

Habitat Condition Assessment – Modified Grassland (Baseline)

Site: Turners Hill Cricket Club – Cricket Net Installation Area

Planning Reference: PP-14775235

Assessor: Dean Pearce; Michael Litchfield (Applicants)

Date of Assessment: 15/03/2026

Habitat Type: Modified Grassland

Metric Habitat Code: Grassland – Modified Grassland

Assessment Method: Statutory Biodiversity Metric – Habitat Condition Assessment Checklist
(Natural England)

1. Habitat Overview

The baseline habitat comprises a small parcel of regularly managed grassland located within the proposed site boundary for a new non-turf pitch cricket net installation. The grassland is species-poor, frequently mown, and includes a proportion of existing unfinished aggregate/hard base (approx. 20% of the proposed development area). The habitat is typical of low-diversity modified grassland associated with sports facilities.

Condition Assessment Criteria

A. Vegetation Structure

- Grass is regularly mown as part of routine grounds maintenance.
- Sward height is short and uniform, with no tussock grass structures present.
- No evidence of varied sward layers or structural diversity.

Assessment: Meets the definition of Modified Grassland under the Statutory Metric.

B. Species Composition

- Sward dominated by common lawn grasses (likely perennial ryegrass mix).
- Presence of common lawn weeds such as dandelion, plantain, and clover.
- No wildflower species of ecological significance recorded.
- No indicators of semi-improved or species-rich grassland.

Assessment: Species-poor; consistent with Moderate Condition.

C. Bare Ground

- Bare ground present only where aggregate/hardbase is exposed or areas where grass is not present (only soil).
- No erosion, or significant disturbance patches.

Assessment: Acceptable for Modified Grassland; does not reduce condition.

D. Scrub / Woody Vegetation

- Bramble species are present around the wider area, but not within the assessed parcel.
- No scrub encroachment into the grassland.

Assessment: No negative impact on condition.

E. Nutrient Enrichment

- No evidence of dog fouling.
- No excessive grass clippings or mulch.
- Grass growth typical of a maintained lawn.

Assessment: No indicators of high nutrient enrichment.

F. Disturbance

- Minor vehicle tracks from maintenance machinery. Minimal ground compaction, no footpaths present.
- Area not used, only maintained as part of the wider club grounds.

Assessment: Low disturbance.

G. Invasive Species

- No invasive non-native species observed within the proposed development area.

Assessment: Meets criteria.

Overall Condition Score: MODERATE

Based on the Statutory Biodiversity Metric condition criteria, the habitat parcel meets the requirements for Modified Grassland – Moderate Condition.

This assessment supports the baseline entry in the Statutory Biodiversity Metric and satisfies the requirement under Paragraph 011 of the Biodiversity Net Gain Planning Practice Guidance for submission of habitat condition evidence.