

Land at Rose Farm, Downs Road, Istead Rise

Technical Note: Biodiversity Net Gain Validation Statement

Prepared on behalf of

Esquire Developments

Final Report

28 November 2025

32/72-3C

Land at Rose Farm, Downs Road, Istead Rise

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Report Release Sheet

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Date: 28 November 2025

Client: Esquire Developments
Studio 3
The Old Laundry
Longfield
Kent
DA2 8EB

Main Author(s): Sean Manley BSc (Hons)

Contributors/Surveyors: Sean Manley BSc (Hons)

Report Prepared for Issue by:



.....
Sean Manley BSc (Hons) MCIEEM

Report Approved for Issue by:



.....
David Smith BSc (Hons) PhD MCIEEM



Ecological Planning & Research Ltd

The Barn, Micheldever Station, Winchester, Hampshire SO21 3AR

t. 01962 794720 e. info@epr.uk.com w. www.epr.uk.com

Company registration number: 8592380

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Land at Rose Farm, Downs Road, Istead Rise

Technical Note: Biodiversity Net Gain Validation Statement

This Statement provides the minimum statutory information required for Gravesham Borough Council (GBC) to validate the planning application for the Proposals, as set out in Article 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended by The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024). It also provides the additional information required by GBC in their online planning guidance for Biodiversity Net Gain.

EPR hereby confirms that the Applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition.

The on-site pre-development biodiversity value is taken to be the date that the Application is submitted. No activities resulting in a loss of on-site biodiversity value (degradation) have taken place between 30th January 2020 and this date.

A completed Statutory Biodiversity Metric Calculation Tool (published July 2025) has been submitted with the Application. This shows the calculations of the pre-development biodiversity value of the on-site habitat on the date of application. The baseline on-site biodiversity value is calculated as follows:

- 55.38 Area Habitat units
- 8.24 Hedgerow units

Plans, drawn to an identified scale and showing the direction of North, are included within this document (**Figure 1 and 2**) showing the on-site habitat existing on the date of application, including any irreplaceable habitat areas present.

Habitats of note are:

- **T61, T89 and T90** – Individual Rural Trees (see BS 5837 Tree Constraints Report - DTE #RF23434) - three BNG Veteran fruit trees including one Apple *Malus domestica* and two Pears *Pyrus sp* (trees T61, T89 and T90). These represent old fruit trees and were remnants of a previous orchard. These trees support significant deadwood and ecological niches.

Trees T61, T89 and T90 have been classified as veteran under the Biodiversity Net Gain (BNG) regulations, thereby highlighting their ecological importance in providing habitat and supporting biodiversity. However, the project arboricultural consultant confirms that these trees do not meet the criteria for veteran classification according to the National Planning Policy Framework (NPPF) and British Standard BS 5837:2012, which focus on specific structural characteristics, significant historical value, and notable signs of physiological aging

The Arboricultural Impact Assessment (AIA) confirms trees T61, T89 and T90 will not be retained. As a result, the project proposes the bespoke mitigation to include the creation of between 0.25ha and 0.5 ha of Traditional Orchard, which will include between 60-120 local Kentish heritage apple and pear varieties, as well as 'Beauty of Bath Apple trees' to match the loss of the present variety. The new orchard will also include deadwood piles, created from the removed BNG veteran fruit trees. This maintains deadwood habitat continuity on-site, whilst the new fruit trees mature.

Figure 3 provides an outline design for the on-site proposals. These designs have been informed by initial baseline assessments and calculations, as can be seen in the associated *EPR Statutory Biodiversity Net Gain Calculation Tool – 3A* and Condition Assessment sheets.

The on-site Biodiversity Net Gain figure is likely to change post-validation as the detailed designs, and associated ecological mitigation/compensation measures, are refined. It is anticipated, that 10% BNG will be delivered through a combination of on-site and off-site measures (when needed), especially as there are now opportunities to secure off-site BNG units within Kent. As such, the Applicant commits to purchasing the number and type of units required to both achieve a 10% net gain to meet policy requirements, and to satisfy 'trading rules' if/when necessary.

Should planning consent be granted, a detailed Habitat Management and Monitoring Plan (HMMP) will be submitted to GBC alongside the detailed Biodiversity Gain Plan to discharge the pre-commencement "biodiversity gain condition". These documents will include the final BNG metric calculation and further information about the purchase of any off-site units. It will also demonstrate how the commitments made will be secured, maintained and monitored for a minimum period of 30 years. This is anticipated to take the form of a planning obligation and/or legal agreement.

Figures

- Figure 1** On-site BNG Baseline: Area Habitats
- Figure 2** On-site BNG Baseline: Linear Habitats
- Figure 3** Stantec BNG Plan - Drawing No: LN-LP-08



Figure 1 On-Site Habitat Baseline

- KEY
- Site boundary
 - Cereal crops
 - Modified grassland
 - Other neutral grassland
 - Mixed scrub
 - Ruderal/Ephemeral
 - Tall forbs
 - Allotments
 - Artificial unvegetated, unsealed surface
 - Developed land; sealed surface
 - Vegetated garden
 - Other woodland; broadleaved

SCALE: 1:2,000 at A3

0 25 50 75 100 Metres



CLIENT: Esquire Developments Ltd

PROJECT: Istead Rise

DATE: 05 November 2025



Figure 2 On-Site Hedge Baseline

- KEY
- Site boundary
 - Species-rich native hedgerow
 - Native hedgerow - associated with bank or ditch
 - Native hedgerow with trees
 - Native hedgerow
 - Line of trees
 - Non-native and ornamental hedgerow

SCALE: 1:2,000 at A3

0 25 50 75 100 Metres



CLIENT: Esquire Developments Ltd

PROJECT: Istead Rise

DATE: 05 November 2025

LEGEND

- Site Boundary
- Existing Vegetation
- Proposed Trees
- Proposed Woodland
- Proposed Shrubs
- Proposed Hedgerows
- Proposed Amenity Grassland (Emorsgate EG21 or similar)
- Proposed Wildflower Meadow (Emorsgate EM2 or similar)
- Proposed Footpaths
- Proposed Wetland
- Proposed Wetland Shrubs
- Potential Play Area
- Proposed Community Orchard
- Proposed Traditional Orchard
- Potential Allotment



Project
Land at Rose Farm,
Istead Rise

Drawing Title
BNG Plan

| | | | |
|-------------------------|-------------------------------------|--------------------|----------------|
| Date 10.11.2025 | Scale 1:1,000 @A1 1:2,000 @A3 | Drawn by AC/ SC | Check by MF |
| Project No 333102059 | Drawing No LN-LP-08 | Revision A | |



Stantec

DRAFT



Stantec UK Limited
7 Soho Square
London
W1D 3Q9
T: 020 7446 6888

stantec.com/uk

Istead Rise

Headline Results

Scroll down for final results ▲

Return to results menu

| | | | | |
|---|--------------------|--------|----------|--|
| On-site baseline | Area habitat units | 55.38 | | |
| | Hedgerow units | 8.24 | | |
| | Watercourse units | 0.00 | | |
| On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small> | Area habitat units | 0.00 | | |
| | Hedgerow units | 0.00 | | |
| | Watercourse units | 0.00 | | |
| On-site net change <small>(units & percentage)</small> | Area habitat units | -55.38 | -100.00% | On-site net gain is less than target set ▲ |
| | Hedgerow units | -8.24 | -100.00% | On-site net gain is less than target set ▲ |
| | Watercourse units | 0.00 | 0.00% | |

| | | | | |
|--|--------------------|------|-------|--|
| Off-site baseline | Area habitat units | 0.00 | | |
| | Hedgerow units | 0.00 | | |
| | Watercourse units | 0.00 | | |
| Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small> | Area habitat units | 0.00 | | |
| | Hedgerow units | 0.00 | | |
| | Watercourse units | 0.00 | | |
| Off-site net change <small>(units & percentage)</small> | Area habitat units | 0.00 | 0.00% | |
| | Hedgerow units | 0.00 | 0.00% | |
| | Watercourse units | 0.00 | 0.00% | |

| | | | | |
|---|--------------------|--------|--|--|
| Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small> | Area habitat units | -55.38 | | |
| | Hedgerow units | -8.24 | | |
| | Watercourse units | 0.00 | | |
| Spatial risk multiplier (SRM) deductions | Area habitat units | 0.00 | | |
| | Hedgerow units | 0.00 | | |
| | Watercourse units | 0.00 | | |

Ensure bespoke compensation has been agreed where stated ▲

FINAL RESULTS

| | | | | |
|--|--------------------|--------|--|--|
| Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small> | Area habitat units | -55.38 | | |
| | Hedgerow units | -8.24 | | |
| | Watercourse units | 0.00 | | |

| | | | |
|---|--------------------|----------|---|
| Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small> | Area habitat units | -100.00% | Total net gain achieved is less than target set ▲ |
| | Hedgerow units | -100.00% | Total net gain achieved is less than target set ▲ |
| | Watercourse units | 0.00% | |

| | |
|--------------------------|--------------------------------|
| Trading rules satisfied? | No - Check Trading Summaries ▲ |
|--------------------------|--------------------------------|

| | | | | | |
|---|--------|----------------|----------------|--------------|---|
| Area created must match area lost for both onsite and offsite ▲ | | | | | |
| Unit Type | Target | Baseline Units | Units Required | Unit Deficit | |
| Area habitat units | 10.00% | 55.38 | 60.92 | 60.92 | |
| Hedgerow units | 10.00% | 8.24 | 9.06 | 9.06 | |
| Watercourse units | 10.00% | 0.00 | 0.00 | 0.00 | No additional watercourse units required to meet target ✓ |

Input errors/rule breaks present in metric ▲

| Survey Cover Sheet | | | |
|--------------------|---|--|-------------|
| Survey date/s | 9th June, 2nd July, 12th July, 13th July and 06th October | Site name or location | Istead Rise |
| Weather conditions | Clear and Sunny | Project or development name | Istead Rise |
| Surveyor name | Sean Manley | On-site or off-site | On-site |
| Survey reference | | Reason for assessment (if not baseline condition survey) | |
| Notes | | | |
| <div></div> | | | |

| Condition Sheet: GRASSLAND Habitat Type (low distinctiveness) | | | | | | | |
|--|---|--|-------------------------|--|--|--|--|
| UK Habitat Classification (UKHab) Habitat Type | | | | | | | |
| Grassland - Modified grassland | | | | | | | |
| Habitat Description | | | | | | | |
| See row added below "Habitat Parcel Reference" | | | | | | | |
| ukhab – UK Habitat Classification | | | | | | | |
| On-site or off-site, site name and location | | Survey date and Surveyor name | | | | | |
| | | Survey reference (if relating to a wider survey) | | | | | |
| Limitations (if applicable) | | Habitat parcel reference | | | | | |
| | | G15 | G16 | | | | |
| Habitat Description | | Modified Grassland Lawn | Modified Grassland Lawn | | | | |
| Condition Assessment Criteria | | Grid reference | | | | | |
| | | | | | | | |
| | | 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. | Yes | No | | | | |
| B | Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed. | No | No | | | | |
| 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. | Yes | Yes | | | | |
| D | Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities. | Yes | Yes | | | | |
| E | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² . | Yes | Yes | | | | |
| F | Cover of bracken <i>Pteridium aquilinum</i> is less than 20%. | No | No | | | | |
| G | There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴). | Yes | Yes | | | | |
| Essential criterion achieved (Yes or No) | | Yes | No | | | | |
| Number of criteria passed | | 5 | 4 | | | | |
| Condition Assessment Result (out of 7 criteria) | Condition Assessment Score | Score Achieved */√ | | | | | |
| Passes 6 or 7 criteria including passing essential criterion A | Good (3) | | | | | | |
| Passes 4 or 5 criteria including passing essential criterion A | Moderate (2) | Moderate | | | | | |
| Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A) | Poor (1) | | Poor | | | | |
| Suggested enhancement interventions to improve condition score | | | | | | | |
| | | | | | | | |
| Footnotes | | | | | | | |
| <p>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>.</p> <p>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.</p> <p>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.</p> <p>Footnote 4 – Wildlife and Countryside Act 1981 (as amended).</p> | | | | | | | |

[illegible]

[illegible]

RECORD SHEET: INDIVIDUAL TREES HOOVER 12/20/2014

Field notes: *Individual trees – Urban trees*
Individual trees – Rural trees
Complex woodland forest
Complex woodland forest

PLEASE use the separate List of trees condition sheet for a list of good trees. This should only use the List of trees condition assessment and record that habitat type in good locations.

Habitat Assessment
 Can new tree establishment "Habitat Forest Reference"

Individual trees (description applies to the urban or rural environment)
 Trunks less than 7.5 cm in diameter at breast height where canopy are not touching.

Urban Forestier / Linear Woods and Groups (description applies to the urban environment only)
 Groups of stands (described as defined above) and/or the perimeter urban forest. This includes trees along urban streets, highways, railways and canals, and also former field boundaries/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.

Inventory of tree site
 Name and location

Survey date and Surveyor's name
 Survey date(s) if multiple

Location (if applicable)
 T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14 T15 T16 T17 T18 T19 T20 T21 T22 T23 T24 T25 T26 T27 T28 T29 T30 T31 T32 T33 T34 T35 T36 T37 T38 T39 T40 T41 T42 T43 T44 T45 T46 T47 T48 T49 T50 T51 T52 T53 T54 T55 T56 T57 T58 T59 T60 T61 T62 T63 T64 T65 T66 T67 T68 T69 T70 T71 T72 T73 T74 T75 T76 T77 T78 T79 T80 T81 T82 T83 T84 T85 T86 T87 T88 T89 T90 T91 T92 T93 T94 T95 T96 T97 T98 T99 T100 T101 T102 T103 T104 T105 T106 T107 T108 T109 T110 T111 T112 T113 T114 T115 T116 T117 T118 T119 T120 T121 T122 T123 T124 T125 T126 T127 T128 T129 T130 T131 T132 T133 T134 T135 T136 T137 T138 T139 T140 T141 T142 T143 T144 T145 T146 T147 T148 T149 T150 T151 T152 T153 T154 T155 T156 T157 T158 T159 T160 T161 T162 T163 T164 T165 T166 T167 T168 T169 T170 T171 T172 T173 T174 T175 T176 T177 T178 T179 T180 T181 T182 T183 T184 T185 T186 T187 T188 T189 T190 T191 T192 T193 T194 T195 T196 T197 T198 T199 T200 T201 T202 T203 T204 T205 T206 T207 T208 T209 T210 T211 T212 T213 T214 T215 T216 T217 T218 T219 T220 T221 T222 T223 T224 T225 T226 T227 T228 T229 T230 T231 T232 T233 T234 T235 T236 T237 T238 T239 T240 T241 T242 T243 T244 T245 T246 T247 T248 T249 T250 T251 T252 T253 T254 T255 T256 T257 T258 T259 T260 T261 T262 T263 T264 T265 T266 T267 T268 T269 T270 T271 T272 T273 T274 T275 T276 T277 T278 T279 T280 T281 T282 T283 T284 T285 T286 T287 T288 T289 T290 T291 T292 T293 T294 T295 T296 T297 T298 T299 T300 T301 T302 T303 T304 T305 T306 T307 T308 T309 T310 T311 T312 T313 T314 T315 T316 T317 T318 T319 T320 T321 T322 T323 T324 T325 T326 T327 T328 T329 T330 T331 T332 T333 T334 T335 T336 T337 T338 T339 T340 T341 T342 T343 T344 T345 T346 T347 T348 T349 T350 T351 T352 T353 T354 T355 T356 T357 T358 T359 T360 T361 T362 T363 T364 T365 T366 T367 T368 T369 T370 T371 T372 T373 T374 T375 T376 T377 T378 T379 T380 T381 T382 T383 T384 T385 T386 T387 T388 T389 T390 T391 T392 T393 T394 T395 T396 T397 T398 T399 T400 T401 T402 T403 T404 T405 T406 T407 T408 T409 T410 T411 T412 T413 T414 T415 T416 T417 T418 T419 T420 T421 T422 T423 T424 T425 T426 T427 T428 T429 T430 T431 T432 T433 T434 T435 T436 T437 T438 T439 T440 T441 T442 T443 T444 T445 T446 T447 T448 T449 T450 T451 T452 T453 T454 T455 T456 T457 T458 T459 T460 T461 T462 T463 T464 T465 T466 T467 T468 T469 T470 T471 T472 T473 T474 T475 T476 T477 T478 T479 T480 T481 T482 T483 T484 T485 T486 T487 T488 T489 T490 T491 T492 T493 T494 T495 T496 T497 T498 T499 T500 T501 T502 T503 T504 T505 T506 T507 T508 T509 T510 T511 T512 T513 T514 T515 T516 T517 T518 T519 T520 T521 T522 T523 T524 T525 T526 T527 T528 T529 T530 T531 T532 T533 T534 T535 T536 T537 T538 T539 T540 T541 T542 T543 T544 T545 T546 T547 T548 T549 T550 T551 T552 T553 T554 T555 T556 T557 T558 T559 T560 T561 T562 T563 T564 T565 T566 T567 T568 T569 T570 T571 T572 T573 T574 T575 T576 T577 T578 T579 T580 T581 T582 T583 T584 T585 T586 T587 T588 T589 T590 T591 T592 T593 T594 T595 T596 T597 T598 T599 T600 T601 T602 T603 T604 T605 T606 T607 T608 T609 T610 T611 T612 T613 T614 T615 T616 T617 T618 T619 T620 T621 T622 T623 T624 T625 T626 T627 T628 T629 T630 T631 T632 T633 T634 T635 T636 T637 T638 T639 T640 T641 T642 T643 T644 T645 T646 T647 T648 T649 T650 T651 T652 T653 T654 T655 T656 T657 T658 T659 T660 T661 T662 T663 T664 T665 T666 T667 T668 T669 T670 T671 T672 T673 T674 T675 T676 T677 T678 T679 T680 T681 T682 T683 T684 T685 T686 T687 T688 T689 T690 T691 T692 T693 T694 T695 T696 T697 T698 T699 T700 T701 T702 T703 T704 T705 T706 T707 T708 T709 T710 T711 T712 T713 T714 T715 T716 T717 T718 T719 T720 T721 T722 T723 T724 T725 T726 T727 T728 T729 T730 T731 T732 T733 T734 T735 T736 T737 T738 T739 T740 T741 T742 T743 T744 T745 T746 T747 T748 T749 T750 T751 T752 T753 T754 T755 T756 T757 T758 T759 T760 T761 T762 T763 T764 T765 T766 T767 T768 T769 T770 T771 T772 T773 T774 T775 T776 T777 T778 T779 T780 T781 T782 T783 T784 T785 T786 T787 T788 T789 T790 T791 T792 T793 T794 T795 T796 T797 T798 T799 T800 T801 T802 T803 T804 T805 T806 T807 T808 T809 T810 T811 T812 T813 T814 T815 T816 T817 T818 T819 T820 T821 T822 T823 T824 T825 T826 T827 T828 T829 T830 T831 T832 T833 T834 T835 T836 T837 T838 T839 T840 T841 T842 T843 T844 T845 T846 T847 T848 T849 T850 T851 T852 T853 T854 T855 T856 T857 T858 T859 T860 T861 T862 T863 T864 T865 T866 T867 T868 T869 T870 T871 T872 T873 T874 T875 T876 T877 T878 T879 T880 T881 T882 T883 T884 T885 T886 T887 T888 T889 T890 T891 T892 T893 T894 T895 T896 T897 T898 T899 T900 T901 T902 T903 T904 T905 T906 T907 T908 T909 T910 T911 T912 T913 T914 T915 T916 T917 T918 T919 T920 T921 T922 T923 T924 T925 T926 T927 T928 T929 T930 T931 T932 T933 T934 T935 T936 T937 T938 T939 T940 T941 T942 T943 T944 T945 T946 T947 T94

| Condition Sheet: LINE OF TREES Habitat Type | | | | | | | | | |
|--|--|--|--|---|--|--|------|--|--|
| Habitat Type(s) | | | | | | | | | |
| 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 | | | | | | | | | |
| See new row inserted below "Habitat Parcel Reference" | | | | | | | | | |
| 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 | | Survey date and Surveyor name | | | | | | | |
| | | Survey reference (if relating to a wider survey) | | | | | | | |
| Limitations (if applicable) | | Habitat parcel reference | | | | | | | |
| | | LOT10 | LOT3a | LOT3b | LOT1 | LOT2 | | | |
| Habitat Type | | Line of trees | Line of trees | Line of trees | Line of trees | Line of trees | | | |
| Habitat Description | | Loose line of scattered immature trees along a | Length of trees along a curtilage between the | Length of trees along a curtilage between the | Line of trees formed of various mature and | Partial line of small Birch and ornamental trees | | | |
| Condition Assessment Criteria | | Grid reference | | | | | | | |
| | | | | | | | | | |
| | | Tree Species | | | | | | | |
| | | | | | | | | | |
| | | Criterion passed (Yes or No) | | | | | | | |
| A | At least 70% of trees are native species. | Pass | No - Numerous sycamore | No - numerous sycamore and cypress | No - numerous sycamore, cypress and | No consists of ornamental species | | | |
| 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. | Fail | Pass | No - numerous breaks along length | Yes | Fail | | | |
| 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. | Fail | Pass | No - even age mature trees | Yes | Pass | | | |
| 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 . | Fail | Fail - Adjacent to buildings and hard standing on Site side. | No - buildings and hardstanding adjacent | No - buildings and hardstanding adjacent | Fail | | | |
| 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. | Fail | Pass | Pass | Yes | Fail | | | |
| Number of criteria passed | | | | | | | | | |
| Condition Assessment Result (out of 5) | | Condition Assessment Score | | Score Achieved xN | | | | | |
| Passes 5 criteria | | Good (3) | | | | | | | |
| Passes 3 or 4 criteria | | Moderate (2) | | | Moderate | Moderate | | | |
| Passes 2 or fewer criteria | | Poor (1) | | Poor | | Poor | Poor | | |
| Suggested enhancement interventions to improve condition score | | | | | | | | | |
| | | | | | | | | | |
| Footnotes | | | | | | | | | |
| Footnote 1 – DEFRA (2007) <i>Hedgerow Survey Handbook: A standard procedure for local surveys in the UK</i> . 2nd ed [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk). | | | | | | | | | |
| Footnote 2 – Where ancient and veteran trees are present, see gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) | | | | | | | | | |

| 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 | | | | | | | |
| See new row inserted below "Habitat Parcel Reference" | | | | | | | |
| For Dunes with sea buckthorn see: | | Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (incc.gov.uk) | | | | | |
| For other scrub types see: | | ukhab – UK Habitat Classification | | | | | |
| On-site or off-site, site name and location | | Survey date and Surveyor name | | | | | |
| | | Survey reference (if relating to a wider survey) | | | | | |
| Limitations (if applicable) | | Habitat parcel reference | | | | | |
| | | S1 | S20 | | | | |
| Habitat Type | | Mixed Scrub | Mixed Scrub | | | | |
| Habitat Description | | Small Area of mixed scrub | Dense scrub forming on a grassland | | | | |
| Condition Assessment Criteria | | Grid reference | | | | | |
| | | | | | | | |
| | | Criterion passed (Yes or No) | | | | | |
| 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). | No - dominated by bramble, with scattered <i>Prunus</i> sp., and Elder | Yes - mix of Elder, Holly, Bramble and Hawthorn | | | | |
| B | Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present. | No - Poor regeneration | No - Poor regeneration | | | | |
| 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. | Yes | Yes | | | | |
| D | The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat. | Yes | Yes | | | | |
| E | There are clearings, glades or rides present within the scrub, providing sheltered edges. | No - no glades dense scrub | No - no glades | | | | |
| | | Number of criteria passed | | | | | |
| 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) | | Moderate | | | |
| Passes 2 or fewer criteria | | Poor (1) | Poor | | | | |
| Suggested enhancement interventions to improve condition score | | | | | | | |
| | | | | | | | |
| Footnotes | | | | | | | |
| Footnote 1 – Professional judgement should be used alongside the UKHab description. | | | | | | | |
| Footnote 2 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) <i>Hedgerow Survey Handbook: A standard procedure for local surveys in the UK</i> . 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk). | | | | | | | |
| Footnote 3 – See gov.uk standing advice on ancient and veteran species. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) | | | | | | | |
| 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, using professional judgement. | | | | | | | |
| Footnote 5 – Wildlife and Countryside Act 1981 (as amended). | | | | | | | |
| Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven <i>Ailanthus altissima</i> , holm oak <i>Quercus ilex</i> , European turkey oak <i>Quercus cerris</i> , cherry laurel <i>Prunus laurocerasus</i> , snowberry <i>Symphoricarpos</i> spp., shallon <i>Gaultheria shallon</i> , American skunk cabbage <i>Lysichiton americanus</i> , buddleia <i>Buddleja</i> spp., cotoneaster <i>Cotoneaster</i> spp., Spanish bluebell <i>Hyacinthoides hispanica</i> and hybrid bluebells <i>Hyacinthoides x massartiana</i> . There may be additional relevant species local to the region and/or site. | | | | | | | |

| | | | | | |
|---|---|--|--------------------------------------|--|--------------------------------------|
| Condition Sheet: URBAN Habitat Type | | | | | |
| Urban - By | | | | | |
| Sparely vegetated land - Ruderal/ephemeral | | | | | |
| Sparely vegetated land - Tall forbs | | | | | |
| Urban - Allotments | | | | | |
| Urban - Biodiverse green roof | | | | | |
| Urban - Blawale | | | | | |
| 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 | | | | | |
| Urban - Bare ground | | | | | |
| See notes/assessments below 'Habitat Parcel Reference' | | | | | |
| See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats: UKHab - UK Habitat Classification | | | | | |
| On-site or off-site, site name and location | Survey date and Surveyor name | | | | |
| | Survey reference (if relating to a wider survey) | | | | |
| Limitations (if applicable) | Habitat parcel reference | | | | |
| | R1 | R2 | R3 | R4 | U3 |
| Habitat Type | Sparely vegetated land - tall forbs | Sparely vegetated land - tall forbs | Sparely vegetated land - tall forbs | Sparely vegetated land - Ruderal/ephemeral | Additional |
| Habitat Description | Dense area of Henslow forming on a steep embankment | Dense area of Nettles forming on an area of disturbed ground | Overgrown area on a steep embankment | Overgrown area on a steep embankment | Overgrown area on a steep embankment |
| Condition Assessment Criteria | Grid reference | | | | |
| | | | | | |
| 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. | No - single height structure | No - single height structure | No | No |
| B | The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year. | no - single species | no - single species | No | No |
| C | Invasive non-native plant species (listed on Schedule 9 of the NCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover). | Yes - native | Yes - native | Yes | Yes |
| Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only: | | | | | |
| D | The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); C communities (a) annuals; (b) mosses/ferns; (c) lichens; (d) ruderals; (e) foundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland; (i) pools. | | | | |
| Additional Criteria - must be assessed for Blawale 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.* | | | | |
| E2 | The vegetation is comprised of plant species suited to wetland or riparian situations. | | | | |
| Additional Criterion - must be assessed for Intensive green roofs only: | | | | | |
| F | The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features). | | | | |
| Additional Criterion - must be assessed for Biodiverse green roofs only: | | | | | |
| G | The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-processed 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) | | | | | |
| Number of criteria passed | | | | | |
| Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Blawale, SuDS and Green roofs) | | | | | |
| * Passes all 3 core criteria; AND * Meets the requirements for Good condition within criterion C. | Good (3) | | | | |
| | Moderate (2) | | | | |
| | 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) | | | | |
| | Moderate (2) | | | | |
| | Poor (1) | | | | |
| Results for Blawale 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) | | | | |
| | Moderate (2) | | | | |
| | Poor (1) | | | | |
| Suggested enhancement information to improve condition score | | | | | |
| Footnote 1 - see | | | | | |
| Footnote 2 - see | | | | | |
| Footnote 3 - see | | | | | |
| Footnote 4 - see | | | | | |

| Condition Sheet: WOOD-PASTURE AND PARKLAND Habitat Type | | | | | | |
|---|---|--|--|--|--|--|
| UK Habitat Classification (UKHab) Habitat Type | | | | | | |
| Woodland and forest - Wood-pasture and parkland | | | | | | |
| Habitat Description | | | | | | |
| See new row inserted below "Habitat Parcel Reference" | | | | | | |
| See UKHab | | | | | | |
| On-site or off-site, site name and location | | Survey date and Surveyor name | | | | |
| | | Survey reference (if relating to a wider survey) | | | | |
| Limitations (if applicable) | | Habitat parcel reference | | | | |
| | | | | | | |
| Habitat Description | | | | | | |
| Condition Assessment Criteria | | Grid reference | | | | |
| | | Criterion passed (Yes or No) | | | | |
| A | Presence of ancient and/or veteran trees ¹ . NB - this criterion is essential for achieving Good condition. | | | | | |
| B | Three different life-stages (for example young, mature or veteran) of open grown or pollarded trees ¹ are present, to ensure replacement and continuity of tree cohort, veteran characteristics and habitat. | | | | | |
| C | Native scrub is present with a variety of heights, widths, shapes and species compositions - as planted or naturally-established individual plants, or clumps of trees or shrubs ² . | | | | | |
| D | Frequent ³ presence of decaying wood providing ecological niches – such as standing, attached and fallen deadwood (for example, dead stems, branches and branch stubs), trees with heart-rot, or hollowing in the trunk or major limbs. Decay features might be revealed by certain types of fungal fruiting bodies. | | | | | |
| E | There is no evidence of recent adverse impact on tree health by human activities, livestock, wild animals, pests or diseases (this excludes veteran features valuable for wildlife). For example, no evidence of poaching, damage from machinery use or storage, ground compaction, grazing damage to bark and roots, competition or shading from surrounding trees. | | | | | |
| F | Ground cover comprises open habitats, for example grassland or heathland, which are unimproved or semi-improved (medium distinctiveness or higher). | | | | | |
| G | Ground cover is subject to an appropriate management regime providing structural diversity for vertebrates and invertebrates, which is not being or threatened by infill of trees and scrub, by natural establishment or forestry plantation, native or non-native. See Footnote 4 for details. | | | | | |
| H | There is an absence of invasive non-native plant species ⁵ (as listed on Schedule 9 of WCA ⁶), and species indicative of suboptimal condition ⁷ make up less than 5% cover (this excludes ancient and veteran trees). | | | | | |
| Number of criteria passed | | | | | | |
| Condition Assessment Result (out of 7) | Condition Assessment Score | Score Achieved x/✓ | | | | |
| Passes 7 or 8 criteria and meets criterion A | Good (3) | | | | | |
| Passes 5 or 6 criteria OR Passes 7 criteria but fails criterion A | Moderate (2) | | | | | |
| Passes 4 or fewer criteria | Poor (1) | | | | | |
| Suggested enhancement interventions to improve condition score | | | | | | |
| | | | | | | |
| Footnotes | | | | | | |
| <p>Footnote 1 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)</p> <p>'Veteran' is not an age-class of tree, but in a habitat context refers to those trees having veteran characteristics, but which may be any age.</p> <p>Footnote 2 - The composition of native scrub provides opportunities for natural tree regeneration and tree protection without affecting the integrity of the habitat mosaic.</p> <p>Footnote 3 - According to the relative abundance DAFOR scale – Dominant, Abundant, Frequent, Occasional or Rare.</p> <p>Footnote 4 - Examples evidencing a management regime that creates open habitat ground cover with varied structure may include: grassland with varied sward height, or heathland with a range of age-classes of heather <i>Calluna vulgaris</i> or other dwarf shrubs.</p> <p>Footnote 5 - Assess this for each distinct habitat block. If the distribution of invasive non-native species varies across the habitat, define blocks 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. Since wood-pasture and parkland is a mosaic habitat comprising a variety of plant structures and heights, careful consideration should be used when splitting a habitat into blocks; moreover, splitting a habitat into parcels does not change its habitat type.</p> <p>Footnote 6 - Wildlife and Countryside Act 1981 (as amended).</p> <p>Footnote 7 - Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven <i>Ailanthus altissima</i>, <i>Ailanthus</i> spp., holm oak <i>Quercus ilex</i>, European turkey oak <i>Quercus cerris</i>, cherry laurel <i>Prunus laurocerasus</i>, shalloon <i>Gaultheria shallon</i>, American skunk cabbage <i>Lysichiton americanus</i>, snowberry <i>Symphoricarpos</i> spp., buddleia <i>Buddleia</i> spp., cotoneaster <i>Cotoneaster</i> spp., Spanish bluebell <i>Hyacinthoides hispanica</i> and hybrid bluebells <i>Hyacinthoides x massartiana</i>. There may be additional relevant species local to the region and/or site.</p> | | | | | | |