



BIODIVERSITY NET GAIN FEASIBILITY ASSESSMENT

**Woodlands Farm
Wrotham Road
Culverstone Green
Kent
DA13 0RQ**

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arboriculture . ecology . landscape



CONTENTS

1	INTRODUCTION	4
1.1	Instruction	4
1.2	Document Objectives	4
1.3	Legislation and Planning Policy	4
1.4	Statutory Biodiversity Metric Rules / Principles	4
1.5	Site Description	5
1.6	Documents and Information Provided	5
2	METHODOLOGY	6
2.1	Approach to Biodiversity Net Gain	6
2.2	Competency of Assessor	6
2.3	Biodiversity Unit Calculation: Pre-Development (Baseline)	6
2.4	Biodiversity Unit Calculation: Post-Development	7
2.5	Limitations	8
3	BIODIVERSITY UNIT CALCULATION: PRE-DEVELOPMENT (BASELINE)	9
3.1	Irreplaceable Habitats	9
3.2	Habitats	9
3.3	Hedgerows	9
3.4	Watercourses	9
4	BIODIVERSITY UNIT CALCULATION: POST-DEVELOPMENT	12
4.1	Habitats	12
4.2	Hedgerows	12
4.3	Watercourses	12
5	CONCLUSION	16
6	NEXT STEPS	16
7	REFERENCES	17
8	APPENDICES	18
	Appendix I: Site Location Plan	18
	Appendix II: Pre-Development (Baseline) Habitat Map	19
	Appendix III: Post-Development Habitat Map	20
	Appendix IV: Habitat Condition Assessment	21



1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy Ltd was commissioned by [REDACTED] to undertake a Biodiversity Net Gain (BNG) feasibility assessment in support of the proposed development at Woodlands Farm, Wrotham Road, Culverstone Green, Kent (hereafter referred to as the 'Site').

1.2 Document Objectives

- 1.2.1 The aim of this BNG Feasibility Assessment is to:
- Ascertain the biodiversity value of the Site pre-development (i.e. the 'baseline');
 - Ascertain the anticipated biodiversity value of the Site post-development;
 - Provide a summary of the overall BNG calculations; and
 - Provide recommendations to achieve BNG based on recognised good practice principles.

1.3 Legislation and Planning Policy

- 1.3.1 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Schedule 14 of the Environment Act 2021 makes provision for biodiversity gain to be a condition of planning permission in England. The statutory framework for BNG has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. Once planning permission has been granted, unless exempt, a 'Biodiversity Gain Plan' must be submitted and approved prior to the commencement of that development. This 'Biodiversity Gain Plan' is the mechanism to ensure that the biodiversity gain objective is met and in particular the post-development biodiversity value of the development's onsite habitat is accurate based on the approved plans and drawings for the development.

1.4 Statutory Biodiversity Metric Rules / Principles

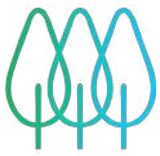
- 1.4.1 The following rules and principles underpin the use of the 'Statutory Biodiversity Metric' and have been applied during the design and consultancy process. The rules and principles have informed the use of the 'Statutory Biodiversity Metric' and the contents of this BNG Feasibility Assessment.

Table 1: Biodiversity Metric Rules

Rule	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
3	To accurately apply the biodiversity metric formula, you must use the 'Statutory Biodiversity Metric' calculation tool or small sites biodiversity metric tool (SSM) for small sites.
4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2: Biodiversity Metric Principles

Principle	Principle Detail
1	The metric assessment should be completed by a competent person.
2	The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any



	other requirements. This includes consenting or licensing processes, for example woodlands.
3	This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
4	This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
9	This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to: maintain habitat extent - supporting more, bigger, better and more joined up ecological networks; and ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

1.5 Site Description

- 1.5.1 The Site, approximately 3.4ha in size, is situated immediately east of Gravesend Road and south of Newlands Lane, on the outskirts of Culverstone Green village, approximately 11km south of Gravesend town centre (OS central grid reference: TQ 63474 62203). The Site is situated within a relatively rural landscape, bordered on all aspects by a mosaic of fields and isolated parcels of woodland and residential properties with gardens, intersected by a network of treelines, hedgerows and road infrastructure. The location of the Site within its environs is presented in Appendix I.

1.6 Documents and Information Provided

- 1.6.1 Development proposals are anticipated to include the demolition of all existing buildings, and the construction of 67 residential units with associated roads and private gardens. The following documents were used to aid the preparation of this report:
- Proposed Landscaping Plan (Drawing No: 002 Rev A) (Dream Design Develop, 2026);
 - Proposed Site Plan ref: 002 Rev A (Dream Design Develop, June 2026);
 - Tree Constraints Plan ref: PJC/7146/26/A (PJC Consultancy, May 2026); and
 - Tree Survey Schedule (PJC Consultancy, May 2026).



2 METHODOLOGY

2.1 Approach to Biodiversity Net Gain

- 2.1.1 This BNG Feasibility Assessment report adheres to the recognised biodiversity net gain: good practice principles for development (CIEEM, CIRIA and IEMA, 2019) and The Statutory Biodiversity Metric User Guide (DEFRA, 2024).

2.2 Competency of Assessor

- 2.2.1 The author of this report, Thomas Knight BSc(Hons) MCIEEM has been a practising ecologist in ecological consultancy since 2013. During this time, Thomas has assisted on and completed multiple BNG Assessments and accompanying reports, using both the 'Statutory Biodiversity Metric' (and previous versions) and 'Small Sites Metric'.

2.3 Biodiversity Unit Calculation: Pre-Development (Baseline)

- 2.3.1 The total number of 'habitat units' and 'hedgerow units' (hereafter collectively referred to as 'biodiversity units') generated by the Site pre-development (the ecological baseline) was calculated for all area-based habitats (habitat units) and linear-based habitats (hedgerow units) within the Site, which accounts for the area/length, distinctiveness, condition and strategic significance of each habitat parcel recorded. The ecological baseline was calculated using the 'Statutory Biodiversity Metric'.
- 2.3.2 The area/length and distinctiveness and condition scores for each area-based and linear-based habitat was based on habitat and condition data collected as part of the initial ecological walkover survey and habitat condition assessments undertaken by Naomi Cornwell BSc(Hons) MSc on 7th May 2026.
- 2.3.3 The 'Statutory Biodiversity Metric' also accounts for various multipliers such as strategic significance. The strategic significance of each habitat accounts for whether or not each habitat is situated within an area identified locally, typically in a relevant policy of plan, as being of significance for nature.
- 2.3.4 The 'Statutory Biodiversity Metric' operates by applying a score or multiplier to each of these separate variables (distinctiveness, condition and strategic significance). It then multiplies the area/length of each habitat using each of these scores/multipliers to produce a number that represents the biodiversity unit value of each area-based habitat parcel (habitat units) and linear-based habitat (hedgerow units). The ecological baseline of the Site is calculated by totalling the habitat units across all area-based habitat parcels and hedgerow units all linear-based habitats within the Site.

Habitat Distinctiveness

- 2.3.5 Habitat distinctiveness is defined as a collective measure of biodiversity, including parameters such as species richness, diversity, rarity and the degree to which a habitat supports species rarely found in other habitats.
- 2.3.6 The distinctiveness of each habitat is preassigned in the 'Statutory Biodiversity Metric'. The distinctiveness bands are based upon the UK Habitat Classification System. A combination of simple rules and expert judgement have been used to assign each habitat type to the appropriate distinctiveness band. The Defra distinctiveness bands, and corresponding scores are as follows:
- Very high (8);
 - High (6);
 - Medium (4);
 - Low (2); and
 - Very low (0).



Habitat Condition

- 2.3.7 Habitat condition is defined as the quality of a particular habitat which measures the biological 'working-order' of a habitat type judged against the perceived ecological optimum state for that particular habitat, as it considers how many of the key physical characteristics and typical species of a particular habitat type are present in a habitat.
- 2.3.8 For area-based and linear-based habitats, habitat condition assessment bands were assigned to each habitat using condition assessment criteria detailed within the appropriate habitat condition sheets presented in the 'Statutory Biodiversity Metric' Technical Supplement (Natural England, 2023). These condition assessment criteria list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. The habitat condition bands, and corresponding scores are as follows:
- Good (3);
 - Fairly Good (2.5);
 - Moderate (2);
 - Fairly Poor (1.5); and
 - Poor (1).

Strategic Significance

- 2.3.9 Strategic significance in the 'Statutory Biodiversity Metric' considers the importance of each habitat on a landscape scale, for example whether habitats are situated in preferred locations targeting biodiversity and nature conservation objectives as set out in the relevant Local Nature Recovery Strategy (LNRS). Where a LNRS has been published, high strategic significance (and the associated score) is applied to a location when:
- the location of the habitat parcel has been mapped in the LNRS as an area where a potential measure has been proposed to help deliver the priorities of the LNRS; and
 - the proposed intervention is consistent with the mapped potential measure in the LNRS for the habitat parcel.
- 2.3.10 The Kent and Medway LNRS has been published, therefore as per industry recognised guidance, pre-development (baseline) strategic significance values for all identified habitat parcels were scored as low.
- 2.3.11 Furthermore, the application site does fall within an area mapped in the LNRS as an area where a potential measure has been proposed to help deliver the priorities of the LNRS, specifically GL4.2 which relates to acid grassland and heathland creation. Acid grassland or heathland is not proposed and is considered unrealistic given the proposed layout and anticipated spatial constraints of the Site. On this basis, post-development (intervention) strategic significance values for all identified habitats proposed to be created / enhanced were also scored as low.

Measurement of Habitats

- 2.3.12 Baseline and proposed habitat areas were measured as distinct habitat parcels. Baseline habitat parcels were measured using habitat mapping, aerial imagery and proposed plans overlain in AutoCAD and GIS software.

2.4 Biodiversity Unit Calculation: Post-Development

- 2.4.1 The total number of biodiversity units of the Site post-development was calculated using the design information that was available at the time (see paragraph 1.6.1 above).
- 2.4.2 The area/length of retained and enhanced habitats and hedgerows previously identified as part of the ecological baseline calculation was inputted into the 'Statutory Biodiversity Metric'. The area/length



of all newly created habitats and hedgerows was also inputted into the 'Statutory Biodiversity Metric'. The area/length of retained, enhanced and created habitats and hedgerows are defined as the following:

- Retention: there is no loss of the habitat or hedgerow parcel and/or the habitat and hedgerow parcel is retained in its baseline condition;
- Enhancement: the habitat or hedgerow parcel is retained and there is an improvement in condition compared to the baseline state, or a change to a higher distinctiveness habitat within the same broad habitat group compared to the baseline state; and
- Creation: the loss of a habitat or hedgerow parcel and replacement with another, and/or a change in the broad habitat or hedgerow type.

2.4.3 The total number of biodiversity units generated by the Site post-development was calculated in a similar way to calculating the ecological baseline. However, in addition to considering the area, distinctiveness, condition and strategic significance of each habitat, the key risks to delivering successful habitat creation, enhancement and creation initiatives were also taken into consideration through the application of various risk multipliers. The 'Statutory Biodiversity Metric' applies three risk multipliers. These are to account for the time taken for created or enhanced habitats to reach target condition (temporal risk multiplier); the distance between the Site and the location in which the compensation is being delivered (spatial risk multiplier: only applied if delivering habitat creation initiatives outside the Site), and how difficult the habitat creation and/or enhancement initiative is to deliver (difficulty risk multiplier). These various risk multipliers were automatically generated by the 'Statutory Biodiversity Metric'.

2.5 Limitations

2.5.1 The total number of biodiversity units generated by the Site pre-development has been informed by data collected as part of the ecological walkover survey and desktop study (including a review of aerial imagery datasets). However, the ecological value of the Site post-development has been informed by the design information that was available at the time (see paragraph 1.6 above). As such, the assessment is based on a number of important assumptions. This report aims to make any such assumptions explicit so that they can be reviewed or updated as appropriate. Given the various sources of information used and assessment/measurement tools used to inform these calculations, it is possible that minor discrepancies exist, particularly between the size and length of the baseline habitats and post-development habitats. However, any discrepancies present are not anticipated to significantly influence the outcome of the various calculations and the overall BNG Feasibility Assessment.



3 BIODIVERSITY UNIT CALCULATION: PRE-DEVELOPMENT (BASELINE)

3.1 Irreplaceable Habitats

- 3.1.1 No irreplaceable habitat types were recorded within the Site as part of the ecological walkover survey and desk study.

3.2 Habitats

- 3.2.1 A description of the habitats and associated units generated on-site pre-development (ecological baseline) is presented in Table 3 below. Overall, pre-development, a total of 25.37 habitat units are generated on-site. Most of these units are associated with the individual trees distributed across the Site as well as the area of other neutral grassland (the horse grazed field).

3.3 Hedgerows

- 3.3.1 A description of the hedgerows and associated units generated on-site pre-development (ecological baseline) is presented in Table 4 below. Overall, pre-development, a total of 3.92 hedgerow units are generated on-site.

3.4 Watercourses

- 3.4.1 No watercourse habitat types were recorded within the Site or within 10m of the Site as part of the ecological walkover survey and desk study.

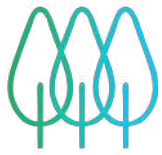


Table 3: On-site habitats pre-development.

Parcel Ref	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units	Area / Baseline Units Retained	Area / Baseline Units Enhanced	Habitat Units Lost
1	Modified grassland	0.3139	Low (2)	Poor (1)	Low (1)	0.63	0.00 / 0.00	0.00 / 0.00	0.63
2	Modified grassland	0.154	Low (2)	Poor (1)	Low (1)	0.31	0.00 / 0.00	0.154 / 0.31	0.00
3	Modified grassland	0.0105	Low (2)	Poor (1)	Low (1)	0.02	0.00 / 0.00	0.0105 / 0.02	0.00
4	Other neutral grassland	1.5049	Medium (4)	Moderate (2)	Low (1)	12.04	0.2726 / 2.18	0.00 / 0.00	9.86
5	Bramble scrub	0.0654	Medium (4)	N/A (1)	Low (1)	0.26	0.00 / 0.00	0.00 / 0.00	0.26
6	Bramble scrub	0.2986	Medium (4)	N/A (1)	Low (1)	1.19	0.00 / 0.00	0.2986 / 1.19	0.00
7	Mixed scrub	0.0708	Medium (4)	Moderate (2)	Low (1)	0.57	0.0415 / 0.33	0.00 / 0.00	0.23
8	Artificial unvegetated, unsealed surface	0.1426	V.Low (0)	N/A (0)	Low (1)	0.00	0.00 / 0.00	0.00 / 0.00	0.00
9	Developed land; sealed surface	0.2527	V.Low (0)	N/A (0)	Low (1)	0.00	0.00 / 0.00	0.00 / 0.00	0.00
10	Vegetated garden	0.39	Low (2)	N/A (1)	Low (1)	0.78	0.00 / 0.00	0.00 / 0.00	0.78
11	Urban tree	0.0692	Medium (4)	Moderate (2)	Low (1)	0.55	0.0692 / 0.55	0.00 / 0.00	0.00
12	Urban tree	0.7514	Medium (4)	Good (3)	Low (1)	9.02	0.5121 / 6.15	0.00 / 0.00	2.87
TOTALS		3.20 (excl tree area)				25.37	0.90 / 9.21	0.46 / 1.52	14.63



Table 4: On-site hedgerows pre-development.

Parcel Ref	Hedgerow Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Total Hedgerow Units	Length/ Baseline Units Retained	Length/ Baseline Units Enhanced	Hedgerow Units Lost
1	Native hedgerow	0.015	Low (2)	Moderate (2)	Low (1)	0.06	0.00 / 0.00	0.00 / 0.00	0.06
2	Native hedgerow	0.027	Low (2)	Moderate (2)	Low (1)	0.11	0.00 / 0.00	0.00 / 0.00	0.11
3	Non-native and ornamental hedgerow	0.023	V.Low (0)	Poor (1)	Low (1)	0.02	0.00 / 0.00	0.00 / 0.00	0.02
4	Non-native and ornamental hedgerow	0.024	V.Low (0)	Poor (1)	Low (1)	0.02	0.00 / 0.00	0.00 / 0.00	0.02
5	Non-native and ornamental hedgerow	0.026	V.Low (0)	Poor (1)	Low (1)	0.03	0.026 / 0.03	0.00 / 0.00	0.00
6	Ecologically valuable line of trees	0.041	Moderate (4)	Moderate (2)	Low (1)	0.33	0.041 / 0.33	0.00 / 0.00	0.00
7	Species-rich native hedgerow	0.153	Moderate (4)	Good (3)	Low (1)	1.84	0.153 / 1.84	0.00 / 0.00	0.00
8	Native hedgerow	0.253	Low (2)	Good (3)	Low (1)	1.52	0.253 / 1.52	0.00 / 0.00	0.00
TOTALS		0.56				3.92	0.47 / 3.71	0.00 / 0.00	0.22



4 BIODIVERSITY UNIT CALCULATION: POST-DEVELOPMENT

4.1 Habitats

- 4.1.1 Post-development, habitat retention measures are anticipated to include the retention of areas of 'other neutral grassland'. In addition to the above, habitat retention measures are also anticipated to include the retention of a significant number of existing individual trees informed by the 'Tree Retention Plan'. Overall, these on-site habitat retention measures are anticipated to generate approximately 9.21 habitat units (see Table 3).
- 4.1.2 Post-development, on-site habitat creation measures are anticipated to include planting of 230 individual / scattered trees comprising native species. However, 82 of these trees are proposed within private gardens. Therefore, in-line with recognised guidance, these trees do not contribute to the post-development biodiversity unit score; only those 148 individual / scattered trees proposed outside the private gardens will contribute to the post-development biodiversity unit score. In addition to the above, on-site habitat creation measures are also anticipated to include creation of mixed scrub and 'other neutral grassland' as well as low distinctiveness habitats such as vegetated gardens, modified grassland and sustainable drainage systems. Overall, on-site habitat creation measures are anticipated to generate approximately 7.57 habitat units (see Table 5).
- 4.1.3 Post-development, on-site habitat enhancement measures, namely the enhancement of existing modified grassland to a more species-rich 'other neutral grassland' and bramble scrub to mixed scrub, are anticipated to generate approximately 2.78 habitat units (see Table 6).

4.2 Hedgerows

- 4.2.1 Post-development, on-site hedgerow creation measures which will include planting of native species-rich hedgerows, are anticipated to generate approximately 7.57 habitat units (see Table 5).

4.3 Watercourses

- 4.3.1 No watercourse habitat types are proposed post-development.

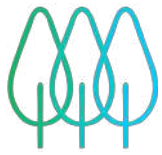


Table 5: On-site habitats created post-development.

Parcel Ref	Habitat Type	Area (ha)	Distinctiveness	Targeted Condition	Strategic Significance	Habitat Units Delivered
1	Modified grassland	0.0238	Low (2)	Moderate (2)	Low (1)	0.08
2	Other neutral grassland	0.3736	Medium (4)	Moderate (2)	Low (1)	2.50
3	Mixed scrub	0.1516	Medium (4)	Moderate (2)	Low (1)	1.01
4	Developed land; sealed surface	0.8162	Very Low (0)	N/A (0)	Low (1)	0.00
5	Sustainable drainage system	0.1686	Low (2)	Moderate (2)	Low (1)	0.41
6	Vegetated garden	0.8924	Low (2)	N/A (1)	Low (1)	1.72
7	Individual tree	0.6026	Medium (4)	Moderate (2)	Low (1)	1.84
TOTAL		2.43 (excl tree area)				7.57

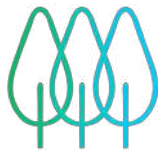


Table 6: On-site habitats enhanced post-development.

Baseline Habitat Type	Area (ha)	Baseline Distinctiveness	Baseline Condition	Baseline Strategic Significance	Proposed Habitat Type	Proposed Distinctiveness	Proposed Condition	Proposed Strategic Significance	Habitat Units Delivered
Modified grassland	0.154	Low (2)	Poor (1)	Low (1)	Modified grassland	Low (2)	Moderate (2)	Low (1)	0.52
Modified grassland	0.0105	Low (2)	Poor (1)	Low (1)	Other neutral grassland	Medium (4)	Moderate (2)	Low (1)	0.07
Bramble scrub	0.2986	Medium (4)	N/A (1)	Low (1)	Mixed scrub	Medium (4)	Moderate (2)	Low (1)	2.19
TOTAL	0.46								2.78

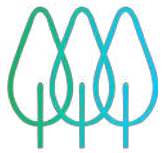


Table 7: On-site hedgerows created post-development.

Parcel Ref	Hedgerow Type	Length (km)	Distinctiveness	Targeted Condition	Strategic Significance	Hedgerow Units Delivered
1	Species-rich native hedgerow	0.2	Medium (4)	Moderate (2)	Low (1)	1.34
TOTAL		0.2				1.34



5 CONCLUSION

- 5.1.1 Pre-development, a total number of 25.37 habitat units and 3.92 hedgerow units are generated on-site.
- 5.1.2 Post-development, a total number of 17.80 habitat units and 5.05 hedgerow units are generated on-site.
- 5.1.3 This equates to an overall on-site net loss of 7.56 habitat units (-29.82%) and net gain of 1.12 hedgerow units (+28.65%).
- 5.1.4 This equates to a unit deficit of 10.10 habitat units (equivalent to 20.20 Tier A1 credits).
- 5.1.5 The proposed development is therefore not anticipated to deliver their BNG targets and trading rules have not been satisfied.

6 NEXT STEPS

- 6.1.1 Given the spatial constraints of the Site and currently proposed layout, achieving BNG targets through on-site habitat creation and enhancement measures is considered unrealistic.
- 6.1.2 BNG targets should therefore be met through off-site habitat creation and enhancement measures, for example by purchasing the relevant number of off-site units from a land manager / habitat bank provider. If the applicant chooses to purchase off-site units, they will need to explore the marketplace to find what is available to buy in order to meet your specific BNG requirements.
- 6.1.3 The land manager / habitat bank provider you buy from will need to register the gain site on the national biodiversity gain sites register before, at the same time as, or after you buy units on it. Sites on the register may be allocated to specific development projects to help them achieve their biodiversity gain target.
- 6.1.4 Any off-site gains will then need to be secured via a legal agreement (for example a S106 agreement or conservation covenant) which will set out who will do the BNG creation, enhancement and management work for 30 years (usually the land manager / habitat bank provider).
- 6.1.5 Once you have found and agreed a contract with a land manager / habitat bank provider, either the land manager or applicant / developer (with the land manager's permission) must apply to record the allocation of the biodiversity units to your development on the biodiversity gain sites register. The allocation of any off-site biodiversity gains to your development will need to be recorded before the local planning authority can approve your biodiversity gain plan.
- 6.1.6 A Biodiversity Gain Plan can then be prepared and submitted to the local planning authority if the applicant / developer can meet their BNG requirements with off-site gains, and once the applicant / developer have recorded the allocation of any off-site biodiversity gains on the national biodiversity gain sites register.
- 6.1.7 If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort.
- 6.1.8 If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort.



7 REFERENCES

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8 APPENDICES

Appendix I: Site Location Plan

**LEGEND:** Red Line Boundary

STATUS: FOR INFORMATION ONLY

Business Office: Rocks Yard, Victoria Rd, Hordlebourne, Hathershaw, S20 7 4TG
T: 01302 552125Hart Office: The Watermill, The Mill Business Park, Millstone Road, Ashford,
TN20 1AE
T: 01752 233280
E: contact@pjcconsultancy.com
W: <http://www.pjcconsultancy.com>CLIENT: PROJECT: Woodlands Farm
Culverstone
DA13 0RQTITLE:
Site Location Plan

SCALE AT A4: 1:2,000	DRAWN: TK	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 29/07/26	DATE: 29/07/26

DRAWING No:
PJC/7022E/26/A1/V1



Appendix II: Pre-Development (Baseline) Habitat Map



LEGEND:

- Red Line Boundary
- Existing Very Large Rural Tree
- Existing Large Rural Tree
- Existing Medium Rural Tree
- Existing Small Rural Tree
- Non-native and ornamental hedgerow
- Ecologically valuable line of trees
- Native hedgerow
- Species-rich native hedgerow
- Artificial unvegetated, unsealed surface
- Bramble scrub
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Vegetated garden

STATUS: FOR INFORMATION ONLY

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CLIENT: [REDACTED]

PROJECT: Woodlands Farm
Culverstone
DA13 0RQ

TITLE: Pre-Development (Baseline)
Habitat Map

SCALE AT A4: 1:2,000	DRAWN: TK	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 29/07/26	DATE: 29/07/26
DRAWING No: PJC/7022E/26/A2/V1		



Appendix III: Post-Development Habitat Map



0 20 40 60 80 100 m

- LEGEND:**
- Red Line Boundary
 - Retained Tree
 - Lost Tree
 - Non-native and ornamental hedgerow
 - Ecologically valuable line of trees - assoc
 - Native hedgerow
 - Species-rich native hedgerow
 - Developed land; sealed surface
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Sustainable drainage system
 - Vegetated garden

STATUS: FOR INFORMATION ONLY



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CLIENT: [REDACTED]

PROJECT: Woodlands Farm
Culverstone
DA13 0RQ

TITLE: Post-Development
Habitat Map

SCALE AT A4: 1:2,000	DRAWN: TK	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 29/07/26	DATE: 07/08/26

DRAWING No: PJC/7022E/26/A3/V1



Appendix IV: Habitat Condition Assessment

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			
Habitat Description			
T11, T12, T13, T14, T15, T16, T18, T19, T21 grouped together to form a distinct 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.	Survey date and Surveyor name	7th May 2026 by Naomi Cornwell BSc(Hons) MSc
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Y	
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	
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.	Y	
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 .	N	Adjacent road is c. 5m to the west.
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	
Number of criteria passed			4
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			
Footnotes			

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site.	Survey date and Surveyor name	7th May 2026 by Naomi Cornwell BSc(Hons) MSc
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
A large area of the western section of the Site comprised modified grassland, outside of the main residential curtilage, and surrounding the sand school. The grassland, for the most part, exhibited a short and uniform sward (< 5cm) due to a regular mowing regime. Species recorded included primarily grasses such as perennial rye-grass Lolium perenne, as well as dandelion Taraxacum officinale, yarrow Achillea millefolium, daisy Bellis perennis, cut-leaved Cranes-bill Geranium dissectum, creeping buttercup Ranunculus repens, plantain Plantago spp., and clover Trifolium spp.			
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	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	
Essential criterion achieved (Yes or No)			Y
Number of criteria passed			6
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)	X	
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)		
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: 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			
Two main large areas of mixed scrub were recorded predominantly along the northern and southern boundaries of the Site. These were SG36 comprising cherry laurel, elder, hawthorn, and holly, and SG34 comprising cherry laurel, holly, and hornbeam.			
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.	Survey date and Surveyor name	7th May 2026 by Naomi Cornwell BSc(Hons) MSc
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). 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> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	N	
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.	N	Cherry laurel present.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
Number of criteria passed			2
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	X	
Suggested enhancement interventions to improve condition score			



Condition sheet: 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					
H43 comprised largely hawthorn and privet.					
See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:			ukhab – UK Habitat Classification		
On-site or off-site, site name and location	On-site.		Survey date and Surveyor name	7th May 2026 by Naomi Cornwell BSc(Hons) MSc	
Limitations (if applicable)			Survey reference (if relating to a wider survey)		
Grid reference			Habitat parcel reference		
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	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	
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	
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	
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).	N	Some small gaps present.
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	Some disturbance from horse poaching and storage of material present.

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.	N	Approx 30–40% comprised listed species.
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	
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	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		
The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.					
Condition categories for hedgerows without trees					
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:		2			
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:					
Suggested enhancement interventions to improve condition score					

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				
H78 comprised hawthorn, elder, ash, hazel, and holly.				
See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:		ukhab – UK Habitat Classification		
On-site or off-site, site name and location	On-site.	Survey date and Surveyor name	7th May 2026 by Naomi Cornwell BSc(Hons) MSc	
Limitations (if applicable)		Survey reference (if relating to a wider survey)		
Grid reference		Habitat parcel reference		
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	Y	
			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).	
A2.	Width	>1.5 m average along length	Y	
			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).	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	Y	
			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).	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	Y	
			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).	
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).	Y	
			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.	

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	
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	
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	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		
The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.					
Condition categories for hedgerows without trees					
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:		3			
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:					
Suggested enhancement interventions to improve condition score					

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.	Survey date and Surveyor name	7th May 2026 by Naomi Cornwell BSc(Hons) MSc
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
The eastern portion of the Site comprised other neutral grassland for the majority, bordered by scrub and hedgerows. The grassland presented a shorter sward centrally (approximately 10cm), owing to the grazing horses, and longer sward towards the margins (over 30-45cm in places). Species within the sward included (but was not limited to) common bent <i>Agrostis capillaris</i> , false oat-grass <i>Arrhenatherum elatius</i> , Yorkshire-fog <i>Holcus lanatus</i> , perennial rye-grass <i>Lolium perenne</i> , crested dog's tail <i>Cynosurus cristatus</i> , rough meadow grass <i>Poa trivialis</i> and cock's foot <i>Dactylis glomerata</i> , as well as yellow rattle <i>Barbarea orthoceras</i> , <i>Plantago lanceolata</i> , <i>Trifolium repens</i> and <i>Trifolium pratense</i> .			
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	Meets all four of listed criteria.
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	Sward height is rough and tall nearer margins but sward maintained centrally due to some low-intensity grazing.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Y	Some poaching due to horze grazing / trampling but restricted to <5%.
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	
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	Some damage / disturbance recorded but largely restricted to near troughs / entrance gates (<5%).
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).	N	<10 plant species per m2 recorded.
	Note - this criterion is essential for achieving Good condition for non-acid grassland types only.		
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Y	
Number of criteria passed		5	
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)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	X	
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					
Species-rich native hedgerow (H71) recorded around the Site margins. H71 comprised hawthorn, blackthorn, elder, ash, and hazel.					
See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:		ukhab – UK Habitat Classification			
On-site or off-site, site name and location	On-site.	Survey date and Surveyor name	7th May 2026 by Naomi Cornwell BSc(Hons) MSc		
Limitations (if applicable)		Survey reference (if relating to a wider survey)			
Grid reference		Habitat parcel reference			
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	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	
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	
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	
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	
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.	Y	

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	
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	
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	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		
The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.					
Condition categories for hedgerows without trees					
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:		3			
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:					
Suggested enhancement interventions to improve condition score					



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