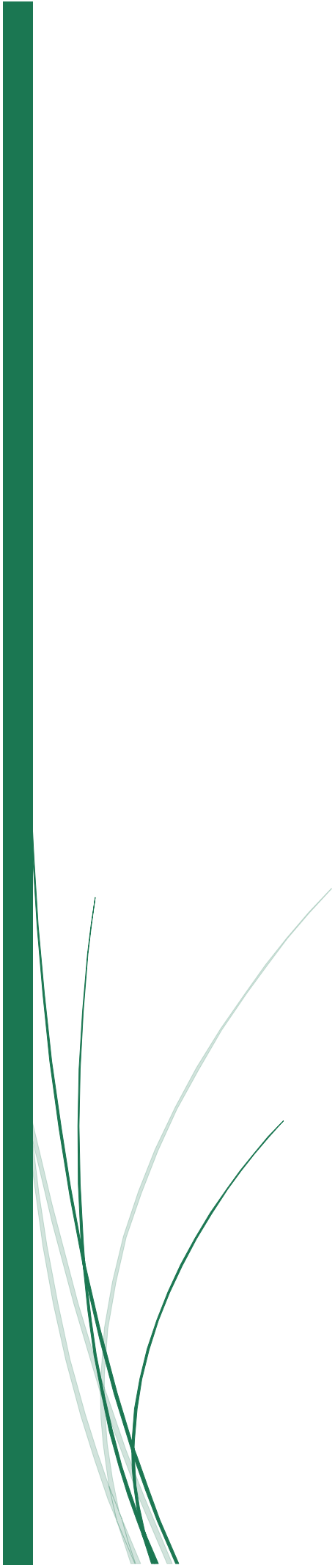




Land North of Camer Road, Meopham

Biodiversity Gain Plan

A Report for The McManus Family

19 February 2026



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Ecological
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Land north of Camer Road, Meopham

Biodiversity Gain Plan

Client:	The McManus Family	
Project Ref:	J25-000111_BGP_Rev A	
Report Ref:	Land North of Camer Road	
Author:	Technical Review:	Approval:
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Revision Ref:	Status/ Comment:	Date of Issue:
-	Issued in draft for comment	16.01.2026
A	Amended following client comments	19.02.2026
Disclosure:		
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1 PROJECT OVERVIEW

Client:	The McManus Family
Site Address:	Land North of Camer Road, Meopham
Lead Ecologist:	Lauren Hook BSc (Hons) MSc, Ecologist; Lorna Roberts BSc (Hons) MSc ACIEEM, Associate Director
Site Proposals:	Outline planning application for up to 725 dwellings (Use Class C3), a new two-form entry primary school (Use Class F1), a Local Centre (up to 500sqm of Class E floorspace), the provision of Public Open Space including sport and recreation facilities alongside associated access, landscaping, parking, and infrastructure; with all matters reserved except for access.
Associated Planning Reference Number:	Not yet submitted.

Source of Relevant Documents:

Document:	Source:
Site Location Plan:	Google Earth Pro
Site Plans:	Concept Masterplan, Icen Projects Limited, November 2025 – Drawing no. DL03 Rev E; DL07_Green Infrastructure Plan Without Labels
Associated documents:	J25-000111_Camer Road_GES_EA_Report

2 NON-TECHNICAL SUMMARY

- 2.1 Greenspace Ecological Solutions (GES) were commissioned by The McManus Family to undertake a Biodiversity Net Gain (BNG) assessment for a development at Land north of Camer Road (hereafter '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 current habitat layout, as presented in the Proposed Habitats Plan (Figure 2), results in a net gain of 32.55 habitat units (29.05%), and a net gain of 2.99 hedgerow units (10.62%).
- 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. Therefore, in accordance with the calculations of the Metric, the project's delivery of an overall gain in biodiversity is compliant with both existing planning policy and current legal requirements.
- 2.5 In addition to the above, recommendations for ecological enhancements to further increase the value of the Site for biodiversity include:
- Installation of 10 x bird boxes on retained boundary trees / within proposed buildings
 - Installation of 10 x bat boxes on retained boundary trees / within proposed buildings
 - Installation of 10 x dormouse mitigation boxes
 - Incorporation of a wildlife-friendly planting scheme

3 INTRODUCTION

3.1 Context

3.1.1 Prepared on behalf of The McManus Family (hereafter referred to as 'the Client'), the following report sets out the results of the Statutory Biodiversity Metric calculations undertaken for Land North of Camer Road (hereafter referred to as 'the Site').

3.1.2 The following report serves to inform a full application for planning permission within the Site and may be subject to change prior to construction, should it be deemed necessary for project delivery during determination of the planning application.

3.1.3 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)"*

3.1.4 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."*

3.1.5 Gravesham Borough Council state *"Under the Environment Act 2021 and supporting Statutory Instruments Biodiversity Net Gain (BNG) is now mandatory for most development. The legislation requires a minimum 10% gain in biodiversity from applicable development either onsite, offsite or a combination of both.*

BNG provided under the mandatory requirements offsite and significant BNG onsite must be secured by a legal agreement for 30 years under an approved Habitat Management and Monitoring Plan (HMMP).

The Council's approach to BNG for all applicable development will now follow the Statutory Instruments and supporting guidance."

3.1.6 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.

3.1.7 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).

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.”*

3.1.8 This report presents a BNG assessment for *Outline planning application for up to 725 dwellings (Use Class C3), a new two-form entry primary school (Use Class F1), a Local Centre (up to 500sqm of Class E floorspace), the provision of Public Open Space including sport and recreation facilities alongside associated access, landscaping, parking, and infrastructure; with all matters reserved except for access.* This assessment has been undertaken using the Statutory Biodiversity Metric, based on the Concept Masterplan (Concept Masterplan, Icen Projects Limited, November 2025 – Drawing no. DL03 Rev E).

3.2 Site Location

3.2.1 The Site is located in Meopham, a village in the borough of Gravesham, Kent, at National Grid Reference: TQ 64612 67607. The location of the Site is depicted in Image 1, below.

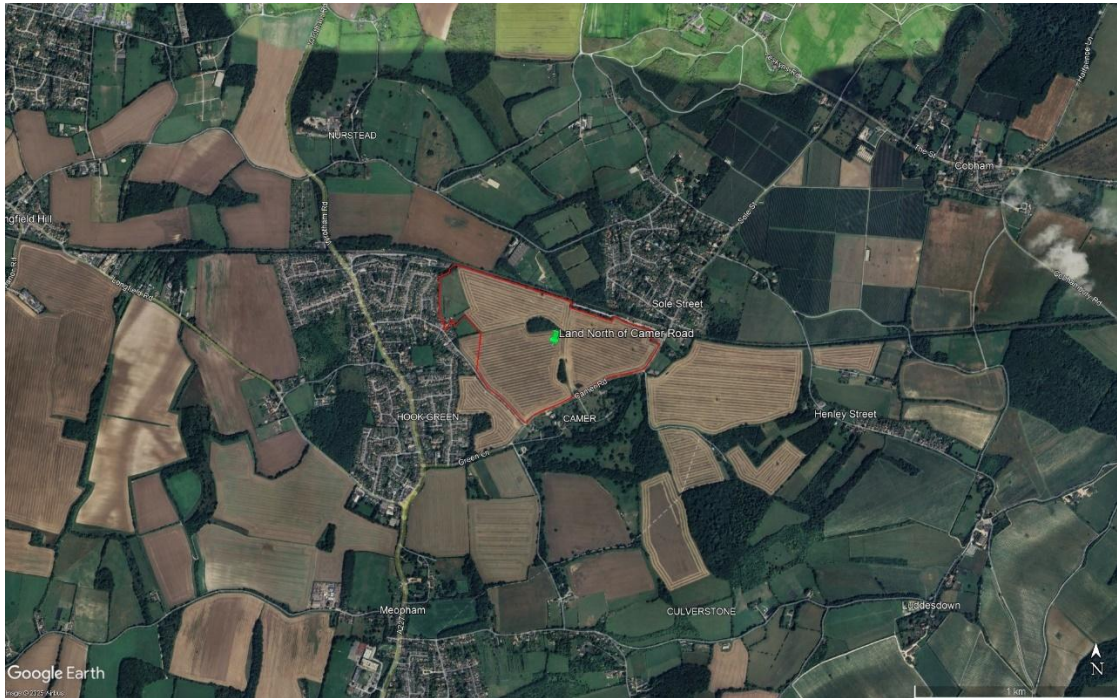


Image 1 – Geographical Location of the Site

3.3 Site Description

3.3.1 The Site occupies approximately 44.32ha and comprises areas of grassland, woodland, hedgerows and crop fields.

3.3.2 The Site is bound by a railway track to the north, Camer Road to the east, Norwood Lane to the south and residential properties with associated gardens to the west. The wider landscape comprises residential properties with associated gardens, agricultural fields, and 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.”

Local Planning Policy

3.4.4 The recommendations within this report are in-line with the Gravesham Local Plan Core Strategy (Adopted September 2014) Policy CS12: Green Infrastructure which states:

- *A multifunctional linked network of green spaces, footpaths, cycle routes and wildlife stepping stones and corridors will be created, protected, enhanced and maintained. The network will improve access within the urban area, from the urban area to the rural area and along the River Thames. The key parts of the network are identified on Figure 19: Strategic Green Infrastructure Network.*
- *Sites designated for their biodiversity value will be protected, with the highest level of protection given to internationally designated Special Protection Areas, Special Areas of Conservation and Ramsar sites, followed by nationally designated Sites of Special Scientific*

Interest, followed by Local Wildlife Sites and then by other areas of more local importance for biodiversity.

- *There will be no net loss of biodiversity in the Borough, and opportunities to enhance, restore, re-create and maintain habitats will be sought, in particular within the Biodiversity Opportunity Areas shown on the Strategic Green Infrastructure Network map and within new development.*
- *Where a negative impact on protected or priority habitats/species cannot be avoided on development sites and where the importance of the development is considered to outweigh the biodiversity impact, compensatory provision will be required either elsewhere on the site or off-site, including measures for ongoing maintenance.*
- *The overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting. Proposals will take account of the Kent Downs Area of Outstanding Natural Beauty Management Plan, the Gravesham Landscape Character Assessment, and the Cluster Studies where relevant.”*

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 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 A HCA was undertaken by GES Ecologist Lauren Hook on 30th April 2025 and completed by GES Senior Ecologist Vic Standing on 20th May 2025. The HCA served to record the condition of the baseline habitats present within the Site.
- 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 parcels are depicted in Figure 1. The proposed habitat parcels are depicted in Figure 2.

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 of the Site and the presence of Habitats of Principle Importance (HPIs) and protected species within 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 GES Ecologist Ryan Richardson BSc (Hons) MSc, reviewed by GES Ecologist Lauren Hook BSc (Hons) MSc and approved by GES Associate Director Lorna Roberts BSc (Hons) MSc ACIEEM.

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 the field surveys conducted in April and May 2025. 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, 2025) 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 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.
- 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 GIS software. The Proposed Habitats Plan is presented in Figure 2 and is based on the Concept Masterplan (Iceni Projects Limited, November 2025 – Drawing no. DL03 Rev E) and the Green Infrastructure Plan (Iceni Projects Limited, October 2025 – Drawing no. DL07).
- 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.
- 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 units** required in order to achieve the 10% gain.
 - The unit shortfall by tier/module (shown within the ‘Unit shortfall summary’ tab) takes all the above into account whilst also applying a spatial risk multiplier, which applies when purchasing **statutory credits** only.

- 4.4.4 All 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

N/A

Planning application reference number

Not yet submitted

Local planning authority (LPA)

Gravesham Borough Council

Development site address

Land north of Camer Road, Hook Green, Meopham, Dartford, Kent, DA13 0YF

Describe the development

Outline planning application for up to 725 dwellings (Use Class C3), a new two-form entry primary school (Use Class F1), a Local Centre (up to 500sqm of Class E floorspace), the provision of Public Open Space including sport and recreation facilities alongside associated access, landscaping, parking, and infrastructure; with all matters reserved except for access.

5.2 Developer Details

Applicant name

The McManus Family

Company name

N/A

Address

Barnsfield, Norwood Lane, Meopham, DA13 0YF

Email address

Gail.McManus@PER-people.com

Telephone number

07703 296868

5.3 Responsible Person Details

Name

Lorna Roberts

Company name

Greenspace Ecological Solutions

Address

Suite H3, 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'?

BNG will be met through on-site habitat creation and enhancement

How will you avoid or minimise impacts to habitats?

An effort has been made to retain habitats with higher distinctives such as woodland, scrub, scattered trees and hedgerows where possible.

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

Bramble scrub (medium distinctiveness, condition N/A) will be enhanced to create mixed scrub (medium distinctiveness, condition Moderate). High distinctiveness habitats such as, lowland mixed deciduous woodland and species-rich native hedgerow with trees are proposed. Medium distinctiveness habitats such as other neutral grassland, mixed scrub, and scattered trees are also proposed.

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

N/A

Explain why you're using off-site biodiversity units

N/A

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

Land North of Camer Road_The_Statutory_Metric

Condition assessments

Baseline – Appendix A
Proposed – Appendix B

Pre-development habitat survey report and map

Figure 1 – Baseline Habitats Plan

Post-development habitat map or landscape plan

Figure 2 – Proposed Habitats Plan

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

Answer this section if your development includes on-site habitat enhancements.

Survey date

30.04.25 and 20.05.25

Survey constraints

N/A

Total pre-development biodiversity value

Number of area habitat biodiversity units

112.04

Number of hedgerow biodiversity units

28.14

Number of watercourse biodiversity units

0.00

Total post-development biodiversity value

Number of area habitat biodiversity units

144.59

Number of hedgerow biodiversity units

31.13

Number of watercourse biodiversity units

0.00

Total net change in biodiversity units

Area habitat biodiversity units

32.55

Area habitat biodiversity units % change

29.05%

Hedgerow biodiversity units

2.99

Hedgerow biodiversity units % change

10.62%

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00%

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

☐ Yes

☒ No

Give details

N/A

5.7 Off-site Habitat Enhancements

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

Tell us about the off-site habitat enhancements

N/A

Biodiversity gain site register reference number

N/A

How have you secured the off-site habitat enhancements?

N/A

Total baseline biodiversity value

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

Total biodiversity value post-intervention

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

Total net change in biodiversity units

Area habitat biodiversity units

N/A

Area habitat biodiversity units % change

N/A

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

5.8 Statutory Biodiversity Credits

Answer this section if you need to use statutory biodiversity credits.

Do you need to use statutory biodiversity credits?

- ☐ Yes
☒ No

How many statutory biodiversity credits do you need?

A1

N/A

A2

N/A

A3

N/A

A4

N/A

A5

N/A

H

N/A

W

N/A

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

N/A

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 Retained Habitats

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

- Urban – Vegetated garden (VG1)
- Woodland and forest – Lowland mixed deciduous woodland (W1, W2, W3)
- Individual trees – Rural tree (5 trees removed)
- Species-rich native hedgerow with trees (H3, H4 and H5)
- Species-rich native hedgerow (H6 and H7)
- Non-native and ornamental hedgerow (H8)
- Line of trees (TL1)

6.3 Enhanced Habitats

6.3.1 The following habitats will be enhanced within the Site:

- Heathland and shrub – Bramble scrub enhanced to become Heathland and shrub – Mixed scrub (BS1)

Heathland and shrub – Bramble scrub to Heathland and shrub – Mixed scrub

6.3.2 Five parcels of bramble scrub exist within the Site (BS1, BS2, BS3, BS4, BS5). BS2-BS5 will be lost to facilitate the proposed development. BS1, along the northwest boundary, is to be fully retained post-development and enhanced through the planting of additional scrub species allowing the area of 'Bramble scrub' to become an area of 'Mixed scrub' with a target condition of 'Moderate' and a distinctiveness of 'Medium'.

6.4 Created Habitats

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

6.4.2 The following habitats will be created within the Site:

- Grassland – Other neutral grassland

- Grassland – Modified grassland
- Grassland – Traditional orchards (TO)
- Heathland and shrub – Mixed scrub (MS1, MS2, MS3, MS4)
- Woodland and forest – Lowland mixed deciduous woodland (W4, W5, W6)
- Individual trees – Rural tree
- Species-rich native hedgerow with trees (H9, H10 and H11)
- Urban – Developed land; sealed surface
- Urban – Vegetated Garden
- Urban – Sustainable drainage system
- Urban – Allotments (AL)
- Urban – Artificial unvegetated, unsealed surface

Grassland - Other Neutral grassland

- 6.4.3 The proposed landscaping will provide 5.6077ha of other neutral grassland, primarily within the northeast and northwest of the Site. The target condition of other neutral grassland is 'Good', delivering 47.12 habitat units. To achieve this, all 6 of the criteria will need to be met including essential criteria A and F. This includes ensuring that there are 10 or more native species (including forbs) present per m², with a good proportion of species characteristic of this habitat type. Appropriate management will also ensure that the grassland is protected from encroachment of scrub, bracken and non-natives, with minimal areas of bare ground or physical damage. A varied sward height should be achieved through appropriate management regimes with at least 20% of the sward less than 7cm and at least 20% of the sward more than 7cm. The grass can be sown in autumn and/or spring periods with [Emorsgate EM3 Special General Purpose Meadow Mixture](#), [Habitat Aid Meadow Seed Mix](#), or similar.

Grassland - Modified grassland

- 6.4.4 The proposed landscaping will provide 10.4947ha of modified grassland within the Site. The modified grassland parcels will be split across the Site and are inclusive of sports areas, a dog park and parcels within the developable area. The target condition of modified grassland within the Site is 'Moderate', delivering 36.40 habitat units. To achieve this, four of the seven criteria will need to be met, including essential criterion A. The modified grassland areas will include 6-8 vascular plants species per m² including at least 2 forbs. Management to ensure scrub and bracken cover less than 20% of the grassland will be implemented and there should be an absence of invasive non-native plant species. Due to the amenity nature of the modified

grassland areas and the close proximity to the developable areas, criterion D and E (physical damage and cover of bare ground) will not be targeted. The modified grassland will be sown or over-sown with a native species-rich seed mix such as the [WFG20 Eco Species Rich Lawn](#) or [Emorsgate EL1 Flowering Lawn Mixture](#) or similar.

Grassland – Traditional orchard

6.4.5 The proposed development plans include the planting of a traditional orchard measuring 0.2053ha within the northwest of the Site. This habitat will be managed as a 'Traditional Orchard', a Habitat of Principal Importance on s41 of the NERC Act 2006, with a target condition of 'Moderate' and 'High' distinctiveness delivering 1.33 habitat units. Although essential criteria for achieving 'Good' condition (A & B) would not be achievable, as these require the presence of ancient/veteran trees and at least 20% of the trees having deadwood, the rest of the criteria should be realistically achievable.

6.4.6 To achieve 'Moderate' condition the orchard should be managed to ensure that scrub encroachment does not occur and to ensure invasive non-native species (as listed on Schedule 9 of WCA) are removed. Damage caused by humans or animals should be kept to a minimum to ensure the longevity of the trees and to ensure poaching under the canopy does not occur through overgrazing. Formative / restorative pruning should be carried out to maintain the longevity of the trees and the grassland should be species-rich and of good quality. The grassland underneath the trees should be sown with a species-rich meadow mix as recommended above in section 6.4.3.

Heathland and shrub - Mixed scrub

6.4.7 The proposed landscaping will provide 1.3327ha of mixed scrub comprising of four parcels (MS1, MS2, MS3 and MS4) across the Site. The target condition of the mixed scrub parcels is 'Moderate', delivering 8.92 habitat units. To achieve this, 3 of the 5 criteria will need to be met. The areas of mixed scrub will be planted with more than three native scrub species such as wild service tree *Sorbus torminalis*, guelder rose *Viburnum opulus*, spindle *Euonymus europaeus*, hazel *Corylus avellana*, common hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, hornbeam *Carpinus betulus*, and field maple *Acer campestre* or similar, with no single species comprising more than 75% of the cover, and there should be an absence of invasive non-native plant species. The areas of scrub should have a well developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat. Given the requirement for mature shrubs to be present and due to the limited size of

the scrub parcels reducing the feasibility to create clearings, glades or rides, criterion B and E will not be targeted.

Woodland and forest – Lowland mixed deciduous woodland

- 6.4.8 Three parcels of lowland mixed deciduous woodland (W4, W5 and W6) will be planted as part of the proposed development totalling 1.9428ha. The target condition for the parcels of woodland is 'Moderate', delivering 2.83 habitat units. This will be achieved by ensuring a score of between 26 and 32 is reached. This includes reducing browsing pressure to less than 40% of the whole woodland; ensuring no invasive non-native species are present; planting 5 or more native tree or shrub species; monitoring for tree mortality, pests and diseases and replacing species where required; planting up of the ground flora with native plants species including recognisable woodland NVC plant community species; creation of deadwood piles to ensure at least 50% of all survey plots have deadwood; and monitoring for signs of nutrient enrichment and damaged ground and implementing remedial actions as required.

Individual trees – Rural trees

- 6.4.9 318 trees with an area equivalent to 1.2947ha will be planted throughout the Site. The target condition for these trees is 'Moderate', delivering 4.55 habitat units. To achieve this, 4 of the 6 criteria will need to be met; the trees will be native species such as crab apple *Malus sylvestris*, field maple *Acer campestre*, silver birch *Betula pendula*, and wild cherry *Prunus avium*, or similar and will be planted with more than 20% of the tree canopy oversailing vegetation beneath. The trees will be monitored for signs of ill health, and no pruning will be conducted.

Species-rich native hedgerows with trees

- 6.4.10 Three species-rich native hedgerows with trees (H9, H10 and H11) will be planted within the Site totalling 0.6km. The hedgerows will be planted with native species such as beech *Fagus sylvatica*, hornbeam and common hawthorn or similar. These habitats have a target condition of 'Moderate', delivering 5.75 hedgerow units. This will be achieved by meeting criteria A2, C2, D1, D2 and E2 on the condition assessment.

Urban – Developed land; sealed surface

- 6.4.11 The proposed development will provide 16.0144ha of developed land; sealed surface inclusive of buildings and hardstanding. Developed land; sealed surface has no ecological value and provides no habitat units.

Urban – Vegetated garden

- 6.4.12 Currently, 5.5478ha of vegetated garden has been allowed for within the proposed development in accordance with the BNG user guide 70:30 ratio of ‘urban – developed land; sealed surface’ to ‘urban – vegetated garden’ where detailed plans are unavailable. This habitat does not require a condition assessment and will deliver 10.71 habitat units.

Urban – Sustainable drainage system

- 6.4.13 Seven sustainable drainage systems (SuDs) will be created as part of the proposed development totalling 1.4249ha. This habitat has a target condition of ‘Good’ and will deliver 4.79 habitat units. This will be achieved by passing all five of the criteria. This includes ensuring that there is a varied vegetation structure and a variety of native plant species which are beneficial to wildlife. The plant species to be planted should comprise of those suited to wetland or riparian habitats. No invasive non-native species will be planted.

Urban – Allotments

- 6.4.14 One allotment area will be created as part of the proposed development measuring 0.1923ha. This habitat has a target condition of ‘Moderate’ delivering 0.74 habitat units. The target condition will be achieved by ensuring a varied vegetation structure is implemented and that different plant species that are beneficial to wildlife are planted.

Urban - Artificial unvegetated, unsealed surface

- 6.4.15 The proposed landscaping will provide 0.1603ha of artificial unvegetated, unsealed surface comprising of play areas. This habitat does not require a condition assessment and provides no habitat units.

6.5 Additional Biodiversity Enhancements

- 6.5.1 There are opportunities to include biodiversity enhancements within the Site. In accordance with the requirements of the NPPF 2024 the following recommendations are considered appropriate for the Site:

- Installation of 10 x bird boxes on retained boundary trees / within proposed buildings
- Installation of 10 x bat boxes on retained boundary trees / within proposed buildings
- Installation of 10 x dormouse mitigation boxes
- Incorporation of a wildlife-friendly planting scheme

6.6 Next Steps

6.6.1 Following the award of planning permission, the Local Planning Authority (LPA) will condition an additional report known as a Habitat Management and Monitoring Plan (HMMP). This 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 – Baseline Habitats Plan

Figure 1 - Baseline Habitats Plan (J25-000111_BGP - Land North of Camer Road)

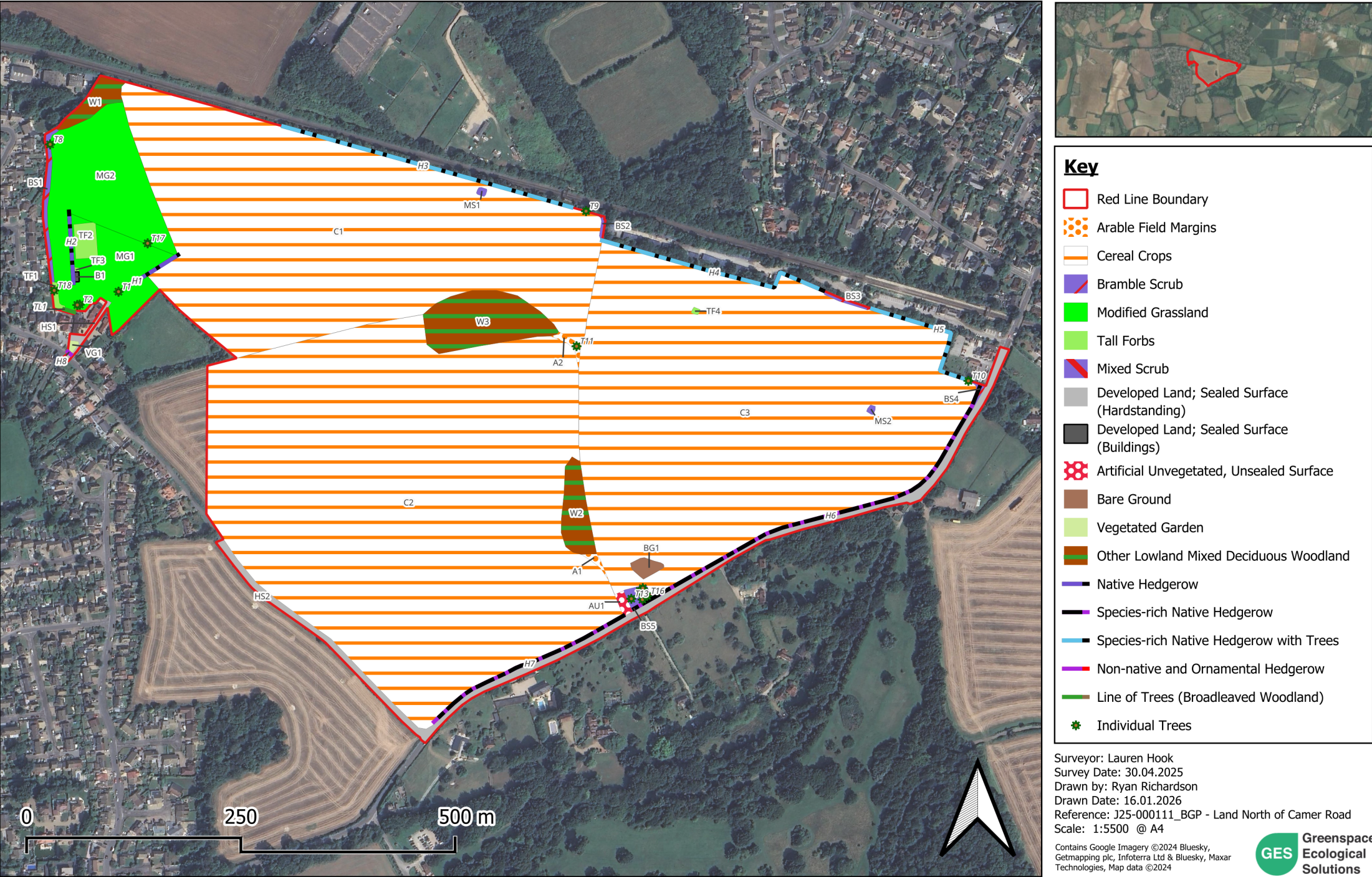
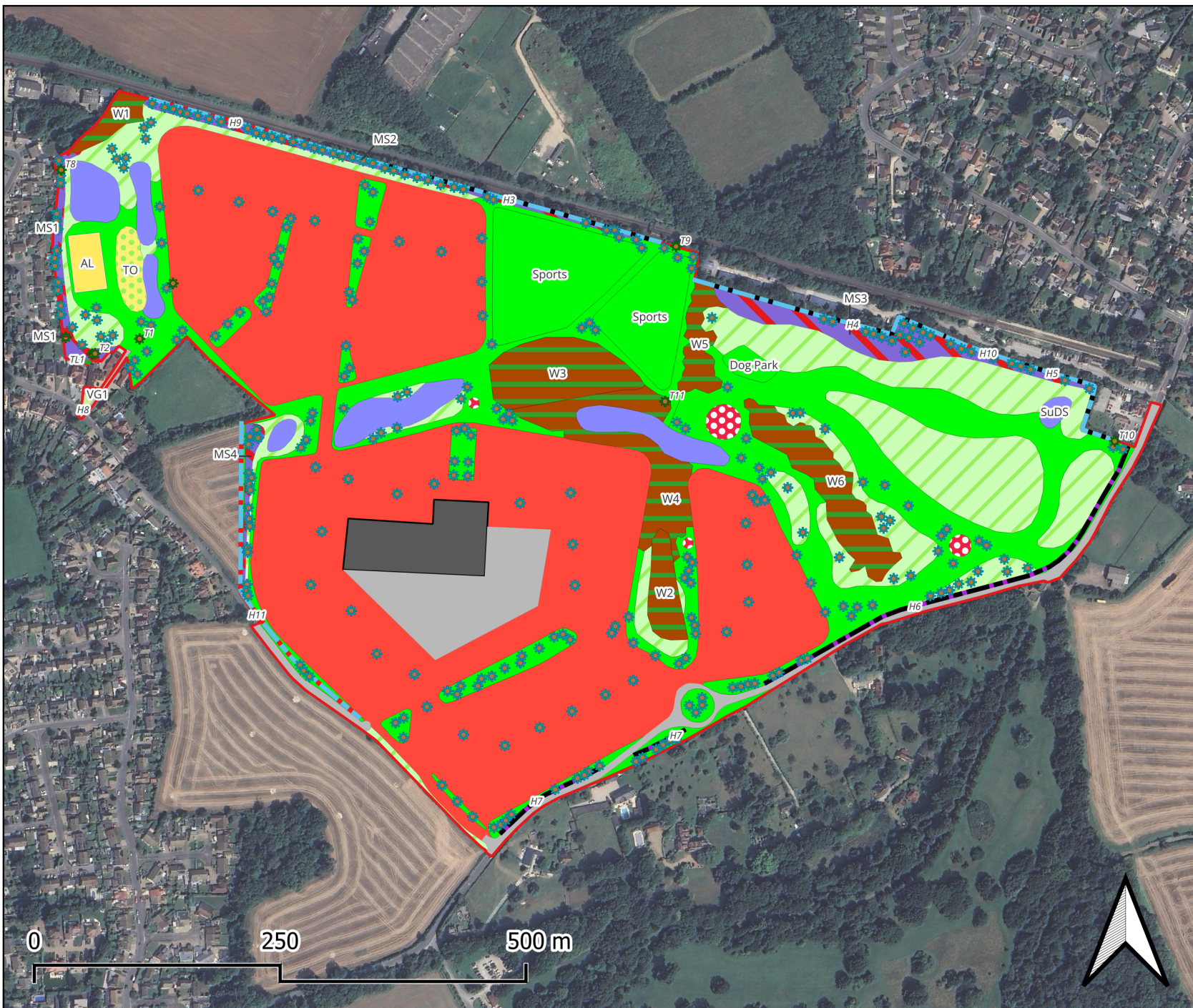


Figure 2 – Proposed Habitats Plan

Figure 2 - Proposed Habitats Plan (J25-000111_BGP - Land North of Camer Road)



Key

- Red Line Boundary
- Other Neutral Grassland
- Modified Grassland
- Traditional Orchards
- Mixed Scrub
- SuDS
- Other Lowland Mixed Deciduous Woodland
- Developable Land
- Developed Land; Sealed Surface (Hardstanding)
- Developed Land; Sealed Surface (Buildings)
- Allotment
- Artificial Unvegetated, Unsealed Surface
- Vegetated Garden
- Species-rich Native Hedgerow
- Species-rich Native Hedgerow with Trees
- Species-rich Native Hedgerow with Trees (Proposed)
- Non-native and Ornamental Hedgerow
- Line of Trees (Other Broadleaved Woodland)
- Retained Tree
- Proposed Tree

Surveyor: Lauren Hook

Survey Date: 30.04.2025

Drawn by: Ryan Richardson

Drawn Date: 16.01.2026

Reference: J25-000111_BGP - Land North of Camer Road

Scale: 1:5500 @ A4

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APPENDICES

APPENDIX A – BASELINE HABITAT CONDITION ASSESSMENT

Survey Cover Sheet			
Survey date/s	30.04.25 & 20.05.25	Site name or location	Land north of Camer Road, Hook Green, Meopham, Dartford, Kent DA13 0YF
Weather conditions	30.04.25 - Dry, 21 degrees, 0% cloud cover, light breeze (2BF); 20.05.25 - Dry, 18 degrees, 10%	Project or development name	Land North of Camer Road
Surveyor name	30.04.25 - LH; 20.05.25 - VS	On-site or off-site	On-site
Survey reference	Baseline HCA	Reason for assessment (if not baseline condition survey)	N/A
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	0						
	Coastal lagoons	0						
	Coastal saltmarsh	0						
	Ditches	0						
	Grassland low distinctiveness	2					2	
	Grassland medium, high, very high distinctiveness	0						
	Heathland	0						

	Hedgerow	7	7					
	Individual trees	14	13		1			
	Intertidal biogenic reefs	0						
	Intertidal hard structures	0						
	Intertidal seagrass	0						
	Intertidal sediment	0						
	Lakes	0						

	Limestone pavement	0						
	Line of trees	1			1			
	Orchard	0						
	Ponds	0						
	Rocky shore	0						
	Scrub	2					2	
	Sparsely vegetated land	0						

	Urban	5	3				2	
	Wetland	0						
	Woodland	3	2		1			
	Wood-pasture and parkland	0						

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)													
UK Habitat Classification (UKHab) Habitat Type													
Grassland - Modified grassland													
Habitat Description													
Modified grassland parcels MG1 and MG2													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location	On-site - Land north of Camer Road, Hook Green, Meopham, Dartford, Kent, DA13 0YF	Survey date and Surveyor name		30.04.25 & 20.05.25 LH & VS									
		Survey reference (if relating to a wider survey)		N/A									
Limitations (if applicable)	N/A	Habitat parcel reference										Notes (such as justification)	
		MG1	MG2										
Grid reference													
Condition Assessment Criteria		TQ 64582 67609	TQ 64583 67744										
		Criterion passed (Yes or No)											
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.	N	N									MG1 - 3-4sp.; MG2 - 3-4 sp.	
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	Y									MG1 - well maintained, less than 5cm; MG2 - 10-15cm, varied sward heights	
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). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Y									MG1 and MG2 - No scrub present	
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.	Y	Y									MG1 and MG2 - No physical damage evident	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	Y									MG1 and MG2 - some bare ground but covers less than 10%	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Y									MG1 and MG2 - No bracken present	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	Y									MG1 and MG2 - No invasive non natives recorded	
Essential criterion achieved (Yes or No)		N	N										
Number of criteria passed		5	6										
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; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	X	X										
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														
H1 and H2 - Native hedgerow; H3 H4 and H5 - Species-rich native hedgerow with trees; H6 and H7 - Species-rich native hedgerow; H8 - non native ornamental hedgerow (no HCA required)														
ukhab – UK Habitat Classification														
On-site or off-site, site name and location	On-site - Land north of Camer Road, Hook Green, Meopham, Dartford, Kent, DA13 0YF				Survey date and Surveyor name	30.04.25 & 20.05.25 LH & VS								
Limitations (if applicable)	N/A				Survey reference (if relating to a wider survey)	N/A								
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											
			H1	H2	H3	H4	H5	H6	H7					
			Grid reference											
			TQ 64645 67627	TQ 64558 67663	TQ 64949 67765	TQ 65266 67646	TQ 6558 4	TQ 6545 4	TQ 6509 9					
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).	Y	Y	Y	Y	Y	Y	Y				All hedgerows more than 1.5m in length
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 <i>Prunus spinosa</i> 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).	Y	Y	Y	Y	Y	Y	Y				All hedgerows more than 1.5m in width
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).	Y	Y	Y	Y	Y	Y	Y				All hedgerows gap between ground and base of canopy <0.5m

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).	Y	Y	Y	Y	Y	Y	Y					All hedgerows gaps make up less than 10%
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.	N	Y	N	N	N	N	N					H1 - cropland on one side, dog agility grassland on other; H2 grassland and dog agility area; H3 & H4 train track and cropland; H5 car park and cropland; H6 & H7 road and cropland
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 <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Y	Y	Y	Y	Y	Y	Y					All hedgerows - species indicative of nutrient enrichment make up less than 20% of cover
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 .	Y	Y	Y	Y	Y	Y	Y					All hedgerows - no invasive non-natives recorded
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).	Y	Y	Y	Y	Y	Y	Y					All hedgerows - no evidence of damage

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 <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2							

Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.

Suggested enhancement interventions to improve condition score²

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[illegible]

Condition Sheet: LINE OF TREES Habitat Type			
Habitat Types			
Line of trees Line of trees – associated with bank or ditch Ecologically valuable line of trees Ecologically valuable line of trees – associated with bank or ditch			
<i>Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an <u>urban</u> setting. You should only use this Line of trees condition assessment and record this habitat type in <u>rural</u> locations.</i>			
Habitat Description			
TL1 - Line of trees			
See the Statutory Biodiversity Metric User Guide. This assessment is based on the Hedgerow Survey Handbook ¹ . For further clarifications please refer to the Handbook. Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.			
On-site or off-site, site name and location	On-site - Land north of Camer Road, Hook Green, Meopham, Dartford, Kent, DA13 0YF	Survey date and Surveyor name	30.04.25 & 20.05.25 LH & VS
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	N/A
Grid reference	TQ 64556 67585	Habitat parcel reference	TL1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	N	Japanese photinia, Juneberry, Honeysuckle, Japanese Mahonia - Majority ornamentals
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y	Gap present but less than 5m wide
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	N	No ecological niches recorded
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	Y	Both sides of tree line = vegetated garden
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). 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.	Y	No evidence of damage
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	X	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			

Condition Sheet: SCRUB Habitat Type												
Habitat Types												
Heathland and shrub - Blackthorn scrub												
Heathland and shrub - Gorse scrub												
Heathland and shrub - Hawthorn scrub												
Heathland and shrub - Hazel scrub												
Heathland and shrub - Mixed scrub												
Heathland and shrub - Dunes with sea buckthorn (H2160)												
Heathland and shrub - Willow scrub												
Habitat Description												
Mixed scrub parcels MS1 and MS2 located around pylons												
For Dunes with sea buckthorn see: Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)												
For other scrub types see: ukhab – UK Habitat Classification												
On-site or off-site, site name and location	On-site - Land north of Camer Road, Hook Green, Meopham, Dartford, Kent, DA13 0YF		Survey date and Surveyor name		30.04.25 & 20.05.25 LH & VS							
			Survey reference (if relating to a wider survey)		N/A							
Limitations (if applicable)	N/A		Habitat parcel reference									
			MS1	MS2								
			Grid reference									
Condition Assessment Criteria	TQ 65038 67725		TQ 65492 67471									
			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). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - 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).		N	Y								MS1 - Dominated by dogwood; MS2 - bramble, elder, dogwood, nettle, field maple, ~~cleavers~~
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.		N	N								MS1 & MS2 - Uniform age, no mature species present
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.		Y	Y								MS1 & MS2 - No invasive non-natives recorded
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	N								MS1 & MS2 - Surrounded by cereal crops and around a pylon
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.		N	N								MS1 & MS2 - No clearings, glades or rides
Number of criteria passed			1	2								
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved ×/√									
Passes 5 criteria		Good (3)										
Passes 3 or 4 criteria		Moderate (2)										
Passes 2 or fewer criteria		Poor (1)	X	X								
Suggested enhancement interventions to improve condition score												

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																
Tall forbs and bare ground																
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	On-site - Land north of Camer Road, Hook Green, Meopham, Dartford, Kent, DA13 0YF					Survey date and Surveyor name		30.04.25 & 20.05.25 LH & VS								
						Survey reference (if relating to a wider survey)		N/A								
Limitations (if applicable)	N/A					Habitat parcel reference										
						TF1	TF2	TF3	TF4	BG1						
						Grid reference										
Condition Assessment Criteria						TQ 64542 67605	TQ 64576 67661	TQ 64566 67636	TQ 65289 67586	TQ 65234 67293						
						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.	Y	Y	Y	N	N							TF1 - TF3 Varied vegetation structure; TF4 - uniform			
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.	Y	Y	Y	N	N							TF1 - TF3 Variety of species recorded including flowering species			
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).	Y	Y	Y	Y	Y							TF1-TF4 - No invasive non-native plant species recorded; BG1 - No vegetation			
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.	N/A	N/A	N/A	N/A	N/A										
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 .	N/A	N/A	N/A	N/A	N/A										
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	N/A	N/A	N/A	N/A	N/A										
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).	N/A	N/A	N/A	N/A	N/A										
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.	N/A	N/A	N/A	N/A	N/A							
	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)	Y	Y	Y	Y	Y							
Number of criteria passed		3	3	3	1	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)	X	X	X								
• 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)				X	X						
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													

H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3	3	2										
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2	2	2										
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2	3	3										
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	3	3	3										
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	1	1	3										
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	2	3	3										
Total Score (out of a possible 39)					29	33	37										
Condition Assessment Result		Condition Assessment Score			Result Achieved												
Total score >32 (33 to 39)		Good (3)				X	X										
Total score 26 to 32		Moderate (2)			X												
Total score <26 (13 to 25)		Poor (1)															
Suggested enhancement interventions to improve condition score																	

APPENDIX B – PROPOSED HABITAT CONDITION ASSESSMENT

Survey Cover Sheet			
Survey date/s	N/A	Site name or location	Land north of Camer Road, Hook Green, Meopham, Dartford, Kent DA13 0YF
Weather conditions	N/A	Project or development name	Land North of Camer Road
Surveyor name	N/A	On-site or off-site	On-site
Survey reference	Proposed HCA for achieving target conditions	Reason for assessment (if not baseline condition survey)	Proposed HCA for achieving target conditions
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	0						
	Coastal lagoons	0						
	Coastal saltmarsh	0						
	Ditches	0						
	Grassland low distinctiveness	1			1			
	Grassland medium, high, very high distinctiveness	1	1					
	Heathland	0						

	Hedgerow	1			1			
	Individual trees	1			1			
	Intertidal biogenic reefs	0						
	Intertidal hard structures	0						
	Intertidal seagrass	0						
	Intertidal sediment	0						
	Lakes	0						

	Limestone pavement	0						
	Line of trees	0						
	Orchard	1			1			
	Ponds	0						
	Rocky shore	0						
	Scrub	1			1			
	Sparsely vegetated land	0						

	Urban	2	1		1			
	Wetland	0						
	Woodland	1			1			
	Wood-pasture and parkland	0						

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, Land North of Camer Road, Hook Green, Meopham, Dartford, Kent DA13 0YF	Survey date and Surveyor name	N/A
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	Proposed HCA for achieving target conditions
Grid reference	TBC	Habitat parcel reference	
Habitat Description			
Proposed modified grassland parcels with a target condition of 'Moderate'			
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.	Y	Species-rich seed mix to be planted and monitored as required ensuring 6-8 plant species per m2 including at least 2 forbs
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	Criterion not targeted
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). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Scrub encroachment to be managed as required
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	Criterion not targeted
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	N	Criterion not targeted
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Bracken encroachment to be managed as required
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	No invasive non-native species to be planted and to be monitored as required
Essential criterion achieved (Yes or No)			Y
Number of criteria passed			4
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		

Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	X	
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 <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> . 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: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site, Land North of Camer Road, Hook Green, Meopham, Dartford, Kent DA13 0YF	Survey date and Surveyor name	N/A
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	Proposed HCA for achieving target conditions
Grid reference	TBC	Habitat parcel reference	
Habitat Description			
Proposed other neutral grassland parcels with a target condition of 'Good'			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y	Other neutral grassland areas will be sown with a species rich seed mix
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 insects, birds and small mammals to live and breed.	Y	Management regimes will ensure rotational cutting is implemented to achieve a varied sward height
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Y	Any areas of bare ground to be planted / over-sown
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y	Bracken and scrub encroachment to be managed
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	Y	Signs of physical damage to be monitored and remedial actions implemented as required. No invasive non-native species to be planted and invasives to be monitored and managed as required

Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Y	A species-rich seed mix to be used ensuring 10 or more vascular plant species present per m2
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Y	
Number of criteria passed		6	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	X	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: 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> . There may be additional relevant species local to the region and or site. Footnote 4 – 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, by applying professional judgement. Footnote 5 – 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				
3 x species-rich native hedgerows with trees to be planted with a target condition of 'Moderate'				
ukhab – UK Habitat Classification				
On-site or off-site, site name and location	On-site, Land North of Camer Road, Hook Green, Meopham, Dartford, Kent DA13 0YF	Survey date and Surveyor name	N/A	
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	Proposed HCA for achieving target conditions	
Grid reference	TBC	Habitat parcel reference	H9, H10, H11	
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	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types				
A1.	Height	>1.5 m average along length	N	A newly planted hedgerow does not pass this criterion
A2.	Width	>1.5 m average along length	Y	Newly planted hedgerows which are indicative of good management pass this criterion for up to a maximum of 4 years after which at least 1.5m width will be targeted
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	N	This criterion will not be targeted
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	N	This criterion will not be targeted

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.	N	This criterion will not be targeted
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 <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Y	Plant species indicative of nutrient-enriched vegetation will be monitored and managed as required
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 .	Y	No invasive non-native species will be planted and invasive species will be monitored and managed as required
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).	Y	Hedgerows will be monitored for signs of damage and remedial actions implemented as required
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.	N	Newly planted hedgerows are unlikely to have more than one age class
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.	Y	Planted trees will be monitored for signs of ill health and replaced as required

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		
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 <u>Does not fail both attributes</u> 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 <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		
Condition categories for hedgerows with trees		
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 <u>Does not fail both attributes</u> 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 <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		2
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.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
Planting of 318 small trees with a target condition of 'Moderate'			
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	On-site, Land North of Camer Road, Hook Green, Meopham, Dartford, Kent DA13 0YF	Survey date and Surveyor name	N/A
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	Proposed HCA for achieving target conditions
Grid reference	TBC	Habitat parcel reference	
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).	Y	All planted trees will be native
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).	Y	Individual trees automatically pass this criterion
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	Newly planted trees are unlikely to reach maturity within the 30 year period
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.	Y	Trees will be monitored for signs of ill health and no pruning regime will be implemented
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	It is unlikely that newly planted trees will contain or develop ecological niches within 30 years
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	All trees will be planted within vegetation
Number of criteria passed		4	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	X	
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: ORCHARD Habitat Type			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Traditional orchard			
Habitat Description			
Proposed traditional orchard with a target condition of 'Moderate'			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location	On-site, Land North of Camer Road, Hook Green, Meopham, Dartford, Kent DA13 0YF	Survey date and Surveyor name	N/A
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	Proposed HCA for achieving target conditions
Grid reference	TBC	Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	Presence of ancient¹ and or veteran¹ trees. Note - this criterion is essential for achieving Good condition.	N	Ancient or veteran trees are unlikely to be present within 30 years of planting
B	Presence of deadwood in or on trees, or on the ground: at least 20% of mature trees have deadwood associated with them. Some examples of deadwood are: standing, attached and fallen trees or limbs; dead stems; branches and branch stubs greater than 10 cm diameter; and internal cavities. The types and distribution of deadwood provide a range of habitats suitable to support a wide assemblage of saproxylic invertebrates. Note - this criterion is essential for achieving Good condition.	N	Mature trees and deadwood are unlikely to be present within the 30 year period
C	Less than 5% of fruit trees are smothered by scrub. Small patches of dense scrub and or scattered scrub growing between trees can be beneficial to biodiversity, however these occupy less than 10% of ground cover.	Y	Scrub encroachment will be managed accordingly
D	There is evidence of formative and or restorative pruning to maintain longevity of trees.	Y	Formative and or restorative pruning will be implemented to maintain longevity of trees
E	At least 95% of the trees are free from damage caused by humans or animals, for example browsing, bark stripping or rubbing on non-adjusted ties.	Y	Signs of damage or ill health will be monitored and remedial actions implemented as required
F	Grassland is not overgrazed, poaching is not evident around the trees, with no more than 10% of trees poached under the canopy.	Y	Orchard will be kept free from grazing pressures
G	Species richness of the grassland is equivalent to a medium, high, or very high distinctiveness grassland.	Y	Grassland will be planted with a species-rich seed mix and managed appropriately to achieve medium high or very high distinctiveness
H	There is an absence of invasive non-native plant species ² (as listed on Schedule 9 of WCA ³) and species indicative of suboptimal condition ⁴ make up less than 10% of ground cover.	Y	No invasive non-native species will be planted within the orchard and non natives will be managed accordingly

Essential criteria achieved (required for good condition - Yes or No)		N	
Number of criteria passed		6	
Condition Assessment Result (out of 8 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6- 8 criteria, including essential criteria A and B.	Good (3)		
Passes 4 or 5 criteria; OR Passes 6 or 7 criteria but fails an essential criterion.	Moderate (2)	X	
Passes 3 or fewer criteria.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Willow scrub			
Habitat Description			
Proposed areas of mixed scrub with a target condition of 'Moderate'			
For Dunes with sea buckthorn see:		Dunes with sea-buckthorn (Dunes with <i>Hippophae rhamnoides</i>) - Special Areas of Conservation (jncc.gov.uk)	
For other scrub types see:		ukhab – UK Habitat Classification	
On-site or off-site, site name and location	On-site, Land North of Camer Road, Hook Green, Meopham, Dartford, Kent DA13 0YF	Survey date and Surveyor name	N/A
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	Proposed HCA for achieving target conditions
Grid reference	TBC	Habitat parcel reference	MS1 - MS4
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). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - 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	The areas of mixed scrub will be planted with more than three native scrub species with no single species comprising more than 75% of the cover
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	N	Unlikely to be achievable within the 30 year period
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Y	No invasive non-native species will be planted and monitoring and management will be implemented as required
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	During planting, a well developed edge including scattered scrub, grassland or forbs will be created
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	Due to the limited extent of the scrub parcels, creation of clearings, glades or rides is considered unlikely
Number of criteria passed			3

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	X	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			

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													
7 x SuDs with a target condition of good; 1 x allotment with a target condition of moderate													
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	On-site, Land North of Camer Road, Hook Green, Meopham, Dartford, Kent DA13 0YF			Survey date and Surveyor name		N/A							
				Survey reference (if relating to a wider survey)		Proposed HCA for achieving target conditions							
Limitations (if applicable)	N/A			Habitat parcel reference									Notes (such as justification)
				SuDs	Allotment								
Grid reference													
Condition Assessment Criteria				TBC	TBC								
				Criterion passed (Yes or No)									
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.			Y	Y								Vegetation structure will be managed appropriately
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.			Y	Y								Different plant species of benefit to wildlife will be planted
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).			Y	N								No invasive non-native species to be planted in SuDs. Not targeted for allotments
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 .			Y									Only native species will be planted in SuDs and will be monitored
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.			Y									Plant species suited to wetland and riparian situations will be planted
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)		Y	N											
Number of criteria passed		5	2											
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)			X									
• Passes 0 or 1 of 3 core criteria.		Poor (1)												
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)		X										
• 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														

Condition Sheet: WOODLAND Habitat Type						
UK Habitat Classification (UKHab) Habitat Types						
Woodland and forest - Lowland beech and yew woodland Woodland and forest - Lowland mixed deciduous woodland Woodland and forest - Native pine woodlands Woodland and forest - Other coniferous woodland Woodland and forest - Other Scot's pine woodland Woodland and forest - Other woodland; broadleaved Woodland and forest - Other woodland; mixed Woodland and forest - Upland birchwoods Woodland and forest - Upland mixed ashwoods Woodland and forest - Upland oakwood Woodland and forest - Wet woodland						
Habitat Description						
Proposed lowland mixed deciduous woodland parcels with a target condition of 'Moderate'						
ukhab – UK Habitat Classification						
This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:						
Woodland Wildlife Toolkit (sylva.org.uk)						
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, Land North of Camer Road, Hook Green, Meopham, Dartford, Kent		Survey date and Surveyor name		
N/A		N/A		N/A		
Limitations (if applicable)		N/A		Survey reference (if relating to a wider survey)		
N/A		N/A		Proposed HCA for achieving target conditions		
Grid reference		TBC		Habitat parcel reference		
W4, W5, W6		W4, W5, W6		W4, W5, W6		
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 ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	1	It is likely that all trees planted will be of the same age
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	2	Evidence of grazing pressure will be monitored and remedial actions implemented as required
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3	No invasive non-native species will be planted and monitoring and management will be conducted as required
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3	Five or more native tree or shrub species will be planted across the woodland
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3	All species planted will be native

