Golden Lion Garden

Biodiversity Gain Plan

A Report for DHA Planning

22 May 2026

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Golden Lion Garden, Brookers Farm, Luddesdown Rd, Luddesdown, Gravesend Kent DA13 0XE

Biodiversity Gain Plan

Client:	DHA Planning	
Project Ref:	Golden Lion Garden Extension	
Report Ref:	J26-000014_BGP	
Author:	**Technical Review:**	**Approval:**
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Disclosure:

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It should be noted that whilst every effort has been made to meet the client's requirements, no site survey can ensure a complete assessment or prediction of the changeable onsite environment.

Should more than 12 months elapse between the date of this survey and any subsequent development, it may be necessary to consider the need for an update survey to be undertaken.

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1 PROJECT OVERVIEW

Client:	DHA Planning
Site Address:	Golden Lion Garden, Brookers Farm, Luddesdown Rd, Luddesdown, Gravesend Kent DA13 0XE
Associated Ecologist:	Hana Ketley BA (Hons) BSc (Hons)
Survey Period:	26th January 2026 13th April 2026
Site Proposals:	Expansion of the pub garden, inclusion of a new footpath and HGV access to the winery.
Associated Planning Reference Number:	Not yet submitted.

Associated Planning Reference: Not yet submitted

Source of Relevant Documents:

Document:	Source:
Site Location Plan:	DHA. Existing Site Layout Plan. Drawing Ref: DHA/35449/02 Rev B
Site Plans:	DHA. Proposed Site Layout Plan. Drawing Ref: DHA/35449/03
Desk Study	Magic.gov.uk
Associated documents:	Preliminary Ecological Appraisal (GES, 2026)

2 NON-TECHNICAL SUMMARY

2.1 Greenspace Ecological Solutions (GES) were commissioned by DHA Planning to undertake a Biodiversity Net Gain (BNG) assessment for a development at Golden Lion Garden, Brookers Farm, Luddesdown Rd, Gravesend, Kent, DA13 0XE (hereafter referred to as 'the Site').

2.2 The Site, depicted in Figure 1, was assessed through the application of a Habitat Condition Assessment (HCA), the results of which were input into the Statutory Biodiversity Metric.

2.3 Subsequent calculations determined that the habitat layout identified within the red line application boundary, as presented in the Proposed Habitats Plan (Figure 2), results in a net loss of -0.23 habitat units (-33.28%), and a net gain of 0.28 hedgerow units (286.49%).

2.4 The Environment Act 2021 includes the mandatory requirement for all proposed developments (unless exempt) to deliver a minimum +10% net gain. In addition, the National Planning Policy Framework (NPPF) 2024 requires all projects to demonstrate net gains for biodiversity.

2.5 Through consultation with the client, it has been agreed that the net loss in habitat units within the Site will be mitigated using an off-Site land parcel that exists within the wider land ownership boundary of the client (Vinyard Farm Ltd.).

2.6 Ultimately Vinyard Farm Ltd. would be responsible for all proposed habitat enhancements set out within this submission.

2.7 The resulting net gain when including both the on-Site and off-Site habitats equate to 0.23 habitat units (+33.18%) and 0.31 hedgerow units (+319%), which is compliant both with BNG and NPPF requirements.

2.8 A conservation covenant or Section 106 agreement will need to be agreed with the responsible body, to secure the use of the off-Site land for BNG for a minimum 30-year period. The off-Site parcel will need to be added to the National Biodiversity Gain Sites Register.

2.9 In addition to the above, recommendations for ecological enhancements to further increase the value of the Site for biodiversity were made within the Preliminary Ecological Appraisal (PEA; GES, 2026). These measures included the installation of bat and bird, the construction of log and brash piles, and the installation of insect houses.

3 INTRODUCTION

3.1 Context

3.1.1 Prepared on behalf of DHA Planning for Vinyard Farm Ltd. (hereafter referred to as 'the Client'), the following report sets out the results of the Statutory Biodiversity Metric calculations undertaken for Golden Lion Garden (hereafter referred to as 'the Site').

3.1.2 The Environment Act 2021 includes the mandatory (unless exempt) requirement for all proposed developments to deliver a minimum +10% net gain in biodiversity (Section 98), in addition to, "*strengthening of the duty placed on all public bodies to "conserve" and "enhance" biodiversity (Section 102)"*

3.1.3 In accordance with the National Planning Policy Framework (NPPF) 2024 (para. 192b), development plans should *"promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."*

3.1.4 The Site's baseline value was assessed and appropriate recommendations to ensure the delivery of a minimum of 10% net gain in biodiversity are presented in Section 6 of this report.

3.1.5 Natural England state *that "The Statutory Biodiversity Metric can be used to inform and improve planning, design, land management and decision making. The metric uses habitats and 'biodiversity units' as a proxy to describe biodiversity. These biodiversity units are the 'currency' of the metric. There are three types of biodiversity units, which are calculated in three separate 'modules' of the metric (area units, hedgerow units and watercourse units).*

3.1.6 *The Statutory Biodiversity Metric is a simple assessment tool and only considers direct impacts on habitats, within the footprint of a development, estate or project. The metric can:*

- *Assess or audit the biodiversity unit value of an area of land.*
- *Calculate the losses and forecast gains in biodiversity unit value resulting from interventions which affect habitats.*
- *Compare different proposals for a site, allowing more objective assessments of potential biodiversity changes.*
- *Be used to calculate biodiversity units and percentage biodiversity change."*

3.1.7 This report presents a BNG assessment for the extension of the pub garden, inclusion of a new footpath and HGV access to the winery. This assessment has been undertaken using the

Statutory Biodiversity Metric, based on the Proposed Site Layout (DHA, Drawing Ref: DHA/35449/03).

3.2 Site Location

3.2.1 The Site is in a rural location, north of the village of Luddesdown, in the Gravesham district of Kent. It is at National Grid Reference: TQ 67209 66643. The location of The Site is depicted in Image 1, below.



Image 1 – Geographical Location of the Golden Lion ('the Site')

3.3 Site Description

3.3.1 The Site occupies 0.16ha and comprises grassland, individual trees and areas of hardstanding. The Site is bounded by Luddesdown Road to the north and west, the winery buildings and car park to the east, and staff car park to the south.

3.3.2 The off-Site area occupies 0.1ha of grassland, bare ground, trees and a hedgerow that lies southeast of the Site.

3.3.3 The wider landscape is rural in nature, with agricultural fields and large blocks of woodland.

3.4 Legislation and Planning Policy

3.4.1 The recommendations of this report are in-line with the key principles of current legislation and both national and local planning policy.

Legislation

3.4.2 The Environment Act 2021 states in part that:

The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

The biodiversity value attributable to the development is the total of:

a) The post-development biodiversity value of the onsite habitat;

b) The biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development; and

c) The biodiversity value of any biodiversity credits purchased for the development.

The relevant percentage is 10%.

National Planning Policy

3.4.3 The NPPF 2024 states in part that:

"*Para 187: Planning policies and decisions should contribute to and enhance the natural and 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 and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.*

Para 192: Plans should: (b.) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Para 193 (d.) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

3.5 Objectives of Biodiversity Net Gain

3.5.1 The objectives of using the Biodiversity Net Gain approach are to:

- Ascertain the ecological value of the habitats currently present within the Site.

- Calculate the value of each habitat to be lost, retained, enhanced or created, as well as to provide recommendations regarding each in terms of the requirement for a Site-wide net gain in ecological value post-development.

3.6 Constraints

3.6.1 It is a recognised limitation of the Statutory Metric that biodiversity scores are rounded to two decimal places. This limitation results in loss of resolution when rounding smaller parcels or length of habitat. For small sites, cumulatively rounding may result in significant disparity between metric output and the biodiversity changes caused by the proposals and any feature with an area of less than 0.01ha is unable to be factored in using the current system.

3.6.2 The survey was carried out outside the optimal period for conducting UKHab surveys (generally considered to be April to September inclusive) and therefore certain plant species may not have been recorded during the survey. However, the habitats within the Site were intensively managed amenity habitats. Therefore, the level of information gathered during this survey is sufficient to effectively evaluate the habitats within the Site, and this does not pose a constraint to the survey findings.

3.6.3 Although every effort has been taken to accurately measure the extent of all habitats discussed herein, all measurements and indications of area given within this report remain approximate.

4 METHODOLOGY

4.1 Habitat Condition Assessment (HCA)

4.1.1 An HCA undertaken on 26th January 2026 served to record the condition of the baseline habitats present within the Site. The HCA was carried out by suitably experienced GES Ecologist Ashley Walker BSc (Hons) MSc and Ecologist Ryan Richardson BSc (Hons) MSc (Hons), Ecologist & Technical Data Lead. An HCA of the off-Site area was undertaken on 13th April 2026 by Ashley Walker.

4.1.2 Habitat types were recorded in-line with the UK Habitat (UKHab) classification system (UKHab Ltd, 2023) and each habitat parcel was subject to an HCA using an appropriate Statutory Biodiversity Metric habitat condition assessment sheet.

4.1.3 The baseline habitat within the application boundary depicted in Figure 1. The proposed habitat parcels within the application boundary are depicted in Figure 2.

4.1.4 The off-Site baseline habitats are depicted in Figure 3. The proposed off-Site habitats are presented in Figure 4.

4.2 Biodiversity Statutory Metric

4.2.1 The following excerpt is taken from the Statutory Biodiversity Metric User Guide (Defra, 2025). For further detail, readers are referred to the full guidance.

"The Statutory Biodiversity Metric is the latest tool produced by Defra, with input from Natural England, the Environment Agency, and the Forestry Commission. It builds on a series of previous versions of the biodiversity metric and continues to apply the biodiversity loss/gain framework originally developed by Jo Treweek and Bill Butcher. The metric incorporates habitat condition and distinctiveness scores, enabling a consistent, transparent, and repeatable approach for calculating biodiversity value and assessing net gain requirements. This statutory version reflects updated policy and technical refinements, ensuring its application is aligned with the mandatory biodiversity net gain provisions under the Environment Act 2021."

4.2.2 Calculations have been carried out in accordance with Biodiversity Net Gain: Good Practice Principles for Development guidance (Baker *et al.*, 2019). Given the size and location of the Site, calculations were undertaken using the Statutory Metric.

4.2.3 The metric approach is the established method for calculating BNG and provides a quantitative approach to losses and gains resulting from development or land management changes. Whilst the statutory metric is the default approach to calculating BNG, it should not be considered a complete tool and therefore professional judgement has been used where appropriate. Where professional judgement has been used, this is outlined in the text and additional references, where required, are provided.

4.2.4 The assessment was carried out by Hana Ketley BA (Hons) BSc (Hons) and was reviewed by Guy Newman, BSc (Hons) MCIEEM.

4.2.5 The steps taken to calculate the BNG baseline and proposed development calculations followed those within the Statutory Biodiversity Metric User Guide and Technical Supplement and are outlined below.

4.2.6 In-line with current government guidance, the following report follows the Biodiversity Gain Plan (BGP) format provided by DEFRA. Identified as mandatory from February 2024, the purpose of the plan is to clearly and consistently demonstrate how development proposals meet the statutory requirements, provide evidence for BNG decisions, and help LPAs to determine whether the development meets the BNG requirements.

4.2.7 It is stated within the guidance that the following documents are to be included within the plan:

- Completed metric tool calculation
- Pre-development and post-development plans (showing the location of on-Site habitat, the direction of north, and drawn to an identified scale)

4.2.8 If required, the BGP must also include:

- A compensation plan if the development affects irreplaceable habitats
- Biodiversity net gain register reference numbers if using off-Site units
- Proof of purchase if buying statutory biodiversity credits
- A description of how significant on-Site gains will be managed and monitored (for example, with a habitat management and monitoring plan)

4.3 Baseline Calculation

Baseline Habitats

4.3.1 The baseline calculation for the Site has been informed by the results of a field survey conducted in January 2026. The associated condition assessment sheets are presented in Appendix A.

4.3.2 The surveys were supported by the findings of the associated desk study which served to determine the proximity of historical records of conservation interest within and around the Site. The results of the PEA (GES, 2026) are reported separately.

4.3.3 To calculate the baseline units for the Site, the following data was collated and reviewed, and the following assessments were carried out:

- To ensure compliance with the requirement of the BNG assessment and to determine the appropriate habitat classification, the field data was collected using the UK Habitat Classification (UKHab) criteria. Once input into the metric, the habitats were assigned a pre-set "distinctiveness" score, indicative of the inherent "value" of these habitats.
- All habitats were mapped using CAD or GIS software, in which each individual polygon, linear, or point feature was assigned a unique FID (Feature IDentification) number. The area (ha) of each area-based habitat and the length (km) of each linear habitat within the Site was calculated within the software. The Baseline Habitat Plan is presented in Figure 1.
- All habitats were subject to a condition assessment. The condition of the habitat is considered a measure of habitat quality and measures the working-order against the optimal potential of the habitat type. Assessment criteria cover broad habitat types, therefore, further clarification is provided, and professional judgement used to assign condition where appropriate.
- All habitats were subject to a strategic significance assessment based on their position within the landscape, this includes consideration of local plans to identify local priorities for targeting biodiversity (in-line with the Local Nature Recovery Strategy for Kent and Medway).
- Baseline inputs (as detailed above) were entered into the Statutory Biodiversity Metric calculation tool.

4.4 Proposed Calculation

Proposed Habitats

4.4.1 To calculate the proposed units for the Site, the following data was collated and reviewed, and the following assessments were carried out:

- The proposals were reviewed to identify which baseline habitats would be retained or enhanced, and which habitats would be created. Once entered into the Metric, the habitats were automatically assigned a pre-set "distinctiveness" score, indicative of the inherent "value" of these habitats.
- The area (ha) of each proposed habitat and the length (km) of each proposed linear habitat to be created within the Site was calculated using CAD software. The Proposed Habitats Plan is presented in Figure 2 and is based on the Proposed Site Layout Plan (Ref: DHA/35449/03).
- All proposed habitats were assessed against a number of criteria, as described within the condition assessment sheets, to give each habitat a "condition" value. To do this, the likely management of these areas and any specifications (such as specific seed mixes or design details) are taken into account to provide an informed judgement as to the condition that the proposed habitat is likely to achieve, post-development. The anticipated condition assessment sheets of the proposed habitats are presented within Appendix B.
- Proposed habitats were also subject to a strategic significance assessment based on their position within the landscape, this includes consideration of local plans to identify local priorities for targeting biodiversity (in-line with the Local Nature Recovery Strategy for Kent and Medway).
- The inputs detailed above were entered into the Statutory Biodiversity Metric calculation tool.

Interpretation of Metric Values

4.4.2 To achieve Biodiversity Net Gain (BNG), the net percentage change (shown at the bottom of the 'Headline Results' tab) must be **equal to or in excess of the Local Planning Authority (LPA) minimum** requirement.

4.4.3 In addition, the Statutory metric illustrates unit shortfalls in a variety of ways. For clarity, these are outlined below:

- Habitat trading deficits (shown at the top of the three 'Trading Summary' tabs) are based on the loss of **specific habitat types and their distinctiveness**. Any deficits need to be

balanced by an equal or better distinctiveness habitat, preferably within the same overall habitat group.

- The unit deficit (shown at the bottom of the 'Headline Results' tab) combines both area-based and linear habitats, and tells you how many additional **off-Site market credits** you would need to purchase in order to achieve the 10% gain.
- The unit shortfall by tier/module (shown within the 'Unit shortfall summary' tab) takes all of the above into account whilst also applying a spatial risk multiplier, which applies when purchasing **statutory credits** only.

4.4.4 All of the above criteria are taken into account during the BNG assessment and resultant recommendations.

4.4.5 The discussion considers the wider context of the planning application, surrounding landscape and socioeconomic values of the development as well as considering how the development contributes towards nature conservation priorities at the local, regional and national levels. This approach is guided by Principles 6 and 9 of Biodiversity Net Gain Good Practice Principles (Baker *et al.* 2019).

5 Biodiversity Gain Plan (BGP)

5.1 Submission Details

Date

21-05-26

Planning application reference number

Not submitted yet

Local planning authority (LPA)

Gravesham Borough Council

Development site address

Golden Lion Garden, Brookers Farm, Luddesdown Rd, Luddesdown, Gravesend, Kent, DA13 0XE

Describe the development

Expansion of the pub garden, inclusion of a new footpath and HGV access to the winery.

5.2 Developer Details

Applicant name

Steve Chappell

Company name

Vinyard Farm Ltd

Address

Court Lodge, Luddesdown Road, Luddesdown, Gravesend, Kent, DA13 0XE

Email address

Steve.chappell@mdcvuk.com

Telephone number

0330 122 5290

5.3 Responsible Person Details

Name

Hana Ketley

Company name

Greenspace Ecological Solutions

Address

Suite A1 and A2, Priory Park, Blackham Court, Beech Green Lane, Withyham, Hartfield, East Sussex, TN7 4DB

Email address

info@greenspace-ecology.co.uk

Telephone number

01892 457062

5.4 Biodiversity Net Gain Strategy

Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☒ Yes
☐ No

If no, what earlier date did you agree with the LPA?

N/A

How have you met the guidance on 'what counts towards your BNG'?

Net gain will be met through a combination of on-Site and off-Site habitat units, including other neutral grassland creation and urban tree planting.

How will you avoid or minimise impacts to habitats?

Appropriate measures have been included within the PEA report (GES, 2026) to protect the nearby woodland, a priority habitat, as well as any retained trees within the adjacent land.

Did you use your local nature recovery strategy to inform the strategic significance of habitats?

☒ Yes
☐ No

How will you achieve the target net gain percentage?

☐ On-site
☐ Off-site
☒ Both

Are any of your on-site enhancements considered 'significant'?

☒ Yes
☐ No

If yes, tell us about the significant on-site enhancements

The development will create areas of other neutral grassland and rural trees, both of which are medium distinctiveness habitats.

How many off-site biodiversity units do you need to meet 10% net gain?

The off-Site parcel provides the additional biodiversity units required to offset the on-Site habitat loss and achieve the mandatory minimum 10% biodiversity net gain

The proposed off-Site habitats will provide 0.46 habitat unit and 0.03 hedgerow units.

This will provide a combined net change of 0.23 habitat units (33.18%) and 0.13 hedgerow units (319%).

Explain why you're using off-site biodiversity units

The Site extends to 0.16ha and requires the removal of all seven trees to facilitate the development, and consequently net gain is not possible on Site.

The required net gain will, therefore, be achieved through the use of an off-Site land parcel that exists east of the Site, and within the client's wider ownership boundary.

Explain why you're planning to use statutory biodiversity credits

N/A

Do you have a habitat management and monitoring plan?

☐ Yes
☒ No

Have you used the statutory biodiversity metric tool?

☒ Yes
☐ No

Biodiversity metric calculation

Golden Lion – The_Statutory_Metric_Calculation_Tool

Condition assessments

Baseline – Appendix A Proposed – Appendix B

Pre-development habitat survey report and map

Preliminary Ecological Appraisal (PEA) by GES, 2026 Figure 1 (on-Site) Figure 3 (off-Site)

Post-development habitat map or landscape plan

Figure 2 (on-Site) Figure 4 (off-Site)

Have you included an approved habitat degradation in the baseline?

☐ Yes
☒ No

Consenting body

N/A

Reference number

N/A

5.5 Irreplaceable Habitats

Does the development impact any irreplaceable habitats?

☐ Yes
☒ No

Have you submitted an approved compensation plan?

☐ Yes
☒ No

5.6 On-site Habitat Enhancements

Survey date

26th January 2026 (on-Site) 13th April 2026 (off-Site)

Survey constraints

The initial survey was carried out outside the optimal period for conducting UKHab surveys (generally considered to be April to September inclusive) and therefore certain plant species may not have been recorded during the survey. However, the Site is colonised by intensively managed amenity habitats, and the level of information gathered during the survey is sufficient to effectively evaluate the habitats within the Site. The timing of the survey does not, therefore, pose a constraint to the survey findings.

Total pre-development biodiversity value

Number of area habitat biodiversity units

0.69

Number of hedgerow biodiversity units

0.10

Number of watercourse biodiversity units

N/A

Total post-development biodiversity value

Number of area habitat biodiversity units

0.46

Number of hedgerow biodiversity units

0.37

Number of watercourse biodiversity units

N/A

Total net change in biodiversity units

Area habitat biodiversity units

-0.23

Area habitat biodiversity units % change

-33.28%

Hedgerow biodiversity units

0.28

Hedgerow biodiversity units % change

286.49%

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

Will you register and allocate any biodiversity units from your site to other developments?

☐ Yes
☒ No

5.7 Off-site Habitat Enhancements

Tell us about the off-site habitat enhancements

37 small trees comprising two field maples, four crab apples and 31 hazels, will be planted within the off-Site area. These trees will have a moderate target condition.

One species-rich native hedgerow measuring 60m in length and with a target condition of good, will be planted along the western boundary of the Site.

Biodiversity gain site register reference number

Not yet registered.

How have you secured the off-site habitat enhancements?

The off-Site land is within the ownership boundary of the client, and they will be responsible for all proposed habitat enhancements. A conservation covenant and/or Section 106 agreement will be agreed with the responsible body, which will secure the off-Site land for a 30-year period.

Total baseline biodiversity value

Number of area habitat biodiversity units

0.62

Number of hedgerow biodiversity units

0.44

Number of watercourse biodiversity units

N/A

Total biodiversity value post-intervention

Number of area habitat biodiversity units

1.08

Number of hedgerow biodiversity units

0.47

Number of watercourse biodiversity units

N/A

Total net change in biodiversity units

Area habitat biodiversity units

0.46

Area habitat biodiversity units % change

74.86%

Hedgerow biodiversity units

0.03

Hedgerow biodiversity units % change

7.20%

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

5.8 Statutory Biodiversity Credits

Do you need to use statutory biodiversity credits?

☐ Yes
☒ No

How many statutory biodiversity credits do you need?

A1

None

A2

None

A3

None

A4

None

A5

None

H

None

W

None

What evidence is there that no units are available through the market?

N/A

Proof of purchase

N/A

5.9 Trading Summary

Distinctiveness group

Very high

Yes

High

Yes

Medium

Yes

Low

Yes

5.10 Sharing Data (optional)

Can your ecological survey data be shared with the Local Environmental Records Centre or other bodies?

☒ Yes
☐ No

6 DISCUSSION

6.1 Background

6.1.1 The future habitat management strategy is to be set out within the content of the associated HMMP, however an outline is provided below of the habitats to be retained, enhanced and created.

6.2 On-Site Retained Habitats

6.2.1 The following habitats will be retained and protected within the Site:

- Grassland – Modified Grassland

6.3 On-Site Created Habitats

6.3.1 When considering the descriptions below, reference should be made to Figure 2 and Appendix B.

6.3.2 The following habitats will be created within the Site:

- Grassland – Modified Grassland
- Urban – Developed Land; Sealed Surface
- Individual Trees – Rural Tree
- Hedgerow – Native Hedgerow

Modified Grassland

6.3.3 The proposed landscaping will provide 0.0692ha of modified grassland within the Site. The grassland will be split into four areas in the western area of the Site and will be managed to provide an amenity space for visitors. The grassland will seeded with an appropriate seed mix, such as the Emorsgate seed mixes EM6 & EM2. The target condition of modified grassland within the Site is 'moderate'. This will be achieved by meeting criteria A, C, F and G; at least 6 vascular plant species will be present per m^2; and management will ensure that scrub/bracken are not present in more than 20% of the total area, and that no invasive non-native plant species are present.

Developed Land; Sealed Surface

6.3.4 The development will provide 0.0881ha of developed land in the form of a pathway and access for HGVs. This habitat type requires no condition assessment and provides no habitat units.

Rural Trees

6.3.5 16 small native species trees such as hazel *Corylus avellana*, field maple *Acer campestre*, crab apple *Malus sylvestris*, blackthorn *Prunus spinosa,* or hawthorn *Crataegus monogyna* will be planted within the Site. The target condition for these trees is 'moderate', and this will be achieved by meeting criteria A, B, D and F; the trees will be native species, with more than 20% of the tree canopy area oversailing vegetation. Management will ensure than little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicides or detrimental agricultural activity) will occur.

Hedgerows

6.3.6 Native hedgerow of 58m and 54m will be planted either side of the new access path within the Site. The hedgerows will be formed with native species, such as field maple, hazel, blackthorn, hawthorn and dog rose *Rosa canina.* These habitats have a target condition of 'moderate'. This will be achieved by meeting criteria A1, B1, B2 and D1; the hedgerows will be allowed to grow to at least 1.5m in height, with no gaps. No invasive species will be present within the hedgerows.

6.4 Off-Site Retained Habitats

6.4.1 The following habitats will be retained and protected within the off-Site parcel:

- Grassland – Modified Grassland
- Urban – Bare Ground
- Hedgerow – Native Hedgerow
- Individual trees – Rural Tree

6.5 Off-Site Created Habitats

6.5.1 When considering the descriptions below, reference should be made to Figure 4 and Appendix B.

6.5.2 The following habitats will be created within the off-Site parcel:

- Individual Trees – Rural Tree
- Hedgerow – Species-Rich Native Hedgerow

Rural Trees

6.5.3 37 small trees will be planted within the off-Site receptor. Comprising two field maples, four crab apple and 31 hazel trees, the target condition for these trees is 'Moderate', delivering 0.46 habitat units. To achieve this, criteria A, B, D and F will need to be met; the trees will be

native species, and will be planted with more than 20% of the tree canopy oversailing vegetation beneath. Management will ensure than little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicides or detrimental agricultural activity) will occur.

Species-Rich Native Hedgerows

6.5.4 One 60m species-rich native hedgerow will be planted within the off-Site receptor. The hedgerow will be planted with at least five native species per 30m, such as hornbeam *Carpinus betulus,* blackthorn, hazel, dog rose *Rosa canina,* field maple, honeysuckle *Lonicera periclymenum,* traveller's-joy *Clematis vitalba,* holly *Ilex aquifolium* and common hawthorn. These habitats have a target condition of 'Good', delivering 0.47 hedgerow units. This will be achieved by meeting criteria A1, A2, B1, B2, C1, D1 and D2 on the condition assessment; the hedgerow will be allowed to grow to at least 1.5m in height and width, with no gaps. At least 1m width of undisturbed ground will be present along 90% of one side of the hedgerow. Additionally, no invasive species will be present, and management will ensure that at least 90% of the hedgerow is free from damage caused by human activities.

6.6 Off-Site Land Management

6.6.1 The off-Site land parcel shown (as depicted in Figures 3 & 4) exist within the ownership boundary of the client Vinyard Farm Ltd..

6.6.2 A conservation covenant / Section 106 agreement will be agreed with the responsible body, which will secure the off-Site land for a 30-year period. The off-Site parcel will be added to the Biodiversity Gain Sites Register. In addition, sites within Kent must be added to the Kent Biodiversity Net Gain Site Register.

6.6.3 Vinyard Farm Ltd. will be responsible for all proposed habitat enhancements for the required 30yr post development period.

6.7 Additional Biodiversity Enhancements

6.7.1 Opportunities to include biodiversity enhancements within the Site, and in accordance with the requirements of the NPPF 2024 and, the following recommendations are considered appropriate for the Site (PEA, 2026):

- bird boxes on a retained trees
- bat boxes on a retained trees
- log and brash pile in suitable locations

- Insect house in a suitable location

6.8 Next Steps

6.8.1 The proposed off-Site parcel will need to be added to the official Biodiversity Gain Site Register (DEFRA, 2024c) which at the time of writing cost incurs a registration fee in the region of £650.

6.8.2 In addition, a Section 106 agreement or Conservation Covenant (CC) will need to be put in place to secure the ongoing 30-year management and monitoring of the habitats associated with the off-Site biodiversity gains.

6.8.3 Neither the registration of the off-Site parcel, nor the completion of the S106 Agreement /Conservation Covenant is required prior to submission of the planning application. However, these mechanisms will need to be completed prior to commencement of development and/or prior to approval of the Biodiversity Gain Plan by the Local Planning Authority (LPA). It is generally advisable for the off-Site parcel to be registered shortly following submission of the planning application to avoid delays during determination..

6.8.4 Following the grant of planning permission, the Local Planning Authority (LPA) is likely to condition the submission of an additional document known as a Habitat Management and Monitoring Plan (HMMP). This document typically details the prescriptions for:

- retention, protection, and/or enhancement of existing habitats;
- creation of new habitats;
- management of the habitats covering a 30-year period;
- a schedule for monitoring the condition of the habitats; and
- remedial measures as needed.

7 REFERENCES

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FIGURES

Figure 1: On-site Baseline Habitats Plan (J26-000014_BGP - Golden Lion Garden Extension)





Key

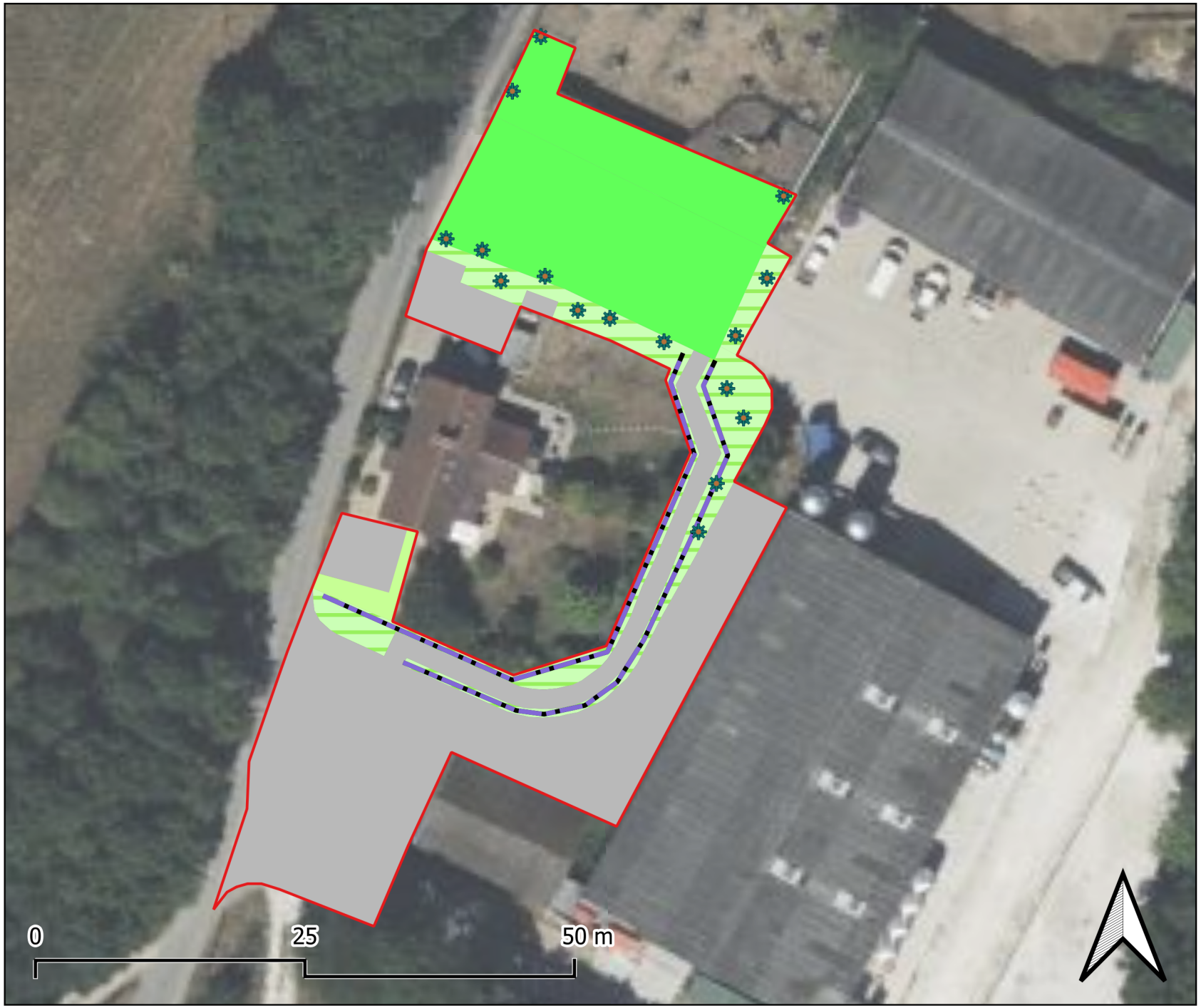
- Existing trees
- Native Hedgerow
- Non-native and Ornamental Hedgero
- Modified Grassland
- Developed Land; Sealed Surface (Buildings)
- Developed Land; Sealed Surface (Hardstanding)
- Artificial Unvegetated, Unsealed Surface
- Vegetated Garden

Surveyor: Ashley Walker & Ryan Richardson
Survey Date: 26.01.2026
Drawn by: Hana Ketley
Drawn Date: 18.05.2026
Ref: J26-000014_BGP - Golden Lion Garden Extension
Scale: 1:500 @ A4

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GES Greenspace Ecological Solutions

Figure 2: On-Site Proposed Habitats Plan (J26-000014_BGP - Golden Lion Garden Extension)





Key

- Red Line Boundary
- Proposed Tree
- Native Hedgerow
- Other Neutral Grassland
- Modified Grassland
- Developed Land; Sealed Surface (Hardstanding)
- Vegetated Garden

Surveyor: Ashley Walker & Ryan Richardson
Survey Date: 26.01.2026
Drawn by: Hana Ketley
Drawn Date: 21.05.2026
Reference: J26-000014_BGP - Golden Lion Garden Extension
Scale: 1:500 @ A4

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Greenspace Ecological Solutions

Figure 3: Off-site Baseline Habitats Plan (J26-000014_BGP - Golden Lion Garden Extension)





Key

- Offsite Boundary
- Trees
- Native Hedgerow
- Modified Grassland
- Bare Ground

Surveyor: Ashley Walker & Ryan Richardson
Survey Date: 26.01.2026
Drawn by: Hana Ketley
Drawn Date: 18.05.2026
Ref: J26-000014_BGP - Golden Lion Garden Extension
Scale: 1:500 @ A4

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Figure 4: Off-Site Proposed Habitats Plan (J26-000014_BGP - Golden Lion Garden Extension)





Key

Offsite Boundary

Proposed

Native Hedgerow

Trees

Modified Grassland

Bare Ground

Surveyor: Ashley Walker & Ryan Richardson
Survey Date: 26.01.2026
Drawn by: Hana Ketley
Drawn Date: 18.05.2026
Reference: J26-000014_BGP - Golden Lion Garden Extension
Scale: 1:500 @ A4

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APPENDICES

APPENDIX A – EXISTING HABITAT CONDITION ASSESSMENT

Survey Cover Sheet			
Survey date/s	26th January 2026 (onsite), 13th April 2026 (offsite)	**Site name or location**	Golden lion garden extension
Weather conditions	onsite - 6C, overcast, no rain, BF 2. offsite -	**Project or development name**	Golden lion garden extension
Surveyor name		**On-site or off-site**	both
Survey reference		**Reason for assessment (if not baseline condition survey)**	
Notes			

Site or location	Condition sheets	Total number of condition sheets used, or habitat parcels	Number of parcels of each condition achieved					Notes
			Good	Fairly Good	Moderate	Fairly Poor	Poor	
	Coastal							
	Coastal lagoons							
	Coastal saltmarsh							
	Ditches							
	Grassland low distinctiveness	3	0	0	3	0	0	
	Grassland medium, high, very high distinctiveness							

	Heathland							
	Hedgerow	2	1	0	1	0	0	
	Individual trees	9	4	0	5	0	0	
	Intertidal biogenic reefs							
	Intertidal hard structures							
	Intertidal seagrass							
	Intertidal sediment							

	Lakes							
	Limestone pavement							
	Line of trees							
	Orchard							
	Ponds							
	Rocky shore							
	Scrub							

	Sparsely vegetated land							
	Urban	1	0	0	0	0	1	
	Wetland							
	Woodland							
	Wood-pasture and parkland							

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)													
UK Habitat Classification (UKHab) Habitat Type													
Grassland - Modified grassland													
Habitat Description													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location		**Survey date and Surveyor name**											
		Survey reference (if relating to a wider survey)											
Limitations (if applicable)		**Habitat parcel reference**											
		30579005 - MG1	30579651 - MG2	Offsite MG									
		Grid reference											
		TQ 67216 66663	TQ 67205 66615										

	Condition Assessment Criteria	Criterion passed (Yes or No)										Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** 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^2 (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.	Yes	Yes	Yes								
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.	No	No	No								
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Yes	Yes								
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.	No	No	Yes								
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No	No	No								
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	Yes	Yes								
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	Yes	Yes								
	Essential criterion achieved (Yes or No)	Yes	Yes	Yes								
	Number of criteria passed	4	4	5								

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)	Yes	Yes	Yes								
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)											

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – 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.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

H2 is onsite, OH1 is offsite

ukhab – UK Habitat Classification

On-site or off-site, site name and location		**Survey date and Surveyor name**	
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)	**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference**										
			H2	OH1									
			Grid reference										
			TQ 67190 66608	TQ 67266 66555									

Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										**Notes (such as justification)**
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	Yes									
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	No	Yes									

B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	Yes									
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	Yes									
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	Yes									
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	Yes									
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Yes	Yes									
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	No	Yes									
Additional group - applicable to hedgerows with trees only														
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.											

E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.												

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees			Score achieved						
Category	**Category Requirements**	**Metric Score**							
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3							
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2							
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1							
	Score achieved:	2, 3,							

Condition categories for hedgerows with trees			Score achieved						
Category	**Category Requirements**	**Metric score**							
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3							
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2							
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1							
	Score achieved:								

Suggested enhancement interventions to improve condition score

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	Golden Lion Garden Extention, on-site	**Survey date and Surveyor name**	26th January 2026, AW
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)			

Habitat parcel reference		T2	T3	T4	T5	T6	T7	T8	T9 - off-site	T10 - off-site
Grid reference		TQ 67222 66627	TQ 67216 66616	TQ 67216 66615	TQ 67211 66612	TQ 67212 66607	TQ 67211 66605	TQ 67208 66600		

	Condition Assessment Criteria	**Criterion passed (Yes or No)**									**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).		No	No	No	Yes	No	Yes	Yes	Yes	Yes	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
C	The tree is mature (or more than 50% within the block are mature)[1].		Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		Yes	Yes	Yes	No	No	Yes	No	Yes	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		No	Yes	No	Yes	No	No	No	Yes	Yes	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	

Number of criteria passed			4	5	4	5	3	4	4	6	6	
Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 5 or 6 criteria	Good (3)			Yes		Yes				Yes	Yes	
Passes 3 or 4 criteria	Moderate (2)		Yes		Yes		Yes	Yes	Yes			
Passes 2 or fewer criteria	Poor (1)											
Note that ‘Fairly Good and Fairly Poor’ condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score[2]												

Condition Sheet: URBAN Habitat Type

Habitat Types

Sparsely vegetated land - Ruderal/Ephemeral
Sparsely vegetated land - Tall forbs
Urban - Allotments
Urban - Biodiverse green roof
Urban - Bioswale
Urban - Cemeteries and churchyards
Urban - Facade-bound green wall
Urban - Ground based green wall
Urban - Intensive green roof
Urban - Open mosaic habitats on previously developed land
Urban - Rain garden
Urban - Sustainable drainage system (SuDS)
Urban - Vacant or derelict land
Urban - Bare ground

Habitat Description

See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats:	ukhab – UK Habitat Classification			

On-site or off-site, site name and location		**Survey date and Surveyor name**	
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	3110226 1 - BG
		Grid reference	TQ 67247 66567

Condition Assessment Criteria		**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core Criteria - must be assessed for **all urban habitat types**:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No	
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Yes	
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for **Intensive green roofs** only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).											
Additional Criterion - must be assessed for **Biodiverse green roofs** only:												
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition, some additional habitat, such as sand piles, stones, logs etc. are present.**											
Essential criteria relevant for habitat type achieved (Yes or No)		No										
Number of criteria passed		1										

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**										
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)											
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 0 or 1 of 3 core criteria.	Poor (1)	Yes										
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)											
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 0 or 1 of 4 criteria.	Poor (1)											
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)											
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											
• Passes 2 or fewer of 5 criteria.	Poor (1)											

Suggested enhancement interventions to improve condition score
Footnotes

APPENDIX B – PROPOSED HABITAT CONDITION ASSESSMENT

Survey Cover Sheet			
Survey date/s	N/A	**Site name or location**	Golden Lion Garden Extension
Weather conditions	N/A	**Project or development name**	Golden Lion Garden Extension
Surveyor name	N/A	**On-site or off-site**	Both
Survey reference		**Reason for assessment (if not baseline condition survey)**	Proposed
Notes			

Site or location	Condition sheets	Total number of condition sheets used, or habitat parcels	Number of parcels of each condition achieved					Notes
			Good	Fairly Good	Moderate	Fairly Poor	Poor	
	Coastal							
	Coastal lagoons							
	Coastal saltmarsh							
	Ditches							
	Grassland low distinctiveness	1			1			
	Grassland medium, high, very high distinctiveness							

	Heathland							
	Hedgerow	2	1		1			
	Individual trees	53			53			
	Intertidal biogenic reefs							
	Intertidal hard structures							
	Intertidal seagrass							
	Intertidal sediment							

	Lakes							
	Limestone pavement							
	Line of trees							
	Orchard							
	Ponds							
	Rocky shore							
	Scrub							

	Sparsely vegetated land							
	Urban							
	Wetland							
	Woodland							
	Wood-pasture and parkland							

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, Golden Lion Pub	**Survey date and Surveyor name**	N/A
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	Proposed
Grid reference		**Habitat parcel reference**	
Habitat Description			
Modified grassland to be create as a pub garden			
ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** 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^2 (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.	Yes	
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.	No	Will be managed as a pub garden and adjacent to access
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
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.	No	Will be managed as a pub garden and adjacent to access
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No	Will be managed as a pub garden and adjacent to access
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	

G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			4

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)	Yes
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – 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.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

H3 and H4 are native hedgerows to be created within the on-site area, alongside the proposed path. OH2 is a species rich native hedgerow to be created within the off-site area.

ukhab – UK Habitat Classification

On-site or off-site, site name and location	H3 and H4 will be on-site. OH2 will be off-site	**Survey date and Surveyor name**	N/A
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	Proposed

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference**										
				H3 and H4	OH2									
				Grid reference										
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										**Notes (such as justification)**
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	Yes									
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	No	Yes									

B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical ‘gappiness’ of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	Yes										
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal ‘gappiness’ of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall ‘gappiness’ but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	Yes										
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	Yes										
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	No										
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the ‘Online Atlas of the British and Irish Flora’[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Yes	Yes										
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	No	Yes										
Additional group - applicable to hedgerows with trees only															
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.												

E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.												

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees			Score achieved						
Category	**Category Requirements**	**Metric Score**							
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3							
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2							
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1							
	Score achieved:	2 and 3							

Condition categories for hedgerows with trees			Score achieved						
Category	**Category Requirements**	**Metric score**							
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3							
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2							
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1							
	Score achieved:								

Suggested enhancement interventions to improve condition score

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

16 small trees will be created on-site. 37 small trees will be created within the off-site area.

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	16 trees are to be on-site. 37 trees are to be off-site	**Survey date and Surveyor name**	N/A
		Survey reference (if relating to a wider survey)	Proposed
Limitations (if applicable)			

Habitat parcel reference											
16 onsite trees	37 small trees										
Grid reference											
on-site	off-site										

	Condition Assessment Criteria	**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Yes									
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes									
C	The tree is mature (or more than 50% within the block are mature)[1].	No	No									cannot be guarenteed in newly planted trees
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Yes									
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No									cannot be guarenteed in newly planted trees
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes									

Number of criteria passed		4	4								
Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 5 or 6 criteria	Good (3)										
Passes 3 or 4 criteria	Moderate (2)	Yes	Yes								
Passes 2 or fewer criteria	Poor (1)										
Note that ‘Fairly Good and Fairly Poor’ condition categories are not available for this broad habitat type.											
Suggested enhancement interventions to improve condition score[2]											