversity Net Gain assessment both in terms of the spatial information it provides and the local conservation priorities it details.

### 3 Measuring BNG

BNG is a concept that in principle is simple, i.e. provide more biodiversity than that which is lost to development. However, to deliver a unified mandatory system it has been necessary for DEFRA to develop the Statutory Biodiversity Metric<sup>2</sup>. The metric works by considering:

- extent of habitat (measured in hectares (ha) or kilometres dependent on whether the habitat is linear or area-based)
- how distinctive the habitat is (i.e., its complexity, rarity, diversity etc.)
- its condition (i.e., its structure and management)
- its strategic significance (i.e. local significance of the habitat based on its location and habitat type)

These elements are used both to determine the biodiversity value (measured in habitat units, hedgerow units and/or river units) of the losses due to a particular development, but also the gains made from its proposed habitat enhancement and creation measures.

The biodiversity value of the gains is refined based on a number of risk multipliers that account for the difficulty of habitat creation (e.g. it is easier to create 'medium distinctiveness' habitats such as a semi-improved grassland, than a 'very high distinctiveness' active raised bog), the time it takes for a habitat to reach target condition (e.g. a grassland reaches target condition quicker than a woodland), the location of delivery (i.e. habitat creation local to the biodiversity loss is worth more than habitat creation unrelated to the impact) and the time of delivery (e.g. before, during or after the losses have occurred).

- The metric is also framed by a set of principles that seek to ensure:
- Adherence to the mitigation hierarchy (i.e., avoid, mitigate, compensate, enhance).
- The exclusion of designated sites and irreplaceable habitats from the main calculations (encouraging their avoidance and ensuring any losses are compensated for on a case-by-case basis).
- The "like for like or better" replacement of high value habitats (e.g., removal of valuable woodland, requires replacement of woodland habitat, as opposed to replacement with grassland or other habitats that may provide more biodiversity unit value per hectare of creation). These elements are known as the "trading rules" (see **Table 3-1**).
- Habitats provided to deliver BNG will be managed for a minimum period of 30 years.

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<sup>2</sup> Department for Environment Food & Rural Affairs (2024) The Statutory Biodiversity Metric – User Guide. Updated July 2025. [The Statutory Biodiversity Metric \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

**Table 3-1: Trading rules within the Statutory Metric**

| Habitat distinctiveness (baseline) | Distinctiveness of replacement habitat required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Very high                          | Priority should be given to replacing losses with area units of the same habitat type. Losses of hedgerow units must be replaced with hedgerow units of the same habitat type. Priority should be given to replacing losses with watercourse units of the same habitat type.                                                                                                                                                                                                                                                                                                                                                                                    |
| High                               | Losses must be replaced with area habitat units of the same habitat type. Losses of hedgerow units must be replaced with hedgerow units of the same habitat type or of a higher distinctiveness band. Losses of watercourse units must be replaced with watercourse units of the same habitat type.                                                                                                                                                                                                                                                                                                                                                             |
| Medium                             | Losses of area units must be replaced by area habitat units of either medium band habitats within the same broad habitat type or, any habitat from a higher distinctiveness band (from any broad habitat type). Losses of Hedgerow must be replaced with hedgerow units of the same or of a higher band and losses of watercourse units must be replaced with watercourse units of the same habitat type.<br>NB: woodland of medium distinctiveness should be replaced with other woodland, as opposed to a different broad habitat type as there is a presumption against loss of woodland cover in 'The England Trees Action Plan 2021 – 2024' (Defra, 2021). |
| Low                                | Losses of area-based and hedgerow units must be replaced with units of the same or higher distinctiveness band. Watercourse units must be replaced with watercourse units of a higher distinctiveness band.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Very low                           | No applicable trading rules for area-based units or watercourse units. Losses of hedgerow units must be replaced with hedgerow units of the same or higher distinctiveness band.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

This system does not remove the legal obligations with regard to protected or notable species, or statutorily designated sites.

As the requirement for mandatory BNG is applicable to this project, this necessitates the provision of a calculation of biodiversity losses due to permanent infrastructure and temporary construction works (based on a realistic worst-case scenario), and gains associated with creation and enhancements of habitats on the Site. The outcome of the calculations demonstrates how the Site (and any necessary off-site provision) will deliver at least 10% BNG to meet the mandatory requirement.

## 4 Statutory Biodiversity Metric Outputs

### 4.1 Qualification

The Proposed Development is required to demonstrate that BNG of at least 10% will be delivered. This is because the proposals do not qualify for any exemptions as described in The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

### 4.2 Baseline conditions

Baseline conditions for the site were assessed during a field survey undertaken on 4<sup>th</sup> April 2025 by a suitably experienced and qualified ecologist with over 10 years' experience in ecological assessment.

The survey recorded habitats in line with the UK Habitats Classification V2.0<sup>3</sup> (UKHab)<sup>4</sup>. The full results of the field survey are provided in Ecological Impact Assessment (EcIA)<sup>5</sup>, summarised in **Table 4-1** and shown in **Figure 4-1**.

. In addition, a habitat condition assessment was undertaken concurrently following the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology. The results of the habitat condition assessment are provided in **Appendix A2** with a summary provided in **Table 4-1**.

The field survey and interrogation of the Ancient Woodland Inventory and the Priority Habitat Inventory<sup>6</sup> identified no irreplaceable habitats (as defined in the Biodiversity Gain Requirements (Irreplaceable Habitats) Regulations 2024) within the boundary of the Site.

The baseline conditions at the Site were recorded prior to the date of application. However, the baseline is considered representative of the current status of the habitats on the Site as no changes in management or use have taken place in the intervening period.

At the time of the survey taking place, the habitats present were representative of those that had been present on the Site for a considerable period, based on a time lapse of satellite imagery. Therefore, it can be confirmed that habitat type and condition were not degraded prior to survey taking place.

### 4.3 Survey Limitations

An extended habitat survey does not constitute a detailed account of the presence or potential presence of protected and/or notable species, or comprise a detailed botanical survey, but it does provide sufficient information to enable a competent ecologist to identify potential presence or constraints in line with the objectives of this assessment.

Changes to the red line boundary in May 2026 resulted in areas of modified grassland, for which limited habitat data were available, being included within the Site. However, given the quality of the available habitat data and the existing information recorded, the assessment is considered sufficiently accurate and this does not represent a significant constraint.

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<sup>3</sup> UKHab Ltd (2023). *UK Habitat Classification Version 2.0*. Available at <https://www.ukhab.org>

<sup>4</sup> The minimum mappable unit used for survey was 25m<sup>2</sup>. Stands of a single habitat type smaller than this were not mapped individually unless they were a strongly defined feature (such as a pond, individual tree etc), and were instead target noted.

<sup>5</sup> Logika (2026). Ecological Impact Assessment – 16611A-30-R03-01

<sup>6</sup> Ancient Woodland Inventory and the Priority Habitat Inventory accessed on [www.Magic.Defra.Gov.UK](http://www.Magic.Defra.Gov.UK) [accessed 2<sup>nd</sup> February 2026]

Table 4-1: Baseline summary

| Habitat type                     | Habitat Condition | Extent (ha) | Habitat Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------|-------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cereal crops                     | N/A               | 4.1961      | Condition assessment not required.<br><br>The dominant habitat present within the Site which was in the early stages of development at the time of survey.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Arable field margins tussocky    | N/A               | 0.4104      | Condition assessment not required.<br><br>The field margins are used regularly by dog walkers, particularly around the southern and western boundary which has resulted in high levels of bare ground >20%. Species noted include false oat grass <i>Arrhenatherum elatius</i> , couch grass <i>Elymus repens</i> , cocksfoot grass <i>Dactylis glomerata</i> , with herb species such as garlic mustard <i>Alliaria petiolata</i> , dock <i>Rumex spp.</i> , field speedwell <i>Veronica persica</i> , common nettle <i>Urtica dioica</i> , red dead-nettle <i>Lamium purpureum</i> , bramble <i>Rubus fruticosus</i> , and occasional elder plants <i>Sambucus nigra</i> , all of which are indicative of high nutrient soils.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Lowland mixed deciduous woodland | Poor              | 0.9314      | Poor condition lowland mixed deciduous woodland located within the southeast of the Site, and along the western boundary.<br><br>High levels of human disturbance are present within the woodland with well-developed footpaths and open area with evidence of camps with fires and abundant discarded items (tyres, etc). Ground species include common nettle, lesser celandine <i>Ficaria verna</i> , bluebell <i>Hyacinthoides non-scripta</i> , sweet violet <i>Viola odorata</i> , cow parsley <i>Anthriscus sylvestris</i> , and dog's mercury <i>Mercurialis perennis</i> ground flora. Patches are noted which are dominated entirely by cow parsley. The woodland contains two storeys; an open understory, and a continuous canopy. The canopy contains mature trees which include dominant ash <i>Fraxinus excelsior</i> , occasional oak <i>Quercus robur</i> , and rare cherry <i>Prunus avium</i> , field maple <i>Acer campestre</i> , and Lombardy poplar <i>Populus nigra</i> . The understory contains immature elm <i>Ulmus procera</i> , elder, hawthorn <i>Crataegus monogyna</i> , and hazel <i>Corylus avellana</i> coppice. |

| Habitat type                   | Habitat Condition | Extent (ha) | Habitat Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------|-------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Modified grassland             | Poor              | 0.0187      | <p>Poor condition modified grassland which is located within the south of the Site.</p> <p>The grassland is present to the north of the developed land, sealed surface within the residential estate. The grassland areas have a short sward structure which undergoes regular disturbance and trampling from walkers. Species include dominant perennial rye-grass <i>Lolium perenne</i>, with occasional common daisy <i>Bellis perennis</i> and white clover <i>Trifolium repens</i>.</p> |
| Mixed scrub                    | Poor              | 0.0077      | <p>Poor condition mixed scrub which is located within the southeast corner of the Site.</p> <p>The scrub is present either side of a footpath which leads to the residential estate. Ground species include dominant common nettle and occasional tussocky grasses, similar to those noted within the arable field margin A1. Scrub species include dominant bramble with occasional elder.</p>                                                                                              |
| Developed land, sealed surface | N/A               | 0.0009      | <p>Condition assessment not required.</p> <p>Developed land, sealed surface is present in the south of the Site and consists of roads and pathways within the residential estate.</p>                                                                                                                                                                                                                                                                                                        |
| <b>TOTAL</b>                   | -                 | <b>5.57</b> | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

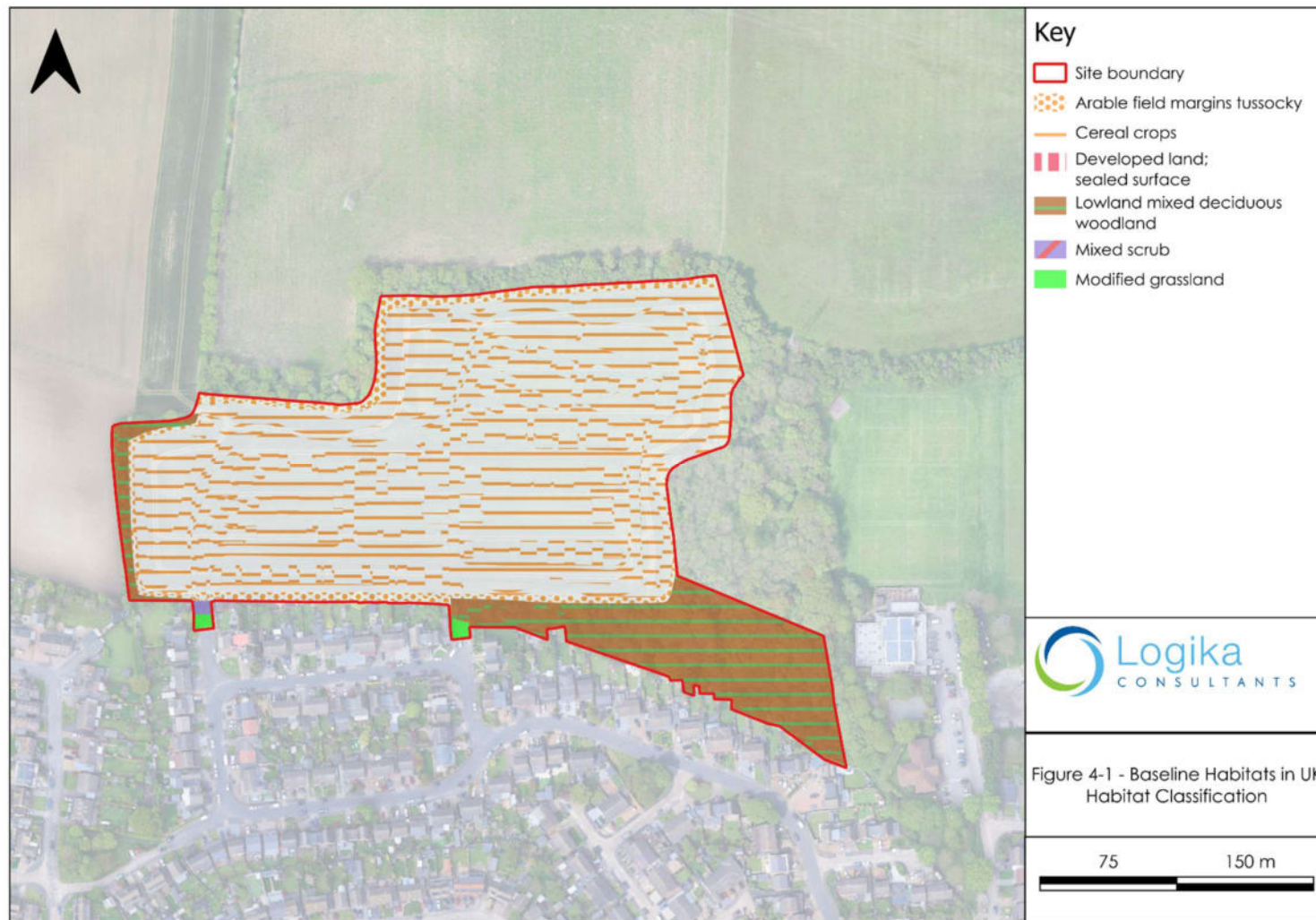


Figure 4-1: Baseline Habitats in UK Habitat Classification

## 4.4 The Proposed Development

The layout of the Proposed Development is provided in **Figure 4-2** and is based on the illustrative masterplan (1509 006 V3). In addition, this has been reclassified using the UK Habitat Classification to enable post-development calculations, which is provided in **Figure 4-3** and detailed within **Table 4-2**.



Figure 4-2: Proposed Development – Illustrative Masterplan

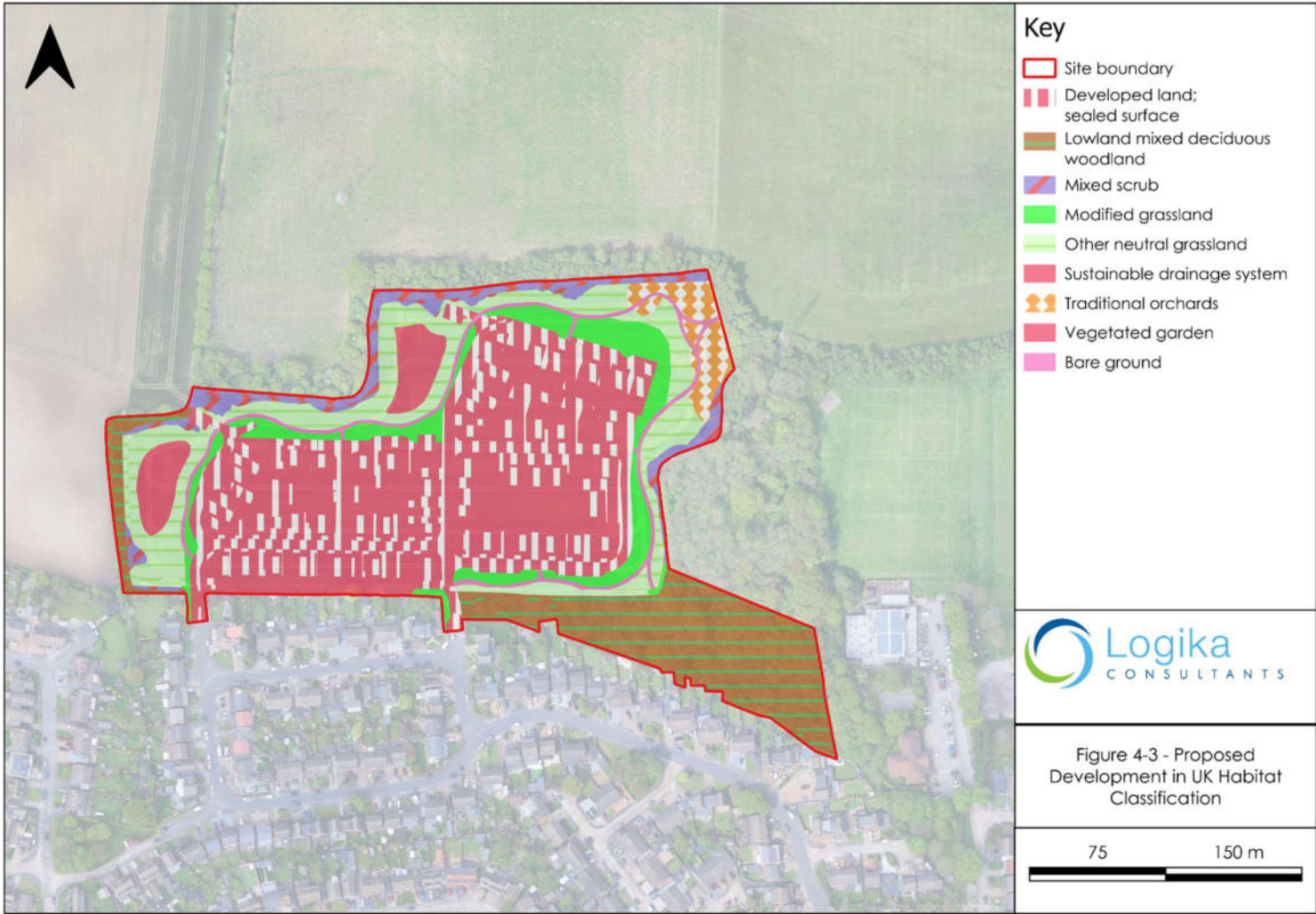


Figure 4-3:Proposed Development in UK Habitat Classification

Table 4-2: Proposed habitats

| Habitat Type            | Extent (Ha) | Target Condition | Justification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------|-------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Modified grassland      | 0.4133ha    | Moderate         | <p>Assumed modified grassland present across the Site, bordering residential properties and informal paths.</p> <p>It is assumed that the habitat would pass criteria A as the grassland would be managed to ensure 6-8 species per m<sup>2</sup>, criteria C as scrub will be managed to less than 20%, criteria E as bare ground cover is expected to be managed less than 10%, criteria F as cover of bracken will be managed less than 20%, and criteria G, as invasive species will be managed within the Site. The habitat is assumed to fail criteria B as it is expected to be managed to a short sward height, and criteria D as physical damage is expected along the edge of footpaths from trampling over 5%.</p>                                    |
| Other neutral grassland | 0.7515ha    | Moderate         | <p>Assumed other neutral grassland which covers all areas of wildflower across the Site, primarily bordering the scrub.</p> <p>It is assumed that it would pass criteria A as the habitat will be managed to represent a good example, criteria B as these areas will be managed with a varied sward height, criteria C as bare ground cover is expected to be less than 5%, criteria D due to cover of bracken being managed to less than 20%, and criteria E as invasive species will be managed across the Site. The habitat is assumed to fail criteria F as less than 10 species are expected per m<sup>2</sup> (required for Good condition).</p>                                                                                                          |
| Traditional orchard     | 0.1579ha    | Moderate         | <p>Assumed traditional orchard present in the northeast of the Site.</p> <p>It is assumed that it would pass criteria C as less than 5% of the fruit trees would be smothered by scrub, criteria E as at least 95% of the trees are expected to be protected from damage such as grazing, criteria F as grassland is not expected to be grazed around orchard, and criteria H as INNS will be managed across the Site. The habitat is assumed to fail criteria A as no veteran or ancient trees are expected, criteria B as deadwood coverage is expected to cover less than 20% of the habitat, criteria D as evidence of formative or restorative pruning is not expected, and criteria G as the grassland surrounding the Site is of Low distinctiveness.</p> |
| Mixed scrub             | 0.3126ha    | Moderate         | Assumed mixed scrub present along the edge of the retained woodland to the north, east and west of the Site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Habitat Type                       | Extent (Ha) | Target Condition | Justification                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------|-------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    |             |                  | It is assumed that it would pass criteria A as the parcel will contain at least 80% native scrub, with at least three woody species, criteria C as INNS will be managed across the Site, and criteria D as a well-developed edge will be present along the edge of the scrub habitat. The habitat is assumed to fail criteria B as not all age groups will be present within the newly created scrub, and criteria E as no clearings, glades or rides are expected. |
| Bare ground                        | 0.1485ha    | Poor             | Assumed bare ground cover on the informal pathways across the Site.<br><br>It is assumed that it would pass criteria C due to INNS expected to be managed across the Site. The habitat is assumed to fail criteria A due to regular trampling causing a uniform sward height, and criteria B due to no beneficial plant species expected to be present due to trampling.                                                                                            |
| Developed land, sealed surface     | 1.6476ha    | N/A              | Assumed paths, roads and hardstanding across the Site.<br><br>Condition assessment N/A.                                                                                                                                                                                                                                                                                                                                                                             |
| Sustainable drainage system (SuDS) | 0.2031ha    | Moderate         | Assumed SuDS areas to the north and west of the Site.<br><br>It is assumed that it would pass criteria B due to plant species being beneficial to wildlife, criteria C due to INNS expected to be managed across the Site, criteria E1 due to plant species being mostly native, and criteria E2 due to plant species being suited to wetland situations. The habitat is assumed to fail criteria A due to SuDS area being managed to a uniform sward height.       |
| Vegetated garden                   | 1.0106ha    | N/A              | Assumed vegetated garden present across the Site.<br><br>Condition assessment N/A.                                                                                                                                                                                                                                                                                                                                                                                  |
| Individual trees                   | 0.1221ha    | Moderate         | 30no small newly planted trees in moderate condition.<br><br>It is assumed that trees would pass all Criteria with the exception of those relating to mature trees (i.e. presence of veteran features).                                                                                                                                                                                                                                                             |

| Habitat Type                     | Extent (Ha)                                  | Target Condition | Justification                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------|----------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  |                                              |                  | These are not shown on the plan ( <b>Figures 4-2 and 4-3</b> ) as the location of the trees has not been agreed, however it has been confirmed with the Landscape Architect that they will sit out of the residential area.                                                                                                                                                                                                                          |
| Lowland mixed deciduous woodland | 0.8279ha                                     | Moderate         | <p>Enhanced lowland mixed deciduous woodland in the southeast from poor to moderate condition.</p> <p>The woodland parcels present within the Site boundary will enhance the following; criteria F by creating more open space within the woodland, criteria H by removing diseased trees (assisting with criteria F), criteria K by veteranising selected trees within woodland, and criteria L by creating deadwood piles across the woodland.</p> |
| <b>TOTAL</b>                     | <b>4.65</b> (area excludes individual trees) |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## 4.5 Statutory Biodiversity Metric Inputs

**Table 4-3** provides the baseline inputs to the Statutory Biodiversity Metric for area-based habitats and **Table 4-4** provides the post-development area habitats to be created and enhanced in the Statutory Biodiversity Metric.

The strategic significance of the habitats on the Site is defined as 'Area/compensation not in local strategy/no local strategy'. This is because the habitats proposed are not mentioned within Kent & Medway LNRS Mapping Tool<sup>7</sup> for the area.

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<sup>7</sup> Available at: [Local Nature Recovery Strategy LNRS Kent & Medway Mapping Tool - Web Experience](#)

Table 4-3: Baseline inputs in the Statutory Metric (area-based habitats)

| Habitat type                     | Habitat condition        | Extent (ha) | Habitat units | Area retained (ha) | Area enhanced (ha) | Area Lost (ha) |
|----------------------------------|--------------------------|-------------|---------------|--------------------|--------------------|----------------|
| Arable field margins tussocky    | Condition Assessment N/A | 0.4104      | 1.64          | 0                  | 0                  | 0.41           |
| Cereal crops                     | Condition Assessment N/A | 4.1961      | 8.39          | 0                  | 0                  | 4.20           |
| Modified grassland               | Poor                     | 0.0187      | 0.04          | 0                  | 0                  | 0.02           |
| Mixed scrub                      | Poor                     | 0.0077      | 0.03          | 0                  | 0                  | 0.01           |
| Developed land; sealed surface   | N/A - Other              | 0.0009      | 0.00          | 0                  | 0                  | 0.00           |
| Lowland mixed deciduous woodland | Poor                     | 0.1035      | 0.62          | 0.09               | 0                  | 0.01           |
| Lowland mixed deciduous woodland | Poor                     | 0.7676      | 4.61          | 0                  | 0.77               | 0.00           |
| Lowland mixed deciduous woodland | Poor                     | 0.0603      | 0.36          | 0                  | 0.06               | 0.00           |
| <b>TOTAL</b>                     | -                        | <b>5.57</b> | <b>15.69</b>  | <b>0.09</b>        | <b>0.83</b>        | <b>4.65</b>    |

Table 4-4: Post-development inputs to the Statutory Biodiversity Metric (area-based habitats)

| Habitat type                   | Habitat condition | Extent (ha) | Habitat units | Created or enhanced | Notes                                                                                       |
|--------------------------------|-------------------|-------------|---------------|---------------------|---------------------------------------------------------------------------------------------|
| Modified grassland             | Moderate          | 0.0011      | 0.00          | Created             | Open grassland areas across the Site                                                        |
| Modified grassland             | Moderate          | 0.4122      | 1.43          | Created             | Open grassland areas across the Site                                                        |
| Other neutral grassland        | Moderate          | 0.7515      | 5.03          | Created             | Wildflower areas across the Site                                                            |
| Traditional orchards           | Moderate          | 0.1579      | 0.93          | Created             | Traditional orchard located in the northeast of the Site                                    |
| Mixed scrub                    | Moderate          | 0.1331      | 0.89          | Created             | Mixed scrub located along the retained woodland within the north, east and west of the Site |
| Mixed scrub                    | Moderate          | 0.1795      | 1.20          | Created             | Mixed scrub located along the retained woodland within the north, east and west of the Site |
| Bare ground                    | Poor              | 0.1485      | 0.29          | Created             | Bare ground covering informal paths                                                         |
| Developed land; sealed surface | N/A - Other       | 0.0118      | 0.00          | Created             | Hardstanding, paths and roads across the Site                                               |

| Habitat type                     | Habitat condition        | Extent (ha)                                                                     | Habitat units                                    | Created or enhanced | Notes                                         |
|----------------------------------|--------------------------|---------------------------------------------------------------------------------|--------------------------------------------------|---------------------|-----------------------------------------------|
| Developed land; sealed surface   | N/A - Other              | 1.6358                                                                          | 0.00                                             | Created             | Hardstanding, paths and roads across the Site |
| Sustainable drainage system      | Moderate                 | 0.2031                                                                          | 0.49                                             | Created             | SuDS located in the northwest of the Site     |
| Vegetated garden                 | Condition Assessment N/A | 0.0549                                                                          | 0.11                                             | Created             | Vegetated garden within residential areas     |
| Vegetated garden                 | Condition Assessment N/A | 0.9557                                                                          | 1.84                                             | Created             | Vegetated garden within residential areas     |
| Individual trees                 | Moderate                 | 0.1221                                                                          | 0.37                                             | Created             | 30no newly planted trees                      |
| Lowland mixed deciduous woodland | Moderate                 | 0.8279                                                                          | 5.77                                             | Enhanced            | Enhancement of woodland from poor condition   |
| <b>TOTAL</b><br>-                |                          | <b>Created – 4.65</b><br>(excluding individual trees)<br><b>Enhanced – 0.83</b> | <b>Created – 12.59</b><br><b>Enhanced – 5.77</b> | -                   | -                                             |

## 4.6 The Biodiversity Gain Hierarchy

The biodiversity gain hierarchy has been applied during the design of the Proposed Development. In the first instance areas of low distinctiveness habitat (arable) were identified for development, with avoidance and minimisation of losses of habitats of higher distinctiveness, notably woodland.

This approach is reflected in Table 4.3, which demonstrates that 0.92ha of woodland, identified as a high-value habitat, will be retained and enhanced. This indicates that efforts have been made to preserve the Site's most ecologically valuable habitats and enhance them where appropriate.

Despite the application of the mitigation hierarchy, some losses of habitats of medium and high distinctiveness are unavoidable due to site-specific constraints, including the need to accommodate access requirements. These impacts have been minimised as far as practicable through iterative design.

## 4.7 Statutory Biodiversity Metric Outcome

The current Biodiversity Metric assessment, based on the illustrative masterplan, indicates that the Proposed Development could deliver an on-site net gain of:

- **3.22** habitat units, representing an increase of **20.52%**.

This figure is derived from the present illustrative scheme and is subject to refinement as the design evolves through subsequent detailed design stages.

On this basis, no off-site biodiversity units are anticipated to be required, subject to confirmation at the detailed design stage.

## 5 Securing Biodiversity Net Gain

The calculations summarised in **Section 4** demonstrate that the Proposed Development is capable of achieving a BNG of at least 10% within the Site boundary, based on the current illustrative masterplan. The preliminary assessment indicates a potential uplift of approximately 20.52% in habitat units, although this remains subject to refinement at the detailed design stage.

In order to secure the delivery of BNG it is expected that the general biodiversity net gain condition will be applied to the planning permission, should consent be granted. This planning condition will ensure that prior to the commencement of construction Ptarmigan Land A Ltd will provide Gravesham Borough Council with the following information:

- A Biodiversity Gain Plan (including finalised calculations and before and after development plans); and
- A Habitat Management and Monitoring Plan (HMMP) for on-site habitats.

Habitats to be created on site and off site will be managed and monitored over a 30-year period, with measures in place to assure that adaptation to the management plans can be made should initial approaches fail to deliver habitats that can reach the specified target condition.

Any significant on-site units will be recorded on the Biodiversity Gain Site Register and attributed to the Proposed Development.

# 6 Appendices

## A1 Requirements and Further Information from Planning Practice Guidance

**Table A1-1: Requirements and guidance**

| Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Paragraph Reference                          | Notes                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Confirmation that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition                                                                                                                                                                                                                                                                                                                                                                                                     | Paragraph: 011 Reference ID: 74-011-20240214 | Required information: Confirmation provided in Section 4.1                                                                        |
| The pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate);                                                                                                                                                                                                                                                                                                                                                                                                                                | Paragraph: 011 Reference ID: 74-011-20240214 | Required information: Provided in Table 4-1                                                                                       |
| Where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date;                                                                                                                                                                                                                                                                                                                                                                                                                               | Paragraph: 011 Reference ID: 74-011-20240214 | Required information: Not applicable                                                                                              |
| 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                                                                                                                                                                                                                                                                            | Paragraph: 011 Reference ID: 74-011-20240214 | Required information: The Statutory Biodiversity Metric Workbook is to be provided to Gravesham Borough Council (see Appendix A3) |
| 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:<br>a statement to the effect that these activities have been carried out;<br>the date immediately before these activities were carried out;<br>the pre-development biodiversity value of the onsite habitat on this date;<br>the completed metric calculation tool showing the calculations, and<br>any available supporting evidence of this | Paragraph: 011 Reference ID: 74-011-20240214 | Required information: Provided in Section 4.2                                                                                     |
| A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain                                                                                                                                                                                                                                                                                                                                                                                                                                            | Paragraph: 011 Reference ID: 74-011-20240214 | Required information: No irreplaceable habitats have been identified and                                                          |

| Information                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Paragraph Reference                          | Notes                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requirements (Irreplaceable Habitat) Regulations 2024) on the land to which the application relates, that exists on the date of application, (or an earlier date)                                                                                                                                                                                                                                                                                                        |                                              | this is confirmed in Section 4.2                                                                                                                                                                                  |
| 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).                                                                                                                                                                                                                                                    | Paragraph: 011 Reference ID: 74-011-20240214 | Required information: This information is provided in Figure 4-1.                                                                                                                                                 |
| It may be appropriate to require information on the proposed balance between onsite gains, off-site gains and biodiversity credits, for proposals involving significant onsite habitat enhancements, and potential requirements for s106 agreements                                                                                                                                                                                                                      | Paragraph: 013 Reference ID: 74-013-20240214 | Additional information: The balance between on-site delivery and off-site delivery is described in Section 4.8.                                                                                                   |
| In some cases, further details (such as landscaping) may only be approved as a subsequent matter (for example approval of conditions following the grant of planning permission) following the grant of planning permission and if offsite gains and credits are proposed to be used, evidence is going to be required in the Biodiversity Gain Plan therefore it may not be proportionate to request all this information at the planning application stage.            | Paragraph: 013 Reference ID: 74-013-20240214 | Additional information: An outline landscape design has been used in order to specify the post-intervention habitats (see Figure 4-3). The number and type of units required off-site is provided in Section 4.8. |
| Some applicants may want to submit draft Biodiversity Gain Plans, including completed metrics of the post-development value of the onsite habitat, alongside the planning application. These draft plans may be particularly helpful if there are firm proposals for onsite habitats, including landscaping plans, which can generate an accurate post-development value for the onsite habitat. However, they are likely to be incomplete and indicative in some cases. | Paragraph: 014 Reference ID: 74-013-20240214 | Additional information: Calculations for the post-construction state on site are provided in Section 4.                                                                                                           |

| Information                                                                                                                                                                                                                                                                                                                    | Paragraph Reference                          | Notes                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| [If] significant increase of onsite biodiversity enhancements, then applicants are encouraged to provide a draft Habitat Management and Monitoring Plan as part of the application which sets out the proposals for long term maintenance of habitats to be secured through planning condition or planning obligation          | Paragraph: 015 Reference ID: 74-015-20240214 | Additional information:<br>A Habitat Management and Monitoring Plan is not provided at this stage as the scale of habitat creation and enhancement on the Site is such that this is not considered necessary. This detail would be provided during the disposal of the general BNG condition. |
| (If there is) an off-site biodiversity gains site specifically to provide gains for the development, then applicants are encouraged to provide local planning authority with draft heads of terms clearly setting out the obligations that are likely to be bound by in a section 106 agreement, should permission be granted. | Paragraph: 015 Reference ID: 74-015-20240214 | Additional information:<br>This has not been provided as there is no off-site gains necessary.                                                                                                                                                                                                |

# A2    Habitat Condition Assessment Sheets

| Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------|
| UK Habitat Classification (UKHab) Habitat Type                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                               |
| Grassland - Modified grassland                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                               |
| On-site or off-site, site name and location                                                                                                                                                                                                                                                                                                                                                                                   | on-Site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Survey date and Surveyor name                    | Kelly Jones 4th April 2025    |
| Limitations (if applicable)                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Survey reference (if relating to a wider survey) |                               |
| Grid reference                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Habitat parcel reference                         |                               |
| <b>Habitat Description</b><br>The grassland is present to the north of the developed land, sealed surface within the residential estate. The grassland areas have a short sward structure which undergoes regular disturbance and trampling from walkers. Species include dominant perennial rye-grass <i>Lolium perenne</i> , with occasional common daisy <i>Bellis perennis</i> and white clover <i>Trifolium repens</i> . |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                               |
| <a href="#">ukhab – UK Habitat Classification</a>                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                               |
| Condition Assessment Criteria                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Criterion passed (Yes or No)                     | Notes (such as justification) |
| A                                                                                                                                                                                                                                                                                                                                                                                                                             | There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs (these may include those listed in Footnote 1). <b>Note - this criterion is essential for achieving Moderate or Good condition.</b><br><br>Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m <sup>2</sup> (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet. | N                                                |                               |
| B                                                                                                                                                                                                                                                                                                                                                                                                                             | Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N                                                |                               |
| C                                                                                                                                                                                                                                                                                                                                                                                                                             | Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).<br><br>Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Y                                                |                               |
| D                                                                                                                                                                                                                                                                                                                                                                                                                             | Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N                                                |                               |
| E                                                                                                                                                                                                                                                                                                                                                                                                                             | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Y                                                |                               |
| F                                                                                                                                                                                                                                                                                                                                                                                                                             | Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Y                                                |                               |
| G                                                                                                                                                                                                                                                                                                                                                                                                                             | There is an absence of invasive non-native plant species <sup>3</sup> (as listed on Schedule 9 of WCA <sup>4</sup> ).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Y                                                |                               |
| Essential criterion achieved (Yes or No)                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  | No                            |
| Number of criteria passed                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                               |
| Condition Assessment Result (out of 7 criteria)                                                                                                                                                                                                                                                                                                                                                                               | Condition Assessment Score                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Score Achieved ×/√                               |                               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |   |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---|--|
| Passes 6 or 7 criteria including passing essential criterion A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Good (3)     |   |  |
| Passes 4 or 5 criteria including passing essential criterion A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Moderate (2) |   |  |
| Passes 3 or fewer criteria;<br>OR<br>Passes 4 - 6 criteria (excluding criterion A)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Poor (1)     | X |  |
| Suggested enhancement interventions to improve condition score                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |   |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |   |  |
| Footnotes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |   |  |
| <p><b>Footnote 1</b> – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .</p> <p><b>Footnote 2</b> – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.</p> <p><b>Footnote 3</b> – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.</p> <p><b>Footnote 4</b> – Wildlife and Countryside Act 1981 (as amended).</p> |              |   |  |

| Condition Sheet: SCRUB Habitat Type                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                          |                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Habitat Types                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                          |                               |
| Heathland and shrub - Blackthorn scrub<br>Heathland and shrub - Gorse scrub<br>Heathland and shrub - Hawthorn scrub<br>Heathland and shrub - Hazel scrub<br>Heathland and shrub - Mixed scrub<br>Heathland and shrub - Dunes with sea buckthorn (H2160)<br>Heathland and shrub - Willow scrub |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                          |                               |
| Habitat Description                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                          |                               |
| The scrub is present either side of a footpath which leads to the residential estate. Ground species include dominant common nettle and occasional tussocky grasses, similar to those noted within the arable field margin A1. Scrub species include dominant bramble with occasional elder.  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                          |                               |
| For Dunes with sea buckthorn see:                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <a href="#">Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)</a> |                               |
| For other scrub types see:                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <a href="#">ukhab – UK Habitat Classification</a>                                                                        |                               |
| On-site or off-site, site name and location                                                                                                                                                                                                                                                   | On-site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Survey date and Surveyor name                                                                                            | Kelly Jones 4th April 2025    |
| Limitations (if applicable)                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Survey reference (if relating to a wider survey)                                                                         |                               |
| Grid reference                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Habitat parcel reference                                                                                                 |                               |
| Condition Assessment Criteria                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Criterion passed (Yes or No)                                                                                             | Notes (such as justification) |
| A                                                                                                                                                                                                                                                                                             | The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). <sup>1</sup><br>- At least 80% of scrub is native,<br>- There are at least three native woody species <sup>2</sup> ,<br>- No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover). | Y                                                                                                                        |                               |
| B                                                                                                                                                                                                                                                                                             | Seedlings, saplings, young shrubs and mature (or ancient or veteran <sup>3</sup> ) shrubs are all present.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N                                                                                                                        |                               |
| C                                                                                                                                                                                                                                                                                             | There is an absence of invasive non-native plant species <sup>4</sup> (as listed on Schedule 9 of WCA <sup>5</sup> ) and species indicative of suboptimal condition <sup>6</sup> make up less than 5% of ground cover.                                                                                                                                                                                                                                                                                                                                                                                  | Y                                                                                                                        |                               |
| D                                                                                                                                                                                                                                                                                             | The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N                                                                                                                        |                               |
| E                                                                                                                                                                                                                                                                                             | There are clearings, glades or rides present within the scrub, providing sheltered edges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N                                                                                                                        |                               |
| Number of criteria passed                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                          | 2                             |
| Condition Assessment Result (out of 5 criteria)                                                                                                                                                                                                                                               | Condition Assessment Score                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Score Achieved<br>x/√                                                                                                    |                               |

|                                                                |              |   |  |
|----------------------------------------------------------------|--------------|---|--|
| Passes 5 criteria                                              | Good (3)     |   |  |
| Passes 3 or 4 criteria                                         | Moderate (2) |   |  |
| Passes 2 or fewer criteria                                     | Poor (1)     | x |  |
| Suggested enhancement interventions to improve condition score |              |   |  |
|                                                                |              |   |  |

| Condition Sheet: WOODLAND Habitat Type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                           |                                                                                      |                                                                                                                                                        |                                                                                                      |                            |                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------------------|-------------------------------|
| UK Habitat Classification (UKHab) Habitat Types                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                           |                                                                                      |                                                                                                                                                        |                                                                                                      |                            |                               |
| Woodland and forest - Lowland beech and yew woodland<br>Woodland and forest - Lowland mixed deciduous woodland<br>Woodland and forest - Native pine woodlands<br>Woodland and forest - Other coniferous woodland<br>Woodland and forest - Other Scot's pine woodland<br>Woodland and forest - Other woodland; broadleaved<br>Woodland and forest - Other woodland; mixed<br>Woodland and forest - Upland birchwoods<br>Woodland and forest - Upland mixed ashwoods<br>Woodland and forest - Upland oakwood<br>Woodland and forest - Wet woodland |                                           |                                                                                      |                                                                                                                                                        |                                                                                                      |                            |                               |
| Habitat Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                           |                                                                                      |                                                                                                                                                        |                                                                                                      |                            |                               |
| High levels of human disturbance are present within the woodland with well-developed footpaths and open area with evidence of camps with fires and abundant discarded items. Ground species include common nettle, lesser celandine, bluebell, sweet violet, cow parsley, and dog's mercury, ground flora. Patches are noted which are dominated entirely by cow parsley. The woodland contains two storeys; an open understory, and a continuous canopy.                                                                                        |                                           |                                                                                      |                                                                                                                                                        |                                                                                                      |                            |                               |
| <a href="#">ukhab – UK Habitat Classification</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                           |                                                                                      |                                                                                                                                                        |                                                                                                      |                            |                               |
| This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here: <a href="#">Woodland Wildlife Toolkit (sylva.org.uk)</a>                                                                                                                                                                                                                                                                                                                                                       |                                           |                                                                                      |                                                                                                                                                        |                                                                                                      |                            |                               |
| IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.    |                                           |                                                                                      |                                                                                                                                                        |                                                                                                      |                            |                               |
| On-site or off-site, site name and location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                           | On-Site                                                                              | Survey date and Surveyor name                                                                                                                          |                                                                                                      | Kelly Jones 4th April 2025 |                               |
| Limitations (if applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                           |                                                                                      | Survey reference (if relating to a wider survey)                                                                                                       |                                                                                                      |                            |                               |
| Grid reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                           |                                                                                      | Habitat parcel reference                                                                                                                               |                                                                                                      |                            |                               |
| Condition Assessment Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                           |                                                                                      |                                                                                                                                                        |                                                                                                      |                            |                               |
| Indicator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                           | Good (3 points)                                                                      | Moderate (2 points)                                                                                                                                    | Poor (1 point)                                                                                       | Score per indicator        | Notes (such as justification) |
| A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Age distribution of trees                 | Three age-classes <sup>1</sup> present.                                              | Two age-classes <sup>1</sup> present.                                                                                                                  | One age-class <sup>1</sup> present.                                                                  | 2                          |                               |
| B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Wild, domestic and feral herbivore damage | No significant browsing damage evident in woodland <sup>2</sup> .                    | Evidence of significant browsing pressure is present in less than 40% of whole woodland <sup>2</sup> .                                                 | Evidence of significant browsing pressure is present in 40% or more of whole woodland <sup>2</sup> . | 3                          |                               |
| C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Invasive plant species                    | No invasive species <sup>3</sup> present in woodland.                                | Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species <sup>3</sup> <10% cover. | Rhododendron or cherry laurel present, or other invasive species <sup>3</sup> ≥10% cover.            | 3                          |                               |
| D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Number of native tree species             | Five or more native tree or shrub species <sup>4</sup> found across woodland parcel. | Three to four native tree or shrub species <sup>4</sup> found across woodland parcel.                                                                  | Two or less native tree or shrub species <sup>4</sup> across woodland parcel.                        | 3                          |                               |



## A3 Statutory Biodiversity Metric Workbook

| Land to the North of The Drove Way, Istead Rise                                                          |                    | Return to results menu |        |
|----------------------------------------------------------------------------------------------------------|--------------------|------------------------|--------|
| Headline Results                                                                                         |                    |                        |        |
| Scroll down for final results ▲                                                                          |                    |                        |        |
| On-site baseline                                                                                         | Area habitat units | 15.69                  |        |
|                                                                                                          | Hedgerow units     | 0.00                   |        |
|                                                                                                          | Watercourse units  | 0.00                   |        |
| On-site post-intervention<br>(Including habitat retention, creation & enhancement)                       | Area habitat units | 18.91                  |        |
|                                                                                                          | Hedgerow units     | 0.00                   |        |
|                                                                                                          | Watercourse units  | 0.00                   |        |
| On-site net change<br>(units & percentage)                                                               | Area habitat units | 3.22                   | 20.52% |
|                                                                                                          | Hedgerow units     | 0.00                   | 0.00%  |
|                                                                                                          | Watercourse units  | 0.00                   | 0.00%  |
| Off-site baseline                                                                                        | Area habitat units | 0.00                   |        |
|                                                                                                          | Hedgerow units     | 0.00                   |        |
|                                                                                                          | Watercourse units  | 0.00                   |        |
| Off-site post-intervention<br>(Including habitat retention, creation & enhancement)                      | Area habitat units | 0.00                   |        |
|                                                                                                          | Hedgerow units     | 0.00                   |        |
|                                                                                                          | Watercourse units  | 0.00                   |        |
| Off-site net change<br>(units & percentage)                                                              | Area habitat units | 0.00                   | 0.00%  |
|                                                                                                          | Hedgerow units     | 0.00                   | 0.00%  |
|                                                                                                          | Watercourse units  | 0.00                   | 0.00%  |
| Combined net unit change<br>(Including all on-site & off-site habitat retention, creation & enhancement) | Area habitat units | 3.22                   |        |
|                                                                                                          | Hedgerow units     | 0.00                   |        |
|                                                                                                          | Watercourse units  | 0.00                   |        |
| Spatial risk multiplier (SRM) deductions                                                                 | Area habitat units | 0.00                   |        |
|                                                                                                          | Hedgerow units     | 0.00                   |        |
|                                                                                                          | Watercourse units  | 0.00                   |        |
| <b>FINAL RESULTS</b>                                                                                     |                    |                        |        |
| Total net unit change<br>(Including all on-site & off-site habitat retention, creation & enhancement)    | Area habitat units | 3.22                   |        |
|                                                                                                          | Hedgerow units     | 0.00                   |        |
|                                                                                                          | Watercourse units  | 0.00                   |        |
| Total net % change<br>(Including all on-site & off-site habitat retention, creation & enhancement)       | Area habitat units | 20.52%                 |        |
|                                                                                                          | Hedgerow units     | 0.00%                  |        |
|                                                                                                          | Watercourse units  | 0.00%                  |        |
| Trading rules satisfied?                                                                                 | Yes ✓              |                        |        |



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