Native Hedgerow

Hedgerow Habitat Planting - Regular Low Inc. Trees

Hedge Species	Height (cm)	Age	Root
Acer campestre (Field maple)	60-80	1+1	B
Crataegus monogyna (Hawthorn)	60-80	1+1	B
Prunus spinosa (Blackthorn)	60-80	1+1	B
Fagus sylvatica (Beech)	60-80	1+1	B
Ilex aquifolium (Holly)	60-80	1+1	B

Maintenance - Trimmed at 1.6 high

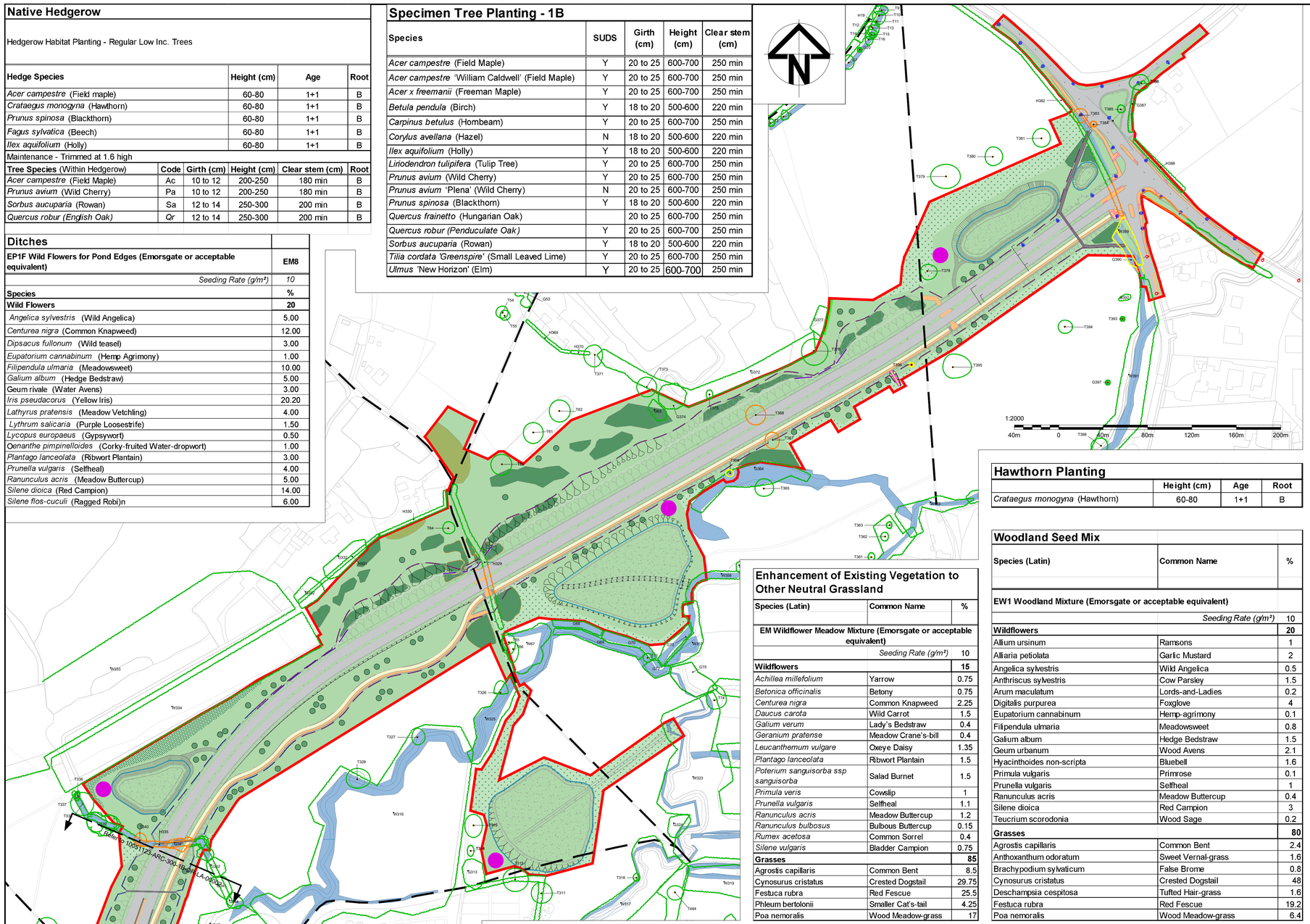
Tree Species (Within Hedgerow)	Code	Girth (cm)	Height (cm)	Clear stem (cm)	Root
Acer campestre (Field Maple)	Ac	10 to 12	200-250	180 min	B
Prunus avium (Wild Cherry)	Pa	10 to 12	200-250	180 min	B
Sorbus aucuparia (Rowan)	Sa	12 to 14	250-300	200 min	B
Quercus robur (English Oak)	Qr	12 to 14	250-300	200 min	B

Specimen Tree Planting - 1B

Species	SUDS	Girth (cm)	Height (cm)	Clear stem (cm)
Acer campestre (Field Maple)	Y	20 to 25	600-700	250 min
Acer campestre 'William Caldwell' (Field Maple)	Y	20 to 25	600-700	250 min
Acer x freemanii (Freeman Maple)	Y	20 to 25	600-700	250 min
Betula pendula (Birch)	Y	18 to 20	500-600	220 min
Carpinus betulus (Hombeam)	Y	20 to 25	600-700	250 min
Corylus avellana (Hazel)	N	18 to 20	500-600	220 min
Ilex aquifolium (Holly)	Y	18 to 20	500-600	220 min
Liriodendron tulipifera (Tulip Tree)	Y	20 to 25	600-700	250 min
Prunus avium (Wild Cherry)	Y	20 to 25	600-700	250 min
Prunus avium 'Plena' (Wild Cherry)	N	20 to 25	600-700	250 min
Prunus spinosa (Blackthorn)	Y	18 to 20	500-600	220 min
Quercus frainetto (Hungarian Oak)		20 to 25	600-700	250 min
Quercus robur (Penduculate Oak)	Y	20 to 25	600-700	250 min
Sorbus aucuparia (Rowan)	Y	18 to 20	500-600	220 min
Tilia cordata 'Greenspire' (Small Leaved Lime)	Y	20 to 25	600-700	250 min
Ulmus 'New Horizon' (Elm)	Y	20 to 25	600-700	250 min

Ditches

EP1F Wild Flowers for Pond Edges (Emorsgate or acceptable equivalent)	EM8
Seeding Rate (g/m²)	*10*
Species	**%**
Wild Flowers	**20**
Angelica sylvestris (Wild Angelica)	5.00
Centurea nigra (Common Knapweed)	12.00
Dipsacus fullonum (Wild teasel)	3.00
Eupatorium cannabinum (Hemp Agrimony)	1.00
Filipendula ulmaria (Meadowsweet)	10.00
Galium album (Hedge Bedstraw)	5.00
Geum rivale (Water Avens)	3.00
Iris pseudacorus (Yellow Iris)	20.20
Lathyrus pratensis (Meadow Vetchling)	4.00
Lythrum salicaria (Purple Loosestrife)	1.50
Lycopus europaeus (Gypsywort)	0.50
Oenanthe pimpinelloides (Corky-fruited Water-dropwort)	1.00
Plantago lanceolata (Ribwort Plantain)	3.00
Prunella vulgaris (Selfheal)	4.00
Ranunculus acris (Meadow Buttercup)	5.00
Silene dioica (Red Campion)	14.00
Silene flos-cuculi (Ragged Robi)n	6.00



Enhancement of Existing Vegetation to Other Neutral Grassland

Species (Latin)	Common Name	%
EM Wildflower Meadow Mixture (Emorsgate or acceptable equivalent)		
	Seeding Rate (g/m²)	10
Wildflowers		**15**
Achillea millefolium	Yarrow	0.75
Betonica officinalis	Betony	0.75
Centurea nigra	Common Knapweed	2.25
Daucus carota	Wild Carrot	1.5
Galium verum	Lady's Bedstraw	0.4
Geranium pratense	Meadow Crane's-bill	0.4
Leucanthemum vulgare	Oxeye Daisy	1.35
Plantago lanceolata	Ribwort Plantain	1.5
Poterium sanguisorba ssp sanguisorba	Salad Burnet	1.5
Primula veris	Cowslip	1
Prunella vulgaris	Selfheal	1.1
Ranunculus acris	Meadow Buttercup	1.2
Ranunculus bulbosus	Bulbous Buttercup	0.15
Rumex acetosa	Common Sorrel	0.4
Silene vulgaris	Bladder Campion	0.75
Grasses		**85**
Agrostis capillaris	Common Bent	8.5
Cynosurus cristatus	Crested Dogstail	29.75
Festuca rubra	Red Fescue	25.5
Phleum bertolonii	Smaller Cat's-tail	4.25
Poa nemoralis	Wood Meadow-grass	17

Lowland Mixed Deciduous Woodland Planting- Typical species

Species (Latin) (Common name)	Height (cm)	Age	Root / Container / Cell	%	Notes	Group size range (Number of plants)	Species Density (Plants/m²)
Trees - Feathers - 15%				**15**			
Quercus robur (Pendunculate Oak)	80 - 100	2x	B	7	-	3-7	0.25
Fagus sylvatica (Beech)	80 - 100	2x	B	5	-	3-7	0.25
Tilia x europaea (Lime)	80 - 100	2x	B	3	-	3-7	0.25
Trees - Whips - 30%				**30**			
Betula pendula (Birch)	60 - 80	1+2	B	12	-	3-7	0.25
Fagus sylvatica (Beech)	60 - 80	1+2	B	12	-	3-7	0.25
Tilia x europaea (Lime)	60 - 80	1+2	B	6	-	3-7	0.25
Trees - Transplants - 25%				**25**			
Quercus robur (Pendunculate Oak)	60 - 80	1+1	B	11	-	5-9	0.25
Fagus sylvatica (Beech)	60 - 80	1+1	B	9	-	5-9	0.25
Tilia x europaea (Lime)	60 - 80	1+1	B	5	-	8-12	0.25
Shrubs - 30%				**30**			
Crataegus monogyna (Hawthorn)	40-60	1+1	B	6	-	3-5	1
Ligustrum vulgare (Privet)	40-60	1+1	B	3	-	3-5	1
Rubus fruticosa (Blackberry)	40-60	1+1	B	2	-	3-5	1
Rosa arvensis (Field Rose)	40-60	1+1	B	2	-	3-5	1
Corylus avellana (Hazel)	40-60	1+1	B	4	-	3-5	1
Cornus sanguinea (Dogwood)	40-60	1+1	B	3	-	3-5	1
Viburnum opulus (Guelder Rose)	40-60	1+1	B	2	-	3-5	1
Prunus spinosa (Blackthorn)	40-60	1+1	B	8	-	3-5	1
				100			

Grass Swales & Attenuation Ponds

EM8 Meadow Mixture for Wetlands (Emorsgate or acceptable equivalent)	EM8
Seeding Rate (g/m²)	*10*
Species	**%**
Wild Flowers	**20**
Achillea millefolium (Yarrow)	2.00
Agrimonia eupatoria (Agrimony)	0.60
Centaurea nigra (Common Knapweed)	3.60
Filipendula ularia (Meadowsweet)	1.00
Galium verum (Lady's Bedstraw)	2.00
Geum rivale (Water Avens)	0.20
Lathyrus pratensis (Meadow Vetchling)	0.50
Leontodon hispidus (Rough Hawkbit)	0.10
Leucanthemum vulgare (Oxeye Daisy (Moon Daisy))	1.20
Lotus corniculatus (Birdsfoot Trefoil)	0.10
Lotus pedunculatus (Greater Birdsfoot Trefoil)	0.40
Plantago lancelata (Ribwort Plantain)	3.20
Primula veris (Cowslip)	0.20
Prunella vulgaris (Selfheal)	0.10
Ranunculus acris (Meadow Buttercup)	0.40
Rhinanthus minor (Yellow Rattle)	1.40
Rumex acetosa (Common Sorrel)	1.20
Sanguisorba officinalis (Great Burnet)	1.00
Silene flos-cuculi (Ragged Robin)	0.30
Succisa pratensis (Devil's-bit Scabious)	0.10
Vicia cracca (Tufted Vetch)	0.40
Grasses	**80**
Agrostis capillaris (Common Bent)	4.00
Anthoxanthum odoratum (Sweet Vernal-grass)	4.00
Carex divulsa subsp. divulsa (Grey Sedge)	1.60
Cynosurus cristatus (Crested Dogstail)	34.4
Deschampsia cespitosa (Tufted Hair-grass)	1.60
Festuca rubra (Red Fescue)	20.0
Hordeum secalinum (Meadow Barley)	4.00
Poa trivialis (Rough-stalked Meadow-grass)	8.00
Schedonorus arundinaceus (Tall Fescue)	2.40

Hawthorn Planting

	Height (cm)	Age	Root
Crataegus monogyna (Hawthorn)	60-80	1+1	B

Woodland Seed Mix

Species (Latin)	Common Name	%
EW1 Woodland Mixture (Emorsgate or acceptable equivalent)		
	Seeding Rate (g/m²)	10
Wildflowers		**20**
Allium ursinum	Ramsons	1
Alliaria petiolata	Garlic Mustard	2
Angelica sylvestris	Wild Angelica	0.5
Anthriscus sylvestris	Cow Parsley	1.5
Arum maculatum	Lords-and-Ladies	0.2
Digitalis purpurea	Foxglove	4
Eupatorium cannabinum	Hemp-agrimony	0.1
Filipendula ulmaria	Meadowsweet	0.8
Galium album	Hedge Bedstraw	1.5
Geum urbanum	Wood Avens	2.1
Hyacinthoides non-scripta	Bluebell	1.6
Primula vulgaris	Primrose	0.1
Prunella vulgaris	Selfheal	1
Ranunculus acris	Meadow Buttercup	0.4
Silene dioica	Red Campion	3
Teucrium scorodonia	Wood Sage	0.2
Grasses		**80**
Agrostis capillaris	Common Bent	2.4
Anthoxanthum odoratum	Sweet Vernal-grass	1.6
Brachypodium sylvaticum	False Brome	0.8
Cynosurus cristatus	Crested Dogstail	48
Deschampsia cespitosa	Tufted Hair-grass	1.6
Festuca rubra	Red Fescue	19.2
Poa nemoralis	Wood Meadow-grass	6.4

Grass Seeding

EM10 Tussock Meadow Mixture (Emorsgate or acceptable equivalent)	EM10
Seeding Rate (g/m²)	*10*
Species	**%**
Wild Flowers	**20**
Achillea millefolium (Yarrow)	0.8
Agrimonia eupatoria (Agrimony)	0.4
Arctium minus (Lesser Burdock)	0.1
Centaurea nigra (Common Knapweed)	1.4
Centaurea scabiosa (Greater Knapweed)	1.0
Chaerophyllum temulum (Rough Chervil)	0.8
Cruciata laevipes (Crosswort)	0.5
Daucus carota (Wild Carrot)	1.0
Dipsacus fullonum (Wild Teasel)	1.6
Filipendula ulmaria (Meadowsweet)	0.8
Galium album (Hedge Bedstraw)	1.8
Knautia arvensis (Field Scabious)	0.8
Leucanthemum vulgare (Oxeye Daisy)	1.6
Lotus corniculatus (Birdsfoot Trefoil)	0.4
Malva moschata (Musk Mallow)	1.6
Plantago lanceolata (Ribwort Plantain)	1.8
Poterium sanguisorba (Salad Burnet)	1.6
Silene dioica (Red Campion)	1.0
Vicia cracca (Tufted Vetch)	0.4
Tussock grasses	**80**
Alopecurus pratensis (Meadow Foxtail)	4.0
Cynosurus cristatus (Crested Dogstail)	20.0
Dactylis glomerata (Cocksfoot)	16.0
Festuca rubra ssp rubra (Strong-creeping Red Fescue)	12.0
Holcus lanatus (Yorkshire Fog)	8.0
Lolium perenne (Perennial Ryegrass)	4.0
Poa pratensis (Smooth-stalked Meadow-grass)	6.4
Schedonorus arundinaceus (Tall Fescue)	9.6

Woodland Planting (incl. bat hop over planting) - Typical species

Species (Latin) (Common name)	Height (cm)	Age	Root / Container / Cell	%	Notes	Group size range (Number of plants)	Species Density (Plants/m²)
Trees - Feathers - 20%				**20**			
Quercus robur (Pendunculate Oak)	80 - 100	2x	B	9	-	3-7	0.25
Fagus sylvatica (Beech)	80 - 100	2x	B	8	-	3-7	0.25
Tilia x europaea (Lime)	80 - 100	2x	B	3	-	3-7	0.25
Trees - Whips - 30%				**30**			
Betula pendula (Birch)	60 - 80	1+2	B	12	-	3-7	0.25
Fagus sylvatica (Beech)	60 - 80	1+2	B	12	-	3-7	0.25
Tilia x europaea (Lime)	60 - 80	1+2	B	6	-	3-7	0.25
Trees - Transplants - 25%				**25**			
Quercus robur (Pendunculate Oak)	60 - 80	1+1	B	11	-	5-9	0.25
Fagus sylvatica (Beech)	60 - 80	1+1	B	9	-	5-9	0.25
Tilia x europaea (Lime)	60 - 80	1+1	B	5	-	8-12	0.25
Shrubs - 25%				**25**			
Crataegus monogyna (Hawthorn)	40-60	1+1	B	2	-	3-5	1
Ligustrum vulgare (Privet)	40-60	1+1	B	3	-	3-5	1
Rubus fruticosa (Blackberry)	40-60	1+1	B	2	-	3-5	1
Rosa arvensis (Field Rose)	40-60	1+1	B	2	-	3-5	1
Corylus avellana (Hazel)	40-60	1+1	B	4	-	3-5	1
Cornus sanguinea (Dogwood)	40-60	1+1	B	3	-	3-5	1
Viburnum opulus (Guelder Rose)	40-60	1+1	B	2	-	3-5	1
Prunus spinosa (Blackthorn)	40-60	1+1	B	5	-	3-5	1
Prunus insititia (Bullace)	40-60	1+1	B	2	-	3-5	1
				100			

LANDSCAPE KEY

- Detailed (Phase 1) Boundary

Existing Landscape Features

- Public Right of Way
- Retained existing trees
- Other retained existing woody vegetation (incl. tree, shrubs, hedgerows)
- Removed existing trees
- Removed existing woody vegetation (inclu. tree, shrubs, hedgerows)
- Retained if possible trees
- Retained if possible woody vegetation (inclu. tree, shrubs, hedgerows)
- Root Protection Area
- Enhancement of existing vegetation to Other Neutral Grassland (trees, woodlands, tree groups retained/removed as shown)
- Watercourse / Body

Proposed Engineering Features (Refer to Engineers' Proposals for details)

- Carriageway
- Footway / Hardstanding
- Cycleway
- Embankments
- Attenuation basin
- Proposed lighting column
- Existing lighting column retained
- Proposed fencing
- Bridge structure
- Culvert structure

Proposed landscape features

- Specimen tree planting
- Grass seeding
- Grass swales and attenuation ponds
- Temporary seeding of embankments
- Woodland planting
- Lowland mixed decisuous woodland planting
- Hawthorn planting
- Bat Hop Over Areas
- Native Hedgerow
- Hibernacular
- Ditches

Note: All hard copy drawings are to be checked against digital PDFs for consistency.

Rev	Date	Description	Prod.	Chk.	Rev.	App.
P10	23.06.25	Issued for planning	JL	AS	MH	MH
P09	28.05.25	Work in progress	IDG	AS	MH	MH
P08	12.05.25	Issued for planning	IDG	AS	MH	MH
P07	04.04.25	Issued for planning	IDG	AS	MH	MH
P06	15.08.24	For Information	IDG	AS	MH	MH
P05	05.08.24	Layout update	IDG	AS	MH	MH
P04	20.03.24	Updated Retained & Removed Vegetation	TW	AS	MH	MH
P03	13.03.24	Preliminary	IDG	AS	MH	MH
P02	14.12.23	Preliminary	IDG	AS	BH	BH
P01	26.10.23	Preliminary	IDG	AS	BH	BH

Project:

West of Ifield

Site

Ifield, Crawley
West Sussex

Client

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Drawing Title:

Phase 1B
Landscape Typologies Plan
Sheet 1 of 2

Designed: IDG	Signed: Digitally Signed	Date: 23.06.25
Produced: IDG	Signed: Digitally Signed	Date: 23.06.25
Checked: AS	Signed: Digitally Signed	Date: 23.06.25
Reviewed: MH	Signed: Digitally Signed	Date: 23.06.25
Approved: MH	Signed: Digitally Signed	Date: 23.06.25
Design Stage: Detailed Design		
Original Size: A1	Grid: OS	Datum: AOD
Suitability Code: A3	Scale: 1:2000	Project Number: 10051123

Suitability Description:

Definition Design Stage Complete Authorized and Accepted

Drawing Number: 10051123 - ARC-300 - 1B - DR - LA - 00001

Revision: P10

Appendix C: Biodiversity Metric

Appendix D: Condition Assessments for Post-construction Habitats (Created and Enhanced)

Table 9: Condition assessment criteria for rain garden habitat (created)

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	Single structural habitat component or vegetation type accounts for more than 80% of the total habitat area. This lack of diversity in vegetation structure can limit opportunities for vertebrates and invertebrates, as a more varied structure would provide a wider range of niches and resources
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	The habitat parcel contains a variety of plant species that are beneficial for wildlife, such as flowering species providing nectar sources throughout different times of the year. This diversity is important for supporting a range of invertebrates and other wildlife, ensuring that food resources are available across seasons.
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Yes	Invasive non-native plant species cover less than 5% of the total vegetated area, meeting the criteria for passing.

Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)			
Condition Assessment Result			**Condition Assessment Score**		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.			Good (3)		
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.			Moderate (2)	Yes	
• Passes 0 or 1 of 3 core criteria.			Poor (1)		

Table 10: Condition assessment criteria for urban tree habitat (created)

	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).	Yes	At least 70% of the trees within the block are native, which supports local biodiversity and ecological balance
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).	Yes	The tree canopy is continuous, with minimal gaps, indicating healthy growth and effective coverage, supporting a stable microclimate and offers shelter and habitat for various species.
C	The tree is mature (or more than 50% within the block are mature)[1].	No	Less than 50% within the block are 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.	Yes	There is minimal to no adverse impact from human activities, and the trees retain more than 75% of their expected canopy, suggesting they are in good health and able to perform ecological roles such as carbon sequestration and habitat provision.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	The lack of natural ecological niches such as deadwood, cavities, or loose bark indicates limited opportunities for supporting vertebrates and invertebrates, which could reduce biodiversity.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	The presence of more than 20% of the tree canopy area oversailing vegetation suggests a multi-layered habitat structure, which is beneficial for biodiversity by providing various niches and resources for different species.

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Number of criteria passed		4	
Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**		
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Yes	
Passes 2 or fewer criteria	Poor (1)		

Table 11: Condition assessment criteria for broadleaved woodland habitat (created)

Condition Assessment Criteria						
Indicator		**Good (3 points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator (Moderate condition)**	**Score per indicator (Good Condition)**
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	2	2
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	2	2
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	2	3
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	3	3
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	2	3

Condition Assessment Criteria						
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	3	3
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	3	3
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	2	3
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	2	3

Condition Assessment Criteria						
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	2	3
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	1
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	2	3
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	2	3
Condition Assessment Result					**Moderate**	**Good**

Condition Assessment Criteria			
Total score >32 (33 to 39)			
Total score 26 to 32			
Total score <26 (13 to 25)			

Table 12: Condition assessment criteria for hawthorn *scrub habitat (created)*

	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 Corylus avellana, common juniper Juniperus communis, sea buckthorn Hippophae rhamnoides (only in its restricted native range), or box Buxus sempervirens, which can be up to 100% cover).	Yes	The habitat will consist of native species with no single species comprising more than 75% on its own
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	No	This will be created hence not already present
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	Non-native invasive species will be actively managed to be kept under<5%
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	Not present
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	The created scrub will be managed to meet this criteria
Co	**Condition Assessment Score**		

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
ndition Assessment Result (out of 5 criteri			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
a)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Yes	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
Passes 2 or fewer criteria	Poor (1)		

Table 13: Condition assessment criteria for Other neutral grasslands (created)

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	The parcel is seeded with Emorsgate EM10 and represents a good example of the habitat type, with characteristic indicator species present.
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	Sward height will be uniformly cut, preventing the creation of varied microclimates.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	No	Bare ground will not be maintained, which is required for certain ecological functions.
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Yes	Bracken and scrub cover are below the required thresholds, ensuring minimal competition for grassland species.

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
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	Invasive species will be actively managed, and machinery or physical damage will be avoided.
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Yes	
Passes 2 or fewer criteria	Poor (1)		

Table 14: Condition assessment criteria for Ornamental Rain Garden

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 *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	Yes	This is targeted as a good example of this habitat
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	Yes	16 species have been finalised.
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	Invasives will be managed to a minimum and are <5% ground cover
D	The scrub has a well-developed edge with scattered scrub and tall grassland	No	The scrub will be uniformly maintained

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
	and or forbs present between the scrub and adjacent habitat.		
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	No clearings will be present
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score		
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Yes	
Passes 2 or fewer criteria	Poor (1)		

Table 15: Condition assessment criteria for Modified grassland (enhanced to Moderate)

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.	Yes	EM3 Special General Purpose meadow mixture is being utilised to meet this criterion.
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.	Yes	Sward height is managed to create microclimates, with 20% of the sward less than 7 cm and 20% more than 7 cm, promoting habitat diversity for vertebrates and invertebrates.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some	No	Scrub cover is present accounting more than 20% of the total area

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
	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.		
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	Physical damage is evident in less than 5% of the grassland area, reflecting careful land management to minimize harm.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Yes	Bare ground is present at a level between 1% and 10%, supporting species that rely on exposed soil for burrowing, basking, or germination.
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	No	Cover not maintained at 20%
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	There are no invasive plant species present, indicating successful management practices to prevent ecological degradation.
Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**		
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	Yes	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		

*Table 16: Condition assessment criteria for Modified grassland (*enhanced to *Good)*

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.	Yes	EM3 Special General Purpose meadow mixture is being utilised to meet this criterion.
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.	Yes	Sward height is managed to create microclimates, with 20% of the sward less than 7 cm and 20% more than 7 cm, promoting habitat diversity for vertebrates and invertebrates.
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	Yes	Scrub cover is minimal, occupying less than 20% of the grassland area. This ensures the dominance of grasses and forbs rather than woody vegetation.

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
	(more than 90%) cover should be classified as the relevant scrub habitat type.		
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	Physical damage is evident in less than 5% of the grassland area, reflecting careful land management to minimize harm.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Yes	Bare ground is present at a level between 1% and 10%, supporting species that rely on exposed soil for burrowing, basking, or germination.
F	Cover of bracken Pteridium aquilinum is less than 20%.	Yes	Bracken cover is maintained below the threshold of 20%, ensuring it does not outcompete grassland species or create overly shaded areas.
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	There are no invasive plant species present, indicating successful management practices to prevent ecological degradation.
Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**		
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	Yes	

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
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)		

Table 17: Condition assessment criteria for Embankment seeding (created)

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.	Yes	The parcel is seeded with Emorsgate EM8 Meadow mixture for wetlands and represents a good example of the habitat type, with characteristic indicator species present.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Uniform sward height management prevents the formation of varied grassland structures, which are essential for creating diverse habitats for insects and small animals.

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
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.	Yes	Scrub cover is minimal, occupying less than 20% of the grassland area. This ensures the dominance of grasses and forbs rather than woody vegetation.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	Less than 5% of the site shows physical damage, demonstrating effective protection against activities like overgrazing, erosion, or machinery impacts.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No	Bare ground is absent, which limits opportunities for species that rely on exposed soil for burrowing, basking, or seed germination.
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	Bracken cover is maintained below the threshold of 20%, ensuring it does not outcompete grassland species or create overly shaded areas.
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	There are no invasive plant species present, indicating successful management practices to prevent ecological degradation.
Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**		

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	Yes	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		

Table 18: Condition assessment criteria for created hedgerow habitat

Condition Assessment				Criterion passed (Yes or No)
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 *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).	Yes

Condition Assessment				Criterion passed (Yes or No)
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).	No
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

Condition Assessment				Criterion passed (Yes or 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 *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Yes
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
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.	No

Condition Assessment				Criterion passed (Yes or No)
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.	Yes
Good: No more than 2 failures in total AND No more than 1 failure in any functional group. 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). 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)."				Moderate

Table 19: Condition assessment criteria for created and enhanced *ditches*

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Yes	The ditch has clear water (low turbidity) with no obvious signs of pollution.
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	Yes	More than 10 species of emergent, submerged, or floating-leaved plants identified in a 20 m ditch length.
C	There is less than 10% cover of filamentous algae and or duckweed *Lemna* spp. (these are signs of eutrophication).	Yes	Less than 10% cover of filamentous algae and/or duckweed (Lemna spp.), indicating low eutrophication.
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	No	Marginal vegetation is present along less than 75% of the ditch.
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Yes	Physical Damage is kept to a minimum
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	Yes	Water levels are sufficient, with a minimum summer depth of 50 cm in minor ditches and 1 m in main drains.
G	Less than 10% of the ditch is heavily shaded.	Yes	Less than 10% of ditch is shaded
H	There is an absence of non-native plant and animal species[1].	Yes	No non-native plant or animal species are present.
Passes 8 criteria	Good (3)		
Passes 6 or 7 criteria	Moderate (2)	Yes	
Passes 5 or fewer criteria	Poor (1)		

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APPENDIX 9
HABITATS SUBJECT TO ADDITIONALITY

Table 9.1: Baseline Habitats Subject to Additionality

Broad Habitat	Habitat Type	Area (hectares)	Condition	Total habitat units	Additional Justification
Heathland and shrub	Blackthorn scrub	0.02	Moderate	0.18	Hyde Hill LWS Buffer and/or AW Buffer
Grassland	Bracken	0.04	Condition Assessment N/A	0.09	Hyde Hill LWS Buffer and/or AW Buffer
Woodland and forest	Other woodland; broadleaved	0.33	Moderate	3.04	Hyde Hill LWS Buffer and/or AW Buffer
Urban	Developed land; sealed surface	0.01	N/A - Other	0.00	Hyde Hill LWS Buffer and/or AW Buffer
Woodland and forest	Lowland mixed deciduous woodland	1	Good	20.70	Hyde Hill LWS Buffer and/or AW Buffer
Woodland and forest	Lowland mixed deciduous woodland	0.09	Moderate	1.24	Hyde Hill LWS Buffer and/or AW Buffer
Grassland	Modified grassland	0.39	Moderate	1.79	Hyde Hill LWS Buffer and/or AW Buffer
Grassland	Modified grassland	0.44	Poor	1.01	Hyde Hill LWS Buffer and/or AW Buffer
Grassland	Other neutral grassland	0.13	Poor	0.60	Hyde Hill LWS Buffer and/or AW Buffer
Sparsely vegetated land	Tall forbs	0.1	Poor	0.23	Hyde Hill LWS Buffer and/or AW Buffer

Table 9.1: Baseline Habitats Subject to Additionality

Woodland and forest	Lowland mixed deciduous woodland	0.17	Good	3.52	Hyde Hill LWS Buffer only
Woodland and forest	Lowland mixed deciduous woodland	0.54	Moderate	7.45	Hyde Hill LWS Buffer only

Table 9.2: Post-Development Habitats Subject to Additionality

Broad Habitat	Habitat Type	Area (hectares)	Condition	Total habitat units	Intervention	Additional Justification
Heathland and shrub	Blackthorn scrub	0.02	Moderate	0.18	Retained	Hyde Hill LWS Buffer and/or AW Buffer
Grassland	Bracken	0.04	Condition Assessment N/A	0.09	Retained	Hyde Hill LWS Buffer and/or AW Buffer
Woodland and forest	Other woodland; broadleaved	0.33	Moderate	3.04	Retained	Hyde Hill LWS Buffer and/or AW Buffer
Woodland and forest	Lowland mixed deciduous woodland	1	Good	20.70	Retained	Hyde Hill LWS Buffer and/or AW Buffer
Woodland and forest	Lowland mixed deciduous woodland	0.09	Moderate	1.24	Enhanced	Hyde Hill LWS Buffer and/or AW Buffer
Grassland	Modified grassland	0.39	Moderate	1.79	Enhanced	Hyde Hill LWS Buffer and/or AW Buffer
Grassland	Modified grassland	0.40	Poor	1.01	Retained	Hyde Hill LWS Buffer and/or AW Buffer

Table 9.1: Baseline Habitats Subject to Additionality

Grassland	Modified grassland	0.04			Enhanced	Hyde Hill LWS Buffer and/or AW Buffer
Grassland	Other neutral grassland	0.13	Poor	0.60	Retained	Hyde Hill LWS Buffer and/or AW Buffer
Woodland and forest	Lowland mixed deciduous woodland	0.17	Good	3.52	Retained	Hyde Hill LWS Buffer only
Woodland and forest	Lowland mixed deciduous woodland	0.54	Moderate	7.45	Enhanced	Hyde Hill LWS Buffer only
Heathland and shrub	Mixed scrub	0.01	Moderate	0.07	Created	Assume create medium distinctiveness either mixed scrub or broadleaved woodland as per landscape plan for green space, Hyde Hill LWS Buffer and/or AW Buffer
Heathland and shrub	Mixed scrub	0.1	Moderate	0.72	Created	Assume create medium distinctiveness either mixed scrub or broadleaved woodland as per landscape plan for green space, Hyde Hill LWS Buffer and/or AW Buffer