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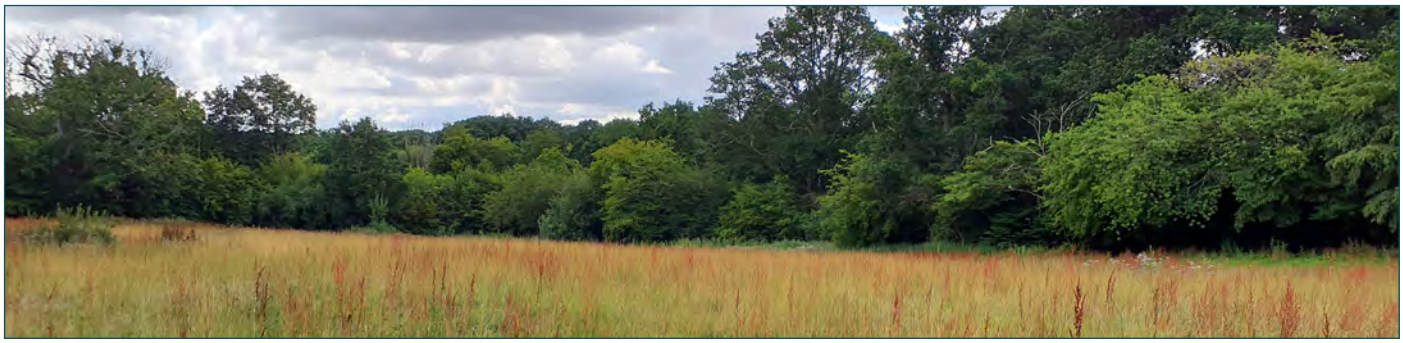

BNG: BASELINE HABITAT ASSESSMENT

ST MICHAELS VICARAGE AND GLEBE

ASHFORD ROAD, TENTERDEN

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Nothing in this report constitutes legal opinion. If legal opinion is required the advice of a qualified legal professional should be sought.

Reference	Ref: 0405_R07_BNG Baseline Habitat Assessment
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Author	Cali Tardivel BSc MSc
Checked by	Amy Wright BSc MSc CEcol MCIEEM
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CONTENTS

LIST OF FIGURES & APPENDICES

FIGURES

LIST OF ADDENDUMS

1. INTRODUCTION

1.1 This report details a Biodiversity Net Gain Baseline Habitat Assessment undertaken in respect of proposed development at St Michael's Vicarage and Glebe, Ashford Road, Tenterden, TN30 6YP.

Table 1. Site Location

Site address	St Michaels Vicarage and Glebe, Ashford Road, Tenterden, TN30 6YP
Grid reference (at centre)	TQ 88604 35530
Local Planning Authority	Ashford LPA
County	Kent
National Character Area	Low Weald
Biodiversity Opportunity Area	Low Weald Woodland

COMMISSION

1.2 Native Ecology was commissioned Hill-Wood & Co in July 2025 to undertake a Biodiversity Net Gain Baseline Habitat Assessment.

APPLICATION SITE

1.3 The application site, hereafter referred to as 'the Site', comprises a two-storey residential dwelling with front and rear modified grassland gardens, and a larger area of other neutral grassland east of the dwelling, bounded by tree lines directly connected to an adjacent area of broadleaved woodland south and east of the Site. The Site extends to 1.52ha.

BACKGROUND

1.4 A Baseline Assessment for the Site was produced by Native Ecology in 2024 (report reference 0405_R02). This report provides an update of the findings of that assessment.

PURPOSE OF REPORT

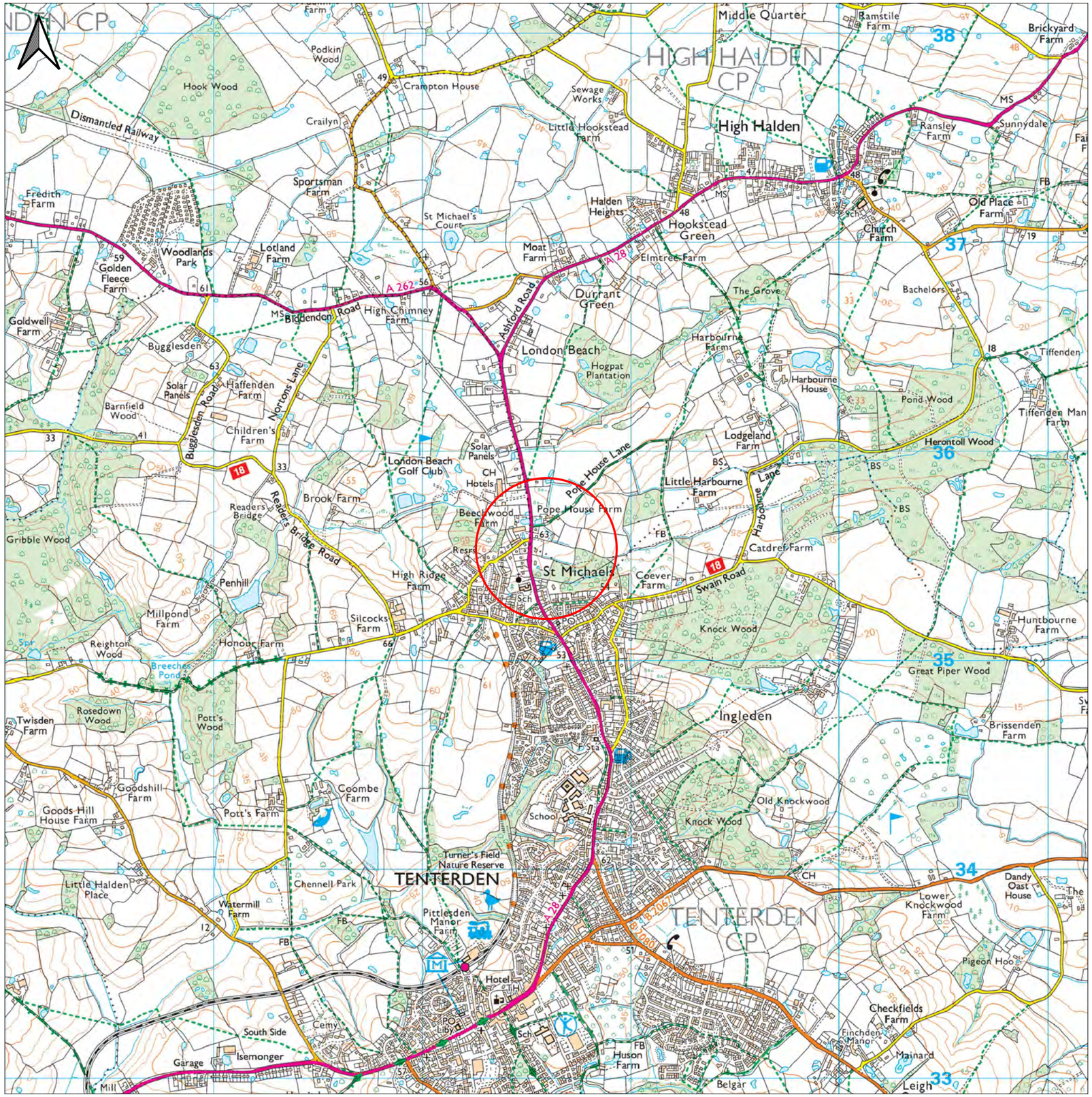
1.5 The objectives of the report are to:

- Provide the necessary ecological data (habitat type, area/length, and condition) for input into the Statutory Biodiversity Metric calculation tool.
- Establish the pre-development biodiversity unit value, which serves as the fundamental benchmark for measuring biodiversity losses and determining the required gains to achieve the mandatory 10% BNG.
- Inform the application of the mitigation hierarchy by clearly defining the ecological baseline present on site.

- Create a transparent and verifiable record of the ecological baseline for planning authorities, stakeholders, and future monitoring.

2. SITE LOCATION PLAN

Figure 1. Add as pdf



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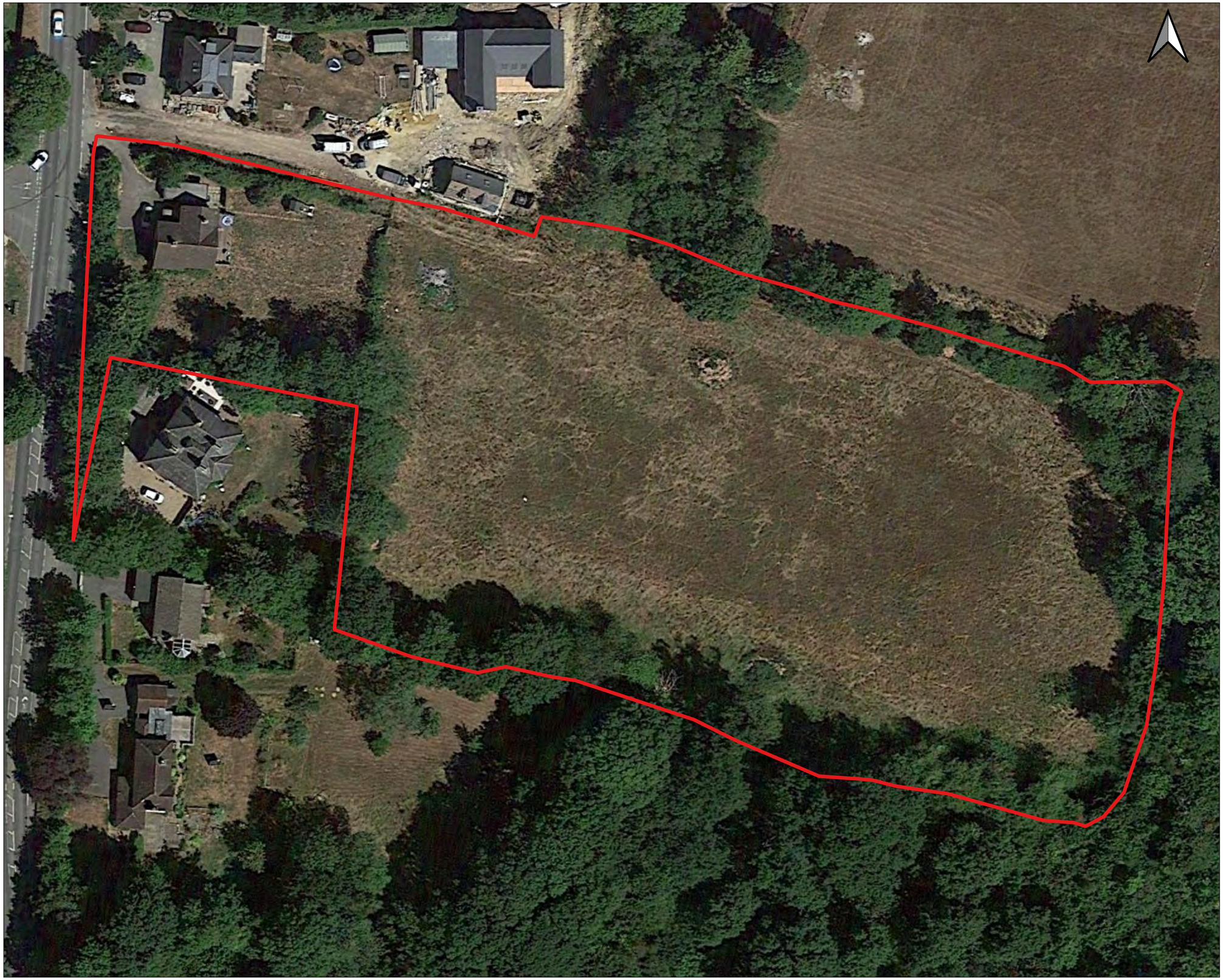
Site location plan

St Michaels Vicarage and Glebe
Tenterden, Kent

Drawing ref:	0405_Figure 1
Revision:	-
Date:	06/10/2025
Scale:	1:20,000 (Main canvass)
Paper size:	A3

3. EXISTING SITE PLAN

Figure 2. Add as pdf



0 20 40 60 80 100 m

Legend

Application site boundary

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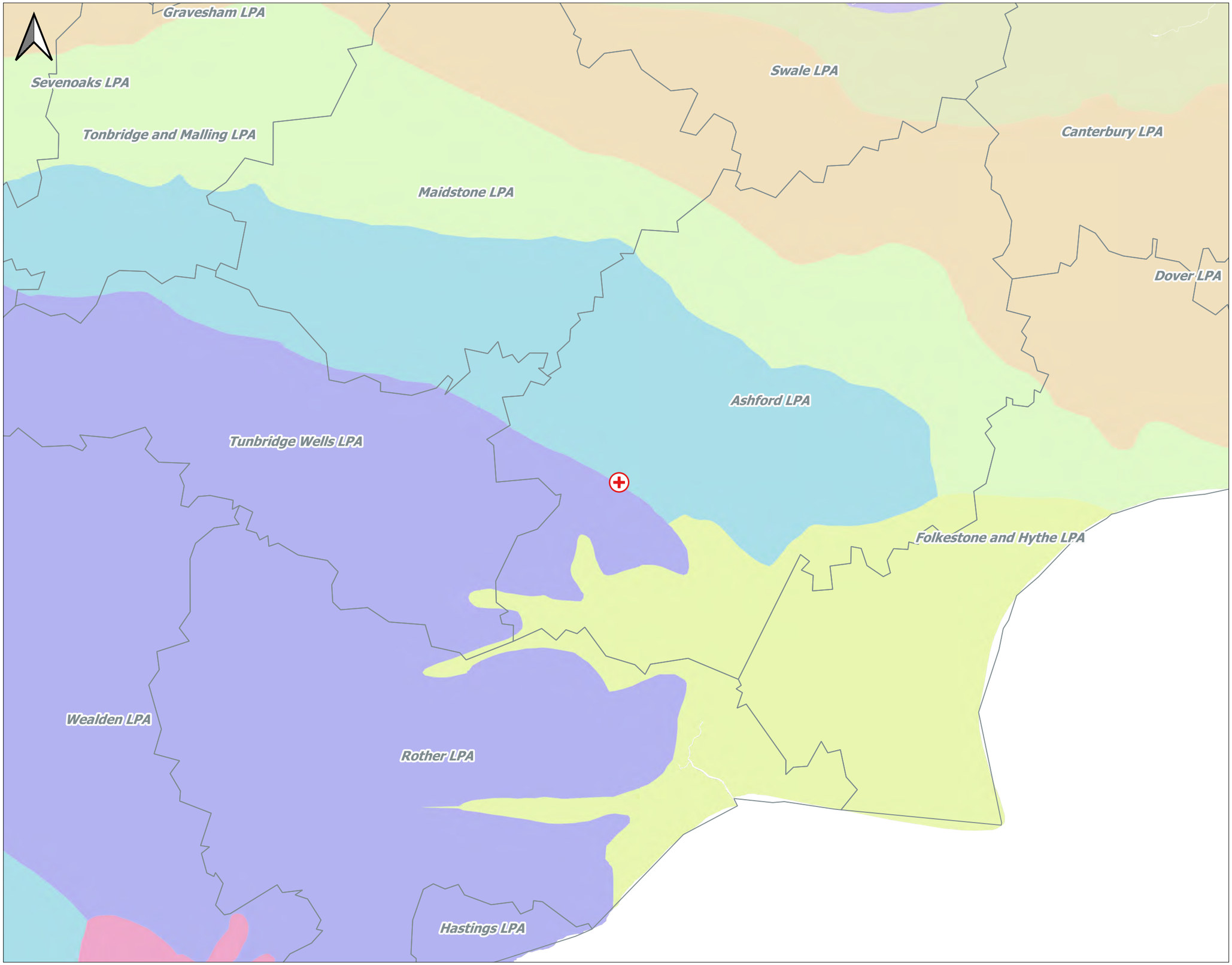
Existing Site Plan

St Michaels Vicarage and Glebe
Tenterden, Kent

Figure ref:	0405_Figure 2
Revision:	-
Date:	06/10/2025
Scale:	1:700
Paper size:	A3



Legend

- Site Location
- Greater Thames Estuary
- High Weald
- Low Weald
- North Downs
- North Kent Plain
- Pevensey Levels
- Romney Marshes
- Wealden Greensand

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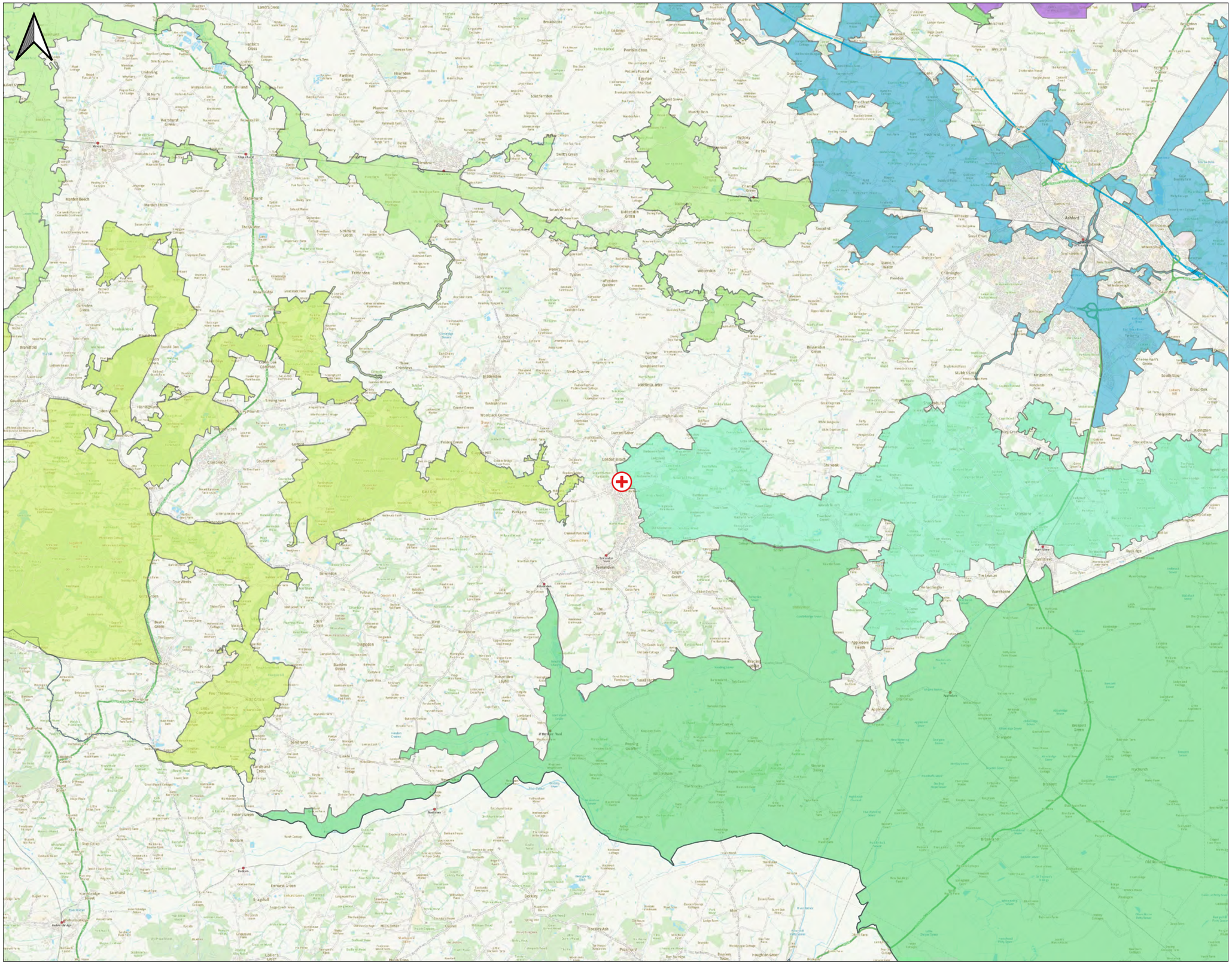
Figure 2: LPA and NCA map

St Michaels Vicarage and Glebe
Ashford Road, Tenterden

Revision:	-
Date:	10/07/2024
Scale:	1:200000
Paper size:	A3



Legend

- Site Location
- East Kent Woodlands & Downs
- High Weald
- Low Weald Woodland
- Medway & Low Weald Grassland & Wetland
- Mid Kent Downs Woods & Scarp
- Mid Kent Greensand & Gault

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Figure 3: BOA map

St Michaels Vicarage and Glebe
Ashford Road, Tenterden

Revision:	-
Date:	15/08/2024
Scale:	1:100000
Paper size:	A3

6. METHODOLOGY

STATUTORY BIODIVERSITY METRIC

6.1 The Site does not meet the criteria to qualify for use of the Small Sites Metric, therefore, the Statutory Biodiversity Metric has been used to carry out the calculation.

6.2 The Statutory Biodiversity Metric calculation tool provides a way to measure the biodiversity value of a site. It is used to inform and guide habitat enhancement and creation plans and decisions on achieving biodiversity net gain within a project.

6.3 The metric uses habitat type as a proxy for the relative biodiversity value of a site. The on-site habitats are converted into measurable biodiversity units, taking into account the habitat type, condition, distinctiveness and strategic significance, which then provide the basis of the calculations.

6.4 The output of the Statutory Metric tool gives the existing biodiversity unit value of the Site.

Habitat Type

6.5 The habitat type for each parcel, classified in accordance with the The Professional Edition of the UK Habitat Classification 2.0 during the Site visit, was input into the Metric.

6.6 Addendum 1 provides full results of the habitat condition assessment, which includes rationale for habitat classification.

Habitat distinctiveness

6.7 Each habitat type (based on the UKHab classification) is pre-assigned a 'distinctiveness' score by the Metric.

Condition

6.8 The calculations presented within this assessment are based on the baseline habitat condition assessment undertaken on 09/07/2025.

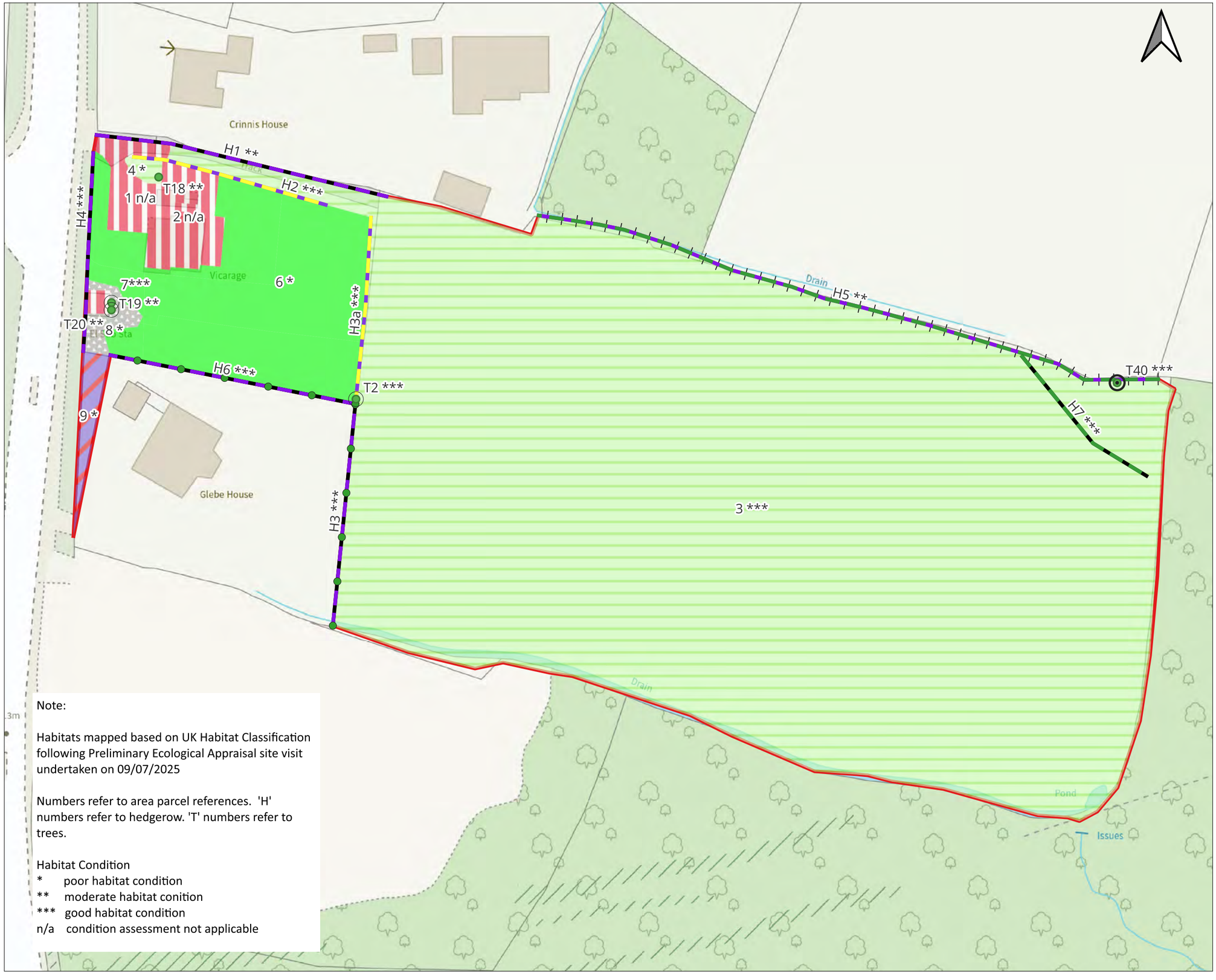
6.9 The full results and supporting documentation from this habitat condition assessment are included in Addendum 1.

Strategic significance

6.10 Each habitat parcel was assigned a level of strategic significance and given a score based on whether it is located within an area that is locally significant for that habitat type.

6.11 The following resources were used to inform the assignment of strategic significance:

- Summary of Interim Strategic Significance Guidance for Biodiversity Net Gain in Kent and Medway (Kent County Council, 2024)
- The Kent Biodiversity Strategy (Kent Nature Partnership, 2020)



Note:

Habitats mapped based on UK Habitat Classification following Preliminary Ecological Appraisal site visit undertaken on 09/07/2025

Numbers refer to area parcel references. 'H' numbers refer to hedgerow. 'T' numbers refer to trees.

Habitat Condition
* poor habitat condition
** moderate habitat conition
*** good habitat condition
n/a condition assessment not applicable

0 20 40 60 80 100 m

Legend

- Application site boundary
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Tall forbs
- Ecologically valuable line of trees - associated with bank or ditch
- Line of trees
- Native hedgerow
- Species-rich native hedgerow
- Species-rich native hedgerow with trees
- Very large tree
- Medium tree
- Small tree

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Biodiversity Net Gain
Baseline Habitat Plan

St Michaels Vicarage and Glebe
Tenterden, Kent

Figure ref:	0405_Figure 5
Revision:	-
Date:	06/10/2025
Scale:	1:700
Paper size:	A3

8. RESULTS

A-1: ON-SITE AREA HABITAT BASELINE

8.1 Table 2 below shows details of the on-site baseline assessment for area habitat types in line with the Statutory Biodiversity Metric.

Table 2. Baseline assessment for Area Habitat types

Parcel No.	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat units
1,2	Urban	Developed land; sealed surface	No	0.041	V.low	N/a	Low	**0.00**
3	Grassland	Other neutral grassland	No	1.296	Medium	Good	High	**17.88**
4, 5		Other neutral grassland	No	0.018	Medium	Poor	High	**0.08**
6		Modified grassland	No	0.128	Low	Poor	Low	**0.26**
7		Modified grassland	No	0.022	Low	Good	Low	**0.13**
8	Sparsely vegetated land	Tall forbs	No	0.007	Low	Poor	Low	**0.01**
9	Heathland and shrub	Mixed scrub	No	0.009	Medium	Poor	Low	**0.04**
T18-20	Individual trees	Urban trees	No	0.037	Medium	Moderate	Medium	**0.32**
T2, T40	Individual trees	Rural trees	No	0.093	Medium	Good	Medium	**1.22**
Total Habitat Biodiversity Units								**19.95**

8.3 The total site area (excluding individual trees) is 1.52ha and the total area habitat is 1.65ha, with a baseline value of 19.95 Biodiversity units.

B-1: ON-SITE HEDGE BASELINE

8.4 Table 3 shows details of the on-site baseline assessment for hedgerow and treeline habitat types in line with the Statutory Biodiversity Metric.

Table 3. Baseline assessment for hedgerow and treeline habitat types

Hedge No.	Habitat Type	Length (Km)	Distinctiveness	Condition	Strategic Significance	Total hedgerow units
H1	Species-rich native hedgerow	0.056	Medium	Moderate	Medium	**0.49**
H2	Native hedgerow	0.037	Low	Good	Low	**0.22**
H3	Species-rich native hedgerow with trees	0.042	High	Good	High	**0.87**
H3a	Native hedgerow	0.035	Low	Good	Low	**0.21**
H4	Species-rich native hedgerow	0.037	Medium	Good	Medium	**0.49**
H5	Ecologically valuable line of trees - associated with bank or ditch	0.120	Medium	Moderate	Medium	**1.06**
H6	Species-rich native hedgerow with trees	0.047	High	Good	High	**0.97**
H7	Line of trees	0.033	Low	Good	Low	**0.20**
Total Hedgerow Biodiversity Units						**4.51**

8.5 The total length is 0.41km, with a baseline value of 4.51 Biodiversity units.

9. REFERENCES

- CIEEM (2019). Biodiversity net gain. Good practice principles for development. A practical guide.
- CIEEM (2021). Biodiversity Net Gain Report & Audit Templates. Version 1.
- Defra (2024). Statutory Biodiversity Metric calculation tool. February 2024
- Defra (2024). Statutory Biodiversity Metric Condition Assessments. February 2024.
- Defra (2024). The Statutory Biodiversity Metric. User Guide. February 2024.
- Kent County Council (2024). Biodiversity Net Gain Guidance Note: Interim Strategic Significance Guidance for Biodiversity Net Gain in Kent and Medway. January 2024.
- Multi-agency Geographic Information for the Countryside (MAGIC) Interactive Map. Department for Environment, Food and Rural Affairs. http://magic.defra.gov.uk (accessed: 12/08/2025).

10. ADDENDUM

Addendum 1: Habitat Condition Assessment report

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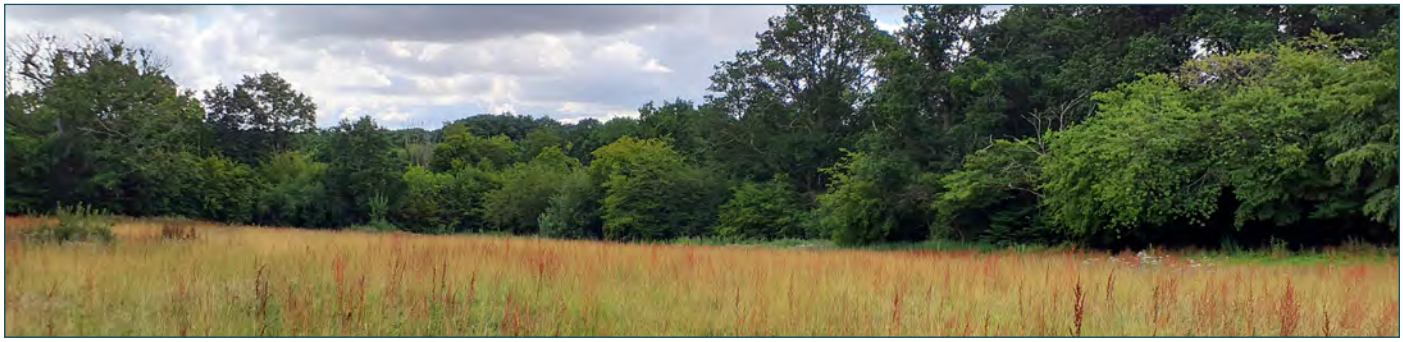

HABITAT CONDITION ASSESSMENT : AREA AND HEDGEROW HABITATS

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Reference	Ref: 0405_R06_BNG Habitat Condition Assessment
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Checked by	Amy Wright BSc MSc CEcol MCIEEM
1st issue date	10th October 2025
Revised	-
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CONTENTS

LIST OF APPENDICES

1. INTRODUCTION

1.1 This report details a Habitat Condition Assessment for Area Habitats and Hedgerow undertaken in respect of proposed development at St Michael's Vicarage and Glebe, Ashford Road, Tenterden, TN30 6YP.

Table 1. Site Location

Site address	St Michael's Vicarage and Glebe, Ashford Road, Tenterden, TN30 6YP
Grid reference (at centre)	TQ 88636 35518
Local Planning Authority	Ashford Borough Council
County	Kent

COMMISSION

1.2 Native Ecology was commissioned by Hill-Wood & Co in July 2025 to undertake an updated Habitat Condition Assessment.

APPLICATION SITE

1.3 The application site, hereafter referred to as 'the Site', comprises a two-storey residential dwelling with front and rear gardens (comprising lawn) and a grassland meadow east of the dwelling, bounded by tree lines and hedgerow, and directly connected to an adjacent area of broadleaved woodland south and east of the Site.

1.4 The following plans are provided in the Baseline Report (0405_R07, Native Ecology 2025):

- Location Plan
- Existing Site Plan
- Plan in relation to Local Planning Authority/National Character Area boundaries
- Plan in relation to biodiversity opportunity areas

BACKGROUND

1.5 A Baseline Assessment for the Site was produced by Native Ecology in 2024 (report reference 0405_R02). This report provides an update of the findings of that assessment.

PURPOSE OF REPORT

1.6 The objectives of the report are to:

- Measure and map the habitats present within the Site.
- Provide a Condition Assessment for the Area and Hedgerow baseline habitat types;
- Assign each habitat parcel a unique reference ID based on habitat type and condition.

2. METHODOLOGY

DESK STUDY

2.1 MAGIC Map was used to identify any pre-assigned habitat types within and adjacent to the Site, including Habitats of Principal Importance and irreplaceable habitats, such as ancient woodland. In addition the search included any statutory and non-statutory designated sites within and adjacent to the Site.

2.2 Current Google Earth aerial images were used to identify recent and historic land use of the Site, as well as to identify any recent or historic damage to the habitats within and around the Site which might impact the condition of baseline habitats.

FIELD STUDY

2.3 A site visit was undertaken by Calista Tardivel of Native Ecology on 9th July 2025.

Table 2. Survey details

Survey date	9th July 2025
Surveyor	Cali Tardivel BSc MSc
Time on Site	10:00 - 13:00
Weather	21°C, 10% cloud cover, no wind, no rain, ground dry

Habitat classification

2.4 Habitat classification across the Site was conducted in adherence to the Professional Edition of the UK Habitat Classification (UKHab) Version 2.0. This process was further informed by the habitat type requirements specified within the Statutory Biodiversity Metric (November 2024) and supplementary Biodiversity Net Gain (BNG) guidance documents.

2.5 Habitat features were delineated and recorded spatially as polygons (areas), lines, and points. Each identified feature was assigned a primary habitat type based on the UKHab hierarchical system. To provide a more comprehensive description, relevant secondary codes were also applied where applicable.

2.6 Classification primarily focused on identifying habitats to Level 4 of the UKHab hierarchy. This level of detail was selected to ensure compatibility with the habitat categories mandated by the Statutory Biodiversity Metric for the baseline assessment. In instances where the Statutory Biodiversity Metric requires finer habitat subdivisions that correspond to UKHab codes beyond Level 4, these more specific classifications were applied.

2.7 A detailed list of botanical species was recorded for each distinct habitat parcel during the site visit, undertaken by a suitably experienced ecologist. To support the accurate classification and assessment of habitat condition, including within grassland and woodland habitats, vegetation data was collected from a representative number of strategically placed quadrats, including adjacent off-site habitat if appropriate. To support the accurate classification and assessment of on-site hedgerow habitat condition, data was collected from a representative number of sections along the hedgerow.

Condition Assessment

2.8 Following the habitat classification using UKHab, an assessment of habitat condition was undertaken for all relevant habitat parcels within the Site using 'Coreo'.

2.9 The Statutory Metric Condition Assessment Sheets appropriate for each classified habitat type were downloaded from the data collected using Coreo and collated. These sheets list key ecological indicators and characteristics relevant to the condition of that particular habitat, such as the presence and abundance of desirable and undesirable plant species, habitat structure, and signs of damaging influences or inappropriate management. Each habitat parcel was evaluated in the field against the criteria presented on the relevant sheet.

2.10 Based on this systematic evaluation against the criteria on the condition assessment sheets, each habitat parcel was assigned an overall condition status, categorised as either Poor, Moderate, or Good. The determination for each criterion was documented, providing a clear rationale for the final assigned condition.

2.11 As specified by the assessment guidance, certain habitat types are exempt from field condition assessment and are allocated a fixed condition score. This includes some habitats of Low distinctiveness, which are assigned a condition of 'Poor' (noted as 'No assessment required – condition fixed at 'Poor'').

2.12 Habitats of Very Low distinctiveness are excluded from condition assessment and are listed as Not Applicable (N/A) in the relevant tables.

Digital mapping

2.13 All relevant Site data was collated on the digital mapping program 'Coreo' which was then synchronised to the geographical mapping system 'QGIS' in order to be refined and to measure habitat parcels.

2.14 The fine scale Minimum Mapping Unit (MMU) was used to complete the dataset. This includes area habitats from 25m^2 and 5m for hedgerow features. This fine scale method allows subtle habitat differences to be considered.

2.15 Anything smaller than the MMU was mapped as a point and identified with a target note

LIMITATIONS AND ASSUMPTIONS

2.16 There were no limitations to the survey.

3. RESULTS: HABITAT CLASSIFICATION

Habitat Degradation

3.1 Hedgerow H3, which was recorded as a species-rich hedgerow with trees in 2024, has been subject to significant understory clearance and was therefore categorised as a line of trees in 2025. In line with metric guidance on degradation, the original classification has been used in this assessment.

Habitat Improvement

3.2 Two parcels were found to have changed in habitat classification: Parcel 4 and Parcel 6, formerly recorded as modified grassland, have improved in species diversity and were therefore classified as other neutral grassland.

Area habitats

3.3 Table 3 below provides a habitat classification and description of the area habitats present within the Site. The table also provides the parcel reference number.

Table 3. Area habitat descriptions

Parcel No.	Habitat type	Habitat description
1, 2	Developed land; sealed surface	2no. buildings, a driveway, pavement and patio area
3	Other neutral grassland	Comprises a meadow to the rear of the dwelling. This grassland is diverse, with a species count of 10.5 per m^2 recorded, excluding undesirable species. Species include meadow barley (*Hordeum brachyantherum*), Yorkshire fog, cocks foot (*Dactylis glomerata*), smooth meadow grass (*Poa pratensis*), red fescue (*Festuca rubra agg.*), birds foot trefoil (*Lotus corniculatus)*, meadow buttercup (*Ranunculus acris*), creeping buttercup (*Ranunculus repens*), yarrow (*Achillea millefolium*), chickweed (*Stellaria media*), creeping bent (*Agrostis stolonifera*), ribwort plantain (*Plantago lanceolata*), meadow vetchling (*Lathyrys pratensis*), ragwort (*Jacobaea vulgaris*), common sorrel (*Rumex acetosaa*), creeping thistle (*Cirsium arvense*), creeping cinquefoil (*Potentilla reptans*), Timothy (*Phleum pratense*), lesser knapweed (*Centaurea nigra*), dandelion (*Taraxacum officinale*), red clover (*Trifolium pratense*), and dock (*Rumex sp.*).
4	Other neutral grassland	A small parcel of grassland in the front garden, previously classified as modified grassland but has increased in species diversity. Species include Yorkshire fog, pendulous sedge (*Carex pendula*), cocks foot, wood melick (*Melica uniflora*), common bent (*Agrostis capillaris*), ribwort plantain, black medick (*Medicago lupulina*) and bristly oxtongue (*Helminthotheca echioides*).
5	Other neutral grassland	A small parcel of frequently mown grassland providing access to the meadow, previously classified as modified grassland but has increased in species diversity. Species include Yorkshire fog, perennial ryegrass, Timothy, crested dog's tail (*Cynosurus cristatus*), selfheal (*Prunella vulgaris*), meadow buttercup, oxeye daisy (*Leucanthemum vulgare*), black medick, nipplewort (*Lapsana communis*) and creeping buttercup.

Parcel No.	Habitat type	Habitat description
6	Modified grassland	Grassland in the rear garden of the dwelling. Species poor grassland, comprising common bent, Yorkshire fog, creeping cinquefoil , prickly sedge (*Carex muricata*) and Timothy.
7	Modified grassland	Grassland in the front garden of the dwelling. The grassland is herb poor and contains greater than 30% perennial ryegrass. Other species include Yorkshire fog, rough meadow grass (*Poa trivialis*), creeping cinquefoil (*Pontentilla reptans*), meadow bindweed (*Convolvulus arvensis*), crested dogs tail, wall barley (*Hordeum murinum*) and ragwort.
8	Tall forbs	An area of tall forbs situated in the front garden. Species include bramble, greater willowherb (*Epiloboium hirsutum*), curled dock (*Rumex crispus*), barren brome (*Anisantha sterilis*) and creeping thistle.
9	Mixed scrub	An area of scrub along the road, dominated by snowberry (*Symphoricarpos albus*) and privet (*Ligustrum ovalifolium*) with hawthorn (*Crategus mongyna*), field maple (*Acer campestre*), ivy (*Hedera helix*), and bramble (*Rubus fruticosus*).
T18-20	Individual trees	T18 comprises a small ash (*Fraxinus excelsior*) and T19 and T20 comprise medium Leyland cypress (*leylandii x cupressus*), which have been cut at approximately 3m and are in poor health.
T2, T40	Individual trees	T2 comprises a medium ash and T40 comprises a very large oak (*Quercus sp.*). These trees are within boundary vegetation but are included in the assessment in accordance with metric guidance, as they will be removed as a result of proposals.

Hedge habitats

3.5 Table 4 below provides a classification and description of the Hedge habitats within the Site. The table also includes the parcel reference.

Table 4. Hedge and treeline descriptions

Parcel No.	Habitat type	Habitat description
H1	Species-rich hedgerow	A young hedgerow on the northern boundary of the access track. Species include field maple, hazel (*Corylus avellana*), blackthorn (*Prunus spinosa*), hornbeam (*Carpinus betulus*), guelder rose (*Viburnum opulus*) and dogwood (*Cornus sanguinea*).
H2	Native hedgerow	A hedgerow between the garden and access track in the north of the Site. Species include blackthorn, privet, bramble, field-rose and cherry laurel (*Prunus laurocerasus*).
H3	Species-rich hedgerow with trees	Now degraded to line of trees by understory clearance. Species present in 2024 include hazel, Rhododendron (*Rhododendron ponticum*), yew (*Taxus baccata*), birch *(Betula*), beech *(Fagus sylvatica*), sycamore (*Acer psuedoplatanus*), bramble, and ash.
H3a	Native hedgerow	A mature hedgerow between the garden and meadow. Species include blackthorn, sycamore, and bramble.
H4	Species-rich hedgerow	Hedgerow between the road and dwelling, on the western boundary. Species include hazel, ash, privet, field maple, blackthorn, bramble and sycamore.

Parcel No.	Habitat type	Habitat description
H5	Ecologically valuable line of trees with associated ditch	Tree line dominated by ash and oak with an adjacent, dry ditch.
H6	Species-rich hedgerow with trees	Species present include Hazel (*Corylus avellana*), Rhododendron, yew (*Taxus baccata*), birch *(Betula*), beech *(Fagus sylvatica*), sycamore, bramble, and ash.
H7	Line of trees	Species include privet, ash, sycamore, blackthorn, hawthorn, and bramble.

Watercourse habitats

3.7 3no. ditches are present within the Site or within 5m from the boundary. D1 and D2 are excluded from the assessment because they do not hold water for the required minimum of 4 months of the year. D3, which is also dry for the majority of the year, is associated with a tree line and has therefore been included within the hedgerow module.

4. RESULTS: CONDITION ASSESSMENT

Previous Assessment

4.1 The following habitats were assessed as good condition in 2024, and no significant changes were recorded in 2025. Therefore the original assessment results have been used:

- Parcel 3- other neutral grassland (formerly parcel 7)
- Parcel 7- modified grassland (formerly parcel 5)
- Hedgerow H4- species-rich native hedgerow
- Hedgerow H3a- native hedgerow
- Hedgerow H6- species-rich native hedgerow with trees
- Hedgerow H7- line of trees

4.2 In addition, hedgerow H3 has been degraded from a species-rich hedgerow with trees to a line of trees. Therefore, in line with metric guidance, the 2024 results have been used in this assessment.

4.3 The condition of all other habitats was re-assessed.

Area habitats

4.4 Table 5 summarises the Condition Assessment results for each habitat parcel within the Site in accordance with the Statutory Biodiversity Metric Condition Assessment Sheets.

4.5 See the full Condition Assessment Sheets (Native Ecology, 2025a) for details on specific attributes for each habitat parcel.

Table 5. Condition Assessment summary for Area Habitats within the Site.

Parcel No.	Date assessed	Habitat type	Condition assessment sheet	No. criteria passed	Condition
1, 2	2025	Developed land; sealed surface	N/a	N/a	N/a
3	2024	Other neutral grassland	6B Grassland Med High & V. High	Passes 5 of 6 criteria. Passes essential criterion A and F.	Good
4	2025	Other neutral grassland	6B Grassland Med High & V. High	Passes 1 of 6 criteria. Does not pass essential criterion A or F.	Poor
5	2025	Other neutral grassland	6B Grassland Med High & V. High	Passes 3 of 6 criteria. Does not pass essential criterion A or F.	Poor

Parcel No.	Date assessed	Habitat type	Condition assessment sheet	No. criteria passed	Condition
6	2025	Modified grassland	5B. Grassland Low	Passes 6 of 7 criteria. Does not pass essential criterion A.	Poor
7	2024	Modified grassland	5B. Grassland Low	Passes 7 of 7 criteria. Passes essential criterion A.	Good
8	2025	Tall forbs	22B. Urban	Passes 1 of 3 criteria.	Poor
9	2025	Mixed scrub	20B. Scrub	Passes 0 of 5 criteria.	Poor
T18-20	2025	Individual trees	9B. Individual trees	Passes 3 or 4 of 6 criteria.	Moderate
T2, T40	2025	Individual trees	9B. Individual trees	Passes 6 of 6 criteria.	Good

Hedgerow habitats

4.7 Table 6 below shows the condition assessment summary for hedgerow habitats within the Site.

4.8 See the full Condition Assessment Sheets (Native Ecology, 2025a) for details on specific attributes for each Hedge habitat.

Table 6. Condition Assessment summary for hedgerow habitats within the Site.

Hedge No.	Date assessed	Habitat Type	Condition Assessment sheet	No. criteria passed	Condition
H1	2025	Species-rich hedgerow	8B. Hedgerow	3 Failures No more than one failure in any functional group.	Moderate
H2	2025	Native hedgerow	8B. Hedgerow	2 Failures No more than one failure in any functional group.	Good
H3	2024	Species-rich hedgerow with trees	8B. Hedgerow	3 Failures No more than one failure in any functional group.	Good
H3a	2024	Native hedgerow	8B. Hedgerow	1 Failures No more than one failure in any functional group.	Good
H4	2024	Species-rich hedgerow	8B. Hedgerow	2 Failures No more than one failure in any functional group.	Good

Hedge No.	Date assessed	Habitat Type	Condition Assessment sheet	No. criteria passed	Condition
H5	2024	Ecologically valuable line of trees with associated ditch	16B Line of Trees	Passes 4 of 5 criteria.	Moderate
H6	2024	Species-rich hedgerow with trees	8B. Hedgerow	2 Failures No more than one failure in any functional group.	Good
H7	2024	Line of trees	16B Line of Trees	Passes 5 of 5 criteria.	Good

5. PHOTOGRAPHS

Photograph 1. Modified grassland in front garden of B1.

Photograph 2. Other neutral grassland field.

Photograph 3. Modified grassland in rear garden of B1.

Photograph 4. Hedgerows H1 and H2

Photograph 5. Hedgerow H3.

Photograph 6. Parcel 4- other neutral grassland

6. REFERENCES

- CIEEM (2019). Biodiversity net gain. Good practice principles for development. A practical guide.
- CIEEM (2021). Biodiversity Net Gain Report & Audit Templates. Version 1.
- Defra (2024). Statutory Biodiversity Metric calculation tool. February 2024
- Defra (2024). Statutory Biodiversity Metric Condition Assessments. February 2024.
- Defra (2024). The Statutory Biodiversity Metric. User Guide. February 2024.
- Multi-agency Geographic Information for the Countryside (MAGIC) Interactive Map. Department for Environment, Food and Rural Affairs. http://magic.defra.gov.uk (accessed: 05/06/2025).
- Native Ecology (2025a) 0405_Condition Assessment Sheets

7. APPENDIX 1: GRASSLAND QUADRAT RESULTS

Table 7. Quadrat results

SPECIES RECORDED		QUADRAT										
		Q01	Q02	Q03	Q04	Q05	Q06	Q07	Q08	Q09	Q10	Q11
		PARCEL										
COMMON NAME	LATIN NAME	3				4	5		6			7
Birds foot trefoil	*Lotus corniculatus*	X		X	X							
Black medick	*Medicago lupulina*					X		X				
Bristly ox-tongue	*Helminthotheca echioides*					X						
Chickweed	*Stellaria media*	X	X		X							
Cocks foot	*Dactylis glomerata*	X	X	X		X						
Common bent	*Agrostis stolonifera*					X		X	X	X	X	
Common sorrel	*Rumex acetosaa*		X									
Creeping bent	*Agrostis stolonifera*	X		X	X							X
Creeping buttercup	*Ranunculus repens*	X	X	X	X			X				
Creeping cinquefoil	*Pontentilla reptans*		X	X	X				X		X	X
Creeping Thistle	*Cirsium arvense*		X	X								
Crested dogs tail	*Cynosurus cristatus*						X	X				X
Cut leaved cranesbill	*Geranium dissectum*						X					
Dandelion	*Taraxacum officinale*			X								
Dock	*Rumex sp.*				X							
Lesser knapweed	*Centaurea nigra*			X								
Meadow Barley	*Hordeum brachyantherum*	X	X	X	X							
Meadow buttercup	*Ranunculus acris*	X					X					
Meadow vetchling	*Lathyrys pratensis*		X		X							
Nipplewort	*Lapsana communis*							X				

Oxeye daisy	*Laucanthemum vulgarre*						X					
Pendulous sedge	*Carex pendula*					X						
Perennial ryegrass	*Lolium perenne*						X	X				X
Prickly sedge	*Carex muricata*								X			
Ragwort	*Jacobaea vulgaris*		X				X	X				
Red clover	*Trifolium pratense*				X							
Red fescue	*Festuca rubra agg.*	X	X	X								
Ribwort Plantain	*Plantago lanceolata*	X				X						
Rough meadow grass	*Poa trivialis*											X
Self heal	*Prunella vulgaris*						X	X				
Smooth meadow grass	*Poa pratensis*	X	X	X	X							
Timothy	*Phleum pratense*			X	X		X			X		
Wood melick	*Melica uniflora*					X						
Yarrow	*Achillea millefolium*	X										
Yellow oat grass	*Trisetum flavescens*		X	X	X							
Yorkshire Fog	*Holcus lanatus*	X	X	X	X	X	X	X	X	X	X	X
TOTAL SPECIES		12	13	14	13	8	9	9	4	3	3	6
AVERAGE SPECIES		13				8	9		3.33			6
TOTAL EXCLUDING UNDESIRABLE SPECIES (SHADED GREY)		10	11	11	11	7	9	8	n/a	n/a	n/a	n/a
AVERAGE DESIRABLE SPECIES		10.75				7	8.5		n/a			n/a

8. APPENDIX 2: GRASSLAND CLASSIFICATION

Table 8. Grassland Classification Results

Criteria	Parcel number				
	3	4	5	6	7
>20% cover of broadleaved herbs and sedges.	PASS	PASS	PASS	FAIL	FAIL
>8 species per m^2 (including forbs, grasses, sedges and rushes and excluding bryophytes).	PASS	PASS	PASS	FAIL	FAIL
At least one grass species that is not generally sown for intensive agricultural production is at least abundant.	PASS	PASS	PASS	PASS	PASS
Cover of rye-grasses and white clover is <30%.	PASS	PASS	PASS	PASS	PASS
Total Pass criteria	**4**	**4**	**4**	**2**	**2**
Grassland type	**Other neutral**	**Other neutral**	**Other neutral**	**Modified**	**Modified**