

Access Road, King Farm,
Redbrook Street,
Woodchurch, Ashford,
Kent TN26 3QR

Biodiversity Gain Plan

A Report for Price Whitehead

30 January 2026



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Access Road, King Farm, Redbrook Street, Woodchurch, Ashford, Kent TN26 3QR

Biodiversity Gain Plan

Client:	Price Whitehead	
Project Ref:	King Farm – Access Rd	
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Disclosure:		
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1 PROJECT OVERVIEW

Client: Price Whitehead

Site Address: King Farm, Redbrook Street, Woodchurch, Ashford, Kent TN26 3QR

Associated Ecologist: Guy Newman

Survey Period: 20th November 2025

Site Proposals: Reinstatement of former farm access road.

Associated Planning Reference Number: Not yet submitted.

Associated Planning Reference: Not yet submitted

Source of Relevant Documents:

Document:	Source:
Site Location Plan:	Google Earth Pro
Site Plans:	Price Whitehead. Drawing Ref: 2297 92 01
Desk Study	Magic.gov.uk
Associated documents:	Preliminary Ecological Appraisal (GES, 2025)

2 NON-TECHNICAL SUMMARY

- 2.1 Greenspace Ecological Solutions (GES) were commissioned by Price Whitehead to undertake a Biodiversity Net Gain (BNG) assessment for the development of an access road at King Farm (hereafter 'the Site').
- 2.2 The Site, as depicted in Figure 1, comprises both the access road location, and an area of land within the wider land ownership and north east of the development area that is proposed for habitat enhancements. Both were assessed through the application of a Habitat Condition Assessment (HCA), the results of which were input into the Statutory Biodiversity Metric.
- 2.3 Subsequent calculations determined that the current habitat layout, as presented in the Proposed Habitats Plan (Figure 2), results in a net gain of 0.12 habitat units (10.13%), and a net gain of 0.51 hedgerow units (84.37%).
- 2.4 The Environment Act 2021 includes the mandatory requirement for all proposed developments (unless exempt) to deliver a minimum +10% net gain. In addition, the National Planning Policy Framework (NPPF) 2024 requires all projects to demonstrate net gains for biodiversity. Therefore, in accordance with the calculations of the Metric, the project's delivery of an overall gain in biodiversity is compliant with both existing planning policy and current legal requirements.
- 2.5 In addition to the above, recommendations for ecological enhancements to further increase the value of the Site for biodiversity were made within the Preliminary Ecological Appraisal (PEA; GES, 2025). These measures included:
- Installation of 2 x bird boxes on retained trees
 - Installation of 2 x bat boxes on retained trees
 - Installation of a log/brush pile

3 INTRODUCTION

3.1 Context

- 3.1.1 Prepared on behalf of Price Whitehead (hereafter referred to as 'the Client'), the following report sets out the results of the Statutory Biodiversity Metric calculations undertaken for King Farm (hereafter referred to as 'the Site').
- 3.1.2 The Environment Act 2021 includes the mandatory (unless exempt) requirement for all proposed developments to deliver a minimum +10% net gain in biodiversity (Section 98), in addition to, *"strengthening of the duty placed on all public bodies to "conserve" and "enhance" biodiversity (Section 102)"*
- 3.1.3 In accordance with the National Planning Policy Framework (NPPF) 2024 (para. 192b), development plans should *"promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."*
- 3.1.4 The Site's baseline value was assessed and appropriate recommendations to ensure the delivery of a minimum of 10% net gain in biodiversity are presented in Section 6 of this report.
- 3.1.5 Natural England state that *"The Statutory Biodiversity Metric can be used to inform and improve planning, design, land management and decision making. The metric uses habitats and 'biodiversity units' as a proxy to describe biodiversity. These biodiversity units are the 'currency' of the metric. There are three types of biodiversity units, which are calculated in three separate 'modules' of the metric (area units, hedgerow units and watercourse units).*
- 3.1.6 *The Statutory Biodiversity Metric is a simple assessment tool and only considers direct impacts on habitats, within the footprint of a development, estate or project. The metric can:*
- *Assess or audit the biodiversity unit value of an area of land.*
 - *Calculate the losses and forecast gains in biodiversity unit value resulting from interventions which affect habitats.*
 - *Compare different proposals for a site, allowing more objective assessments of potential biodiversity changes.*
 - *Be used to calculate biodiversity units and percentage biodiversity change."*

3.1.7 This report presents a BNG assessment for the reinstatement and alteration to the former farm access road. This assessment has been undertaken using the Statutory Biodiversity Metric, based on the provided plan (Price Whitehead, Drawing Ref: 2297 92 01).

3.2 Site Location

3.2.1 The development Site and associated enhancement areas are located between Hengherst and Woodchurch, in Kent, at National Grid Reference: TQ 93734 36054. Their location is depicted in Image 1, below.



Image 1 – Geographical Location of the Site

3.3 Site Description

3.3.1 Totalling 0.29ha, the land to be subject to development occupies approximately 0.189ha and comprises grassland, scrub, hedgerow and tree lines. The area to be secured by way of the planning permission and to provide enhancements to the BNG delivery occupies 0.098ha and comprises other neutral grassland.

3.3.2 The site's are bound by agricultural fields of the wider ownership to the north and east; Redbrook Street to the south, and a residential dwelling to the west. The wider landscape is largely rural; and comprises residential properties with associated gardens, agricultural fields, and small blocks of woodland that are interconnected by treelines and hedgerows.

3.4 Legislation and Planning Policy

3.4.1 The recommendations of this report are in-line with the key principles of current legislation and both national and local planning policy.

Legislation

3.4.2 The Environment Act 2021 states in part that:

The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

The biodiversity value attributable to the development is the total of:

- a) The post-development biodiversity value of the onsite habitat;*
- b) The biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development; and*
- c) The biodiversity value of any biodiversity credits purchased for the development.*

The relevant percentage is 10%.

National Planning Policy

3.4.3 The NPPF 2024 states in part that:

“Para 187: Planning policies and decisions should contribute to and enhance the natural and local environment by: (d.) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Para 192: Plans should: (b.) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Para 193 (d.) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

Local Planning Policy

- 3.4.4 The recommendations within this report are in-line with LV30: Biodiversity Net Gain (BNG) Statement and supporting, part of the Ashford Borough Council's Validation Checklist, which requires all applications of planning permission that will be subject to the 'Biodiversity Gain Condition' as defined in Paragraph 13, Schedule 7A of the 1990 Act:
- 3.4.5 *"to submit the following additional information in support of their application to demonstrate how the Biodiversity Gain Objective is intended to be achieved.*
- 3.4.6 *A completed BNG statement setting out how the BNG objective is envisaged to be achieved i.e. on-site, off site or a combination of the two.*
- 3.4.7 *For on-site or combined schemes: A scaled plan(s) (UKHAB V2.0 preferred, with north arrow) showing the location and extent of post-development on-site habitat; as well as the location and extent of pre-development and post-development off-site habitat (if applicable), included in the biodiversity metric calculation. Any irreplaceable habitats should also be shown."*

3.5 Objectives of Biodiversity Net Gain

- 3.5.1 The objectives of using the Biodiversity Net Gain approach are to:
- Ascertain the ecological value of the habitats currently present within the Site.
 - Calculate the value of each habitat to be lost, retained, enhanced or created, as well as to provide recommendations regarding each in terms of the requirement for a Site-wide net gain in ecological value post-development.

3.6 Constraints

- 3.6.1 It is a recognised limitation of the Statutory Metric that biodiversity scores are rounded to two decimal places. This limitation results in loss of resolution when rounding smaller parcels or length of habitat. For small sites, cumulatively rounding may result in significant disparity between metric output and the biodiversity changes caused by the proposals and any feature with an area of less than 0.01ha is unable to be factored in using the current system.
- 3.6.2 Although every effort has been taken to accurately measure the extent of all habitats discussed herein, all measurements and indications of area given within this report remain approximate.
- 3.6.3 The most recent survey and the survey for which the results are presented was completed in November 2025.

3.6.4 This served as an update to a survey of the wider area completed by GES in July 2025, during which the habitats were confirmed to reflect those represented within this report. Confidence on the habitat types exists and no constraint to botanical species list resulted from the sub optimal survey season visit.

4 METHODOLOGY

4.1 Habitat Condition Assessment (HCA)

4.1.1 An HCA, undertaken of both the development and additional areas on 20th November 2025, served to record the condition of the baseline habitats present within the Site. The HCA was carried out by suitably experienced GES Senior Ecologist Lottie Gibbons BSc (Hons) Mrs.

4.1.2 Habitat types were recorded in-line with the UK Habitat (UKHab) classification system (UKHab Ltd, 2023) and each habitat parcel was subject to an HCA using an appropriate Statutory Biodiversity Metric habitat condition assessment sheet.

4.1.3 The baseline habitat parcels are depicted in Figure 1. The proposed habitat parcels are depicted in Figure 2.

4.2 Biodiversity Statutory Metric

4.2.1 The following excerpt is taken from the Statutory Biodiversity Metric User Guide (Defra, 2025). For further detail, readers are referred to the full guidance.

“The Statutory Biodiversity Metric is the latest tool produced by Defra, with input from Natural England, the Environment Agency, and the Forestry Commission. It builds on a series of previous versions of the biodiversity metric and continues to apply the biodiversity loss/gain framework originally developed by Jo Treweek and Bill Butcher. The metric incorporates habitat condition and distinctiveness scores, enabling a consistent, transparent, and repeatable approach for calculating biodiversity value and assessing net gain requirements. This statutory version reflects updated policy and technical refinements, ensuring its application is aligned with the mandatory biodiversity net gain provisions under the Environment Act 2021.”

4.2.2 Calculations have been carried out in accordance with Biodiversity Net Gain: Good Practice Principles for Development guidance (Baker *et al.*, 2019).

4.2.3 The metric approach is the established method for calculating BNG and provides a quantitative approach to losses and gains resulting from development or land management changes. Whilst the statutory metric is the default approach to calculating BNG, it should not be considered a complete tool and therefore professional judgement has been used where appropriate. Where professional judgement has been used, this is outlined in the text and additional references, where required, are provided.

- 4.2.4 The assessment was carried out by Hana Ketley BA (Hons) BSc (Hons), Ecologist and was reviewed by Guy Newman BSc (Hons) ACIEEM, Director.
- 4.2.5 The steps taken to calculate the BNG baseline and proposed development calculations followed those within the Statutory Biodiversity Metric User Guide and Technical Supplement and are outlined below.
- 4.2.6 In-line with current government guidance, the following report follows the Biodiversity Gain Plan (BGP) format provided by DEFRA. Identified as mandatory from February 2024, the purpose of the plan is to clearly and consistently demonstrate how development proposals meet the statutory requirements, provide evidence for BNG decisions, and help LPAs to determine whether the development meets the BNG requirements.
- 4.2.7 It is stated within the guidance that the following documents are to be included within the plan:
- Completed metric tool calculation
 - Pre-development and post-development plans (showing the location of on-site habitat, the direction of north, and drawn to an identified scale)
- 4.2.8 If required, the BGP must also include:
- A compensation plan if the development affects [irreplaceable habitats](#)
 - Biodiversity net gain register reference numbers if using off-site units
 - Proof of purchase if buying statutory biodiversity credits
 - A description of how significant on-site gains will be managed and monitored (for example, with a [habitat management and monitoring plan](#))

4.3 Baseline Calculation

Baseline Habitats

- 4.3.1 The baseline calculation has been informed by the results of a field survey conducted in in July and November 2025. The associated condition assessment sheets are presented in Appendix A.
- 4.3.2 To calculate the baseline units for the Site, the following data was collated and reviewed, and the following assessments were carried out:
- To ensure compliance with the requirement of the BNG assessment and to determine the appropriate habitat classification, the field data was collected using the UK Habitat

Classification (UKHab) criteria. Once input into the metric, the habitats were assigned a pre-set “distinctiveness” score, indicative of the inherent “value” of these habitats.

- All habitats were mapped using CAD or GIS software, in which each individual polygon, linear, or point feature was assigned a unique FID (Feature IDentification) number. The area (ha) of each area-based habitat and the length (km) of each linear habitat within the Site was calculated within the software. The Baseline Habitat Plan is presented in Figure 1.
- All habitats were subject to a condition assessment. The condition of the habitat is considered a measure of habitat quality and measures the working-order against the optimal potential of the habitat type. Assessment criteria cover broad habitat types, therefore, further clarification is provided, and professional judgement used to assign condition where appropriate.
- All habitats were subject to a strategic significance assessment based on their position within the landscape, this includes consideration of local priorities for targeting biodiversity in-line with the published Local Nature Recovery Strategy (LNRS) for Kent (KCC, 2025).
- Baseline inputs (as detailed above) were entered into the Statutory Biodiversity Metric calculation tool.

4.4 Proposed Calculation

Proposed Habitats

4.4.1 To calculate the proposed units requirements, the following data was collated and reviewed, and the following assessments were carried out:

- The proposals were reviewed to identify which baseline habitats would be retained or enhanced, and which habitats would be created. Once entered into the Metric, the habitats were automatically assigned a pre-set “distinctiveness” score, indicative of the inherent “value” of these habitats.
- The area (ha) of each proposed habitat and the length (km) of each proposed linear habitat to be created within the Site was calculated using CAD software. The Proposed Habitats Plan is presented in Figure 2 and is based on the provided plan (2297-92-01).
- All proposed habitats were assessed against a number of criteria, as described within the condition assessment sheets, to give each habitat a “condition” value. To do this, the likely management of these areas and any specifications (such as specific seed mixes or design details) are taken into account to provide an informed judgement as to the condition that

the proposed habitat is likely to achieve, post-development. The anticipated condition assessment sheets of the proposed habitats are presented within Appendix B.

- Proposed habitats were also subject to a strategic significance assessment based on their position within the landscape, this includes consideration of local plans to identify local priorities for targeting biodiversity (in-line with the Local Nature Recovery Strategy for Kent).
- The inputs detailed above were entered into the Statutory Biodiversity Metric calculation tool.

Interpretation of Metric Values

4.4.2 To achieve Biodiversity Net Gain (BNG), the net percentage change (shown at the bottom of the 'Headline Results' tab) must be **equal to or more than the Local Planning Authority (LPA) minimum** requirement.

4.4.3 In addition, the Statutory metric illustrates unit shortfalls in a variety of ways. For clarity, these are outlined below:

- Habitat trading deficits (shown at the top of the three 'Trading Summary' tabs) are based on the loss of **specific habitat types and their distinctiveness**. Any deficits need to be balanced by an equal or better distinctiveness habitat, preferably within the same overall habitat group.
- The unit deficit (shown at the bottom of the 'Headline Results' tab) combines both area-based and linear habitats, and tells you how many additional **off-site market units** required in order to achieve 10% gain.
- The unit shortfall by tier/module (shown within the 'Unit shortfall summary' tab) takes all the above into account whilst also applying a spatial risk multiplier, which applies when purchasing **statutory credits** only.

4.4.4 All the above criteria are taken into account during the BNG assessment and resultant recommendations.

4.4.5 The discussion considers the wider context of the planning application, surrounding landscape and socioeconomic values of the development as well as considering how the development contributes towards nature conservation priorities at the local, regional and national levels. This approach is guided by Principles 6 and 9 of Biodiversity Net Gain Good Practice Principles (Baker *et al.* 2019).

5 Biodiversity Gain Plan (BGP)

5.1 Submission Details

Date

29/01/25

Planning application reference number

N/A

Local planning authority (LPA)

Ashford Borough Council

Development site address

King Farm, Redbrook Street, Woodchurch, Ashford, Kent, TN26 3QR

Describe the development

Reinstatement of the former farm access road

5.2 Developer Details

Applicant name

Mr Bruce Whithead

Company name

Price Whitehead

Address

The Oast, Forstal Farm, Appledore Road, Tenterden, Kent, TN30 7DF

Email address

info@pricewhitehead.co.uk

Telephone number

01580 765111

5.3 Responsible Person Details

Name

Mr Guy Newman

Company name

Greenspace Ecological Solutions

Address

Suite A1 and A2, Blackham Court, Beech Green Lane, Withyham, Hartfield, East Sussex, TN7 4DB

Email address

guy@greenspace-ecology.co.uk

Telephone number

01892 457062

5.4 Biodiversity Net Gain Strategy

Is the relevant date for the pre-development biodiversity value the same date as the planning application?

- Yes
 No

If no, what earlier date did you agree with the LPA?

N/A

How have you met the guidance on 'what counts towards your BNG'?

Net gain is being delivered through habitat creation and enhancement that is to be delivered both within the development area, and within an area of land to be secured by way of this planning application, yet located north east of the development Site. All net gain is being generated outside of other schemes (e.g. nutrient neutrality, protected species mitigation etc).

How will you avoid or minimise impacts to habitats?

No irreplaceable habitats are present. A single tree line is being retained in full. 0.12ha of grassland, 18m of TL1, 9m of TL2 and 9m of hedgerow are being retained within the development area.

Did you use your local nature recovery strategy to inform the strategic significance of habitats?

- Yes
 No

How will you achieve the target net gain percentage?

- On-site
 Off-site
 Both

Are any of your on-site enhancements considered 'significant'?

- Yes
 No

If yes, tell us about the significant on-site enhancements

Significant enhancements include: species-rich native hedgerow planting, mixed scrub creation and other neutral grassland enhancement.

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

N/A

Explain why you're using off-site biodiversity units

N/A

Explain why you're planning to use statutory biodiversity credits

N/A

Do you have a habitat management and monitoring plan?

- Yes
 No

Have you used the statutory biodiversity metric tool?

- Yes
 No

Biodiversity metric calculation

J25-000180_P2_King Farm – Access Rd_Statutory Biodiveristy Metric Calculation Tool

Condition assessments

Baseline – Appendix A

Proposed – Appendix B

Pre-development habitat survey report and map

J25-000180_P2_King Farm – Access Rd_PEA

J25-000180_P2_King Farm – Access Rd_Figure 1: Baseline Habitats Plan

Post-development habitat map or landscape plan

J25-000180_P2_King Farm – Access Rd_Figure 2: Proposed Habitats Plan

Have you included an approved habitat degradation in the baseline?

- Yes
 No

Consenting body

N/A

Reference number

N/A

5.5 Irreplaceable Habitats

Does the development impact any irreplaceable habitats?

- Yes
 No

Have you submitted an approved compensation plan?

- Yes
 No

5.6 On-site Habitat Enhancements

Answers only presented this section if the development includes on-site habitat enhancements.

Survey date

20/11/2025

Survey constraints

None

Total pre-development biodiversity value

Number of area habitat biodiversity units

1.15

Number of hedgerow biodiversity units

0.60

Number of watercourse biodiversity units

N/A

Total post-development biodiversity value

Number of area habitat biodiversity units

1.26

Number of hedgerow biodiversity units

1.11

Number of watercourse biodiversity units

N/A

Total net change in biodiversity units

Area habitat biodiversity units

0.12

Area habitat biodiversity units % change

10.13%

Hedgerow biodiversity units

0.51

Hedgerow biodiversity units % change

84.37%

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

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

Yes

No

Give details

N/A

5.7 Off-site Habitat Enhancements

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

Tell us about the off-site habitat enhancements

N/A

Biodiversity gain site register reference number

N/A

How have you secured the off-site habitat enhancements?

N/A

Total baseline biodiversity value

Number of area habitat biodiversity units

None

Number of hedgerow biodiversity units

None

Number of watercourse biodiversity units

None

Total biodiversity value post-intervention

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

Total net change in biodiversity units

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

5.8 Statutory Biodiversity Credits

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

Do you need to use statutory biodiversity credits?

Yes

No

How many statutory biodiversity credits do you need?

A1

None

A2

None

A3

None

A4

None

A5

None

H

None

W

None

What evidence is there that no units are available through the market?

N/A

Proof of purchase

N/A

5.9 Trading Summary*Distinctiveness group*

Very high

High

Medium

Low

5.10 Sharing Data (optional)*Can your ecological survey data be shared with the Local Environmental Records Centre or other bodies?* Yes No

6 DISCUSSION

6.1 Background

6.1.1 The future habitat management strategy is to be set out within the content of the associated HMMP, however an outline is provided below of the habitats to be retained, enhanced and created.

6.2 Retained Habitats

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

- Hedgerow – Native Hedgerow
- Hedgerow – Line of Trees
- Grassland – Other Neutral Grassland

6.3 Enhanced Habitats

6.3.1 The following habitats will be enhanced within the wider habitat parcel:

- Grassland – Other Neutral Grassland

Other Neutral Grassland

6.3.2 The proposed landscaping will provide a total of 0.09ha of other neutral grassland. To be enhanced from the current 'Poor' condition to a target condition of 'Good'. This will deliver 0.78 habitat units. To achieve the proposed condition, criteria A, B, C, D, E and F will need to be met; at least 10 species per m² will be present, with good proportion of species characteristic of this habitat type.

6.3.3 Appropriate management will ensure that the grassland is protected from encroachment of scrub, bracken and non-natives, with minimal areas of bare ground or physical damage and a varied sward length. The grass can be oversown in autumn and/or spring periods with a suitable seed mix containing hemi-parasitic plants, such as [Emorsgate EM3 Special General Purpose Meadow Mixture](#), [Habitat Aid Meadow Seed Mix](#), or similar. Hemi-parasitic plants, such as eyebright or yellow rattle, will weaken and suppress grass species, reducing their dominance and allowing more herbaceous species to establish, thus increasing the diversity of the habitat. Grazing pressures will be eliminated through the inclusion of a stock proof fence.

6.4 Created Habitats

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

6.4.2 The following habitats will be created within the area to be developed:

- Heathland and Shrub – Mixed Scrub
- Urban – Vegetated Garden
- Urban – Developed Land; Sealed Surface
- Hedgerow – Species-rich Native Hedgerow

6.4.3 The following habitats will be created within the wider site bounds:

- Heathland and Shrub – Mixed Scrub

Vegetated Garden

6.4.4 The proposed landscaping will provide 0.046ha of vegetated garden to the west of the Site. This habitat type requires no condition assessment but will deliver 0.09 habitat units.

Developed Land; Sealed Surface

6.4.5 The proposed landscaping will provide 0.058ha of developed land as an access road. This habitat type requires no condition assessment and will deliver no habitat units.

Species-rich Native Hedgerows

6.4.6 A species-rich native hedgerow, approximately 79m in length, will be planted within the Site. The hedgerow will be planted with native species such as beech *Fagus sylvatica*, hornbeam, blackthorn, hazel, field maple, dogwood *Cornus sanguinea*, wayfaring tree *Viburnum lantana* and common hawthorn. To be considered species-rich, the hedgerow requires a minimum of 6 native woody species per 20m, excluding species such as bramble and rose. These habitats have a target condition of 'Good', delivering 0.62 hedgerow units. This will be achieved by meeting criteria A1, A2, B1, B2, C1, D1 and D2 on the condition assessment; the hedgerow will be at least 1.5m tall and wide, with no gaps and at least 1m of undisturbed ground on at least one side of the hedgerow. No non-native species will be used and no damage will occur to the hedgerow, such as from agricultural activities or inappropriate management practices.

6.4.7 Criteria C2 will not be targeted, due to the proximity of the hedgerow to the access road, therefore increasing the likelihood of nutrient enrichment within the soil.

Mixed Scrub

6.4.8 The proposed landscaping within the north east parcel of land will provide 0.008ha of mixed scrub. The target condition of mixed scrub is that of 'Moderate', delivering 0.05 habitat units. To achieve this, criteria A, C and D will need to be met. The mixed scrub will be planted with more than three native scrub species such as wild service tree *Sorbus torminalis*, guelder rose *Viburnum opulus*, spindle *Euonymus europaeus*, hazel *Corylus avellana*, common hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, hornbeam *Carpinus betulus*, and field maple *Acer campestre*, with no single species comprising more than 75% of the cover, and there should be an absence of invasive non-native plant species. A well-developed edge with scattered scrub and tall grassland will be allowed to develop between the scrub and neighbouring other neutral grassland habitat. Criteria B is not being targeted as only seedlings and saplings will be planted. Criteria E is not being targeted as the habitat will be too small for clearings, glades or rides to be present within the scrub.

6.5 Additional Biodiversity Enhancements

6.5.1 There are opportunities to include biodiversity enhancements within the Site. In accordance with the requirements of the NPPF 2024 and, the following recommendations are considered appropriate for the Site (PEA, 2025):

- Installation of 2 x bird boxes on retained trees
- Installation of 2 x bat boxes on retained trees
- Installation of a log/brush pile

6.6 Next Steps

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

- retention, protection, and/or enhancement of existing habitats;
- creation of new habitats;
- management of the habitats covering a 30 year period;
- a schedule for monitoring the condition of the habitats; and
- remedial measures as needed.

7 REFERENCES

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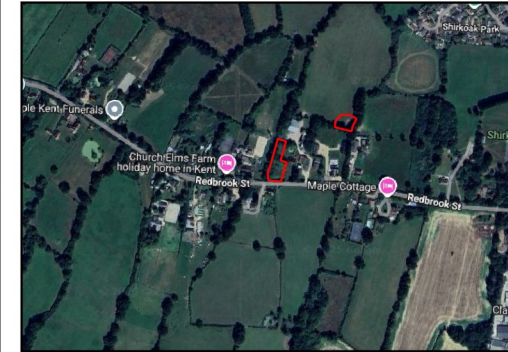
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FIGURES


Figure 1 – Baseline Habitats Plan


Figure 1: Baseline Habitats Plan (J25-000180_P2 - King Farm Access Rd)



Key


 Red Line Boundary

 Native hedgerow

 Line of trees

Habitats

 Other neutral grassland

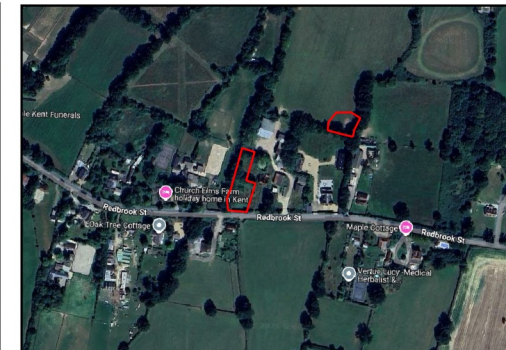
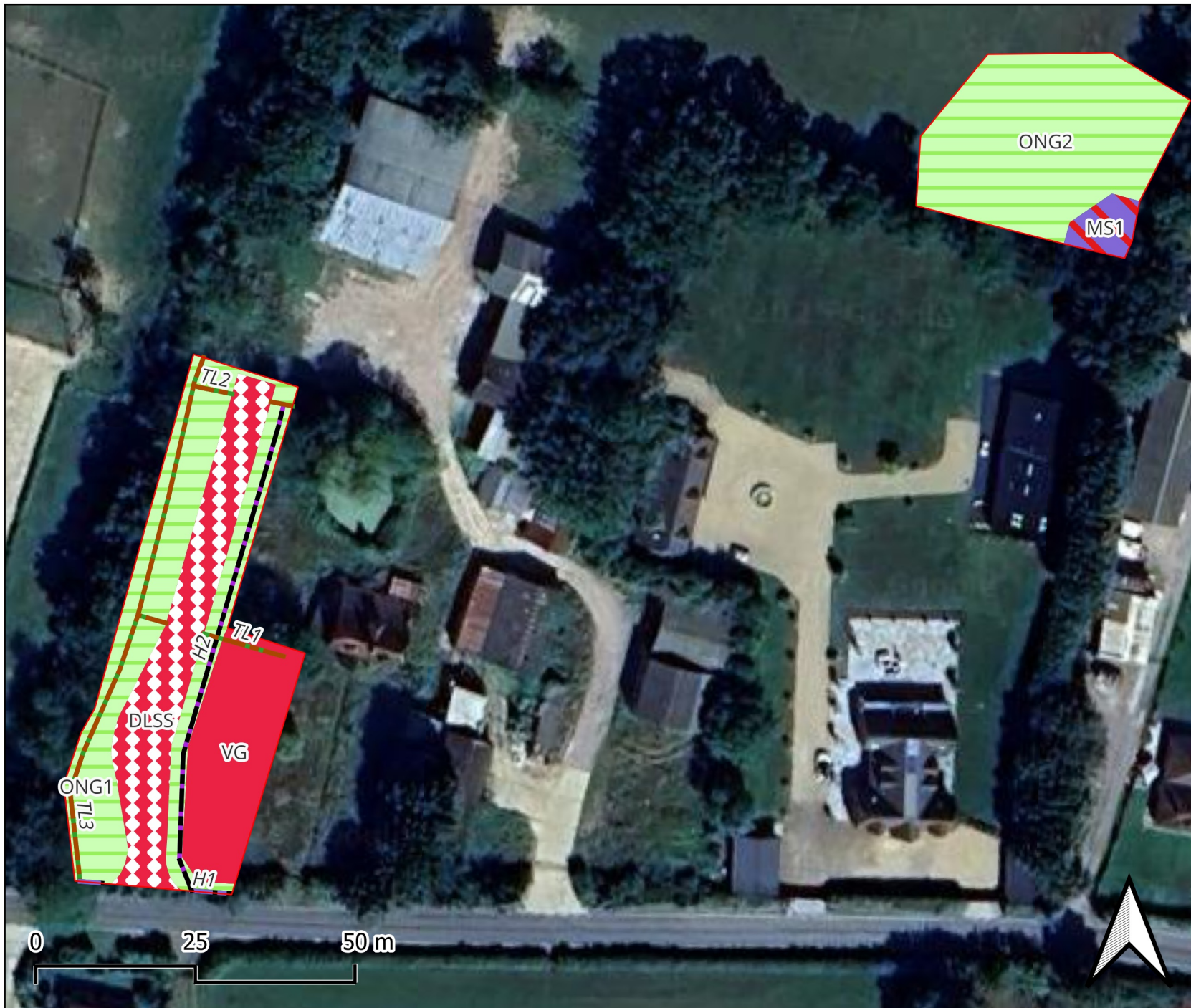
 Bramble scrub

Surveyor: Lottie Gibbons
Survey Date: 20.11.2025
Drawn by: Hana Ketley
Drawn Date: 27.01.2026
Reference: J25-000180_P2
Scale: 1:1000 @ A4


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Figure 2 – Proposed Habitats Plan

Figure 2: Proposed Habitats Plan (J25-000180_P2 - King Farm - Access Rd)



Key

-  Red Line Boundary
 -  Native hedgerow
 -  Species-rich native hedgerow
 -  Line of trees
- Proposed Habitats**
-  Other neutral grassland
 -  Vegetated Garden
 -  Developed land; sealed surface
 -  Mixed scrub

Surveyor: Lottie Gibbons
 Survey Date: 20.11.2025
 Drawn by: Hana Ketley
 Drawn Date: 27.01.2026
 Reference: J25-000180_P2
 Scale: 1:848.7625 @ A4

APPENDICES

APPENDIX A – EXISTING HABITAT CONDITION ASSESSMENT

Survey Cover Sheet			
Survey date/s	16th July 2025	Site name or location	King Farm - Access Road
Weather conditions	21°C, 20% cloud cover, light breeze, no rain	Project or development name	King Farm - Access Road
Surveyor name	VS	On-site or off-site	On-site
Survey reference		Reason for assessment (if not baseline condition survey)	
Notes			

Site or location	Condition sheets	Total number of condition sheets used, or habitat parcels	Number of parcels of each condition achieved					Notes
			Good	Fairly Good	Moderate	Fairly Poor	Poor	
	Coastal							
	Coastal lagoons							
	Coastal saltmarsh							
	Ditches							
	Grassland low distinctiveness							
	Grassland medium, high, very high distinctiveness	2					2	

	Heathland							
	Hedgerow	1			1			
	Individual trees							
	Intertidal biogenic reefs							
	Intertidal hard structures							
	Intertidal seagrass							
	Intertidal sediment							

	Lakes							
	Limestone pavement							
	Line of trees		3			3		
	Orchard							
	Ponds							
	Rocky shore							
	Scrub							

	Sparsely vegetated land							
	Urban							
	Wetland							
	Woodland							
	Wood-pasture and parkland							

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)												
UK Habitat Classification (UKHab) Habitat Types												
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland												
Habitat Description												
ukhab – UK Habitat Classification												
On-site or off-site, site name and location	On-site, King Farm - Access Rd		Survey date and Surveyor name	16th July 2025 / 20th November 2025								
			Survey reference (if relating to a wider survey)									
Limitations (if applicable)			Habitat parcel reference									Notes (such as justification)
			ONG1	ONG2								
Condition Assessment Criteria			Grid reference									
			Criterion passed (Yes or No)									
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.		No	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 insects, birds and small mammals to live and breed.		Yes	No								
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .		Yes	Yes								
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.		Yes	Yes								
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.		Yes	No								
Additional Criterion - must be assessed for all non-acid grassland types												

F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).	No	No										
	Note - this criterion is essential for achieving Good condition for non-acid grassland types only.												
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	No										
Number of criteria passed		4	2										
Condition Assessment Result	Condition Assessment Score	Score Achieved */√											
Acid grassland types (Result out of 5 criteria)													
Passes 5 criteria	Good (3)												
Passes 3 or 4 criteria	Moderate (2)												
Passes 2 or fewer criteria	Poor (1)												
Non-acid grassland types (Result out of 6 criteria)													
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)												
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	4											
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		2										
Suggested enhancement interventions to improve condition score													
Notes													
<p>Footnote 1 - Professional judgement should be used alongside the UKHab description.</p> <p>Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.</p> <p>Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site.</p> <p>Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.</p> <p>Footnote 5 – Wildlife and Countryside Act 1981 (as amended).</p>													

Condition sheet: HEDGEROW Habitat Types				
Habitat Type				
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch				
Habitat Description				
ukhab – UK Habitat Classification				
On-site or off-site, site name and location	On-site, King Farm - Access Rd		Survey date and Surveyor name	16th July 2025, Vic Standing
Limitations (if applicable)			Survey reference (if relating to a wider survey)	
Grid reference			Habitat parcel reference	H1
Condition Assessment Details				
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.				
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.				
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.				
Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types				
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Yes
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Yes	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	No	

Additional group - applicable to hedgerows with trees only

E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees		
Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		2
Condition categories for hedgerows with trees		
Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2

Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:			
Suggested enhancement interventions to improve condition score			

Condition Sheet: LINE OF TREES Habitat Type

Habitat Types

Line of trees
 Line of trees – associated with bank or ditch
 Ecologically valuable line of trees
 Ecologically valuable line of trees – associated with bank or ditch

Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an urban setting. You should only use this Line of trees condition assessment and record this habitat type in rural locations.

Habitat Description

See the Statutory Biodiversity Metric User Guide.
 This assessment is based on the Hedgerow Survey Handbook¹. For further clarifications please refer to the Handbook.
 Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.

On-site or off-site, site name and location	On-site King Farm - Access Rd	Survey date and Surveyor name		16th July 2025, VS										
		Survey reference (if relating to a wider survey)												
Limitations (if applicable)	Habitat parcel reference													
	TL1	TL2	TL3											
	Grid reference													
Condition Assessment Criteria			Criterion passed (Yes or No)										Notes (such as justification)	
A	At least 70% of trees are native species.	Yes	Yes	Yes										
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.	Yes	Yes	Yes										
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.	No	No	Yes										
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 .	No	No	No										
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.	Yes	Yes	Yes										
Number of criteria passed		3	3	4										
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score		Score Achieved x/√										

APPENDIX B – PROPOSED HABITAT CONDITION ASSESSMENT

Survey Cover Sheet			
Survey date/s	16/12/2025	Site name or location	King Farm - Access Rd
Weather conditions	N/A	Project or development name	King Farm - Access Rd
Surveyor name	HK	On-site or off-site	On-site
Survey reference	J25-000180_P2	Reason for assessment (if not baseline condition survey)	Proposed
Notes			

Site or location	Condition sheets	Total number of condition sheets used, or habitat parcels	Number of parcels of each condition achieved					Notes
			Good	Fairly Good	Moderate	Fairly Poor	Poor	
	Coastal							
	Coastal lagoons							
	Coastal saltmarsh							
	Ditches							
	Grassland low distinctiveness							
	Grassland medium, high, very high distinctiveness	1			1			

	Heathland							
	Hedgerow	1	1					
	Individual trees							
	Intertidal biogenic reefs							
	Intertidal hard structures							
	Intertidal seagrass							
	Intertidal sediment							

	Lakes							
	Limestone pavement							
	Line of trees							
	Orchard							
	Ponds							
	Rocky shore							
	Scrub		1			1		

	Sparsely vegetated land							
	Urban							
	Wetland							
	Woodland							
	Wood-pasture and parkland							

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site, King Farm - Access rd	Survey date and Surveyor name	16/12/25, HK
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Proposed
Grid reference		Habitat parcel reference	ONG2
Habitat Description			
Other neutral grassland, current poor condition, to be enhanced to moderate condition.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Appropriate seed mix, continued oversowing and additional hemiparasitic plants added if required
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	Varied or rotational mowing
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	Continued oversowing if required
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	Removal using hand tools only, if required.
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	Yes	Continued oversowing if required

Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	Not targeted
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		5	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Yes	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
<p>Footnote 1 - Professional judgement should be used alongside the UKHab description.</p> <p>Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.</p> <p>Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site.</p> <p>Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.</p> <p>Footnote 5 – Wildlife and Countryside Act 1981 (as amended).</p>			

Condition sheet: HEDGEROW Habitat Types				
Habitat Type				
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch				
Habitat Description				
Species-rich native hedgerow planting, to mitigate loss of tree lines and hedgerow				
ukhab – UK Habitat Classification				
On-site or off-site, site name and location	On-site, King Farm - Access Road		Survey date and Surveyor name	16/12/25 HK
Limitations (if applicable)			Survey reference (if relating to a wider survey)	Proposed
Grid reference			Habitat parcel reference	H2
Condition Assessment Details				
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.				
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.				
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.				
Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types				
A1.	Height	>1.5 m average along length	Yes	management will allow height to at least 1.5m
A2.	Width	>1.5 m average along length	Yes	management will allow width to at least 1.5m
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	Yes	Planting and management will occur so no gaps are present.
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	Yes	Planting and management will occur so no gaps are present. Additional planting will take place if required

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Yes	Grassland is present on either side of the hedgerow. At least one side will be left undisturbed for at least 1m away from the hedgerow
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	Not targeted
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Yes	No non-native species will be planted. Any will be removed by hand if required.
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	No agricultural activities will take place near the hedgerow. An appropriate mangment will be put in place.

Additional group - applicable to hedgerows with trees only

E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees		
Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		3
Condition categories for hedgerows with trees		
Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3

Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2	
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:			
Suggested enhancement interventions to improve condition score			

Condition Sheet: 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			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	On-site, King Farm - Access Road	Survey date and Surveyor name	16/12/25, HK
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Proposed
Grid reference		Habitat parcel reference	MS1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	Only native species will be used, with at least three woody species, and an adequate mix will be planted. Should any species become dominant, additional planting and removals will occur.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	No targeted, though may occur naturally over time
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	No invasive non-native species will be planted. Any occurring will be removed.
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	Adjacent habitat is grassland, therefore a planting and management regime will be used to ensure a well-developed edge

E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	Not targeted.
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Yes	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			