Crown House
Main Road
Knockholt
Kent
TN14 7LD

Biodiversity Net Gain Assessment

January 2026

August 2026 (amended strategic significance)

FINAL

Produced by

Ecology and Land

Management

For and on behalf of
St Marks Properties Ltd.

Henriette Westergaard
Ecology & Land Management

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Site Name: Crown House, Main Road, Knockholt, Kent TN14 7LD, The site Fig. 1

OS Grid Reference: TQ46785884

County: Kent

Planning Authority: Sevenoaks District Council

Natural Character Area: North Downs

Client: St Marks Properties Ltd.

Proposed Disturbance: Proposed Residential Development

Report Request: Biodiversity Net Gain Baseline Assessment

Ecologist: Henriette Westergaard, MSc, BSc (Hons), MCIEEM, CMLI, CEnv

For and on behalf of Ecology & Land Management

Assessment Period: January 2026

Limitations: Protected species surveys are not part of this assessment.

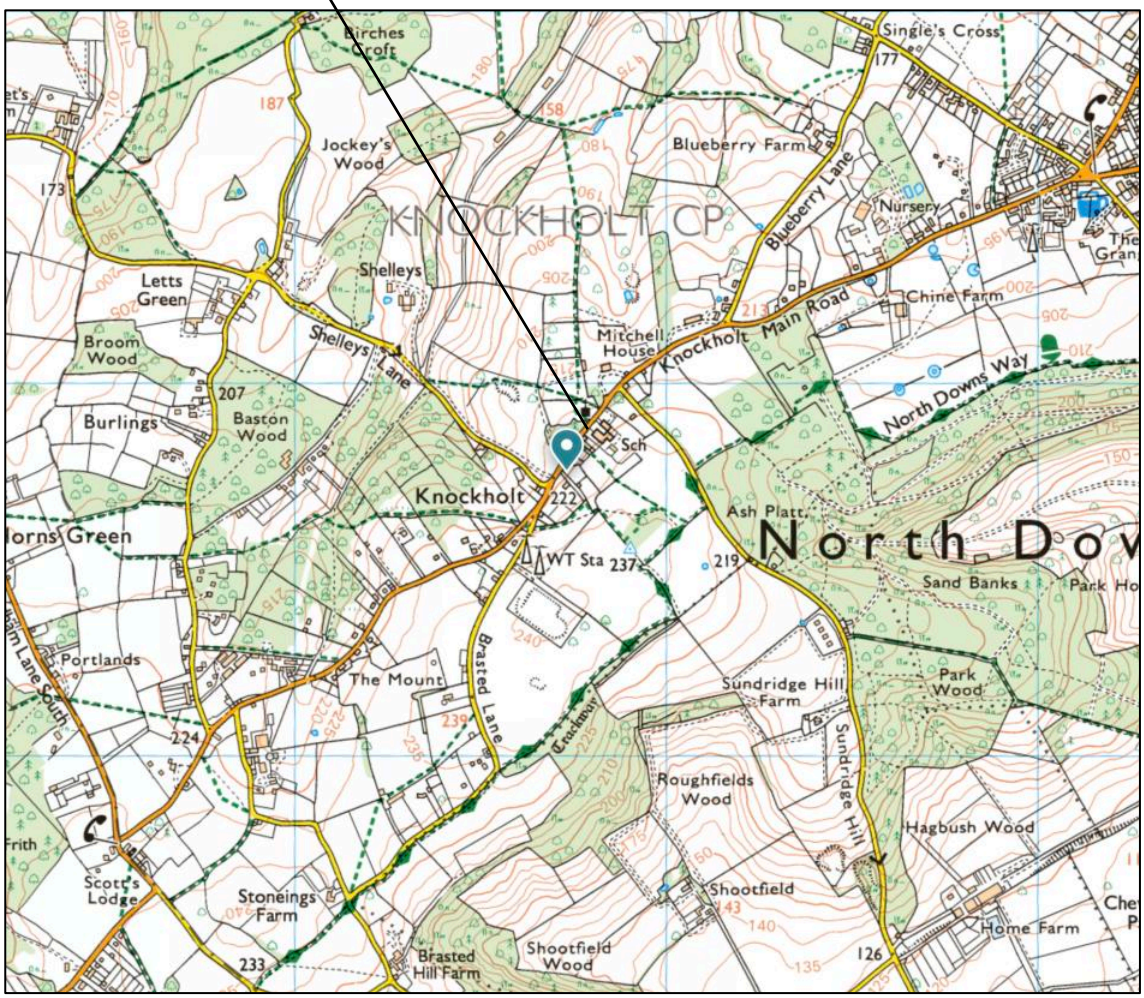
Information within this report is based on information from the preliminary ecological appraisal and measurements provided by the client as indicated on site plan.

The landscape plan illustrates proposals.

1.0 INTRODUCTION

1.1 The Biodiversity Net Gain assessment has been produced in response to the proposed development at Crown House, Main Road, Knockholt, Kent TN14 7LD. Ecology & Land Management were commissioned by St Marks Proporties Ltd. to carry out a Biodiversity Net Gain assessment. See Figure 1 for site location.

Figure 1 – Site Location



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2.0 METHODOLOGY

Good Practice Principles

2.1 Biodiversity net gain has been defined as 'development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation' (Baker, 2016).

Good practice principles for development include:

2.2 Apply the 'Mitigation Hierarchy' (in line with CIEEM Guidelines for Ecological Impact Assessment (EcIA)) (CIEEM, 2018) and be 'additional' by achieving outcomes that exceed existing obligations.

- Avoid losing biodiversity which cannot be off-set elsewhere (e.g. irreplaceable habitats).
- Address risk (e.g. difficulty of achieving habitat creation / enhancement for net gain).
- Make a 'measurable' net gain contribution (e.g. calculated using an appropriate metric) and ensure that calculations are consistent and transparent (i.e. limitations and assumptions are clearly identified).
- Ensure that net gain design achieves the best outcome for biodiversity (this may require both quantitative and qualitative assessment) and create a net gain legacy for long-term benefits.

Desk Study and Habitat Baseline Assessment

2.3 A baseline habitat assessment was undertaken by Ecology & Land Management on 7th January 2026. It provides a baseline assessment of existing habitats. The baseline is based on site visit undertaken by a qualified ecologist.

2.4 The BNG assessment measures whether the proposed development will make a contribution to or have an impact on the wider ecosystem service of the site. The BNG assessment is based on data gathered from the baseline habitat assessment and landscape proposals provided by the client. A habitat plan shows the existing site (Appendix I). The baseline assessment has created a biodiversity unit baseline assessing how distinctiveness of habitats retained or lost are replaced or restored by equally distinctive new habitats.

Condition Assessment

2.5 Habitat condition was assigned following guidance from the 'Technical Supplement' document (Natural England, 2021), which accompanies the Biodiversity Metric (Defra 07.25/1.0.4) Assessment criteria as well as the UK Habitat Classification User Manual v.2.0 (July, 2023).

Calculation of Biodiversity Units

2.6 Calculation of biodiversity units has been undertaken using the Defra 07.25/1.0.4 Biodiversity Metric Calculator to calculate the biodiversity unit values. Landscape proposals have allowed calculations for the site both before and after development. This has allowed calculation of the change in biodiversity units and the overall percentage of gain/loss achieved and thereby determining the overall habitat biodiversity net loss or gain of the site. Metric calculations have been undertaken by Principal Ecologist, Henriette Westergaard, MSc, MCIEEM, CMLI, CEnv. Pre-development baseline habitat areas were calculated using measurements taken from measuring the baseline habitats as illustrated on the Habitat Plan (ELM, January 2026). Post-development habitats are based on information provided by the client. A landscape proposals plan is shown in Appendix IV. Habitat condition for created habitats have been assigned taking a precautionary approach and with consideration of biotic and operational phase conditions (i.e. those which may limit the extent to which 'good' condition is likely to be reached).

Strategic Significance

2.7 The criteria within the Biodiversity Metric (Defra 07.25/1.0.4) was assessed by determining if habitat areas within the site occur within any strategic locations for biodiversity, form part of a designated site for nature conservation or are identified within local plans such as Ecological Networks (MAGIC).

Assumptions & Limitations

2.8 The baseline habitat areas have been calculated by cross referencing the Habitat Plan (Appendix I) with aerial imagery and information provided by the client. Post-development landscaping proposals have been provided by the client.

3.0 BASELINE HABITAT ASSESSMENT

3.1 The existing habitats are shown on the Habitat Plan. The biodiversity units for each habitat have been calculated and summaries are shown in tables below. The site area is provided as 0.334ha (3340m^2) in extent (this has been confirmed by client). This is based on the redline drawing shown on the Site Location Plan (3453/22). The land lies at c. 225m AOD. The soils are described in Soilscapes (Cranfield University) as Freely draining slightly acid loamy soils (Cranfield University).

3.2 The site is located at Crown House, Main Road within the rural village of Knockholt, in the west of Kent, close to the Kent–Greater London boundary. The site lies within the North Downs landscape character area, which is defined by rolling chalk downland, mixed farmland, and extensive areas of semi-natural woodland. The surrounding landscape is predominantly rural and semi-rural, comprising a mosaic of arable fields, improved and semi-improved grassland, hedgerows, woodland blocks, and scattered residential properties. Hedgerows are a key feature of the local landscape, frequently species-rich and often associated with mature hedgerow trees, providing important ecological connectivity across the wider countryside.

3.3 The site is not designated for its Importance for Nature Conservation. The nearest European designated site is North Downs Woodlands SAC c. 20km E. There are 3 Local Nature Reserves within 5km Hill, namely Park Tatsfield SW, High Elms Country Park NW 4km and Dryhill SE 4.4km (See Appendix II). Nearby priority habitats include Wood pasture and parkland, Ancient Semi-natural Woodland nearest is 150m east, Good quality semi-improved grassland and No main habitat but additional habitat exists (Appendix III).

3.4 Habitats within the site boundary include a individual trees, vegetated garden, bramble scrub, modified grassland, hedgerows, buildings and hard standing.

4.0 BIODIVERSITY IMPACT CALCULATIONS

On-Site Baseline Habitats, Hedge and Watercourse features

4.1 The baseline habitat assessment is summarised as follows:

Individual trees (w32)

4.2 The Arboricultural Report (December 2025) lists 16 trees and 1 group of trees. Of these T4, T6, T8, T10, T11, T13, T14, T15 and T16 are within the redline boundary. G7 is a native hedgerow with trees and T9 is an ornamental hedge. All trees are within a private garden. Species include Norway spruce (*Picea abies*), ash (*Fraxinus excelsior*), Lawson Cypress (*Chamaecyparis lawsoniana*), cherry (*Prunus avium*) and Damson (*Prunus domestica*). Of these only T6 and T10 are > 300mm dbh and have therefore been included in the metric. It is not known whether any of the trees are covered by Tree Preservation Orders. It is understood all trees will be retained as part of the proposals.

This is a medium distinctiveness habitat and the condition is assessed as 'moderate' due to failing criteria B and D.

Grassland - modified (g4)

4.3 The western section of the proposed site is dominated by amenity grassland. The sward is kept short and limited species diversity was observed dominated by hard wearing broadleaved species including perennial rye grass (*Lolium perenne*), cow parsley (*Anthriscus sylvestris*) and creeping buttercup (*Ranunculus repens*). There are two small areas of bramble on the edge of the modified grassland along the southeastern boundary. These comprise approximately 52 m² in total and represent a minor component of the approximately 939 m² grassland parcel. The bramble does not form a separate scrub habitat community and is therefore included within the modified grassland rather than mapped as a separate habitat parcel. Its presence and extent have been taken into account within the condition assessment for the modified grassland. This is a low distinctiveness habitat and the condition is assessed as 'poor' due failing criteria A, B and E.

Urban – vegetated garden (u828)

4.4 The eastern section of the site is an enclosed garden dominated by amenity grassland with occasional ornamental shrubs. This is a low distinctiveness habitat and the condition is set at not applicable.

Developed Sealed Surfaces (u1b5)

4.5 The main house (B1) is a detached building with rendered walls and clay tiled roof. A separate garage (B2) is located to the east. In addition, an extension provides another building (B3) to the southeast. This is a very low distinctiveness habitat and the condition is set at not applicable.

Table 1 - UKHab Definitions of existing habitats and linear features

Description	**UKHab**
Individual Trees	w32
Grassland - Modified	g4
Bramble Scrub	h3d
Description	**UKHab**
Urban – Vegetated Garden	u828

Non-native hedgerow	h2b
Native Hedgerow with trees	h2a(11)
Native Hedgerow	h2a
Urban – Developed Sealed Surface	u1b5

4.6 A summary of existing biodiversity units is presented in tables 2, 3 and 4 below.

Table 2 – Summary of Baseline Habitat Biodiversity Units

All habitats within boundary	**Area (ha) Existing**	**Condition**	**Area (ha) Retained**	**Biodiversity Units Current**	**Biodiversity Units Lost**
Individual trees	0.015739	Moderate	0.015739	0.14	0
Grassland - modified	0.1135	Poor	0	0.23	0.23
Bramble scrub	0.0052	N/A	0	0.02	0.02
Urban – vegetated garden	0.1425	N/A	0	0.29	0.29
Urban – Developed Sealed Surface	0.0780	N/A	0	0	0
Total	**0.3340***	**N/A**		**0.65****	**0.52****

*excluding individual trees.**metric value.

4.7 There are four hedges associated with the site. A group of hazel (*Corylus avellana*) have formed a native hedgerow with trees (H1) along the southeastern boundary. Trees haven been topped in the past and form a good boundary. A cherry laurel (*Prunus laurocerasus*) hedge (H2) is present along the public rights of way in the center of the site. H3 forms a dense hedgerow along Main Road and comprises a mixture of hazel (*Corylus avellana*), beech (*Fagus sylvatica*) and ornamental shrubs. In addition, a short length mixed ornamental shrubs forms a hedgerow (H4) on the northwestern boundary. The non-native hedges are a low distinctiveness habitat and the condition is set at poor. The native hedgerow and native hedgerow with trees is a medium distinctiveness habitat and the condition is assessed as moderate. This is due H1 failing C1 and E1 and H3 failing A2 and C1, i.e. 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).

Table 3 – Summary of Baseline Hedge Features Biodiversity Units

Linear Feature	Length (km) Existing	Length (km) Lost	Biodiversity Units Current	Biodiversity Units Lost
H1 – Native hedgerow with trees	0.022	0	0.09	0
H2 - Ornamental Hedgerow	0.024	0.024	0.02	0.02
H3 - Native Hedge	0.021	0	0.09	0
H4 – Ornamental hedgerow	0.009	0.009	0.01	0.01
Total	**0.034**		**0.21**	**0.03**

4.8 There are no watercourses associated with the site.

Table 4– Summary of Baseline Watercourse Features Biodiversity Units

Watercourse Feature	Length (km) Existing	Length (km) Lost	Biodiversity Units Current	Biodiversity Units Lost
N/A	0	0	0	0

Off-Site Baseline Habitats, Hedge and Watercourse features

4.9 An area of other neutral grassland is located southeast of the site. This is part of a larger area of grassland, which has been periodically grazed in past but is currently lying fallow. There are mature hedgerows with trees on boundaries and many mammal tracks crisscrossing the grassland. Cut vegetation and fallen timber forms a large pile of brash within this area. The grassland is a mosaic of species dominated by bent grasses (Agrostis sp.), cocks foot (Dactylus glomerata), meadow grass (Poa sp.) and perennial ryegrass (Lolium perenne). Herbaceous species observed include sorrel (Rumex acetosa), creeping thistle (Cirsium arvense), cow parsley (Anthriscus sylvestris), creeping buttercup (Ranunculus repens), dandelion (Taraxacum officinale), yarrow (Achillea millefolium), cranesbill (Geranium sp.) and nettle (Urtica dioica). The grassland has great potential to support a more species diverse sward with variable structure. This is a medium distinctiveness habitat and the condition is assessed as 'poor' due to failing criteria A, B and F. The intention is to enhance this habitat to 'moderate' condition through management practices. This will rely on the habitat meeting Passes 3 - 5 criteria, including essential criterion A as listed below:

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).

Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.

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.

C: Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.

D: Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.

EL Combined cover of species indicative of suboptimal condition 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) are present, this criterion is automatically failed.

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."

Table 5 – Summary of off-site Baseline & Enhanced Habitat Biodiversity Units

All habitats within boundary	**Area (ha) Existing**	**Condition**	**Biodiversity Units Current**	**Enhanced Condition**	**Biodiversity Units Gained**
Other neutral grassland	0.1440	Poor	0.63	Moderate	1.08
Total	**0.1440**		**0.63**		**1.08**

Compensation - Habitats

4.10 The proposed soft landscape includes creation of soft landscaping, which is described below. The proposed design has been created to provide soft landscaping to reduce carbon footprint with a list of plants appropriate for potential climate change impacts. The Site Layout Plan (3453/20/B) provide details of the proposed landscape.

Urban – vegetated garden (u828)

4.11 Private gardens will be created to support soft landscaping. It is envisaged that these will comprise a mixture of amenity grassland and ornamental shrubs as well as cellweb grasses areas. In addition, 6 trees and 146m of hedging is proposed. As these are within private gardens they cannot be counted separately within the metric. This habitat is of low distinctiveness and the target condition not applicable.

Urban – Unvegetated garden (u829)

4.12 Habitats within the private gardens site can only be attributed vegetated or unvegetated gardens. Proposals include sustainable urban drainage. This habitat is of low distinctiveness and the target condition not applicable.

Urban – other Green Roof (u89)

4.13 As part of the development of private dwellings a area of 'Other green roof' can be included in the calculations. A total of 9m^2 is proposed. This is very low distinctiveness habitat and the target condition is set at not applicable and due to the small size it does not accrue any biodiversity credits.

Urban – Developed sealed surfaces (u1b5)

4.14 A new building and hard surfaces are proposed. This is very low distinctiveness habitat and the target condition is not applicable.

Table 6 – Summary of On-site Habitat Compensation Biodiversity Units

Compensation Habitat	**Area/ha**	**Distinctiveness Score**	**Target Condition Score**	**Biodiversity Units achieved**
Urban – Vegetated garden	0.2154	Low	N/A	0.42
Urban – Unvegetated garden	0.0411	V. Low	N/A	0

Compensation Habitat	Area/ha	Distinctiveness Score	Target Condition Score	Biodiversity Units achieved
Urban – Developed/Sealed	0.0503	Low	N/A	0
Urban – Other Green Roof	0.0009	Low	Poor	0
Total	0.3077*		**Total**	**0.42****

*excluding retained habitats.**Metric value.

On-site Compensation – Hedge Features

4.15 Hedgerow are proposed for the site. However, these cannot be counted separately as this is regarded as private gardens.

Table 7 – Summary of Compensation Linear Biodiversity Units

Compensation Linear	Km	Distinctiveness Score	Target Condition Score	Biodiversity Units
-	-	-	-	-
Total			**Total**	**-**

Off-site Compensation – Hedge Features

4.16 A 26m length of species-rich native hedge is proposed on the western boundary of the off-site grassland being enhanced. This will be based on native species of local provenance with a minimum of 5 native woody species. This is a medium distinctiveness habitat and the target condition is 'good'. This will rely on the habitat having no more than 2 failures in total; and no more than 1 failure in any functional group.

Table 8 – Summary of off-site Compensation Linear Biodiversity Units

Off-site Compensation Linear	Km	Distinctiveness Score	Target Condition Score	Biodiversity Units
Species-rich Native hedgerow	0.026	Medium	Good	0.24
Total	0.026		**Total**	**0.24**

5.0 CONCLUSION

5.1 Biodiversity off setting has informed the habitat retention, creation and enhancement for the proposed site.

5.2 The development is valued at 0.64 for on-site habitat baseline units, 0.21 on-site baseline hedge units and 0 baseline watercourse units.

5.3 The on-site compensation that includes planting of 6 trees, creation of ornamental planting, amenity grassland, hedging and other green roof will partially mitigate loss of habitat and hedgerow. In addition, off-site compensation enhancing an other neutral grassland and planting of native species-rich hedgerow will fully mitigate loss of habitat and hedgerow. In summary, the resulting biodiversity net change is 0.34 (54.07%) for habitat and 0.19 (88.62%) biodiversity units. There are no habitat, hedge or watercourse biodiversity unit deficits.

5.4 As proposals currently stand the trading rules have not been satisfied. Overall, the current proposals do not meet the national planning policy (Ministry of Housing, Communities & Local Government, 2021) and the Environment Act 2021.

5.5 If all the landscape proposals are followed as prescribed and the landscape is managed favourably for the required length of time the current proposals will make a net gain in terms of habitat and hedgerow biodiversity units. The are no credit requirements. Headline results from the biodiversity calculator have been included in Table 9.

Table 9 – Headline Baseline Results

Crown House, Knockholt

Headline Results

Scroll down for final results

Return to results menu

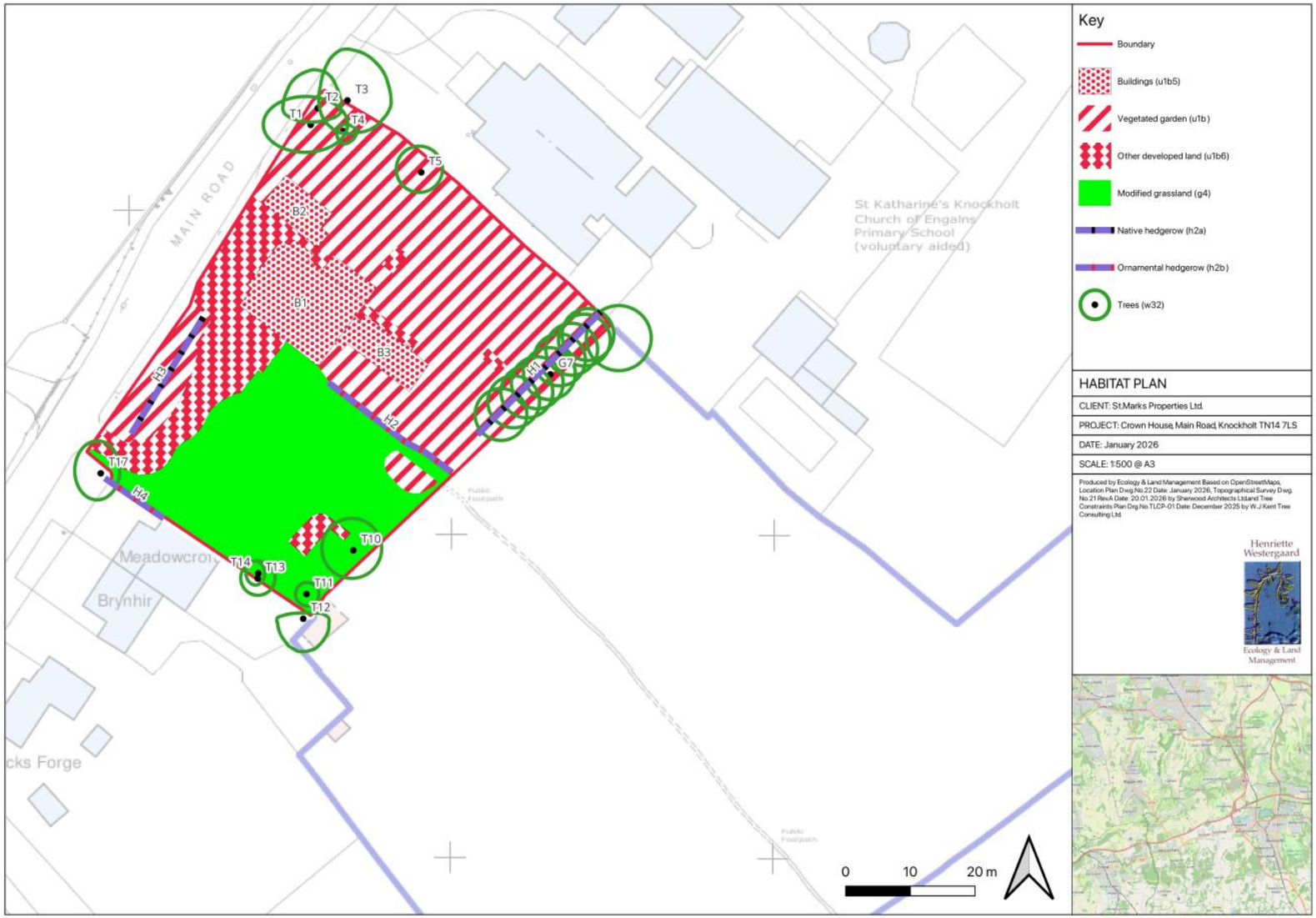
On-site baseline	*Area habitat units*	0.64		
	Hedgerow units	0.21		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.54		
	Hedgerow units	0.18		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Area habitat units*	-0.09	-14.82%	On-site net gain is less than target set
	Hedgerow units	-0.03	-15.82%	On-site net gain is less than target set
	Watercourse units	0.00	0.00%	
Off-site baseline	*Area habitat units*	0.58		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	1.02		
	Hedgerow units	0.22		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Area habitat units*	0.44	76.30%	
	Hedgerow units	0.22	N/A	Zero baseline units - % cannot be calculated
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.34		
	Hedgerow units	0.19		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

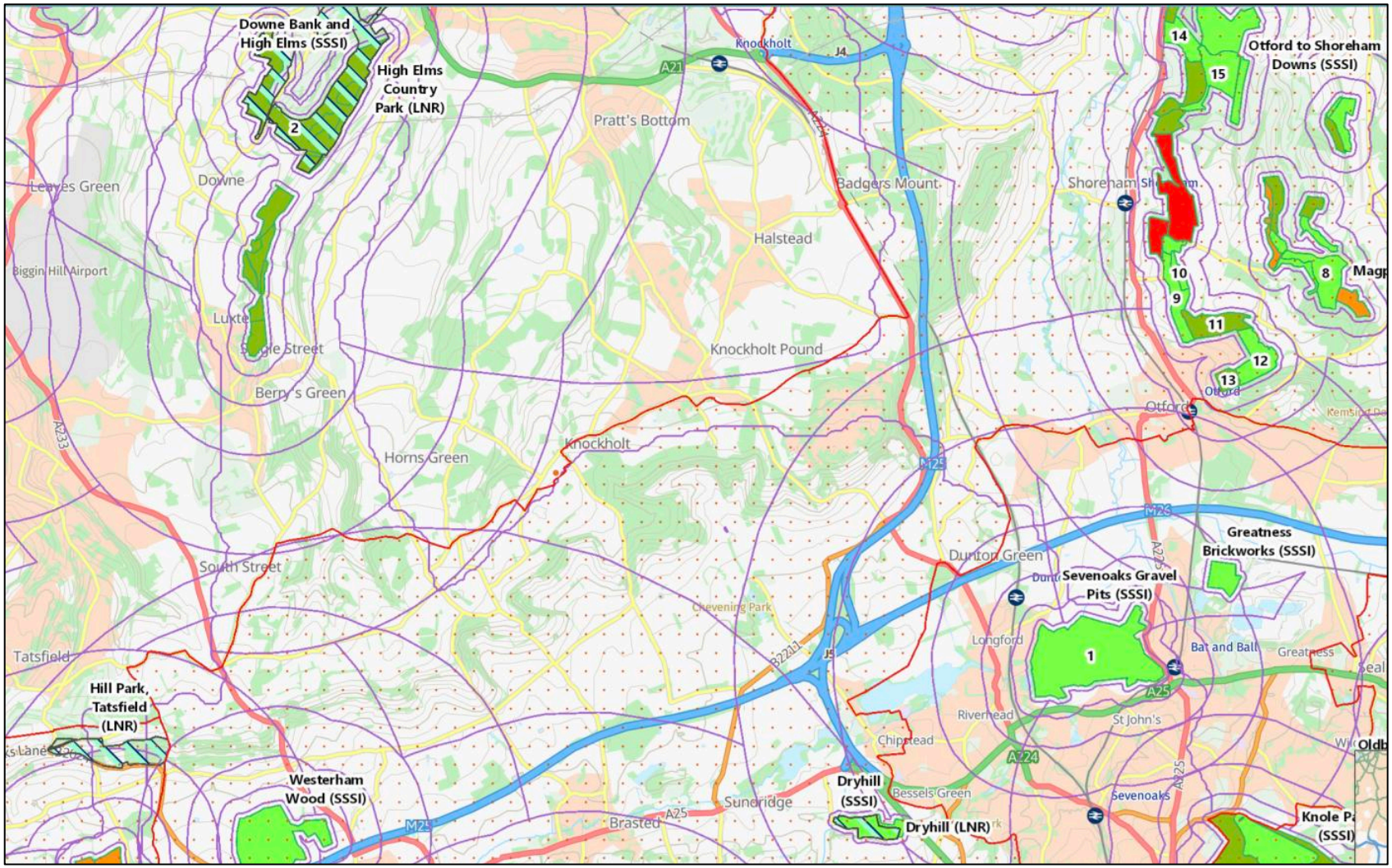
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.34
	Hedgerow units	0.19
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	54.07%
	Hedgerow units	88.62%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	0.64	0.70	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.21	0.24	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

APPENDIX I – ON-SITE BASELINE HABITAT PLAN

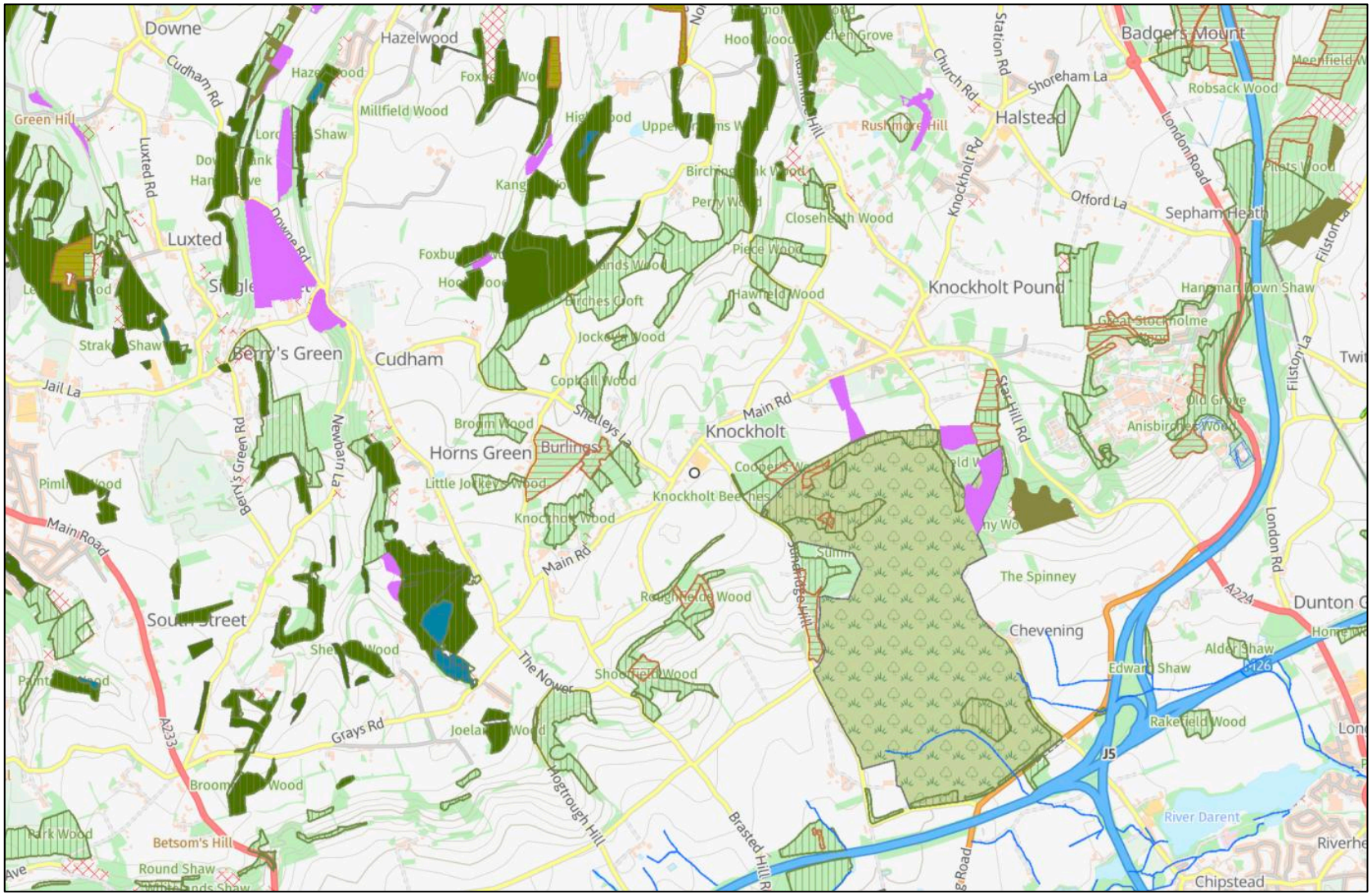


APPENDIX II – STATUTORY DESIGNATIONS



Source: Magic.gov.uk online January 2026

APPENDIX III –PRIORITY HABITATS



Source: Magic.gov.uk online January 2026

APPENDIX IV– PROPOSED LANDSCAPE PLAN



APPENDIX V – BIODIVERSITY METRIC CONDITION ASSESSMENT CRITERIA

Individual trees w32

Condition Sheet: INDIVIDUAL TREES Habitat Type				
On-site or off-site, site name and location	Crown House, Knockholt		**Survey date and Surveyor name**	January 2026. H. Westergaard
Limitations (if applicable)			**Survey reference (if relating to a wider survey)**	
Grid reference	TQ46785884		**Habitat parcel reference**	w32
Condition Assessment Criteria			**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).		y	100% (T6 and T10)
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		n	Either side of garden
C	The tree is mature (or more than 50% within the block are mature)[1].		y	Both mature
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		n	No vandalism, but T6 has ash disease
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		y	Bark wounds, decay and structural defects
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		y	Trees associated with grassland in garden
		Number of criteria passed	4	
Condition Assessment Result (out of 6 criteria)		**Condition Assessment Score**	**Score Achieved ×/✓**	
Passes 5 or 6 criteria		Good (3)		
Passes 3 or 4 criteria		Moderate (2)	Moderate	
Passes 2 or fewer criteria		Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.				

Grassland – modified

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Crown House, Knockholt	**Survey date and Surveyor name**	January 2026. H. Westergaard
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ46785884	**Habitat parcel reference**	g4
Habitat Description			
ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	n	< 6 species per square meter
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	n	even sward
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	y	Minimal scrub observed
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	y	None observed
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	n	No bare ground observed
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	y	None observed
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	y	None observed
	Essential criterion achieved (Yes or No)		No
	Number of criteria passed		4

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Poor

Hedgerow – Native with Trees

Condition sheet: HEDGEROW Habitat Types			
On-site or off-site, site name and location		**Survey date and Surveyor name**	
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ46785884	**Habitat parcel reference**	h2a (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).	y	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	y	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	y	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	y	

Condition sheet: HEDGEROW Habitat Types					
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	n	
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 *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	y	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	y	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	y	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	n	
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.	y	

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:	2

Hedgerow – Native

Condition sheet: HEDGEROW Habitat Types			
On-site or off-site, site name and location	Crown House, Knockholt	**Survey date and Surveyor name**	January 2026. H. Westergaard
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ46785884	**Habitat parcel reference**	h2a (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	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	y	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* 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).	n	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	y	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	y	

Condition sheet: HEDGEROW Habitat Types					
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	n	
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 *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	y	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	y	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	y	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

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

Condition categories for hedgerows without trees		
Category	**Category Requirements**	**Metric Score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** 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

Off-site Other Neural Grassland

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
On-site or off-site, site name and location	Crown House, Knockholt	**Survey date and Surveyor name**	January 2026. H. Westergaard
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ46785884	**Habitat parcel reference**	g3c
Habitat Description			
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.**	no	Good range of species but limited indicator species observed
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.	No	Limited variability in sward height
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Yes	Areas of open ground and rabbit holes evident
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Yes	None observed
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 damage observed
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.**		
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	No	
	Number of criteria passed	3	

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)	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	Poor

Appendix VI – Photographic Evidence



Non-native hedgerow



Native hedgerow



Vegetated garden



Modified grassland g4





Off-site other neutral grassland

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