



ECOLOGICAL EXPERTISE, EVOLVED

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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Land at Rose Farm, Downs Road, Istead Rise

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Figures

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- Figure 2** On-site BNG Baseline: Linear Habitats
- Figure 3** Stantec BNG Plan - Drawing No: LN-LP-08 (Rev A)

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



 EPR

CLIENT: Esquire Developments Ltd

PROJECT: Istead Rise

DATE: 05 November 2025

Istead Rise, Kent 3272/GIS/01/051125.aprx

Aerial Image: Microsoft, Vantor



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

Istead Rise, Kent 3272615090 Figure2_On-SiteHedgeBaseline_P3272_4217_051125.aprx

Aerial Image: Microsoft, Vantor

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 Drawn by: AC/ SC Check by: MF
Project No: 333102059 Drawing No: LN-LP-08 Revision: A



Istead Rise

Return to
results menu

Headline Results

Scroll down for final results ▲

On-site baseline	Area habitat units	55.38
	Hedgerow units	8.24
	Watercourse units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
On-site net change (units & percentage)	Area habitat units	-55.38
	Hedgerow units	-8.24
	Watercourse units	0.00

On-site net gain is less than target set ▲
On-site net gain is less than target set ▲

Off-site baseline	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site net change (units & percentage)	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	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 (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-55.38
	Hedgerow units	-8.24
	Watercourse units	0.00

Total net gain achieved is less than target set ▲

Total net gain achieved is less than target set ▲

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-100.00%
	Hedgerow units	-100.00%
	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			

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						
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .						
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.						
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.						
Footnote 4 – Wildlife and Countryside Act 1981 (as amended).						

Condition Sheet: LINE OF TREES Habitat Type						
Habitat Type(s)						
<p>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</p> <p><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></p>						
Habitat Description						
<p>See new row inserted below "Habitat Parcel Reference".</p> <p>See the Statutory Biodiversity Metric User Guide.</p> <p>This assessment is based on the Hedgerow Survey Handbook¹. For further clarifications please refer to the Handbook.</p> <p>Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.</p>						
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 curtilage between the	Length of trees along a curtilage between the	Length of trees along a curtilage between the	Line of trees formed of various mature and	Planted line of Silver Birch and ornamental
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 x/v				
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						
<p>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).</p> <p>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)</p>						

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 <i>Hippophae rhamnoides</i>) - 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 VCA 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 ✕/✓				
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) Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) and						
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>Symporicarpus</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						
Habitat Types						
Sparsely vegetated land - Ruderalt/ephemeral Sparse vegetated - tall herbs Urban - Altitudes Urban - Biodiverse green roof Urban - Cemeteries and churchyards Urban - Facade/gardens on wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Parks Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground						
See new version inserted 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	US	Altitudes
Habitat Type	Sparsely vegetated land - tall herbs	Sparsely vegetated land - tall herbs	Sparsely vegetated land - tall herbs	Sparsely vegetated land - Ruderalt/Ephemeral		Altitudes
Habitat Description	Dense area of Nettles forming on a steep embankment	Dense area of Nettles forming on an area of disturbed ground	Chimney stack, roof of an abandoned farm building, with manure storage. Not managed to be maintained as	Chimney stack, roof of an abandoned farm building, with manure storage. Not managed to be maintained as		Altitudes
Condition Assessment Criteria						
Criterion passed (Yes or No)						
Core Criteria - must be assessed for all urban habitat types						
A	Vegetation structure is varied, providing opportunities for invertebrates to live, rest 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	Yes
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	Yes
C	Invasive non-native plant species (listed on Schedule 9 or 'c'A') should not be present in the defined habitat area (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	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): (a) Communities: (a) annuals; (b) mosses/ Liverworts; (c) lichens; (d) ruderals; (e) foundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland; (i) pools					
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only						
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife.					
E2	The vegetation is comprised of plant species suited to wetland or riparian situations					
Additional Criteria - must be assessed for Intensive green roofs only						
F	The roof has a minimum of 50% native and non-native wildflowers. 10% 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 vertical depth of 0.1 - 100 mm, at least 50% is at 100 mm, and is planted with sedum, rock wackers and sedums or is pre-prepared with sedum and sedifiers.					
Note - to achieve Good condition, some additional habitat, such as sand pits, stones, logs etc. are present.						
Essential criteria relevant for habitat type achieved (Yes or No)						
Condition Assessment Result Condition Assessment Score Score Achieved: ✓/✗						
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)						
<ul style="list-style-type: none"> • Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C. 						
<ul style="list-style-type: none"> • Passes 2 or 3 core criteria; OR • Passes 3 or 3 core criteria but does not meet the requirements for Good condition within criterion C. 						
<ul style="list-style-type: none"> • Passes 0 or 1 or 3 core criteria. 						
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)						
<ul style="list-style-type: none"> • 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, G). 						
<ul style="list-style-type: none"> • Passes 2 or 3 or 4 criteria; OR • Passes 4 or 4 criteria but does not meet the requirements for Good condition within criterion C. 						
<ul style="list-style-type: none"> • Passes 0 or 1 or 4 criteria. 						
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type)						
<ul style="list-style-type: none"> • 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). 						
<ul style="list-style-type: none"> • Passes 3 or 4 or 5 criteria; OR • Passes 5 or 5 criteria but does not meet the requirements for Good condition within criterion C. 						
<ul style="list-style-type: none"> • Passes 2 or 3 or 4 criteria. 						
Suggested enhancement interventions to improve condition score						
Footnotes						
Footnote 1 – Wildlife and Countryside Act 1981 (as amended).						
Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website: Habitat NNSS (non-native species.gov) and Natural England Access to Evidence page. Should also be checked for up-to-date information: Natural England Access to Evidence page - Coastal Britain, NERC (nnss.co.uk/naturalenglandaccess)						
Footnote 3 – For green roof habitat types only – bubble. Bubble size/size should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.						
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 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website: Alternative plants - NNSS (non-native species.gov)						

ADD TO FAVOURITE REFERENCE - DELETE BEFORE ISSUE

Footnote 5 - [Cem](#)

[https://www.nrs.org.uk/science/corporation-biodiversity&biogeography-for-pollinators](#)

and [http://obstloc.org.uk/](#)

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).				
F	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.				
G	Ground cover comprises open habitats, for example grassland or heathland, which are unimproved or semi-improved (medium distinctiveness or higher).				
H	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.				
Number of criteria passed					
Condition Assessment Result (out of	Condition Assessment Score	Score Achieved ✕/✓			
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>, shallon <i>Gaultheria shallon</i>, American skunk cabbage <i>Lysichiton americanus</i>, snowberry <i>Symporicarpos</i> spp., 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.</p>					