Department for Environment Food & Rural Affairs

Habitat Management and Monitoring Plan

Site Name:	Land at Lower Perryland Farm, Dial Post
Date:	02/09/2025
Version:	DRAFT-rev0

Author:
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MSci (Hons)

Client:
Church Barn Group

LIZARD
Landscape Design and Ecology

Contents

Version Control

Version	Issue Status	Prepared by / Date	Approved by / Date
DRAFT-0	Planning	Max Day MSci (Hons) 28/08/2025	Sam Hall MSc 02/09/2025

Document Details

Authorship Details

The information provided within this report has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

1. Project Background

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Land at Lower Perryland Farm, Dial Post
BNG Project Name and Address	N/A
Author Organisation	Lizard Landscape Design and Ecology (LLDE)
Landowner	Church Barn Group
Land Manager	N/A
Responsible person/organisation for creating or enhancing the habitat	TBC
Period covered by this management plan	TBC
Planning authority	Horsham District Council
Planning reference (if applicable)	TBC
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ 1447 1880
Metric revision/title	Statutory Biodiversity Metric version 1.0.4 LLD3521-ECO-CALC-001-00-Statutory Metric
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

This Habitat Management and Monitoring Plan (HMMP) covers significant on-site enhancements for on-site habitats, which are anticipated to be secured through S106 or planning condition. This HMMP encompasses the creation and enhancement measures to be implemented, which are to be completed in year 0 (est. 2026), alongside ongoing management and monitoring measures to be implemented throughout the statutory 30-year period.

This includes the provisions for the creation of other neutral grassland (pNG01) mixed scrub (pSC01-03) and small individual rural trees (pT01-08) in moderate condition.

Timescales for Actions PB-B03

This HMMP includes detailed management and monitoring plans for habitat creation and enhancement over the first five years. It also includes general management specifications which are likely to be required for the duration of the stated period within the S106 agreement, i.e., 30 years long-term management. However, the HMMP will need to be reviewed and amended as is required at the end of the 5-year period.

The timeframe for initial habitat creation is still TBC subject to the granting of planning permission.

The proposed management schedule includes routine landscaping visits on a monthly basis for the first year after any creation or enhancement. Thereafter, management will be focused on occasional visits during the growing season.

Monitoring Requirements PB-B04

This HMMP provides specifications for the monitoring strategy over the 30-year period. Detailed information on the monitoring schedule, and methodology to be completed by both the assigned landscaper and ecologist are also included for the first five years. Details are set out for monitoring reports for them to be adequately reviewed by the LPA. After the 5-year period the HMMP should be reviewed and amended to ensure the monitoring strategy is still appropriate.

Required Consents and Licences PB-B05

Consent from the landowner/s or tenant/s will be required to access the land within their ownership for monitoring. Where land has been sold this shall be secured through legal agreements at the exchange of deeds.

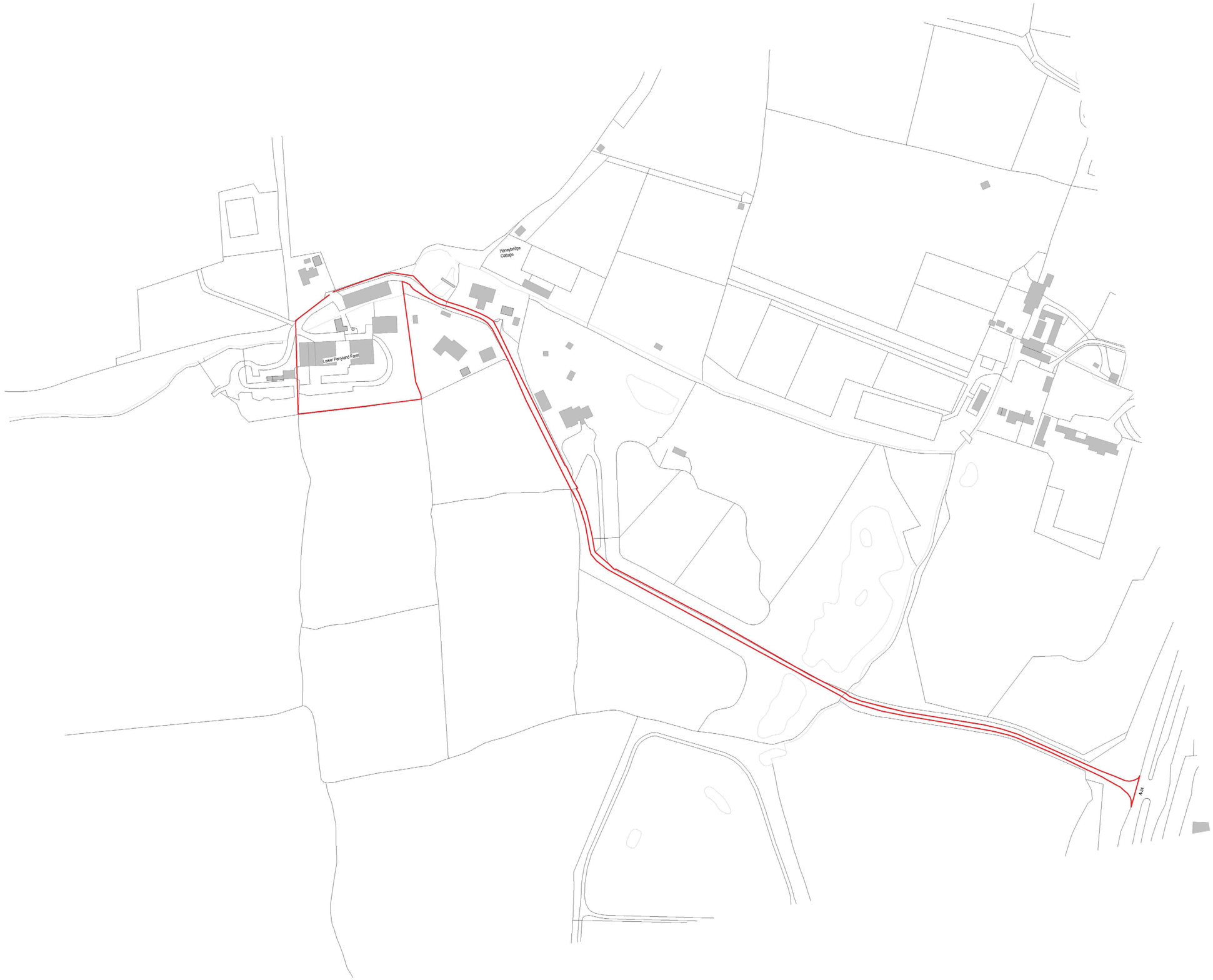
Funding PB-B06

Initial habitat creation and enhancement of on-site habitats shall be funded by Church Barn Group. Thereafter, funding is anticipated to be provided via an annual levy charge applied to the landowner/s or tenant/s. This shall be secured with tenants through a maintenance charge or legal agreements at the time of signing the rent agreement. Wherever any land is to be sold this shall be secured through transfer of the deed of ownership and could be secured before the sale of any land.

Legal Agreement PB-B07

It is expected that the LPA will impose management and monitoring responsibility on the landowner through S106, and / or planning condition/s.

Site Boundary Plan PB-F01



Revisions

No.	Description	Date	By
1	PLANNING	27-05-2025	

Notes:

GENERAL NOTES:

All dimensions & levels are preliminary and approximate and subject to utilities search, legal boundaries and detailed layouts/ design development through consultation.

Dimensions are to be checked on site by contractor & sub contractors prior to commencement of work, any discrepancies are to be highlighted immediately to the architects.

KEY
Ownership Boundary

Scale 1 to 1250
0 12.5 25 62.5 M
Scale: 1 : 1250 @ A1

N

Project No: 504
Project Name: Perrylands,Dial Post

Drawing No. P001
Drawing Name: Existing Site Location Plan

Revision: P 1
Suitability Description: PLANNING
Project Issue Date: JUN 24
Drawn: MS
Checked: GF
Orig Paper Size: A1

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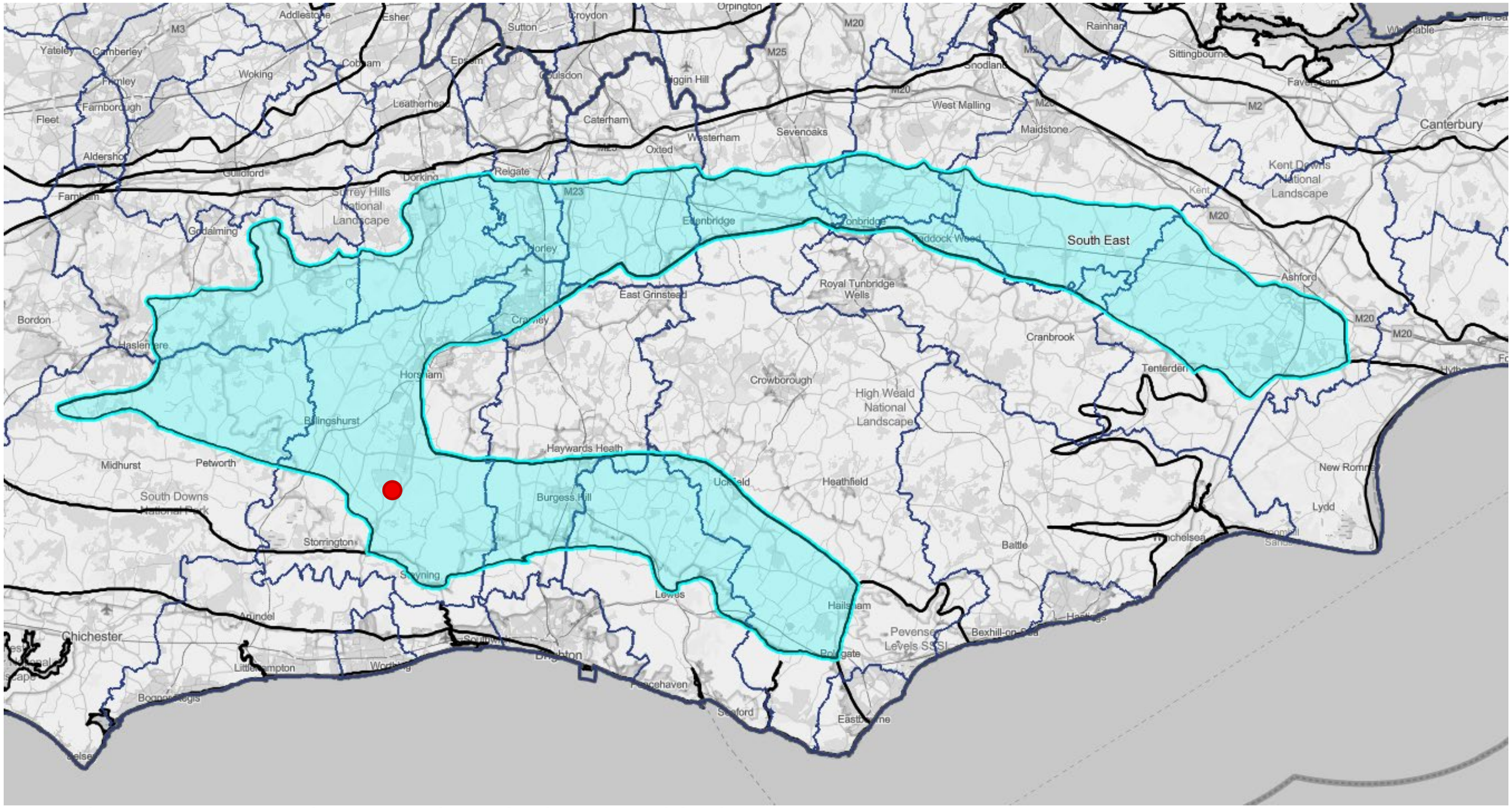
Use figured dimensions only. All levels and dimensions to be checked. This drawing is to be read in conjunction with all other relevant drawings and specifications.

Site Context Plan PB-F02

The site is situated within Horsham District Council LPA, and within The Low Weald National Character Area (NCA). Directly adjacent LPAs include Chichester District Council, Waverley District Council, Mole Valley District Council, Crawley District Council, Mid Sussex District Council, Adur District Council, and South Downs National Park Authority. Directly adjacent NCAs include Wealden Greensands, Romney Marshes, High Weald, and South Downs NCA.



Data taken from Natural England National Character Areas. Contains OpenStreetMap Data © OpenStreetMap 2025.

Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	**Yes: ☐ No: ☒**
N/A	

Roles and Responsibilities

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		MD		
Organisation		Lizard Landscape Design Ltd.		
Responsibility	Start Date:	Est. 2026	End Date:	Est. 2031

Hereafter referred to as 'the ecologist.' Responsible for drafting the HMMP, monitoring report template and ensuring management meets the requirements set out in the BNG plan.

Responsible for conducting ecological monitoring visits by assessing the species composition and percentage cover within each habitat parcel. Responsible for identifying the progress of habitats in reaching the desired distinctiveness and condition criteria for the first five years. Will produce monitoring reports which incorporate a summary of findings for the landowner with recommendations for adaptive management required to reach the desired condition and distinctiveness if necessary.

The ecologist will review and amend the HMMP at the end of the first five years. Thereafter, it will be the responsibility of the landowner to appoint a professionally qualified ecologist to conduct subsequent monitoring visits over the next 5-year period. Management is required to be appointed for the duration of the mandated 30-year timeframe.

Statement of Competency

MD has 2 years of professional experience in the ecological consultancy sector. MD has a wealth of experience in writing and producing ecological reports, including long-term habitat creation and management plans.

Landowner or Land Manager PB-B10				
Name or Initials		TBC		
Organisation		Church Barn Group		
Responsibility	Start Date:	Est. 2026	End Date:	Est. 2056

Hereafter referred to as 'the landowner'. Responsible for funding and assignment of roles. Responsible for ensuring monitoring reports produced by the ecologist are provided to the LPA, for the full duration of the 30-period.

Responsible for the appointment of the assigned landscapers or landscaper and ecologist/s for the statutory 30-year period. These should be professional qualified responsible bodies to ensure effective implementation of the HMMP. At the end of the five-year monitoring and management period detailed herein the landowner must ensure that the HMMP is reviewed, before then appointing a professionally qualified ecologist and assigned landscaper or landscaper to conduct subsequent management and monitoring visits over the next 5-year period. Management and monitoring are required to be appointed for the duration of the full 30-year timeframe as detailed herein.

Responsible for informal monitoring and remediating any obvious deleterious impacts associated with increased levels of pressure / access to on-site habitats. In particular they are responsible for ensuring that impacts such as trespassing, trampling of vegetation, storage/dumping of materials, littering, arson, spread of non-native and invasive species (e.g. from ornamental planting) do not have any undesirable impacts on the habitats detailed herein and taking reasonable measures to prevent such impacts.

Should landownership change, in part or in full, then it will be the responsibility of Church Barn Group. to provide this document to the new owner. Thereafter, all responsibility will fall to the new landowner.

Statement of Competency

Church Barn Group is well aware of their obligations and responsibilities in regard to delivering BNG on the site.

The management of the proposed on-site habitats require simple management and it has been deemed that private individuals and contracted estate management are capable of the management techniques required to achieve the target conditions set out in the BNG metric.

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		TBC		
Organisation		TBC		
Responsibility	Start Date:	Est. 2026	End Date:	Est. 2056

Hereafter referred to as ‘the assigned landscaper.’ Responsible for the implementation of habitat creation and management.

Responsible for the soil preparation, planting, seeding, watering, and ongoing management of the habitats on-site for the first five years. Responsible for conducting routine management and monitoring whilst habitats establish and prescribing further adaptive measures as required. Will provide a summary of any recommendations and management actions taken to the landowner and ecologist to include in the ecological monitoring reports every year, for the first five years.

The assigned landscaper will provide a review of actions taken over the first five years at the end of this period. Thereafter, it will be the responsibility of the landowner to appoint a competent landscape management organisation to conduct subsequent work over the next 5-year period. Management is required to be appointed for the duration of the full 30-year timeframe.

Statement of Competency

A suitable qualified landscape contractor will be assigned to undertake the habitat creation works outlined herein, as well as the ongoing management of the proposed soft landscaping on-site.

The assigned landscaper shall have the requisite knowledge and experience required to deliver the habitats outlined herein in line with the outlined management specifications. A statement of competency will be provided to the LPA prior to the commencement of any habitat creation or enhancement works.

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		N/A		
Organisation		Horsham District Council		
Responsibility	Start Date:	Est. 2026	End Date:	Est. 2056

Hereafter referred to as ‘the LPA.’ Responsible for review of monitoring reports as well as authorisation of adaptive management and emergency works.

Responsible for reviewing monitoring reports and approving any required remedial action such as major adaptive management prescriptions required to meet the desired habitat distinctiveness or condition criteria, which is not set out herein. Responsible for auditing habitat progress and conducting enforcement should management and monitoring not be upkept.

Land Use Summary

Overview of Baseline Site Use PB-B13

The site is a roughly rectangular shaped plot with an associated access route to the A24 totalling an area of 0.94-hectares (ha). The core development area is a c. 0.81 ha plot consisting of a former cattle yard, several storage barns, tool sheds, and associated areas which are now overgrown and derelict. On-site habitats include rough neutral grassland, dense scrub, ruderal habitats and a small stream which crosses the site from east to west. The grassland is currently irregularly managed for agricultural purposes but mostly comprises an access to adjacent fields. The remaining site area is unmanaged.

The site is located within a rural setting, and is surrounded by arable land, with a complex network of hedgerows, lines of trees, woodland shaws, and small woodland parcels. Several barns and dwellings are directly adjacent to the north, with Perryland Farm located c. 100m to the southeast. Areas of rewilded grassland within Knepp Wilding Estate lie c. 350m to the northwest. The village of Dial Post lies c. 0.8km northeast, and the A24 lies c. 0.6km to the east. The underlying geology is slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

Overview of Proposed Site Use PB-B14

It is understood that the proposals are for the construction of 3no. dwellings with associated car ports, and access. This would necessitate construction within the riparian zone of the stream and the removal of areas of existing ruderal and grassland habitats.

Post-development site use is to become residential with shared communal open space to the north. Tailored enhancements, planting and management regimes are prescribed to diversify the area around the stream through the creation of Other Neutral Grassland, new native Mixed Scrub, Species-Rich Native Hedgerows, and planting of several individual Rural Trees as detailed herein. Management of the ecological features will also be secured and prescribed by the assigned landscaper and ecologist during monitoring visits, as detailed herein.

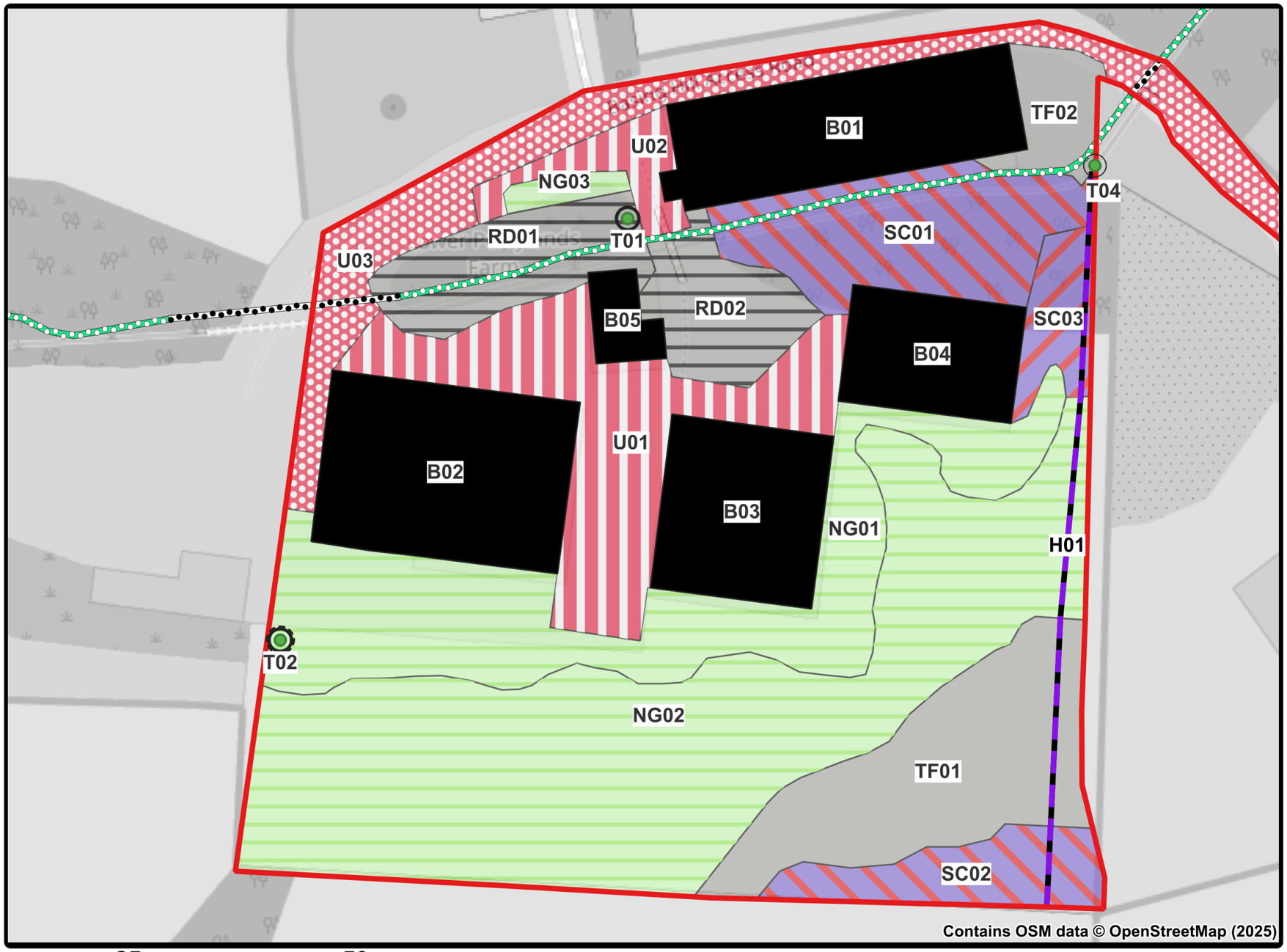
Site Context Photos PB-F03

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Baseline and Environmental Information	Justification	Check box if included	Document Reference
Statutory / Non-statutory Designated Sites	The site is not within or adjacent to any statutory or non-statutory designated sites, so no direct impacts anticipated. However, the site is within a zone of influence from Arun Valley SAC, SPA and Ramsar, as it is situated within Sussex North Water Supply Zone. A water neutrality statement has been provided and no suitable constraints/ opportunities identified.	☒	LLDE. (2025). *Ecological Impact Assessment. Land at Lower Perryland Farm, Dial Post.* Date: 29.08.2025. Report Ref: LLD3521-ECO-REP-003-00-EclA. Motion. (2025). *Technical Note 1: Water Neutrality Statement. Lower Perryland Farm.* Date: 05.08.25. Report Ref: 1ecdi6/2503099.
Protected and Notable Species	Further ecological surveys at the site identified the presence of reptiles. Habitat creation and ongoing management has been designed to benefit this species group alongside widespread species including GCN, foraging / commuting bats, hedgehogs, widespread mammals, birds, and invertebrates.	☒	LLDE. (2025). *Ecological Impact Assessment. Land at Lower Perryland Farm, Dial Post.* Date: 29.08.2025. Report Ref: LLD3521-ECO-REP-003-00-EclA.
Invasive Non-Native Species (INNS)	Ecological surveys identified no invasive non-native species on-site. No constraints or opportunities identified.	☐	LLDE. (2025). *Ecological Impact Assessment. Land at Lower Perryland Farm, Dial Post.* Date: 29.08.2025. Report Ref: LLD3521-ECO-REP-003-00-EclA.
Biological Records Plan - Sites and Species	Records were returned by Sussex Biodiversity Records Centre (SxBRC). Habitat creation and ongoing management has been designed to benefit species identified to be present in surrounding landscape including reptiles, foraging / commuting bats, hedgehogs, widespread mammals, birds, and invertebrates.	☒	LLDE. (2025). *Ecological Impact Assessment. Land at Lower Perryland Farm, Dial Post.* Date: 29.08.2025. Report Ref: LLD3521-ECO-REP-003-00-EclA.
Baseline Habitats Survey	Habitat assessments provided in initial ecological assessments. Post-intervention habitats designed in accordance with the Biodiversity Gain Hierarchy. Figures are provided below.	☒	LLDE. (2025). *Biodiversity Net Gain Statement. Land at Lower Perryland Farm, Dial Post.* Date: 29.08.2025. Date: 29.08.2025. Report Ref: LLD3521-ECO-REP-002-00-BNG.
Public Access	No publicly accessible land on-site. No public right of way identified within surrounds. Area of shared open space within north of site and opportunities identified for habitat creation and management.	☒	LArch Landscape Consultancy and Design Ltd. (2025). *Landscape Design Strategy. Land at Lower Perrylands Farm.* Date: 21.08.25. Report Ref: LAR2510-LAN-REP-0310. Revision: P02.
Climate	Proposed species composition and habitat types designed to align with surrounding landscape, appropriate for local climate. Native species-diverse wildflower mixes to be used, alongside diverse assemblage of native trees shrub species proposed to increase tolerance to future climate change. Increased surface water flood risk to be addressed by proposed drainage strategy.	☒	LArch Landscape Consultancy and Design Ltd. (2025). *Landscape Design Strategy. Land at Lower Perrylands Farm*. Date: 21.08.25. Report Ref: LAR2510-LAN-REP-0310. Revision: P02. Motion. (2025). *Flood Risk Assessment and Drainage Strategy. Lower Perrylands Farm, Dial Post, West Sussex*. Date: 14.08.25. Revision: A.
Geology and Topography	Underlying geology is part of the Weald Clay Formation. Very poor levels of infiltration on-site which is considered major constraint for surface SuDS. No opportunities for soft landscaping given the proposed surface flooding strategy. Topography has a gradual gradient from the southeast to the northwest. No specific constraints / opportunities identified.	☒	Motion. (2025). *Flood Risk Assessment and Drainage Strategy. Lower Perrylands Farm, Dial Post, West Sussex*. Date: 14.08.25. Revision: A.
Agricultural Land Status	The site has a historical land usage as cattle barns but has no recent agricultural usage or routine management regime. Prior approval has been granted for the conversion of existing barns to dwellings. No specific constraints / opportunities identified for agricultural land.	☐	ECE Planning. (2025). *Planning Statement. Lower Perrylands Farm, Dial Post*. Date: 21.08.25. Report Ref: P2040.
Soils and Substrates	Underlying soil geology is clayey with impeded drainage. Wildflower grassland mixture selected will be appropriate for the soil geology.	☒	Motion. (2025). *Flood Risk Assessment and Drainage Strategy. Lower Perrylands Farm, Dial Post, West Sussex*. Date: 14.08.25. Revision: A. LArch Landscape Consultancy and Design Ltd. (2025). *Landscape Design Strategy. Land at Lower Perrylands Farm.* Date: 21.08.25. Report Ref: LAR2510-LAN-REP-0310. Revision: P02.
Contaminated Land	No major contamination identified. Potential pollutant linkages considered to be present, but no constraints or opportunities identified after implementation of a remediation strategy.	☐	ECE Planning. (2025). *Planning Statement. Lower Perrylands Farm, Dial Post*. Date: 21.08.25. Report Ref: P2040.

Baseline and Environmental Information	Justification	Check box if included	Document Reference
Hydrology and Drainage	Very low infiltration rates identified across site with no suitability for SuDS designs to be implemented within the landscape design. The surface drainage strategy is proposed to use subsurface drainage, with a flow control device or 'hydrobrake' installed to maintain existing discharge rates into the stream. No major opportunities identified.	☒	Motion. (2025). *Flood Risk Assessment and Drainage Strategy. Lower Perrylands Farm, Dial Post, West Sussex*. Date: 14.08.25. Revision: A.
Flood Risk Zones	The site is situated within Flood Zone 1 with some portions of the site being at high risk of surface flooding. Surface flooding to be addressed by drainage strategy, no opportunities identified given poor infiltration rates.	☐	Motion. (2025). *Flood Risk Assessment and Drainage Strategy. Lower Perrylands Farm, Dial Post, West Sussex*. Date: 14.08.25. Revision: A.
Landscape Character and Designations	The proposed development site is considered to be constrained by a combination of mature trees and hedgerows to the north and east of the site. Landscaping has been designed to retain existing features of high landscape value and create new features which improve connectivity and screen views where necessary. No landscape designations on-site.	☒	LArch Landscape Consultancy and Design Ltd. (2025). *Landscape and Visual Appraisal. Land at Lower Perrylands Farm*. Date: 21.08.25. Report Ref: LAR2510-LAN-REP-0302. Revision: P02.
Historic Land Use	The historic land usage for the site is agricultural with a history of disturbance. Current land usage is vacant with many of the existing buildings derelict. Site not considered to qualify for Open Mosaic Habitats on Previously Developed Land, given insufficient site area. No specific constraints or opportunities identified.	☐	LLDE. (2025). *Ecological Impact Assessment. Land at Lower Perryland Farm, Dial Post.* Date: 29.08.2025. Report Ref: LLD3521-ECO-REP-003-00-EcIA. ECE Planning. (2025). *Planning Statement. Lower Perrylands Farm, Dial Post*. Date: 21.08.25. Report Ref: P2040.
Historic Environment and Earth Heritage	The site is not situation within a conservation zone or any other historic or earth heritage designation. No constraints or opportunities identified.	☐	ECE Planning. (2025). *Planning Statement. Lower Perrylands Farm, Dial Post*. Date: 21.08.25. Report Ref: P2040.

Baseline Habitats Plan (BI-F02)



25 50 m

N 1:600

Figure No. 01 - Baseline Site Habitat Plan

Legend

- Red Line Boundary

Baseline Habitats

- Artificial unvegetated, unsealed surface
- Blackthorn scrub
- Bramble scrub
- Developed land; sealed surface
- Other neutral grassland
- Ruderal/Ephemeral
- Tall forbs
- Buildings

Baseline Hedgerows

- Species-rich native hedgerow

Baseline Watercourses

- Culvert
- Other rivers and streams

Baseline Individual Trees

- Existing Very Large Rural Tree
- Existing Large Rural Tree
- Existing Medium Rural Tree

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Client
Church Barn Group

Project Title & Location
Land at Lower Perryland Farm, Dial Post

Drawn by	Approved by	Rev	Date
MD	SH	00	22/08/25

2. Planned Management Activities

Management Plan Aims and Objectives PM-B01

The following overarching aims have been identified and are required to address the requirements of potential planning obligations:

- Provide detailed specifications of the new medium distinctiveness habitats proposed on-site and how these will be created.
- Provide detailed specifications of the ongoing management of the significant on-site habitats for a minimum period of 30 years, in order for them to achieve at least their target condition.
- Provide a mechanism for adaptive management, through which the progression of the habitats may be monitored and amended, if required.
- Provide a plan for monitoring and reviewing the proposed habitats to check that they are meeting the vision of this document and to determine how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Principles Informed by Design Stage

Design Principles Informed by Baseline Information PM-B02

The scheme has been designed to avoid the degradation of the existing Other Rivers and Streams (a high distinctiveness habitat) through a considered design approach that avoids any new hardstanding within the riparian zone. Protection measures are to be implemented through construction to ensure no impacts result from dust, emissions, or chemical spills, as set out within the *Ecological Impact Assessment*.

Impacts to medium distinctiveness habitats have been avoided wherever possible through considered placement of the proposed buildings and access. Blackthorn scrub, individual Rural Trees and Species-Rich Native Hedgerows, are proposed to be retained and protected throughout the construction and operation phases through tree protection barriers, and the use of no-dig construction in root protection where required. Full details are set out in the accompanying arboricultural package.

Existing areas of other neutral grassland, blackthorn scrub, and bramble scrub have been retained wherever possible but has required some removal to facilitate access routes, and proposed car ports and dwellings.

New habitat creation has focused on medium distinctiveness habitats which are appropriate to the location and size of habitat parcels. This has included the creation of areas of Mixed Scrub, creation of new areas of Other Neutral Grassland surrounding the watercourse, and planting of 8no. new individual Rural Trees throughout the site. Due to the requirements for usable gardens within curtilage, areas of low distinctiveness Vegetated Garden were necessary within the scheme, however all other areas of the site have seen the creation of semi-natural habitats.

New species-rich hedgerow creation has been proposed across the site to include a diverse assemblage of shrubs and tree species that will provide additional connectivity along the existing stream. These are proposed to be managed to maximise biodiversity wherever possible.

Habitat and Condition Targets PM-T01

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
N/A	Other Neutral Grassland	pNG01	N/A	Moderate	5 years	Habitat creation will target **moderate** condition medium distinctiveness grassland by meeting the following criteria: A, C, D, and E.	On-site habitat creation
N/A	Mixed Scrub	pSC01-03	N/A	Moderate	5 years	Habitat creation will target **moderate** condition Rural Trees by meeting the following criteria: A, B, C, and D.	On-site habitat creation
N/A	Rural Trees	pT01-08	N/A	Moderate	27 years	Habitat creation will target **moderate** condition Rural Trees by meeting the following criteria: A, B, D, and F.	On-site habitat creation
N/A	Species-rich Native Hedgerow with Trees	pH01-02	N/A	Good	20 years	Habitat creation will target **good** condition hedgerow by meeting the following criteria: A2, B1, B2, C1, C2, D1, D2, and E2.	On-site hedgerow creation
N/A	Species-rich Native Hedgerow	pH03	N/A	Good	12 years	Habitat creation will target **good** condition hedgerow by meeting the following criteria: A2, B1, B2, C1, C2, D1, and D2	On-site hedgerow creation
Other Neutral Grassland	Other Neutral Grassland	NG03	Moderate	Moderate	N/A	Retention and ongoing management will target maintaining moderate condition by continuing to meet criteria: A, C, D, and E.	On-site habitat retention
Blackthorn Scrub	Blackthorn Scrub	SC01	Moderate	Moderate	N/A	Retention and ongoing management will target maintaining moderate condition by continuing to meet criteria: B, C, D, and E.	On-site habitat retention
Rural Trees	Rural Trees	T01, T02, T04	Moderate / Good	Moderate / Good	N/A	Retention and ongoing management will target maintaining moderate and good condition of existing trees by continuing to meet criteria: B, D, E and F. Where trees meet criteria A and C in baseline these cannot be altered or degraded.	On-site habitat retention

Habitat and Condition Targets Further Comments

A habitat creation approach is set out for where new habitats are to be created, and a habitat management approach is set out for habitats that are to be retained. All medium distinctiveness habitats have an ongoing management approach set out for the duration of the 30-year period.

Several additional urban habitats are proposed to be created on-site. These comprise vegetated gardens and hard landscaping for which there is no applicable condition assessment. Therefore, these are considered non-significant enhancements. In addition, an area of blackthorn scrub is proposed to be retained in poor condition within the vegetated gardens to the south of the site (SC02). This cannot be secured as it is within the curtilage of proposed dwellings and so no specific habitat condition criteria have been targeted. Overall, no habitat creation, enhancement or management measures were considered suitable for any of these habitats.

Proposed Habitat Creation, Enhancement and Management Plan EM-F01

Legend

- Red Line Boundary

Proposed Habitats

- Artificial unvegetated, unsealed surface
- Blackthorn scrub
- Bramble scrub
- Developed land; sealed surface
- Mixed scrub
- Other neutral grassland
- Vegetated garden
- Proposed Buildings

Proposed Hedgerows

- Species-rich native hedgerow
- Species-rich native hedgerow with trees

Proposed Watercourses

- Culvert
- Other rivers and streams

Proposed Individual Trees

- Retained Very Large Rural Tree
- Retained Large Rural Tree
- Retained Medium Rural Tree
- Proposed Small Rural Tree

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Client
Church Barn Group

Project Title & Location
Land at Lower Perryland Farm, Dial Post

Drawn by	Approved by	Rev	Date
MD	SH	00	22/08/25

Figure No. 02 - Proposed Site Habitat Plan

Habitat Retention

Measures to be Implemented to Protect Retained Habitats PM-03

The Applicant's scheme has sought to avoid impacts to habitats wherever possible whilst working within the parameters of the end user's requirements. This has included designing the scheme to retain as much area of high and medium distinctiveness habitats from within the baseline as possible including Other Rivers or Streams, Rural Trees, Blackthorn Scrub, and Species-Rich Native. This includes a substantial volume of the semi-natural habitats on the northern boundary.

As set out within the *Ecological Impact Assessment* (LLDE, 2025) Avoidance and Mitigation measures are required to provide protection to the stream, hedgerow, scrub and trees both throughout construction and post-development. This will ensure that there is no incidental loss of trees and shrubs, and that there is no subsequent degradation of habitat condition to retained habitats during construction and operation. A full *Arboricultural Impact Assessment* and *Arboricultural Method Statement* (LArch, 2025) have been provided detailing how this is proposed to be implemented.

An area of Bramble scrub is to be retained throughout development. This is a successional habitat which is to be maintained along the hedgerow to the east of the core development area. No specific protection or intervention is required as it is a highly transitional habitat which can rapidly recolonise after construction.

In summary, all construction will be undertaken in accordance with best practice guidelines with regards to control of dust, noise and emissions. Where appropriate, measures such as tree protection barriers and no-dig areas will be used to prevent unnecessary damage to trees, hedgerow, or scrub.

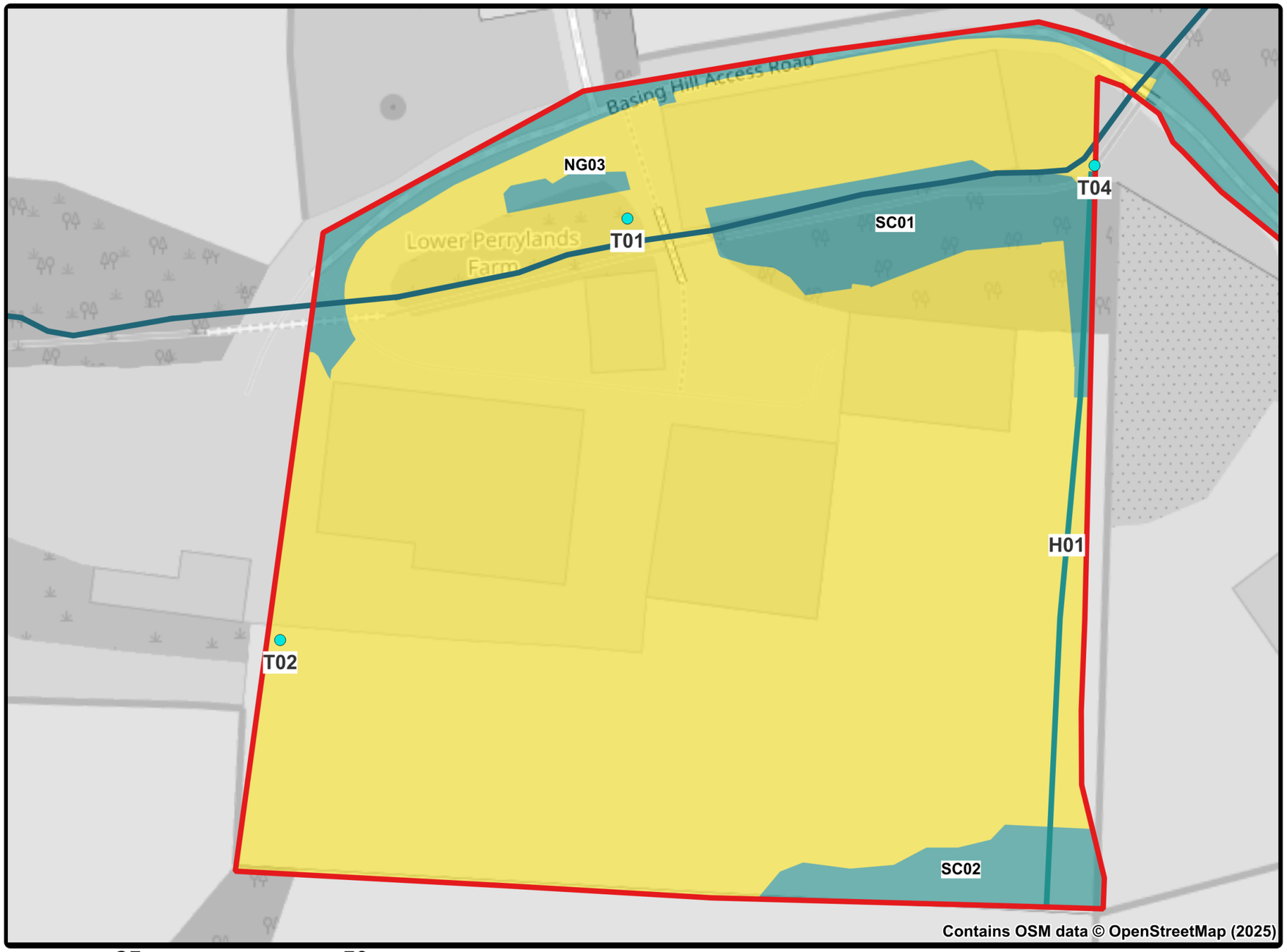
Specification of Protective Measures to be Used PM-04

On-site hedgerows, trees, and woodland will be protected throughout development through the use of protective measures such as Tree Protection Barriers, Ground Protection Layers and 'No Dig' Construction Zones within RPAs, in accordance with *BS 5837:2012* and outlined in the *Arboricultural Impact Assessment* and *Arboricultural Method Statement* (LArch, 2025). The timeline of implementation is also detailed within these documents.

Where individual trees are to be retained and protected, they will not be pruned unless crown lifting works have been agreed as per the *Arboricultural Impact Assessment and Methods Statement* or otherwise managed, and no vegetation is to be removed from beneath the canopy unless being replaced with other vegetated habitat prescriptions. This will ensure that canopy continuity is maintained (criterion B), no ecological niches are removed (criterion E) and at least 20% of the canopy continues to over sail ground vegetation (criterion F). Not all trees currently achieve all of the aforementioned criteria, but they will be allowed to develop more of these traits wherever possible by ensuring management and damage is kept to a minimum. Areas beneath trees are to be kept clear of paving, stored materials etc, which ensures this is the case.

The core development area is also located away from the location of the stream. Storage of fuel etc will be avoided adjacent to this feature and all refuelling and chemical storage shall take place in a bunded enclosure with appropriate containment measures in place and spill kits available. Solid hoarding shall also be in place for the duration of construction to minimise impacts from dust and debris entering the stream.

Habitat Retention Plan PM-F01



25 50 m

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1:600

Figure No. 03 - Habitat Retention Plan

Legend

- Red Line Boundary
- Habitats Retention
  - Retained
  - Lost
- Hedgerow Retention
  - Retained
- Watercourse Retention
  - Retained
- Individual Tree Retention
  - Retained

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Client
Church Barn Group

Project Title & Location
Land at Lower Perryland Farm, Dial Post

Drawn by	Approved by	Rev	Date
MD	SH	00	27/08/25

Other Neutral Grassland

Creation, Enhancement and Management Summary (GH-T01)

Target Habitat				Other Neutral Grassland of Good condition		
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
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. **Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Yes	NG03 and pNG01	Habitat creation will include sowing of a suitable native seed mix such as *Emorsgate EM4 Meadow Mixture for Clay Soils,* or similar. This mix includes a wide range of generic grassland species appropriate for the underlying geology. The suggested mix includes a minimum 29no. species of forbs and grasses, none of which are sown for agricultural production. The species composition is 20% wildflowers by weight which should ensure greater than 20% cover of broadleaved herbs and sedges. It does not include any rye grasses or white clover. This ensures that the grassland will meet all the required criteria for this to be considered a good example of the Other Neutral Grassland habitat type. The full species list for this mix is detailed below.	The enhanced grassland areas are to be scarified and overseeded with the same native wildflower seed mixture, as appropriate to the area and underlying geology.	Management will ensure that cover of broadleaved herbs and sedges do not go below 20% cover. Initial management may require 'topping' for the first few years if initial growth of grasses is particularly vigorous. However, after a sward has established mowing will be rarer, and preferably done after flowers have set seed, to allow the meadow mixture to propagate and maintain itself. All arisings will be removed to avoid nutrient enrichment, and transition to a 'modified grassland'. If large areas of bare ground occur (as small areas are acceptable and desirable), then the area may be scarified, and resown with an appropriate seed mix. Monitoring visits will identify the species present and provide advice on any adaptive management that may be required.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	N/A	N/A – not targeted	N/A	N/A
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	NG03 and pNG01	Areas are to be seeded with wildflower species appropriate to the soil type. Areas with trees or adjacent scrub and hedgerows are to consider using semi-shade tolerant species such as those listed under *Emorsgate EH1 Hedgerow Mixture*.	Areas are to be seeded with wildflower species appropriate to the soil type. Areas with trees or scrub and adjacent hedgerows are to consider using semi-shade tolerant species such as those listed under *Emorsgate EH1 Hedgerow Mixture*.	If the proportion bare ground is not naturally present, this will be provided through adaptive management. This will include scarifying the ground (or bare ground shall be removed through sowing additional wildflower seed, as required). Additional management, including the removal of leaves from grassland adjacent to trees and hedgerows will be completed between mid-summer and autumn to ensure that flowering species can successfully germinate, and extensive bare ground areas do not form.

D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	NG03 and pNG01	Any existing ground flora will be cleared prior to any seeding. Ground preparation will also include manual pulling / digging out of any existing undesirable flora, including removal of any bracken or scrub that may be present.	No bracken was identified in the baseline surveys so is likely to be absent from the site. Ground preparation will include removal of any bracken or scrub identified, prior to wildflower seeding.	Bracken, and scrub will be kept in check through regular management and spot treatment.
E	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 activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	NG03 and pNG01	The suggested seed mix used does not contain any species indicative of suboptimal condition and physical damage. Furthermore, ground preparation will include removal of any existing undesirable ground flora and pulling/removal of weeds, bracken, and scrub prior to planting. Any invasive species present, will be eradicated prior to the commencement of any seeding.	The proposed enhancement mix does not contain any species indicative of suboptimal condition and physical damage. Baseline species are to be overseeded and slowly removed through subsequent management. Any invasive species present will be eradicated prior to the commencement of any seeding.	Any flora indicative of suboptimal condition will be reduced from the baseline through regular management and spot treatment during the establishment phase. The presence of invasive non-native species will be noted and removed as soon as possible. The grassland areas will consider usage of fencing or have signs to if physical damage from machine usage, storage, excessive access, or other damaging activities persists. All arisings from mowing will also be removed to avoid nutrient enrichment.
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type. **Note – this criterion is essential for achieving Good condition for non-acid grassland types only.**	No	N/A	N/A – Criteria not targeted. However, habitat creation will include sowing of a suitable wildflower seed mix such as *Emorsgate EM4 Meadow Mixture for Clay Soils,* or similar. This mix includes a minimum of 29no. species of forbs and grasses so there is potential this could be met if the underlying geology is suitable and low-intensity mowing regime propagates all of these species.	N/A	N/A

Additional Management Prescriptions (GH-B01)

The grassland is to be allowed to grow to a varied height but is not to be trimmed lower than 50mm in the shorter areas. The grassland shall be managed such that it could provide opportunities for various fauna including reptiles, invertebrates, and small mammals. Variation in height is important to providing a range of opportunities, but cutting should be mindful of these species and a visual inspection should be done to ensure that none of these species are present. Where these species are identified they should be allowed to move away prior to the commencement of any management.

Other Neutral Grassland

Creation, Enhancement and Management Detailed Methods (GH-T02)

Action	Relevant Parcels	Responsibility and Timing	Prescriptions
Soil preparation – Enhanced and newly created habitat areas	NG03 and pNG01	This will be completed by the assigned contractor prior to the commencement of laying and sowing. This will be conducted whilst weather conditions are still suitable in early-autumn or mid-spring (i.e. before October or before May respectively). This is expected to be completed no later than the end of December 2026.	Any rubbish, metal, glass, and decayed vegetation will be removed from the site. Where appropriate waste materials shall be recycled, such as by using the crusher on site to recycle any waste concrete. If weed growth has developed, then they should be manually pulled or dug out, and herbicide should not be used. Any earth moving works will be carried out while soil and weather conditions are suitable i.e., not during or shortly after rainfall or during high winds. Where existing topsoil and subsoil outside the contaminated areas are to be moved and re-used, the topsoil and subsoil will be kept separate, tested, and deposited in the same profile as the existing ground. A weed and vegetation free substrate will be prepared through a phased clearance, avoiding the use of vehicles and plant wherever possible. Mechanical / physical cultivation and the use of herbicides and pesticides should be avoided. The lightest machine practicable to complete the job should be used in order to limit the adverse impacts of soil compaction. The soil will be lightly cultivated to produce a 'breadcrumb' like texture with a medium tilth, and any large stones / other debris shall be removed. Cultivation close to the established hedgerow will be avoided as this can cause damage to their root systems.
Creation / Enhancement – Laying and sowing	NG03 and pNG01	This will be completed by the assigned contractor. This will be conducted whilst weather conditions are still suitable in early-autumn or mid-spring (ideally in September or April). This is expected to be completed no later than the end of December 2026.	Enough seed should be prepared to cover the area in question, given a sowing rate of 5g per metre squared. In autumn (i.e., August-September) half the seed mix should be broadcast by hand, or by using a broadcast spreader, on to the freshly prepared ground which will already have a little loose soil on the surface 10-20mm deep. The seeds will then be lightly worked into the loose soil using a firm rake or harrow. The remaining half of the seed mix will then be broadcast onto the tilth and worked into the soil in the same way as before. Then the surfaced will be rolled to squeeze the seeds and tilth down into the seedbed. This method ensures the wildflower seeds are evenly spread, set at different depths and in good contact with the soil.
Management – Watering	NG03 and pNG01	This will be the responsibility of the assigned landscaper, as all planting will be within defects. It will be the responsibility of the landowner/ land manager to arrange access. Where additional management is required, it will be the responsibility of the land manager to prescribe further visits. This will be completed by the assigned landscaper monthly for the first year. Where dry / hot spells occur, this will be required more often.	Immediately after sowing the grassland areas should be kept well-watered as most of the sown seed species are perennial and are slow to establish. During the first year it may be necessary to supplement the grassland with additional watering to ensure the young plants do not dry out before fully establishing, in light of any unseasonably hot / dry spells.

Action	Relevant Parcels	Responsibility and Timing	Prescriptions
Management – Initial growth and weeding	NG03 and pNG01	This will be the responsibility of the assigned landscaper. It will be the responsibility of the landowner/ land manager to arrange access. Where additional management is required, it will be the responsibility of the assigned landscaper to prescribe further visits. The assigned landscaper will visit every two months over the growing season (April to September inclusive) during the first year. Where additional management is required, it will be the responsibility of the land manager to prescribe further visits.	Most of the sown seed species are perennial and are slow to establish. In the first year, soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are beneficial for invertebrates and will die before the year is out. Any perennial weeds, such as docks, thistles, bindweed, rank grasses, nettles and brambles should be spot treated through manual cutting, pulling, or dug out. The use of herbicides and pesticides should be avoided unless other methods prove untenable. Once the annual plants die out and all perennial weeds are removed, the young ground flora will be revealed.
Management – Topping	NG03 and pNG01	This will be the responsibility of the assigned landscaper. It will be the responsibility of the landowner/ land manager to arrange access. Where additional management is required, it will be the responsibility of the assigned landscaper to prescribe further visits. The assigned landscaper will visit in early March and September during the first year to top the grassland. Management checks will also be completed every month during the growing season (April – September) to identify if extensive weeding or further topping is required.	In order to manage the growth and reduce the nutrient levels over time it will be necessary to 'top' / mow the growth regularly for the first few years, starting in spring. Ideally, once in early March and again in September; the grassland should not be cut between these months to give the plants time to flower and provide opportunities for invertebrates. However, the growth might be particularly vigorous during the first few years, and it may be necessary to cut the grass in April or May. In each instance the grassland should be cut to a height of no less than 7cm. After topping / mowing it is important that any cuttings are removed to prevent nutrients from returning to the soil and to prevent weeds from dropping seed and restabilising. A closed grassland sward will take time to develop and the right time to 'top' or mow will depend on the growth rate of the vegetation and the need to control weeds. Before perennial weeds (e.g., docks, thistles, nettles, bramble etc.) cover greater than 30% of the site area and before they set seed is a suitable time to intervene with topping; this should be done regularly in the first year as and when required. The growth should be topped to a height of 7cm-10cm. If the regrowth is very vigorous it will be necessary to top the site again. This method should be effective for controlling most weeds and rank grasses although any pernicious or problematic weeds, such as ragwort and bramble should be spot treated with manual cutting, pulling, or dug out in early August and the use of herbicides and pesticides should be avoided unless other methods prove untenable. Topping in late June is particularly important for controlling thistles. Should any areas of bare ground develop, these should be reseeded in line with the aforementioned 'Laying and Sowing' methodology.
Management – Mowing regime	All	The establishment of the sward is expected to be stable by year 3. It will be the responsibility of the assigned landscaper to monitor and manage this for the first five years. It will be the responsibility of the landowner/ land manager to arrange access. Where additional management is required, it will be the responsibility of the assigned landscaper to prescribe further visits. Once the sward is established the assigned landscaper will visit twice a year to mow the grassland in March and September.	Once a distinct grassland sward has established a low-intensity mowing regime will be initiated. The habitat will receive little management, managed to a height of c. 300mm, and should not require mowing more than twice a year, which should take place in early-spring (March) and early autumn (September). After topping / mowing it is important that any cuttings are removed to prevent nutrients from returning to the soil and to prevent weeds from dropping seed and restabilising. The areas of short and long height will be varied on an annual basis, to ensuring that species are not lost from the sward and are able to germinate. Areas where yellow rattle has been seeded should not be mown until late summer, to ensure that this species can propagate.

Action	Relevant Parcels	Responsibility and Timing	Prescriptions
Management – Ongoing invasive species monitoring	NG03 and pNG01	Subsequent checks for invasive species will be completed for the first five years by the appointed landscaper. The ecologist will also be responsible for identifying required remedial measures after monitoring visits. The landowner/ land manager will be responsible for arranging access and contracting further management visits as required. Monitoring visits will be completed by the ecologist once per year for the first five years. Spot checks are to be completed by the land manager wherever possible.	The presence of invasive non-native species will be noted and will be removed as soon as possible. This should be completed by the appointed landscape contractor in line with the best industry practice guidance for the removal of the invasive species in question. During the monitoring checks the ecologist will check the grassland and also identify any undesirable species present which may require subsequent removal. For invasive species this will be done through spot treatment, using pulling where new seedlings are growing. Should seedlings become too large to pull then a foliar spray will be required. A mix of glyphosate (20% solution), tryclopyr (8% solution) or ammonium sulphate (40% solution) are known to be effective during suitable weather conditions i.e., dry weather. The herbicide concentrations used, and timings of applications vary according to which chemical is used. Should seedlings reach a mature stage then specialist advice will need to be sought for further removal works.

Grassland (Medium, High, and Very High Distinctiveness) Species Lists (GH-T03)

Common Name	Scientific Name	Abundance / %	Comments
Emorsgate EM4 Meadow Mixture for Clay Soils			Example seed mix – may use alternative seed mixture appropriate for clay geology
Grass composition 80%			
Common bent	*Agrostis capillaris*	6.00	
Meadow foxtail	*Alopecurus pratensis*	1.60	
Sweet vernal-grass	*Anthoxanthum odoratum*	0.80	
Crested dog’s-tail	*Cynosurus cristatus*	36.00	
Sheep’s fescue	*Festuca ovina*	4.00	
Red fescue	*Festuca rubra*	16.00	
Small cat’s-tail	*Phleum bertolonii*	8.00	
Smooth-stalked meadow-grass	*Poa pratensis*	6.00	
Tall fescue	*Schedonorus arundinaceus*	1.60	
Wildflower composition 20%			
Yarrow	*Achillea millefolium*	1.00	
Agrimony	*Agrimonia eupatoria*	0.40	
Betony	*Betonica officinalis*	1.20	

Common Name	Scientific Name	Abundance / %	Comments
Common knapweed	*Centaurea nigra*	2.40	
Meadow crane's-bill	*Geranium pratense*	1.00	
Rough hawkbit	*Leontodon hispidus*	0.40	
Oxeye daisy	*Leucanthemum vulgare*	1.60	
Bird's-foot trefoil	*Lotus corniculatus*	0.20	
Black medick	*Medicago lupulina*	0.60	
Ribwort plantain	*Plantago lanceolata*	2.40	
Cowslip	*Primula veris*	0.80	
Selfheal	*Prunella vulgaris*	2.60	
Meadow buttercup	*Ranunculus acris*	2.00	
Bulbous buttercup	*Ranunculus bulbosus*	0.60	
Yellow rattle	*Rhinanthus minor*	0.40	
Common sorrel	*Rumex acetosa*	0.80	
Pepper saxifrage	*Silaum silaus*	0.20	
Ragged robin	*Silene flos-cuculi*	0.40	
Dandelion	*Taraxacum officinale* agg.	0.40	
Tufted vetch	*Vicia cracca*	0.60	

Mixed Scrub

Creation, Enhancement and Management Summary (SC-T01)

Target Habitat: Mixed Scrub			Mixed Scrub of Moderate condition		
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation approach**	**Management Approach**
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). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprising more than 75% of the cover (except hazel *Corylus avellana,* common juniper *Juniperus communis,* sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens,* which can be up to 100% cover).	Yes	pSC01-03	This condition will be achieved through the provision of species-rich native shrub planting, of local provenance wherever possible. Details of six proposed native species are included below.	Management will include pruning, cutting back or even removal of shrubs, to ensure that no species becomes dominant within the scrub area. Additionally, any plants that fail will be replaced on a like-for-like basis in the first 5 years. Presence of any invasive non-native species will be noted and immediately removed wherever possible. Monitoring visits will report the presence of any such species, if they are not initially identified.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No	pSC01-03	N/A – The planting scheme will include planting of a range of shrubs of different size-classes to account for this condition at baseline. However, continued regeneration cannot be guaranteed without risk of future encroachment onto adjacent grassland areas.	N/A
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes	SC01 and pSC01-03	Ground preparation will include removal of any existing undesirable ground flora and pulling/removal of weeds, bracken, and scrub prior to planting. Any invasive species present, will be eradicated prior to the commencement of any planting.	Presence of any invasive non-native species will be noted and immediately removed wherever possible. Monitoring visits will report the presence of any such species, where they are not readily identified.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	SC01 and pSC01-03	All scrub areas are proposed within wildflower grassland areas.	Shrubs will be managed through pruning to create an ecotonal edge with the adjacent wildflower grassland. This ensures that a natural ground layer can form, and a well-defined edge persists.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	SC01	N/A – There is insufficient area to create clearings, glades, or rides within the proposed scrub parcels.	Ongoing management will seek to prune back scrub to create small sheltered clearings and edges within blackthorn areas.

Additional Management Prescriptions (SC-B01)

A ground layer will be allowed to form, which may include typical ‘nuisance’ plants such as weeds. These will be allowed to grow within the scrub and will not be removed, in order to allow opportunities for wildlife such as invertebrates, reptiles and hedgehogs.

Regular management is recommended for the shrub including pruning to maintain an ecotonal edge, which should be undertaken outside of the bird nesting season (i.e., avoiding March to September inclusive) and ideally in January / early February, to give wildlife the opportunity to benefit from winter fruits. All birds and their nests are protected under the *Wildlife and Countryside Act* (1981) and management should be mindful of trying to avoid disturbing these species. If removal of shrubs, trees, or tree pruning works are ever required inside the main bird nesting season, these works should first be subject to a bird nesting check by a suitably qualified ecologist, no longer than 24 hours prior to removal, to ensure that active nests are absent, or to set up an exclusion zone around the nest inside which no works should take place until the birds have fledged.

Mixed Scrub

Creation, and Management Detailed Methods (SC-T02)

Action	Relevant parcels	Responsibility and Timing	Prescriptions
Creation – Soil preparation	pSC01-03	This will be completed by the assigned contractor prior to tree planting. This will be conducted whilst weather conditions are still suitable in mid-autumn or early-spring (i.e. before November or before April respectively).	Any rubbish, metal, glass, and decayed vegetation will be removed from the site. Where appropriate waste materials shall be recycled, such as by using the crusher on site to recycle any waste concrete. If weed growth has developed, then they should be manually pulled or dug out, and herbicide should not be used. Any earth moving works will be carried out while soil and weather conditions are suitable i.e., not during or shortly after rainfall or during high winds. Where existing topsoil and subsoil outside the contaminated areas are to be moved and re-used, the topsoil and subsoil will be kept separate, tested, and deposited in the same profile as the existing ground. A weed and vegetation free substrate will be prepared through a phased clearance, avoiding the use of vehicles and plant wherever possible. Mechanical / physical cultivation and the use of herbicides and pesticides should be avoided. The lightest machine practicable to complete the job should be used in order to limit the adverse impacts of soil compaction. The soil will be lightly cultivated to produce a 'breadcrumb' like texture with a medium tilth, and any large stones / other debris shall be removed. Cultivation close to established trees and shrubs will be avoided as this can cause damage to their root systems.
Creation – Planting methodology and specification	pSC01-03	This will be completed by the assigned contractor. This will be conducted whilst weather conditions are still suitable in mid-autumn or early-spring (ideally in November or March).	Planting pits shall be excavated to a depth and size that contains the shrubs root system and allows the collar of the plant (*the mark on the shrub where it has been growing above ground*) to be level with the top of the soil. Shrubs of local provenance will be secured for planting, wherever possible. The shrub will be planted during the planting season (November-March inclusive) and only when the soil is free from frost and waterlogging. The soil shall be carefully backfilled in layers, ensuring the plant is held upright, and each layer should be carefully firmed down. The pit will be supplemented with a generous amount of mulch to limit weed growth at the base and insulate the roots. A c. 60cm tall sturdy mesh guard shall be provided around the entire scrub habitat areas, securely affixed to small wooden stakes, and will remain in place until for several years until the habitats have become established, to discourage access, trampling, or potential browsing.
Management – Watering	pSC01-03	This will be the responsibility of the assigned landscaper, as all planting will be within defects. It will be the responsibility of the landowner/ land manager to arrange access. Where additional management is required, it will be the responsibility of the land manager to prescribe further visits. This will be completed by the assigned landscaper monthly for the first year. Where dry / hot spells occur, this will be required more often.	The whips will be watered immediately after planting. They will be watered regularly for the first 6 months to ensure they establish. Thereafter it would only be necessary to water during exceptionally dry / hot spells for the first five years.
Management – Shelter, stake and tie checking and removal	pSC01-03	It will be the responsibility of the ecologist to identify the need for stakes, guards, and ties to be removed. Monitoring visits will be completed by the ecologist once per year for the first five years.	The stakes, mesh guard and ties shall be checked regularly for the first few years and adjusted as necessary to ensure no damage is caused or the ties restrict growth. When the shrubs are well established and large enough such that trampling / browsing could not conceivably be an issue then the stakes, guards and ties shall be removed. This should be determined by a suitably qualified ecologist during the monitoring visits and is expected to be c. 5 years from planting.

Action	Relevant parcels	Responsibility and Timing	Prescriptions
Management – Pruning/strimming	SC01 and pSC01-03	This will be the responsibility of the assigned landscaper for the first five years. It will be the responsibility of the landowner/ land manager to arrange access. Thereafter, it will be the responsibility of the landowner to appoint further contractors to manage the scrub, as required. Pruning will be completed once a year in January once it has established, and at additional points, if required.	Ongoing management should focus on pruning or strimming back the scrub once a year in January to manage the previous year's growth. Pruning / strimming should aim to form the scrub into an approximately diagonal structure, from approaching ground level at the base of the grassland to above head-height in the centre of the parcel. This will create a natural ecotonal aesthetic and encourage the formation of a soft transitional edge within the ground layer. Any saplings that are identified within the scrub will be allowed to grow and will not be uprooted. Should any one species begin to dominate the scrub then further selective thinning may be required to ensure a more even balance. This could include pruning and strimming. During the monitoring checks the ecologist will review the age ranges of shrubs present, alongside identifying an approximate percentage cover of each species, and will recommend remedial measures, should they be required.
Management – Ongoing invasive species monitoring	SC01 and pSC01-03	Subsequent checks will be completed for the first five years by the appointed landscaper. The ecologist will be responsible for identifying required remedial measures the landowner/ land manager will be responsible for arranging access and appointing further management visits as required. Monitoring visits will be completed by the ecologist once per year for the first five years. Spot checks are to be completed by the land manager wherever possible.	The presence of invasive non-native species will be noted and will be removed as soon as possible. This should be completed by the appointed landscape contractor in line with the best industry practice guidance for the removal of the invasive species in question. During the monitoring checks the ecologist will check the scrub and identify any undesirable species present that have not been removed and which may require subsequent removal. This will be done through spot treatment, using pulling where new seedlings are growing. Should seedlings become too large to pull then a foliar spray will be required. A mix of glyphosate (20% solution), tryclopyr (8% solution) or ammonium sulphate (40% solution) are known to be effective during suitable weather conditions i.e., dry weather. The herbicide concentrations used, and timings of applications vary according to which chemical is used. Should seedlings reach this mature stage then specialist advice will need to be sought for further removal works. Alternatively, invasive species removal may be assigned to a suitably qualified contractor.

Scrub Species Lists (SC-T03)

Common Name	Scientific Name	Abundance / %	Comments
Dogwood	*Cornus sanguinea*	TBC	Shrubs sizes TBC but to include feathered stock
Hazel	*Corylus avellana*	TBC	
Elder	*Sambucus nigra*	TBC	
Alder buckthorn	*Frangula alnus*	TBC	
Tutsan	*Hypericum androsaemum*	TBC	
Guelder rose	*Viburnum opulus*	TBC	

Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Target Habitat:			Urban Trees of Moderate condition		
Condition Assessment Criteria		**Targeted**	**Relevant Features**	**Creation Approach**	**Management Approach**
A	The tree is a native species (or more than 70% within the block are native species).	Yes	pT01-08	All individual trees proposed will be native species.	N/A
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	pT01-08	Trees planted will be planted individually so automatically pass.	The trees will not be pruned wherever possible, allowing them to grow and create continuous canopies naturally. As trees are planted individually this remainder of this criterion is automatically passed.
C	The tree is mature (or more than 50% within the block are mature).	No	N/A	N/A – cannot be targeted for new trees.	N/A
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	T01, T02, T04, and pT01-08	Herbicide will be avoided when preparing soil for tree planting.	Trees will be left with minimal management to avoid adverse impacts on health from pruning. Management will target facilitating the maturation of newly planted trees and only prescribe pruning where there are risks associated with maintaining longevity or safety (e.g. disease, pests, and damaged or failing trees).
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	T01, T02, T04	N/A – cannot be targeted for new trees.	Ongoing management of existing trees will seek to retain ecological niches within trees wherever possible.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	T01, T02, T04, and pT01-08	All trees are to be planted in vegetated areas, including within other neutral grassland, and mixed scrub.	Management of surrounding vegetation will be minimal, and all trees will be left with room to grow.

Additional Management Prescriptions (UT-B01)

A selection of native tree species has been chosen to maximise the variety of opportunities for wildlife. Management is not prescribed to the baseline trees unless there are concerns over damaged, failing, or diseased trees that are associated with safety risks. Where this is necessary a professional tree surgeon should be contacted alongside the ecologist. If remedial action is necessary to be taken in the bird nesting season (March – September inclusive), then a visual inspection for nesting birds should be undertaken prior to commencement of any works. All birds and their nests are protected under the *Wildlife and Countryside Act* (1981) and so management should be mindful of trying to avoid disturbing and destroying the nests of these species.

Urban Trees

Creation, Enhancement and Management Detailed Methods (UT-T02)

Action	Relevant Features	Timing	Prescriptions
Soil preparation – Newly created planting areas without clean cover system	pT01-08	This will be completed by the assigned contractor prior to tree planting. This will be conducted whilst weather conditions are still suitable in mid-autumn or early-spring (i.e. before November or before April respectively). This is expected to be completed no later than the end of December 2026.	Any rubbish, metal, glass, and decayed vegetation will be removed from the site. Where appropriate waste materials shall be recycled, such as by using the crusher on site to recycle any waste concrete. If weed growth has developed, then they should be manually pulled or dug out, and herbicide should not be used. Any earth moving works will be carried out while soil and weather conditions are suitable i.e., not during or shortly after rainfall or during high winds. Where existing topsoil and subsoil outside the contaminated areas are to be moved and re-used, the topsoil and subsoil will be kept separate, tested, and deposited in the same profile as the existing ground. A weed and vegetation free substrate will be prepared through a phased clearance, avoiding the use of vehicles and plant wherever possible. Mechanical / physical cultivation and the use of herbicides and pesticides should be avoided. The lightest machine practicable to complete the job should be used in order to limit the adverse impacts of soil compaction. The soil will be lightly cultivated to produce a 'breadcrumb' like texture with a medium tilth, and any large stones / other debris shall be removed. Cultivation close to established trees and shrubs will be avoided as this can cause damage to their root systems.
Creation – Tree planting	pT01-08	This will be completed by the assigned contractor. This will be conducted whilst weather conditions are still suitable in mid-autumn or early-spring (ideally in November or March). This is expected to be completed no later than the end of December 2026.	Planting pits shall be excavated to a depth and size that contains the shrubs root system and allows the collar of the plant (*the mark on the tree or shrub where it has been growing above ground*) to be level with the top of the soil. Tree stock of local provenance will be secured for planting, wherever possible. The trees will be planted during the planting season (November-March inclusive) and only when the soil is free from frost and waterlogging. The soil shall be carefully backfilled in layers, ensuring the plant is held upright, and each layer should be carefully firmed down. A cane or timber stake with ties will be used to support the plant and ensure upright stable growth. A tree guard mesh shall be used to shelter the newly planted trees to prevent impacts such as browsing and trampling. The pit will be supplemented with a generous amount of mulch to limit weed growth at the base and insulate the roots.
Management – Watering	pT01-08	This will be the responsibility of the assigned landscaper, as all planting will be within defects. It will be the responsibility of the landowner/ land manager to arrange access. Where additional management is required, it will be the responsibility of the land manager to prescribe further visits. This will be completed by the assigned landscaper monthly for the first year. Where dry / hot spells occur, this will be required more often.	Newly planted trees should be watered regularly for the first 6 months after planting to encourage establishment. Thereafter it will only be necessary to water during excessively hot / dry spells.

Action	Relevant Features	Timing	Prescriptions
Management – Shelter, stake and tie checking and removal	pT01-08	It will be the responsibility of the ecologist to identify the need for stakes, guards, and ties to be removed. Monitoring visits will be completed by the ecologist once per year for the first five years.	The stakes, mesh guard and ties shall be checked regularly for the first few years and adjusted as necessary to ensure no damage is caused or the ties restrict growth. When the tree is well established and large enough such that trampling / browsing could not conceivably be an issue then the stakes, guards and ties shall be removed. This should be determined by a suitably qualified ecologist during the monitoring visits and is expected to be c. 5-10 years from planting.
Management – Ongoing tree management	T01, T02, T04, and pT01-08	It will be the responsibility of the landowner/ land manager to ensure that no adverse impacts on the tree's health are caused by their actions. It will be the responsibility of the ecologist to identify detrimental activities and prescribe required further management in the first five years. After this time, it will be the responsibility of the land manager to identify if tree management may be required. Monitoring visits will be completed by the ecologist once per year for the first five years. Should urgent management be necessary then a professional tree surgeon must be contacted to complete necessary work. Spot checks of the trees for safety risks should be undertaken every five years by the land manager, at a minimum.	Any land underneath the crown of the trees should be left alone and not used for storage, paving etc. The ecologist will assess the condition and health of trees throughout the monitoring period and provide any recommendations for management should this be required. Should any tree management be required (e.g. owing to safety concerns) then a professional tree surgeon should be contacted to complete the necessary work. Any tree removal required (e.g. owing to safety concerns) must be replaced like-for-like with new tree planting as close to the location of the lost tree. If diseased trees are removed, new planting will be located c. 1m to the side of the original location to avoid the spread of disease. Additional management, including the removal of leaves from grassland beneath trees will be completed between mid-summer and autumn to ensure that flowering species can successfully germinate, and extensive bare ground areas do not form.

Individual Trees Species Lists (UT-T03)

Common Name	Scientific Name	Abundance / %	Comments
Oak	*Quercus robur*	TBC	Tree planting standard size TBC
Hornbeam	*Carpinus betulus*	TBC	
Alder	*Alnus glutinosa*	TBC	
Goat willow	*Salix caprea*	TBC	
Wild cherry	*Prunus avium*	TBC	
Crab apple	*Malus domestica*	TBC	

Species-Rich Native Hedgerows

Creation and Management Summary (HD-T01)

Target Hedgerow Type:			Species-Rich Native Hedgerow with Trees in Good condition; and Species-Rich Native Hedgerow in Good condition		
Condition Assessment Criteria		**Targeted?**	**Relevant Features**	**Creation Approach**	**Management Approach**
A1	Height >1.5m average along length.	No	N/A	N/A	N/A – Cannot be targeted in new hedgerows. However, ongoing management will look to maintain a height of at least 1.5m through annual pruning once established.
A2	Width >1.5m average along length.	Yes	pH01-03	Planting will include whips in double rows, across the entire length of the created hedgerow, to provide a wide, dense and continuous canopy.	Any plants that fail will be replaced on a like-for-like basis in the first five years to ensure that the hedgerow remains dense and gap free. Pruning will cut growth after it reaches a width of 1.5m.
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	pH01-03	Selected shrub species are known to respond well to pruning and form a low canopy base.	Any plants that fail will be replaced on a like-for-like basis in the first five years to ensure that the hedgerow remains dense and gap free. Pruning will foster a dense canopy by pruning growth to the ground.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	pH01-03	Planting will include 5-6 whips per metre in double rows, across the length of the hedgerow, to provide a dense and continuous canopy.	Any plants that fail will be replaced on a like-for-like basis in the first five years to ensure that the hedgerow remains dense and gap free.
C1	Undisturbed ground and perennial vegetation >1m 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 hedge (at least)	Yes	pH01-03	The area surrounding the hedgerow shall be left with minimal intervention and initial management when planting the hedgerow. No development is proposed in close vicinity to the hedgerow location.	Ongoing management will leave a 1m width of undisturbed ground surrounding the hedgerow. Hedgerow not within a high footfall area as in vicinity of residential dwellings, so no heavy trodden paths will form.
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	N/A	Cannot be secured.	N/A
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) and recently introduced species.	Yes	pH01-03	Rhododendron is currently present within the site and will be eradicated prior to planting. No planting of non-native or invasive non-native species in the hedgerow are prescribed.	The hedgerow will be monitored for the presence of any non-native species, and which will be removed as soon as possible after identification. No additional planting of non-native species is to be included within the hedgerow after initial establishment.

D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	pH01-03	Ground preparation to remove any existing rubbish, metal, glass, and decayed vegetation.	Minimal pruning regime proposed, with no areas directly adjacent to dwellings. Ongoing management to remove any arisings from pruning alongside any existing rubbish, metal, glass, or decayed vegetation.
E1	Tree class There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 – 50m of hedgerow.	No	N/A	N/A – not targeted as cannot guarantee more than one age-class within desired timeframe.	N/A
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.	Yes	pH01-02	No trees planted within areas adjacent to livestock or high-footfall human activity.	Trees to be managed with minimum intervention unless necessary. Any pests or diseased trees are to be removed and replaced with new nearby planting on a like-for-like wherever possible. Adaptive remedial measures will be prescribed if disease persists.

Additional Management Prescriptions (HD-B01)

Regular management is provided via a single pruning cut in January to maintain hedgerow shape and maximise gains for biodiversity such as wintering birds. This is outside of bird nesting season but a visual inspection for nesting birds should still be undertaken prior to commencement of any works. All birds and their nests are protected under the Wildlife and Countryside Act (1981), and management should be mindful of trying to avoid disturbing or destroying the nests of these species.

Species-rich Native Hedgerows

Creation and Management Methods (HD-T02)

Action	Relevant Features	Responsibility and Timing	Prescriptions
Creation – Soil preparation	pH01-03	This will be completed by the assigned contractor prior to tree planting. This will be conducted whilst weather conditions are still suitable in mid-autumn or early-spring (i.e. before November or before April respectively). This is expected to be completed no later than the end of December 2026.	Any rubbish, metal, glass, and decayed vegetation will be removed from the site. Where appropriate waste materials shall be recycled, such as by using the crusher on site to recycle any waste concrete. If weed growth has developed, then they should be manually pulled or dug out, and herbicide should not be used. Any earth moving works will be carried out while soil and weather conditions are suitable i.e., not during or shortly after rainfall or during high winds. Where existing topsoil and subsoil outside the contaminated areas are to be moved and re-used, the topsoil and subsoil will be kept separate, tested, and deposited in the same profile as the existing ground. A weed and vegetation free substrate will be prepared through a phased clearance, avoiding the use of vehicles and plant wherever possible. Mechanical / physical cultivation and the use of herbicides and pesticides should be avoided. The lightest machine practicable to complete the job should be used in order to limit the adverse impacts of soil compaction. The soil will be lightly cultivated to produce a 'breadcrumb' like texture with a medium tilth, and any large stones / other debris shall be removed. Cultivation close to established trees and shrubs will be avoided as this can cause damage to their root systems.
Creation – Planting specification	pH01-03	This will be completed by the assigned contractor. This will be conducted whilst weather conditions are still suitable in mid-autumn or early-spring (ideally in November or March). This is expected to be completed no later than the end of December 2026.	Planting pits shall be excavated to a depth and size that contains the tree whip root system and allows the collar of the plant (*the mark on the whip where it has been growing above ground*) to be level with the top of the soil. A minimum soil depth of 900mm should be provided within 1m radius of each whip. Plant whips of local provenance will be secured for planting, wherever possible. The tree whip will be planted during the planting season (November-March inclusive) and only when the soil is free from frost and waterlogging. The soil shall be carefully backfilled in layers, ensuring the plant is held upright, and each layer should be carefully firmed down. A cane or timber stakes with ties will be used to support individual plant and ensure upright stable growth. Some plants will also be secured to adjacent fencing with wires for the same reason. A mesh guard and ties will be used on any young trees and whips to prevent animals from browsing, fraying, and stripping newly planted trees, which should be a suitable size for the size of tree planted. The pit will be supplemented with a generous amount of mulch to limit weed growth at the base and insulate the roots. Whips are to be watered immediately after planting. Whips should be planted in double rows, at a density of five-six whips planted per metre, in a zig zag fashion, with a gap of 400mm between each whip in each row.
Management – Watering	pH01-03	This will be the responsibility of the assigned landscaper, as all planting will be within defects. It will be the responsibility of the landowner/ land manager to arrange access. Where additional management is required, it will be the responsibility of the land manager to prescribe further visits. This will be completed by the assigned landscaper monthly for the first year. Where dry / hot spells occur, this will be required more often.	Whips should be watered regularly for the first 6 months after planting to encourage establishment. Thereafter it will only be necessary to water during excessively hot / dry spells.

Action	Relevant Features	Responsibility and Timing	Prescriptions
Management – Stakes, canes, and ties	pH01-03	This will be the responsibility of the assigned landscaper once the plants have successfully established. Any broken stakes, canes, ties, and shelters shall be replaced as soon as possible after identification by the assigned landscaper. The removal of all supports and shelters is expected to be complete no later than year 5.	Within the first two years all stakes, canes and ties will be checked in each season and after particularly intense winds to ensure that the ties are still effective. Any stakes, canes or ties found not fit for purpose will be adjusted, replaced, or removed. After 2 years all stakes, canes and ties should be removed, which should be determined based on whether the whip is tall enough to withstand browsing impacts from deer / rabbits. Wire securing hedge plants to fencing will also be removed once they have grown to sufficient size.
Management – Initial weeding	pH01-03	This is the responsibility of the assigned landscaper. This will be undertaken twice in the growing season (April to September inclusive) in the first three years.	The area around the base of the trees should be weeded by hand on a biannual basis for the first three years of growth and be topped up with additional wood chipping as required. This also ensures that plants indicative of damage and sub-optimal condition do not begin to dominate the adjacent grassland whilst establishing.
Management – Pruning and trimming	pH01-03	This is the responsibility of the assigned landscaper. This is to be undertaken once per year in January.	Pruning and trimming of the hedgerows should be carried out in January, thus avoiding the main bird nesting season whilst giving wintering birds opportunity to maximise the foraging resource. Cuts should be undertaken on alternate sides of the hedgerow on alternate years to maximise opportunities for biodiversity, so that one side of the hedgerow is always left grown out over winter. Pruning every year for the first 3 years will encourage bushy growth. When hedgerow trimming is required after this, this should be done such that the front and back of the hedge are near vertical, with the top 500mm of the hedge tapering to an apex. Pruning of hedgerows should be carried out in such a way to achieve a dense hedgerow.
Management – Trees within hedgerows	pH01-02	It will be the responsibility of the landowner/ land manager to ensure that no adverse impacts on the tree's health are caused by their actions. It will be the responsibility of the ecologist to identify detrimental activities and prescribe required further management in the first five years. After this time, it will be the responsibility of the land manager to identify if tree management may be required. Monitoring visits will be completed by the ecologist once per year for the first five years. Should urgent management be necessary then a professional tree surgeon must be contacted to complete necessary work. Spot checks of the trees for safety risks should be undertaken every five years by the land manager, at a minimum.	Any land underneath the crown of the trees should be left alone and not used for storage, paving etc. The ecologist will assess the condition and health of trees throughout the monitoring period and provide any recommendations for management should this be required. Should any tree management be required (e.g. owing to safety concerns) then a professional tree surgeon should be contacted to complete the necessary work. Any tree removal required (e.g. owing to safety concerns) must be replaced like-for-like with new tree planting as close to the location of the lost tree. If diseased trees are removed, new planting will be located c. 1m to the side of the original location to avoid the spread of disease. Additional management, including the removal of leaves from grassland beneath trees will be completed between mid-summer and autumn to ensure that flowering species can successfully germinate, and extensive bare ground areas do not form.

Hedgerow Species Lists (HD-T03)

Common Name	Scientific Name	Abundance / %	Comments
Shrubs			
Dogwood	*Cornus sanguinea*	TBC	Whip sizes TBC but to include feathered stock
Hazel	*Corylus avellana*	TBC	
Elder	*Sambucus nigra*	TBC	
Alder buckthorn	*Frangula alnus*	TBC	
Tutsan	*Hypericum androsaemum*	TBC	
Guelder rose	*Viburnum opulus*	TBC	
Trees			
Goat willow	*Salix caprea*	1/ 20m	Minimum distance of 1no. tree per 20m. Tree planting standard size TBC
Alder	*Alnus glutinosa*	1/ 20m	

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Other neutral grassland	Wildflower grassland fails to establish.	Percentage cover of grasses in growing season (April to September inclusive) exceeds 80% after year 5.	Wildflower mix tailored to underlying geology of the site. Management of grassland to include watering, removal of perennial weeds, adaptive management, and topping in growing season during first two years after seeding. Monitoring visits will identify species composition and cover. Recommendations will be made on adaptive management and whether scarification of the ground is required. Should the grassland continue to fail, then alternative wildflower mixes will be considered.
Other neutral grassland	Overshading causes excessive bare ground.	Bare ground within grassland exceeds 5% in growing season after year 5.	Wildflower mix tailored to underlying geology of the site. Management of grassland includes removal of leaves, mowing regime, and adaptive management to allow grassland to establish with a varied structure and areas of bare ground. Should excessive amounts of bare ground be present then the areas will be scarified and reseeded with the wildflower mix. Monitoring visits will estimate cover of bare ground and make recommendations for reseeding when appropriate. Should adaptive management and reseeding fail to reduce amount of bare ground then a different wildflower mix that is shade tolerant will be considered such as *Emorsgate EH1 Hedgerow Mixture*.
Other neutral grassland	Overshading or edge effect reduces species diversity of grassland.	Species diversity per m^2 is lower than 10 species after year 3.	Management of grassland includes removal of leaves, mowing regime, and adaptive management to allow grassland to establish with a varied structure and minimal areas of bare ground. Ground to be scarified and reseeded with additional diverse seed mixture if required. Selective pruning of adjacent trees to be implemented if required. This should be kept to a minimum so as to allow tree canopy cover to achieve the expected range and height for its age. If the sward continues to lose diversity, then a different wildflower mix that is shade tolerant or appropriate for the underlying geology will be considered such as *Emorsgate EH1 Hedgerow Mixture*.
Other neutral grassland	Bracken encroaches and dominates grassland.	Bracken cover within grassland exceeds 20% in growing season.	Soil preparation includes clearance of all existing vegetation and cultivation prior to planting. Areas will be seeded immediately after cultivation to ensure that they can grow. Monitoring visits will identify ground cover of bracken and advise on if spot treatment is required through cutting and topping.
Other neutral grassland	Scrub encroaches on neutral grassland.	Scrub cover exceeds 5% cover in growing season after year 2.	Soil preparation includes clearance of all existing vegetation and cultivation prior to planting. Areas will be seeded immediately after cultivation to ensure that they can grow. Monitoring visits will identify percentage ground cover of scrub and advise on if spot treatment is required through cutting and topping.
Other neutral grassland	Inappropriate usage of meadow for amenity or baseline species outcompeting wildflowers results in transition to a modified grassland.	Combined cover of species indicative of suboptimal condition / physical damage accounts for more than 5% of total area in growing season after year 2.	Access to some areas of grassland will be reduced by using a low-level fence to provide a barrier. This will dissuade usage of the area for storage, excessive mowing, amenity use and incidental damage. Monitoring visits will identify percentage ground cover of species indicative of suboptimal condition / physical damage and prescribe adaptive management. Where required areas will be scarified and reseeded. Should the grassland continue to fail, then alternative custom wildflower mixes will be considered.

Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Mixed scrub	Newly planted shrubs fail to establish.	Greater than 10% of newly planted shrubs found to be dead during years 1-10.	A greater number of shrubs will be planted than required to account for some failures. Undertake a second round of planting, replacing failed specimens on a like-for-like basis as required. Failure to be identified within the landscaper's monitoring visits and by the ecologist within years 1 and 3.
Mixed scrub	Single species dominates shrub layer.	Percentage cover of a single scrub species exceeds 75%.	Scrub species selected for their native origin and natural occurrence within surrounding landscape. Species which grow faster or respond to coppicing (such as dogwood and hazel) are to be planted with lower frequency and are to be separated from other plants of same species. Selective pruning will reduce cover of other dominating species (not hazel). Dominance of shrubs will be identified in monitoring visits and will advise on if pulling and removal of plants is required.
Rural Trees; and Species-Rich Native Hedgerow with Trees	Newly planted trees fail to establish.	Any number of newly planted trees found to be dead during years 1-10.	Trees stock to be heavy standard and regularly watered throughout establishment period. Undertake a second round of planting, replacing failed specimens on a like-for-like basis as required.
Rural Trees; and Species-Rich Native Hedgerow with Trees	A planted tree becomes a safety risk and requires removal / major works.	Any number of newly planted trees required to be removed during years 1-10.	Where trees become a safety risk a professional tree surgeon will be consulted and will aim for pruning over removal.
Rural Trees; and Species-Rich Native Hedgerow with Trees	Trees become diseased and begin to fail.	Newly planted or retained trees identified to be failing.	Where tree health becomes a concern a professional tree surgeon will be consulted and will advise on whether removal is required. Deadwood from felled diseased trees will be removed from the site to be disposed of and will not be used for log piles on site.
Hedgerows	Newly planted shrubs fail to establish.	5% of targeted number of newly planted whips found to be dead during years 1-10.	Plant a larger number of whips initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis as required. Failure to be identified within monitoring visit within year 5.
Hedgerows	Expansive growth of hedgerow overshades the adjacent grassland.	Bare ground within adjacent grassland exceeds 5% in growing season after year 5.	Seed mix for the adjacent grassland includes a diverse mix of wildflower and seed that maximises the potential for plants to be able to grow into shaded areas. Additional pruning prescribed to reduce growth of hedgerow should the grassland continue to fail. Failure or dominance of sub-optimal condition plants to be identified within monitoring visit by year 5.
Hedgerows	Hedge gaps occur – base or canopy.	Gaps make up >10% of the length of the hedge.	Appropriate hedgerow species have been selected to favour bushy growth. Large gaps should be filled with new planting of whips and sensitively pruned to promote further growth.
All	Invasive species presence.	Presence of any invasive species are noted during monitoring visits.	A prescribed invasive species removal plan will be produced, in line with best practice guidance and tailored advice from an invasive species specialist. Management to including pulling and treatment of any further growth. Regrowth / seedlings to be identified in proceeding spring for following 4 years as part of monitoring visits. The presence of invasive non-native species regrowth will be noted and will be removed as soon as possible. This should be done by hand in the first instance. During the monitoring checks the ecologist will also check the grassland, and scrub to identify any undesirable species present which may also require subsequent removal.

3. Monitoring Schedule

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

The assigned landscaper will undertake initial monitoring when providing ongoing management of the proposed habitats. This will include conducting the predefined management measures outlined herein. The ecologist will be responsible for identifying any habitat failures, loss of habitat areas and any identifying adaptive prescriptions that may be required to ensure the successful development of each habitat type. The ecologist shall also advise of any additional measures implemented or required so that it can be included in their own monitoring review.

The landowner/s will also be responsible for arranging access to the assigned landscaper and ecologist within the required timeframe.

The ecological monitoring strategy will include visits undertaken by the ecologist annually from year 0 (est. 2026) until year 2 (est. 2028) to ensure the successful planting and establishment of the proposed habitats. In year zero this will be undertaken several weeks after all planting, and landscaping has taken place. For the subsequent surveys these will be preferentially conducted in May, or, if access cannot be arranged at this time, then it will be conducted at another point in the peak growing season (May-August).

After this time monitoring visits will be conducted every 3-5 years to provide the landowner/s with adaptive management prescriptions which may be required for the habitats to reach the targeted distinctiveness and condition. These checks will be undertaken in years 5, 7, 10, 15, 20, 25 and 30 (est. 2031, 2033, 2036, 2041, 2046, 2051 and 2056 respectively). These will be preferentially conducted in May, or, if access cannot be arranged, between May-August. The final check will be to ensure all habitats have met their target condition at the end of the 30 years.

The monitoring visits will include an assessment of the habitat types present on-site in line with current best practice guidance (UKHabs, 2023). This will include taking before-and-after photos from prespecified locations, to be determined in year zero after planting has been completed. The ecologist will then score the conditions of each habitat according with current condition assessment criteria guidance (DEFRA, 2024), and provide species lists with DAFOR scale or percentage cover estimates, as required for each condition. A review of the progress and change of each habitat area, or individual tree will then be estimated from previous reports. At this time, any remedial measures which could be implemented in further management will be identified.

Following the monitoring visit the suitably qualified ecologist will provide a short report in line with the Natural England Habitat Management and Monitoring Plan template framework, to the landowner/s summarising the results of the survey and highlighting any recommendations to ensure the habitats achieve the distinctiveness and condition targeted in the Biodiversity Net Gain Assessment and outlined herein. It would then be the responsibility of the landowners to provide a copy of this report to the Local Planning Authority to review who would then be responsible for enforcing further actions.

Monitoring Methods and Intervals MS-T01

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland	Routine monitoring for establishing grassland to be undertaken by the assigned landscaper. If grassland is failing, or is becoming dominated by enriched grassland species, bracken, or scrub, this will be reported to the ecologist and adaptive management measures may be prescribed as per the remedial risk measures (% cover of these groups), or it shall be picked up during the ecologists monitoring visits. Ecological monitoring will be undertaken on grassland parcels by a suitably qualified ecologist during establishment period. They will undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m^2. They will then estimate % cover of bare ground, bramble, and bracken cover. Lastly, they will accumulate a botanical species list across the grassland to check against the target species list. This will be used to confirm presence / absence of planted species, non-native invasive species, and those indicative of sub-optimal condition.	Ad hoc failure and management checks to be completed monthly by the assigned landscaper for the first six months after seeding, as part of their routine watering schedule, to be reported to the ecologist if problematic. Additional management checks to be undertaken as part of the routine mowing, in March and September, for the first five years, by the appointed landscape contractor. Ecological monitoring checks as per above monitoring strategy.
Mixed scrub	Routine monitoring for failed shrubs will be undertaken by the assigned landscaper. Where shrubs have died and failed, they should be reported to the ecologist. Additional planting will be prescribed, as per the remedial risk measures. Ecological monitoring will also be undertaken on the mixed scrub by a professionally qualified ecologist during establishment period. They will identify the species present and estimate percentage cover of each to identify the habitat type establishing. They will collect a botanical species list across it to confirm absence of non-native and invasive species. Lastly, the presence and location of tall grassland, forbs, and a well-defined edge is to be noted from a visual appraisal.	The assigned landscaper will complete failure and management checks monthly for the first six months after planting, as part of their routine watering schedule. Checks will be completed in accordance with the above monitoring strategy. Surveys to be completed preferentially in May. If access cannot be arranged at this time, then it will be conducted at another point in the peak growing season (May-August).
Individual trees	Routine monitoring for failed saplings will be undertaken by the assigned landscaper. Where saplings have died and failed, they should be reported to the ecologist. Additional planting will be prescribed on a like-for-like basis, as per the remedial risk measures. Ecological monitoring will also be undertaken on planted saplings by a professionally qualified ecologist during the establishment period. The ecologist will identify if any vandalism, herbicide, or pruning has taken place on the tree. Lastly, they will identify the % of the tree canopy above vegetation.	The assigned landscaper will complete failure and management checks monthly for the first year, as part of their routine watering schedule. Ecological monitoring checks as per above schedule.
Hedgerows	Routine monitoring for failed shrubs will be undertaken by the assigned landscaper. Where shrubs have died and failed and/or large hedge gaps are present, they should be reported to the ecologist. Additional planting will be prescribed, as per the remedial risk measures (10% failure of whips / gaps make up 10% of the hedge length). Ecological monitoring will also be undertaken on the hedgerow by a professionally qualified ecologist during establishment period. They will identify the species present and estimate percentage cover of each to confirm the hedgerow type establishing. They will collect a botanical species list across it to confirm absence of non-native and invasive species. They will also measure the approximate height and width of the hedgerow. The distance of any gaps present will be measured, then subsequently compared against the length of the hedgerow.	The assigned landscaper will complete failure and management checks monthly for the first six months, as part of their routine watering schedule. Ecological monitoring checks as per above schedule.

Monitoring Reports

Monitoring Report Schedule MS-T02

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Y0-5 – Lizard Landscape Design Ltd.	Landowner/s and Horsham District Council
Y5+ – Professionally qualified ecologist assigned by the landowner/s	Landowner/s and Horsham District Council

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y0 Est. 2026	N/A – on completion	N/A -	Confirm creation of new Other Neutral Grassland (pNG01), creation of new Mixed Scrub (pSC01-03), and planting of new Rural Trees (pT01-08) and Species-Rich Native Hedgerows (pH01-03). Confirm if any invasive species control was required. Collect baseline photos from specified locations, to be determined in this visit.
Y1 Est. 2027	June No later than (NLT) September if access cannot be arranged	July NLT October	Report on results of initial habitat creation and enhancement including all Other Neutral Grassland, Mixed Scrub, Urban Trees, and Species-Rich Native Hedgerows. Ensure any planting failures have been replaced. Advise on if any adaptive measures should be undertaken, particularly in relation to the grassland. Confirm presence/ absence of invasive species on-site, and identify any locations needing treatment, if applicable. Photographs taken by the ecologist, landscaper, landowner/s and land manager are to be included in the reports submitted to the LPA. The landowner/s should advise the LPA of changes to the ecologist or assigned landscaper as well as changes in ownership or land manager if required.
Y3 Est. 2029	June NLT September	July NLT October	Confirm successful establishment of habitats including all Other Neutral Grassland, Mixed Scrub, Urban Trees, and Species-Rich Native Hedgerows. Ensure any planting failures have been replaced. Advise on if any further adaptive measures were taken. Review success of previous management, and whether further measurements are required. Confirm presence/ absence of invasive species on-site, and identify any locations needing treatment, if applicable. Confirm that the Other Neutral Grassland and Mixed Scrub creation and enhancement are on-track to meet Moderate condition within the desired timeframe and advise on if further planting is required. Photographs taken by the ecologist, landscaper, landowner/s and land manager are be included in the reports submitted to the LPA. The landowner/s should advise the LPA of changes to the ecologist or assigned landscaper as well as changes in ownership or land manager if required.
Y5 Est. 2031	June NLT September	July NLT October	Confirm habitat retention and assess habitats present on-site, and what conditions are being met. Compare habitats to previous years photographs, composition, and percentage cover to identify trends. Review success of previous management, and whether further measurements are required. Confirm presence/ absence of invasive species on-site, and identify any locations needing treatment, if applicable. Confirm that the Other Neutral Grassland and Mixed Scrub have achieved Moderate condition. Review the HMMP and confirm if the management plan is still appropriate, and identify further measures required to implement habitats over next five years. In order to revise the HMMP formal approval must be provided by the LPA. Confirm responsibilities with the landowner in appointing new management and monitoring for this timeframe. Photographs taken by the ecologist, landscaper, landowner/s and land manager are be included in the reports submitted to the LPA. The landowner/s should advise the LPA of changes to the ecologist or assigned landscaper as well as changes in ownership or land manager if required.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Regular robust monitoring is set out above, with regular visits to be completed by the landscaper whilst new habitats are still in defects. The landscaper will be made aware of all remedial measures outlined herein and will advise the ecologist if they are undertaking such actions, or if any additional minor remedial actions are required. They will also advise on the schedule and date of their visits, including where they have prescribed additional monitoring. Ecological monitoring visits are proposed bi-annually in this time to identify if any major intervention is required, including if the adaptive management prescriptions set out above are required. Further long-term monitoring from the ecologist is set out to confirm appropriate habitat management has continued, ensure retention of all features, and identify if gradual declines in condition criteria are occurring or require intervention. The ecologist will then set out further adaptive management to ensure that the habitats achieve or maintain their target condition for the duration of the 30+ year monitoring period.

For the Other Neutral Grassland parcel, the landscaper will monitor the presence of invasive species, bracken and scrub, and then undertake corrective action as specified in the remedial risk measures above. Adaptive management of wildflower grassland has not been overly prescriptive, as grassland development can be unpredictable. Once the grassland sward has established, the botanical diversity should improve over time with appropriate management (using low mowing intensity with cut and collect methods). However, some additional adaptive prescriptions the ecologist can consider will focus on whether grasses or high-nutrient forbs begin to dominate, if forb diversity is lost from the sward, and whether thatch accumulations appear. If grass growth is too vigorous yellow rattle can be sown, which is a hemi-parasite and helps to reduce the vigour of grasses. Harrowing can also be considered if thatch accumulations appear at the base of the sward, to help to create gaps for seed germination. If species indicative of soil enrichment continue to dominate the sward, then additional wildflower seeding may be required appropriate for the geology. If this continues to fail, then soil nutrient level sampling or nutrient stripping the sward through a regular mowing, and subsoil mixing could also be considered.

Adaptive management undertaken by the landscaper for the Species-Rich Native Hedgerows, Mixed Scrub, and Urban Trees should be very minimal after the establishment phase. This is because the targeted criteria require minimal intervention to achieve after successful establishment. Key remedial measures are set out above, but in summary additional prescriptions will require the landscaper to focus on replacing failed saplings and whips, provide additional watering in dry periods, and adjust pruning to promote growth, where required. For the scrub ecological monitoring will look at the dominance of individual shrub species or presence of invasive species where they will determine if it is necessary to prescribe adaptive species removal. Adaptive management such as selective strimming or pulling could be required to protect species from being lost from the habitats through overshading. For all trees and young shrubs, the ecologist will be looking for signs of disease or stress, and whether inappropriate land usage has affected growth and needs to be addressed / halted through communication with the land manager, landowner/s or tenant/s.