Biodiversity Net Gain (BNG) Report

Land at Mercer Road, Horsham

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

1.1 The site is characterised by a number of fields, used as horse paddocks, with associated margins, the site is split into two separate parcels by Mercer Road. It totals c. 14.6ha. It is situated within a rural setting close to Warnham Railway Station, north of Horsham in West Sussex (central grid reference: TQ 17340 33825). The red line boundary for the site is shown below (Figure 1).

Figure 1: Approximate red line boundary of the site and immediate surroundings. Taken from Google Earth Pro, April 2023

1.2 The current proposals are for a new housing estate, with associated access and landscaping.

Figure 2: Current site proposals
(taken from CYMK Drawing: 1644 / P / 10.04, November 2024)

1.3 Biodiversity Net Gain (BNG) principles support both the aspired green infrastructural proposals set to define the created landscape, and support biodiversity and habitat enhancement. BNG principles are set within the Environment Act (2021).

2.0 Methodology

2.1 In order to identify the site baseline and assess areas for ecological enhancements, the PEA (Preliminary Ecological Appraisal) and condition assessments of the site was undertaken on the 24th May 2024, by Chris Jennings BSc (Hons) MCIEEM and Alice Bailey BSc (Hons) ACIEEM, of the Ecology Partnership.

2.2 The creation of areas which would support potential net-gain areas are based on the following:

Identification / classification of the on-site baseline habitats;

Identification of habitats which are of high ecological value;

Provision of habitat mapping;

Identification of potential for ecological connectivity;

Identification of areas which support landscape development;

Linking biodiversity net gain areas, landscape features in order to identified opportunity areas which support the Nature Recovery Network aspirations;

Recommendations for species rich, native planting.

3.0 DEFRA Metric

3.1 The Statutory Metric is used to calculate biodiversity losses and gains for habitats within the application area. The Statutory Biodiversity Metric (version issue date 23.07.2024) is included as a separate excel document and underpins the Environment Act provision for mandatory BNG in England.

3.2 The Statutory Metric uses habitat as a proxy for wider biodiversity with different habitat types scoring different values according to their relative biodiversity value. These are dependent on the condition and location of the habitat, in order to calculate '**biodiversity units**'.

3.3 The site was revisited on 9th August 2024 to carry out a River Condition Assessment of the stream which runs between fields 4 and 5 and along the woodland to the south of the site. This was conducted by RCA certified ecologist Edward Simpson BSc (Hons) MSc and Chris Jennings BSc (Hons) MSc MCIEEM. At the same time some of the grasslands that had previously been grazed at the time of the original PEA and condition assessments were reassessed to ensure an accurate baseline was established.

3.4 In order to inform the assessment, a series of MoRPh5 surveys were undertaken along this water course to characterise each sub reach. Each MoRPh5 comprises five contiguous modules. As the width of the water course was less than 5m on average, a module length of 10m was used, and so each MoRPh5 totalled 50m per sub-reach. MoRPh5 surveys are repeated so that a minimum of 20% of the length of river within the development red line boundary is surveyed and each sub-reach should be equally spaced and located to best capture variations along within the red line boundary. In this instance, the channel

measured 370m, with two 50m MoRPh5 surveys carried out across this length, covering c. 27% of it.

3.5 The MoRPh survey involves a detailed assessment of a number of features on the channel bed, banks, and immediate bank tops (to 10 m from the bank top edge). This includes morphological and hydraulic features, habitats, and presence and extent of non-native invasive plant species, land use pressures on the bank top and human interventions within the river channel. Data is gathered using the Cartographer App and is automatically uploaded to the Cartographer Website (www.Cartographer.io). A series of positive and negative indicator scores are then generated. A desk study is undertaken within the Cartographer Website to determine the river type. The preliminary condition score is then compared against the river type to determine the river condition for the purposes of the statutory metric.

3.6 The site has been assessed in terms of the condition assessment of the baseline and habitats were classified in more detail during this assessment. A map of the UKHab classifications for the existing and proposed site layouts are shown in Appendix 1 and 2.

3.7 The condition assessments (Appendix 3) provide further scrutiny of the measured habitats. The condition of habitats is dependent on a number of parameters, and may include aspects of management, the impact of invasive species and nutrient enrichment, which would affect species abundance and specific characterisation of habitat value.

Site Specific Statutory Metric Calculations

Baseline Habitat Units

3.8 The habitats currently present on site have been divided into a number of habitat types. These are shown in Table 1. The existing habitats have been detailed in the PEA document, but broken down further within Table 1. Baseline habitats are shown on the habitat map in Appendix 1.

It is noted that although not on site a Sussex Biodiversity Opportunity Area – Rusper Ridge is in close proximity to the site approximately 100m to the north east. As such, the strategic

significance of the site has been raised to "location ecologically desirable but not in the local strategy" for priority habitats as well as scrub and woodland which are associated with the habitats within the BOA which has priority woodland and woodpasture present.

3.9 An irreplaceable habitat was present on site in the form of a single 'very large' veteran oak tree. Ancient woodland has been mapped on the northern boundary. Although magic maps indicates a small section of ancient woodland on site, this section is in fact a pond which is present and does not form woodland habitat.

Table 1: Existing Habitat Breakdown – Pre-Development 14.36ha

Habitat	Area (ha)	Condition
Urban – Developed land: sealed surface	0.0037	A derelict building present on the eastern boundary Condition '**N/A - other**' by default.
Artificial Unvegetated _ Unsealed Surface	0.002 0.0014	Used to describe the area covered by two temporary structures (backs of old vehicles which are used for storage) Condition '**N/A - other**' by default.
Sparsely Vegetated Land – Tall Forbs	0.0212	An areas of former hardstanding that had vegetated near the above buildings and structures Considered '**Moderate**' condition.
Lakes – Ponds (non-priority habitat)	0.0204 (retained) 0.0258 (retained) 0.0398 (retained) 0.0247 (retained)	Pond 1 which is half located on site in the northern woodland Considered '**Moderate**' condition. Pond 2, located within the northern woodland Considered '**Moderate**' condition. Pond 3, located within scrub on the western boundary Considered **'Poor'** condition. Pond 4 located within the woodland near the eastern boundary Considered **'Poor'** condition.
Grassland – Modified Grassland	1.0796 1.8927	Field 2 located to the north east of the site Considered **'Poor'** condition. Field 5 located to the south east of site Considered '**Poor**' condition.

	3.8635	The majority of field 4 apart from western end Considered '**Poor**' condition.
Grassland – Other Neutral Grassland	2.2162 3.5701 0.6444	Field 1 to the north west of the site Considered '**Poor**' condition. Field 3 to the west on the southern side of Mercer Rd Considered '**Poor**' condition. Western end of field 4 Considered '**Poor**' condition.
Heathland and Shrub – Mixed Scrub	0.0788 (0.0323 retained) 0.1998 (0.1953 retained)	Scrub block between Fields 1 and 2 Considered '**Moderate**' condition. Scrub block associated with the western boundary Considered '**Poor**' condition.
Heathland and Shrub – Blackthorn Scrub	0.0126 (retained)	Located on the northern boundary of field 1 on ancient woodland edge Considered '**Poor**' condition.
Woodland and forest – Lowland mixed deciduous woodland	0.2204 (retained) 0.3967 (0.3576 retained) 0.0393 (retained)	Northern woodland block Considered '**Moderate**' condition. Woodland parcel on eastern boundary Considered '**Moderate**' condition. Small southern parcel Considered '**Moderate**' condition.
Individual Trees – Rural Trees	0.0448 (retained 0.0326 (0.0326 retained) 0.0163 0.1099 (0.1099 retained) 0.0366	Used to describe 11 small ash trees to the south of the stream. Considered **'Moderate'** Condition 2 medium trees retained within scrub (124 & 148) Considered **'Good'** Condition 1 medium tree removed from the hedgerow on southern side of Mercer Road (27) **'Good'** condition 3 Large trees within scrub habitat retained. (122, 123 & 149) in '**Good Condition**) 1 Large tree to be removed from hedgerow on Langhurstwood Road (70) Assessed as '**Good**' Condition

	0.2294 (retained) 0.0765 (retained)	3 Very Large oak trees found within the centre of the site (102, 103, 105) Assessed as '**Good**' Condition 1 very large veteran Oak tree (50) Assessed as '**Good'** Condition – Irreplaceable habitat no units generated.
Total	**14.36ha (Excluding trees)**	

Hedgerow Units

3.10 Hedgerow units which incorporate linear vegetated features are calculated separately from habitat units. For the Hedgerow Units element of proposals a net gain is required for these features separately from that required of the area habitats. The existing hedgerow baseline is given in Table 2.

Table 2: Existing hedgerow breakdown – Pre-development 1.23km

Habitat	Length (km)	Condition
Native Hedgerow with Trees	0.13 (0.104 retained) 0.107 (Retained) 0.058 (0.56 retained) 0.115 (Retained) 0.315 (0.273 retained) 0.285 (0.259 retained)	Hedgerow 1 Considered '**Good**' condition. Hedgerow 3 Considered '**Moderate**' condition. Hedgerow 5 Considered '**Moderate**' condition. Hedgerow 6 Considered '**Moderate**' condition. Hedgerow 7 Considered '**Moderate**' condition. Hedgerow 8 Considered '**Moderate**' condition.
Native hedgerow with trees - associated with bank or ditch	0.112 (Retained)	Hedgerow 4 Considered '**Moderate**' condition.
Native Hedgerow	0.104 (0.104 retained)	Hedgerow 1 Considered **'Good'** condition.
Total	**1.23km**	

Watercourse units

3.11 Watercourse units which incorporate linear riparian features are calculated separately from habitat and hedgerow units and a net gain is required for these features separately from that required of the area and hedgerow habitats. The existing watercourse baseline is given in Table 3.

Table 3: Existing watercourse breakdown – Pre-development 0.37km

Habitat	Length (km)	Condition
Other rivers and streams	0.084 (Retained)	Used to describe the stream that runs along the boundary of the adjacent property Pondtail House to the east of site. This currently has **major encroachment** on both banks, from the property on the north and from grazing on the south. **no channel encroachment**. The two MoRPh5 survey areas were calculated as having condition in **'Moderate' Condition**.
Other rivers and streams	0.286 (0.275 retained)	Used to describe the length of the stream with both banks in the red line boundary. This has **major encroachment** on both banks from grazing with **no channel encroachment** The two MoRPh5 survey areas were calculated as having condition in **'Moderate' Condition**.
Total	**0.37km**	

Proposed Habitat Units

3.12 The habitats currently proposed on site have been divided into a number of habitat types. The proposed habitats have been detailed in the Appendix 2 drawing document and broken down within Table 4.

Table 4: Proposed Habitat Breakdown – Post-Development 4.36ha

Habitat	Area (ha)	Condition
Urban – Developed land; sealed surface	6.0658	All buildings located within the proposed layout. All roads and paved driveways detailed within the proposals. Condition '**N/A - other**' by default.
Urban – Vegetated Garden	2.4162	Vegetated garden habitats outlined in the proposals. Condition '**N/A - other**' by default.

Urban – Introduced shrub	0.0689	Indicating areas of amenity shrub and bed planting Condition **'N/A – other'** by default
Lakes – Ponds (non-priority habitat)	0.0204 (retained)	Pond 1 which is half located on site in the northern woodland Considered '**Moderate**' condition.
	0.0258 (retained)	Pond 2, located within the northern woodland Considered '**Moderate**' condition.
	0.0398 (retained)	Pond 3, located within scrub on the western boundary Considered **'Poor'** condition.
	0.0247 (retained)	Pond 4 located within the woodland near the eastern boundary Considered **'Poor'** condition.
	0.0884	New SuDS created and managed to benefit wildlife Anticipated '**Poor**' condition.
Grassland – Modified Grassland	0.1119	Describing areas of open space and grass verges seeded with amenity hard wearing mix Anticipated **'Poor'** condition.
Grassland – Other Neutral Grassland	0.4021	Species-rich flowering lawn mix managed as amenity grassland within the urban site. Anticipated **'Poor'** condition.
	3.9997	Species-rich native wildflower planting around the site boundaries sensitively managed for wildlife and biodiversity. Anticipated '**Moderate**' condition.
	0.0673	Northern SuDS basin on site classified as other neutral grassland This will be a wetland mix upon the upper reaches of the waterbodies. Anticipated '**Moderate**' condition.
Heathland and Shrub – Mixed Scrub	0.1391	New mixed scrub around the site boundaries Anticipated **'Moderate'** condition
	0.0282	New scrub planting replacing buildings / temporary structures and tall forb area in eastern woodland Anticipated '**Moderate**' condition.
	0.0323 (retained)	Scrub block between Fields 1 and 2 Considered '**Moderate**' condition.
	0.1953 (retained)	Scrub block associated with the western boundary

		Considered '**Poor**' condition.
Heathland and Shrub – Blackthorn Scrub	0.0126 (retained)	Located on the northern boundary of field 1 on ancient woodland edge Considered '**Poor**' condition.
Woodland and forest – Lowland mixed deciduous woodland	0.2204 (retained) 0.3576 (retained) 0.0393 (retained)	Northern woodland block Considered '**Moderate**' condition. Woodland parcel on eastern boundary Considered '**Moderate**' condition. Small southern parcel Considered '**Moderate**' condition.
Urban tree	1.6408 0.0448 (retained 0.0326 (0.0326 retained) 0.1099 (0.1099 retained) 0.2294 (retained) 0.0765 (retained)	Based on planting 403 small urban trees predominantly native, with some non-native species, in likely poor condition due to their urban context and amenity management. Anticipated **'Poor'** condition as precautionary. Used to describe 11 small ash trees to the south of the stream. Considered **'Moderate'** Condition 2 medium trees retained within scrub (124 & 148) Anticipated **'Good'** Condition 3 Large trees within scrub habitat retained. (122, 123 & 149) in '**Good Condition**) 3 Very Large oak trees found within the centre of the site (102, 103, 105) Anticipated as '**Good**' Condition 1 very large veteran Oak tree (50) Retained as '**Good'** Condition – Irreplaceable habitat no units generated.
Total	**4.36ha Excluding Trees**	

Hedgerow Units

3.13 The proposed hedgerow provision is given in Table 5.

Table 5: Proposed hedgerow breakdown – Post-development 2.68km

Habitat	Length (km)	Condition
Native Hedgerow with Trees	0.104 (Retained)	Hedgerow 1 Considered '**Good**' condition.
	0.107 (Retained)	Hedgerow 3 Considered '**Moderate**' condition.
	0.56 (Retained)	Hedgerow 5 Considered '**Moderate**' condition.
	0.115 (Retained)	Hedgerow 6 Considered '**Moderate**' condition.
	0.273 (Retained)	Hedgerow 7 Considered '**Moderate**' condition.
	0.259 (Retained)	Hedgerow 8 Considered '**Moderate**' condition.
Native hedgerow with trees - associated with bank or ditch	0.112 (Retained)	Hedgerow 5 Considered '**Moderate**' condition.
Native Hedgerow	0.104 (Retained)	Hedgerow 6 Considered **'Good'** condition.
Species Rich Native Hedgerow	0.104	Native hedgerow within the site Anticipated **'Poor'** condition.
	0.133	Native hedgerow within the site Anticipated **'Poor'** condition.
	0.012	Native hedgerow on boundary Anticipated **'Moderate'** condition
	0.013	Native hedgerow on boundary Anticipated **'Moderate'** condition
	0.06	Native hedgerow on boundary Anticipated **'Moderate'** condition
	0.033	Native hedgerow on boundary Anticipated **'Moderate'** condition
	0.64	Native hedgerow on boundary Anticipated **'Moderate'** condition

Non-native and Ornamental Hedgerow	0.028	New ornamental hedge at northern site entrance from Langhurstwood Road Condition **'Poor'** by default.
	0.023	New ornamental hedge at northern site entrance from Langhurstwood Road Condition **'Poor'** by default.
Total	**2.68km**	

Watercourse units

3.14 The proposed watercourse unit provision is given in Table 6.

Table 6: Proposed watercourse breakdown – Post-development 0.37km

Habitat	Length (km)	Condition
Other rivers and streams	0.084 (Enhanced)	Used to describe the stream that runs along the boundary of the adjacent property Pondtail House to the east of site. This will still have currently has **major encroachment** on the northern bank from the adjacent property. The southern bank will be taken out of grazing and largely seeded with wildflower grassland. Development encroachment is 14% 4 to 10m from bank top and as such **moderate encroachment** on the southern bank will occur. There is **no channel encroachment**. The two MoRPh5 survey areas calculate this as having condition in **'Moderate' Condition**.
Other rivers and streams	0.286 (0.275 enhanced)	Both banks north and south will be taken out of grazing and replaced with wildflower meadow. This will mean **no encroachment** on the southern bank and minor encroachment on the northern bank due to a section of road. This forms 5% of the total bank top 4-10m and as such creates **minor encroachment**. Three outfalls form less than 5% of the length of watercourse and as such **no channel encroachment** is noted. The two MoRPh5 survey areas were calculated as having condition in **'Moderate' Condition**.
Culvert	0.011	Newly installed culvert for road access between fields 4 and 5. Condition **'N/A – culvert'** by default.
Total	**0.37km**	

3.15 The results of the metric calculation based on the habitat, hedgerow, and watercourse input from the tables above are given in Figure 3.

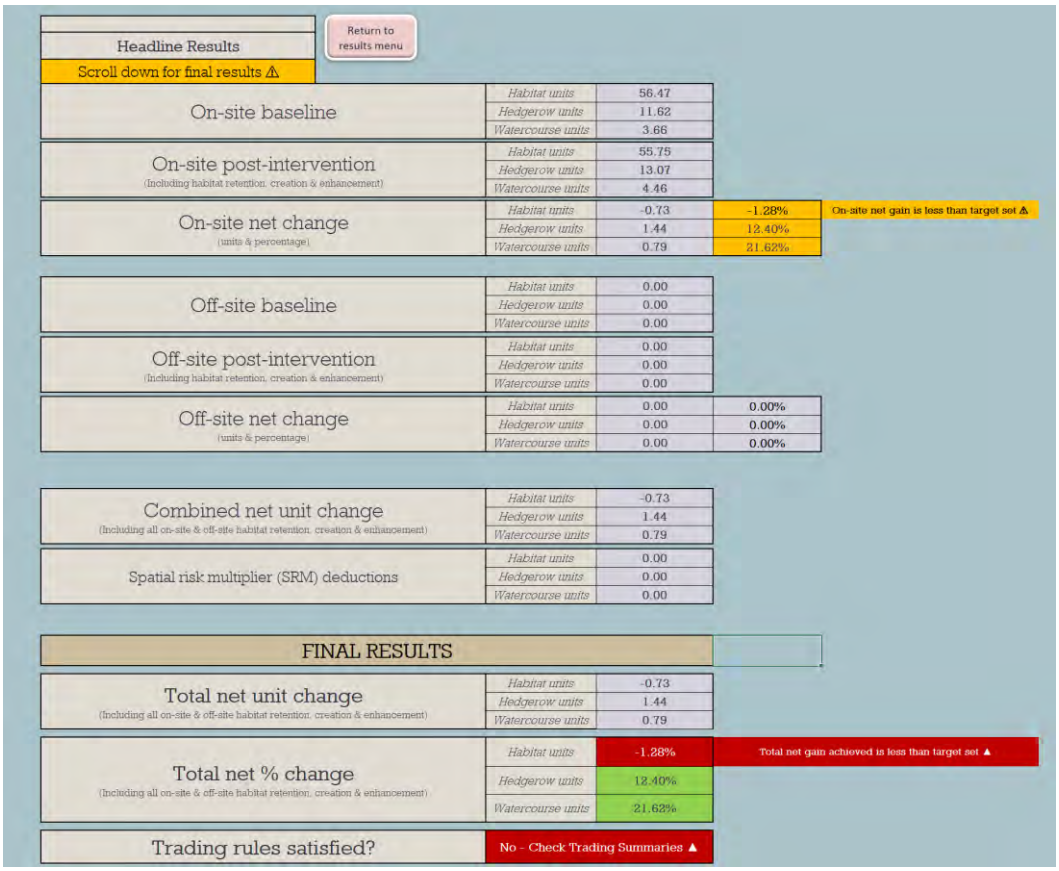


Figure 3: Landscape masterplan BNG metric calculation headline results

3.16 The calculations confirm that a 10% net-gain is not currently achievable based on the current site layout, with a biodiversity net gain of **-1.28%** in habitat units, these proposals also do not satisfy the trading rules. The proposals do however achieve a **+12.40%** biodiversity net gain in hedgerow units, and a **+21.62%** net gain in watercourse units. Offsite credits will be required for purchase to ensure a 10% net gain in habitat units is reached and that trading summaries will be met.

3.17 The BNG strategy has been developed in order to adhere to good practice principles (CIEEM 2016), which references measures to review and support biodiversity initiatives during the design, building and maintenance of developments.

3.18 The initial principle is the application of the mitigation hierarchy, where measures to avoid impacts on biodiversity should be taken. With regards to this site, the PEA has been conducted and provides a detailed baseline assessment of the site. This confirms that the site is largely of limited value with regards to the majority of the site comprising previously heavily grazed poor quality grassland. The development is focused within these habitats. The site has been redesigned several times to retain as much important habitat, including woodland, scattered trees and a pond. A small loss of woodland is to be lost, however this has been minimised and designed to retain as much of the stream and associated hedgerow with trees which in reality on the ground is of higher value, with several large mature trees with potential bat roost features. Hedgerow loss has been minimised, with buffers incorporated for waterbodies, woodlands, scrub and trees where possible . Mitigation and compensation has been designed into the scheme with remaining enhancement / compensation measures for overall net gain and trading summary requirements met through offsite credits as a last resort.

4.0 Outline Habitat Management & Maintenance Plan (HMMP)

4.1 A full HMMP will be developed at the detailed design stage to detail the long-term management of the proposed habitats to achieve the targeted habitat conditions, over a 30 year timespan. An outline version of this HMMP is presented below to aid in the determination of this application for the onsite habitats. The remaining habitat unit deficit will be gained through offsite provision.

Land use summary

4.2 The grassland and hedgerows are currently managed through grazing from horses with additional mowing and cutting intermittently throughout the year. The scrub land, tree lines and woodland appear to have minimal management.

4.3 The proposed site will be mainly used for residential purposes, with open greenspace around the perimeters, but with a greater emphasis on biodiversity. Grassland areas will be managed through mowing, with different frequency and mow heights for amenity area. Most of the site however will have a parkland feel with longer sward other neutral grassland with wildflowers and native grasses Trees, shrubs and herbaceous planting

within the main body of the residential area will be managed for aesthetics and amenity value, whilst native shrub and hedgerow planting around the perimeters will be managed for biodiversity, with less frequent management. New ponds within the attenuation basins will be managed for biodiversity, and SUDS functionality.

Baseline Environmental Information

4.4 Detailed baseline environmental information for the site is presented in the accompanying PEA.

Summary of planned management activities

4.5 The overall aim for the management of the site is to protect and maintain the ecological value of retained hedgerows tree lines, woodland, stream, ponds, scattered trees and grassland and ensure that newly created/enhanced habitats successfully establish and achieve their target condition within a set timeframe. It will also ensure that specific wildlife features, such as bird and bat boxes remain functional throughout the 30 year timeframe of the HMMP.

Habitats and condition targets

4.6 Table 7 overleaf presents a summary of what will be delivered based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve throughout a period of 30 years. The specific management to achieve these targets is detailed for each habitat on Tables 8 to 15, with a collated table of management prescriptions on Table 16. It should be noted that this excludes habitats with a 0 value such as buildings and road, as well as habitat within private ownership such as vegetated gardens, and ornamental/non-native shrub/herbaceous planting.

Retained Habitats

4.7 The retained habitats on site will be managed with the focus to promote the health and longevity of the habitat to the current conditions. Especially the three areas of lowland mixed deciduous woodland on site. These will be monitored for the presence of invasive non-native species with the presence of giant hogweed on site, and the health of the trees

to ensure no pests or diseases are present. This is to ensure that the current conditions of these woodland do not decrease over time.

4.8 The stream located along the central aspect of the site is to remain at the same condition as it is currently found. This stream will be monitored to ensure that the current conditions would not be affected over time. However overall enhancement of the waterbody will be achieved through the enhancement of the surrounding habitat within 10m of the tops of bank. The stream will be assessed to ensure the absence of invasive species and the removal of litter and blockages along its course.

4.9 The retained hedgerows, tree lines and trees have been protected through the design of the scheme, avoiding root protection areas where possible and using protective measures. This will be detailed in a Construction Environmental Management Plan (CEMP).

Table 7. Habitat and condition targets summary

Target Habitat Type	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Modified Grassland	Poor	10	Assumed criteria A will fail, limiting condition to poor. Passes for criteria C, D, F & G anticipated.	Areas of amenity grassland for use by public not seeded with wildflowers.
Other neutral grassland	Poor	10	Assumed criteria A will fail, limiting condition to poor.	Areas of flowering lawn to be consistently managed to a shorter sward.
	Moderate	10	Passes for criteria A, B, D minimum Passes for criteria C desirable	New areas of wildflower-rich grassland along the site boundaries.
	Moderate	10	Passes for criteria A, C & D minimum.	SUDS basin seeded with wildflower grassland suitable for inundation and occasional wet conditions.
Pond	Poor	3	n/a	Attenuation basin designed as a wildlife pond.
Species-rich native hedgerow	Poor	5	n/a	As only poor condition targeted, management will focus on the health and longevity of the hedgerow as opposed to specific condition criteria.
	Moderate	5	Passes for criteria A, C, D minimum	Areas of new native hedges around the perimeters of the development.
Non-native ornamental hedgerow	Poor	5	n/a	As only poor condition targeted, management will focus on the health and longevity of the hedgerow as opposed to specific condition criteria.

Mixed scrub	Moderate	5	Passes for criteria A, C, & D	Areas of new native shrub planting on the boundaries of the site
Urban tree	Poor	10	n/a	As only poor condition targeted, management will focus on the health and longevity of the tree as opposed to specific condition criteria.

Table 8. Management and condition targets – Modified grassland

Modified grassland - Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs. **Note - this criterion is essential for achieving Moderate or Good condition.**	No	n/a	n/a
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 vertebrates and invertebrates to live and breed.	No	n/a	n/a
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	**Yes**	n/a	Modified grassland will be mowed to a height of 30-40 mm twice a month between March and October.
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	**Yes**	n/a	Damaged areas will be scarified and reseeded in the autumn
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No	n/a	n/a
F	Cover of bracken Pteridium aquilinum less than 20%.	**Yes**	n/a	Modified grassland will be mowed to a height of 30-40 mm twice a month between March and October.

G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	**Yes**	n/a	Visual inspection prior to cutting. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it

Table 9. Management and condition targets – Other neutral grassland poor condition - Flowering lawn (not SUDS)

Other neutral grassland (Moderate Condition, not SUDS) Condition Assessment Criteria		Targeted	Creation/ 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.	No	A flowering lawn mix, managed to a short sward will be created with using EM3 or a similar mix shown at 4 grams per msq.	A flowering lawn mix, managed to a short sward will be created with using EM3 or a similar mix shown at 4 grams per msq.
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	Cut to a short sward monthly during the spring and summer months and as required throughout the winter.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	No	n/a	These areas may have some wear and tear as they are located along road verges. Areas of bare ground will be reseeded as appropriate in spring
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	n/a	The management described for A&B will ensure bracken and scrub remain below these thresholds.
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.	No	n/a	These areas may have some wear and tear as they are located along road verges.
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type.	No	The proposed seed mix, will include a diverse mix, however as the habitat is to be maintained as a lawn, not all species will flourish.	It may not be possible for all areas to maintain above a species richness of 10 species/m^2.

Table 10. Management and condition targets – Other neutral grassland moderate condition (not SUDS)

Other neutral grassland (Moderate Condition, not SUDS) Condition Assessment Criteria		Targeted	Creation/ 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	Graze/cut existing grass to ground level (and remove cuttings) in autumn. Scarify the ground and seed with EM4 and EM3 seed mixes at 4g/m^2. And gently roll the area.	Starting the following March cut to *c.*30mm and collect and remove cuttings. Repeat this process in August, September and October. On all subsequent years the sward will be cut to *c.*30mm once a month in March, May August, September, and October. Ensuring a core flowering period of April to end of July. Reseeding and additional management as 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.	Yes	n/a	In addition to the above management, at least 20% of the area will continue to be cut on a monthly basis throughout May, June and July, in the form of pathways or verges. Outside of these months, a buffer of at least 20% of the total grassland area along the edge scrub/woodland habitats and across the surrounding remaining grassland will be left unmown.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	n/a	Areas of bare ground will be reseeded as appropriate in spring
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	n/a	The management described for A&B will ensure bracken and scrub remain below these thresholds.
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.	No	n/a	The above management will help supress certain undesirable species. The land will form part of public open space so will be subject to some small levels of wear and tear.

F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type.	No	The proposed seed mixes are diverse with 28 and 33 species each	The above management will help maintain species-richness., although it may not be possible for all areas to maintain above a species richness of 10 species/m^2. This is estimated as a precaution.

Table 11. Management and condition targets – Other neutral grassland (SUDS)

Other neutral grassland (SUDS) Condition Assessment Criteria		Targeted	Creation/ 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	Seed SUDS basin with EM8 seed mix at 4g/m^2. and gently roll the area.	Starting the following August cut to *c.*30mm and collect and remove cuttings, where possible. Repeat this process in September and October. On all subsequent years the sward will be cut to *c.*30mm once in March, and again in September, with cutting removed where feasible. .
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
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	n/a	The basin will be reseeded as required. The basin is designed to be predominantly dry, with wet tolerant species for when occasional inundation occurs. Rabbit warrens controlled as required to maintain functionality of the feature.
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	n/a	The management described for A&B will ensure bracken and scrub remain below these thresholds.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from	No	n/a	The above management will help supress certain undesirable species.

	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.			
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	The proposed seed mix, includes at least 34 different species.	The above management will help maintain species-richness., although it may not be possible to maintain above a species richness of 10 species/m^2. This is estimated as a precaution.

Table 12. Management and condition targets – Ponds (Non-priority)

Other neutral grassland (SUDS) Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	No	n/a	n/a
B	There is semi-natural habitat (moderate distinctiveness or above) complete surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No	n/a	n/a
C	Less than 10% of the water surface is covered with duckweed *Lemna spp.* or filamentous algae.	No	n/a	n/a
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	No	n/a	n/a
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams[2], pumps or pipework.	No	n/a	n/a
F	There is an absence of listed non-native plant and animal species[2]	Yes	n/a	Frequent monitoring for presence of invasive plant species, which should be immediately removed if identified and composted on site away from the ponds.
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes	n/a	The pond will not be stocked with fish. The pond will likely dry periodically.
H	Emergent, submerged or floating plants (excluding duckweed)[4] cover at least 50% of the pond area which is less than 3m deep.	No	Proposed EP1 Pond Edge Mix to be sown at 4grams per sqm.	It cannot be guaranteed that that 50% of the pond area that is less than 3m deeps will be populated.
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	No	Some small trees and existing mature oaks are close by	n/a

Table 13. Management and condition targets – Species-rich native hedgerows moderate condition

Native hedgerows Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A1	Height >1.5m average along length.	Yes	Hedges will be planted as whips 0.8-1m in height and protected by tree guards.	Once established the hedgerows will be trimmed to a height of no lower than 1.5m in the winter period.
A2	Width >1.5m average along length.	Yes	Whips will be planted in two offset parallel lines at least 1m apart	Once established the hedgerows will be trimmed to a width of no thinner than 1.5m in the winter period.
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	n/a	If a gap of at the base of the hedge develops to an extent which causes this condition to fail, the hedgerow will be subject to a hedge laying process by a sufficiently experienced contractor.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	Whips will be planted at 1m intervals to ensure a continuous and dense hedge can develop	If gaps form in the hedge due to failed shrubs, these will be removed and new whips planted, and protected with tree guards.
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)	No	n/a	n/a
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	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	Prior to planting the planting area will be inspected for invasive species. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it	Visual inspection annually during mid-summer. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it

D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	n/a	Areas of hedgerow that become significantly damaged will be removed (if necessary) and replanted.

Table 14. Management and condition targets – Mixed scrub

Mixed scrub Condition Assessment Criteria		Targeted	Creation/ enhancement 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	Scrub planting will incorporate seven different native species, planted in groups of 5-7 of each species. Mix will include 5 native species.	Until establishment scrub will be watered as required to ensure success.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No	n/a	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	Prior to planting the area will be stripped of existing turf and a mulch applied around the whips to supress weed growth.	Undesirable species will be controlled as required to ensure they do not exceed 5% of ground cover. Herbicides should be avoided as a treatment however.
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	n/a	The management for other neutral grassland will ensure this criteria is passed.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	n/a	n/a

Table 15. Management and condition targets – Urban trees

Urban trees Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	No	Many of the proposed trees are native.	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).	No	n/a	n/a
C	The tree is mature (or more than 50% within the block are mature).	No	n/a	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	Handling, planting and establishment of trees shall be in accordance with BS 8545:2014.	Management of trees shall be in accordance with BS 3998:2010.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	n/a	n/a
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	n/a	n/a

Table 16. Management prescriptions and timings

Habitat	Management action/prescription	Timing
Modified Grassland	Mow to height of 30-40mm twice a month	Monthly March-October
	Scarify and reseed damaged areas once annually	September/ October
	Visual inspection for invasive non-native species prior to cutting. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it.	Monthly March- October
Other neutral grassland (not SUDS) – Poor condition flowering lawn	Cut existing grass to ground level (and remove cuttings) in autumn. Scarify the ground and seed with flowering lawn mix, with using EM3 or a similar mix shown at 4g/m$^{2.}$ And gently roll the area.	September/October ***First year only***
	Cut to *c.*40mm and collect and remove cuttings	Once a month: March, April, August, September, October
	Reseeded if required to ensure between 1 and 5% of the area comprises bare ground.	March
Other neutral grassland (not SUDS) – Moderate condition	Graze/cut existing grass to ground level (and remove cuttings) in autumn. Scarify the ground and seed with EM4 and EM3 seed mixes at 4g/m$^{2.}$ And gently roll the area.	September/October ***First year only***
	Cut 80% of grassland to *c.*50mm and collect and remove cuttings	Once a month: March, April, August, September, October
	Cut remaining 20% of grassland to *c.*50mm and collect and remove cuttings	Once a month: May, June, July
	Reseeded if required to ensure between 1 and 5% of the area comprises bare ground.	March

Other neutral grassland (SUDS)	Seed SUDS basin with EM8 seed mix at 4g/m² and gently roll the area.	First September after creation only
	Cut to a height of 30-40mm and collect and remove cuttings, where possible.	Second year: Monthly August, September, October. Subsequent years: Monthly March and September.
	Reseeded if required to ensure between 1 and 5% of the area comprises bare ground.	March
Ponds (SUDS)	Remove excessive algae and duckweed. Leaving on the edge of pond over night and removing and composting away from the pond the following day.	Monthly April to September
	Remove fallen leaves from water surface and compost away from the pond	Twice monthly late October to January
	Carefully lift all reeds/iris/sedges from the pond and plant 1/3 back, composting the rest away from the ponds, after leaving overnight following removal.	Winter, once every three years.
Native hedgerows / Ornamental hedgerows	Plant whips in staggered rows	First autumn only
	Trim 1/3 of established hedgerows to a height and width of at least 1.5m for moderate condition hedges Poor condition native hedgerows trim to desired height and width Ornamental hedges trimmed to maintain need appearance as required	Once annually Nov-Feb, with a different hedge section each year. Once in spring / summer / autumn or as required.
	If a gap of at the base of the hedge develops to an extent which causes this condition to fail, the hedgerow will be subject to a hedge laying process by a sufficiently experienced contractor. – Moderated condition native hedgerows only	Only if required: Nov-Feb
	If gaps form in the hedge due to failed shrubs, these will be removed and new whips planted, and protected with tree guards.	Only if required: Autumn or spring

	Visual inspection for invasive non-native species within native hedgerow only. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it	Annually summer months
Scrub	Prior to planting the area will be stripped of existing turf and a mulch applied. Whips planted in groups of 5-7 individuals of a species at a time	First spring or autumn only
	For the larger areas of scrub, every 10 years 30% of the scrub area will be coppiced to ground level. Also control scrub around ponds.	Every 10 years: Nov-Feb
	Control undesirable species to ensure they make up less than 5% of ground cover.	As required
Urban Trees	Plant heavy standards and apply mulch to bases.	First spring or autumn only.
All trees and shrubs	Water to saturation of ground at base of shrub/tree	Weekly June-August in first three years, and as required outside of this (e.g. weekly in times of drought)
	Monitor health of trees/shrub and replace where necessary	Annually: summer months
All habitats	Identify and remove litter	Monthly
Bird boxes	Clean out old nests and other material from bird boxes with stiff brush, to remove potential parasites.	Annually Sep-Feb
Bird and bat boxes	Confirm they are still attached and in good condition. If broken, they should be replaced by a comparable model. An ecologist should be consulted prior to removal of bat boxes.	Annually Oct to Feb
Log piles	Ensure these are still in place and in a condition to provide suitable refuge for wildlife including reptiles. If these have been tampered with, removed or depleted, rebuild of supplement with new logs.	Annually Oct

5.0 Condition Monitoring

5.1 Monitoring of the habitats to ensure development to the conditions as forecast within the BNG assessment will be undertaken in years 2, 5, 10, 15, 20, 25 and 30 years from the commencement of development. Monitoring should be undertaken during the summer months, i.e May – August when most flowering plants are present to undertake the best botanical surveys and to accurately assess condition of grasslands.

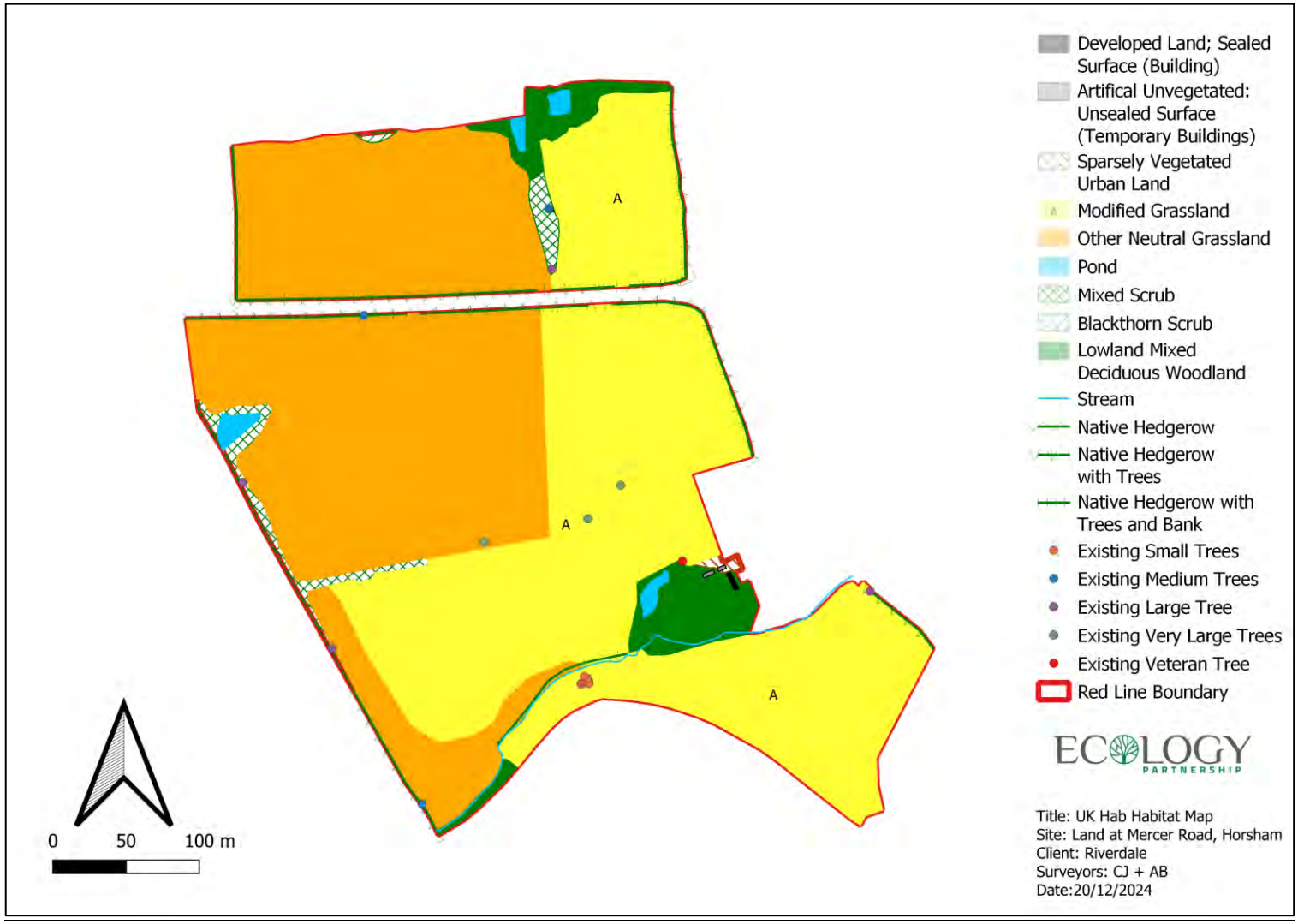
5.2 The contractors will be provided with the proposed planting detail to ensure the planting lists are adhered to. Monitoring must be undertaken by a suitably qualified ecologist and provision and funding for this will be agreed between Riverdale Developments Ltd and any management company employed to enact this management plan. The following condition assessment sheets must be used to ensure that the desired condition of habitats is being achieved, in particular for the establishment of wildflower grassland. Funding will be available for remediation measures required to achieve the desired condition. Recommendations for remedial actions will be given within the monitoring reports and must be actioned by the management company to ensure compliance. The monitoring reports will be supplied to Riverdale Developments Ltd, the appointed management company and the Local Planning Authority (Horsham District Council).

6.0 Conclusions

6.1 The current illustrative masterplan achieves a biodiversity net gain of **-1.28%** in habitat units. The proposals do however achieve a **+12.40%** biodiversity net gain in hedgerow units, and a net gain of **+21.62%** in watercourse units. If this masterplan is taken forward further habitat unit credits would need to be purchased as offsite in order to offset the proposals, as well as additional credits to achieve a 10% net gain. The mitigation hierarchy has been considered through detailed site design as detailed in this report.

6.2 The report provides an outline management and maintenance plan and requirements to meet the required conditions for each proposed habitat onsite. Habitats will be managed for 30 years and the funding, management and monitoring mechanisms required have been detailed within this report.

Appendix 1: Existing site UKHab classification



Appendix 2: Proposed Masterplan UKHab Classification

Appendix 3: Baseline Condition Assessments

-Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)				
UKHab Habitat Type(s): Grassland - Modified grassland				
Condition Assessment Criteria		**Grassland 2**	**Grassland 4**	**Grassland 5**
A	There are 6-8 vascular plant species per m present, including at least 2 forbs (this may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m~ (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	X	X	X
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	X	✓	X
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note – patches of scrub with continuous (more than 90% cover should be classified as the relevant scrub habitat type.	✓	✓	✓
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	✓	X	X
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens?).	X	X	X
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	✓	✓	✓
G	There is an absence of invasive non-native plant species? (as listed on Schedule 9 of WCA*).	✓	X	X
	Condition	**Poor**	**Poor**	**Poor**
Condition Assessment Result				
Good	Passes 6 or 7 of 7 criteria including essential criterion A			

Moderate	Passes 4 or 5 of 7 criteria including passing essential criterion A
Poor	Passes 3 or fewer criteria; OR 4-6 of criteria but failing criterion A

Footnote 1 – Creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying the buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended)

Condition Sheet: GRASSLAND Habitat Type (medium, high & very high distinctiveness)			
UKHab Habitat Type(s): All other grassland types and tall ruderal (ie. not amenity/modified)			
Condition Assessment Criteria		**Field 1**	**Field 3 and section of 4**
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). [1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	X	X
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	X	X
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	✓	✓
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	✓	✓
E	Combined cover of species indicative of sub-optimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.	X	✓

	If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.		
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	X	X
	Condition	**Poor**	**Poor**

Condition Assessment Result	
Good	Passes 5 of 6 criteria, including essential criterion A and F
Moderate	Passes 3 or 4 of 6 criteria, including essential criterion A
Poor	Passes 0, 1, 2 criteria of 6 criteria; OR Passes 3 or 4 criteria excluding criterion A and F

Footnote 1 – Professional judgement should be used alongside the UKHab description.
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches where not exceeding 5% cover.
Footnote 3 – Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*.
Footnote 4 – Assess this for distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into the adjacent habitat, by applying professional judement.
Footnote 5 – Wildlife and Countryside Act 1981 (as amended)

Condition Sheet: Ponds					
UKHab Habitat Type(s): Lakes - Ponds (priority habitat)/Ponds (non-priority habitat)/Temporary ponds and pools/ Ornamental pond [Use Lake condition sheet for lakes]					
Condition Assessment Criteria		**Pond 1**	**Pond 2**	**Pond 4**	**Pond 3**
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	X	X	X	X
B	There is semi-natural habitat (moderate distinctiveness or above) complete surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	✓	✓	X	X
C	Less than 10% of the water surface is covered with duckweed *Lemna spp.* or filamentous algae.	X	X	✓	✓

D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	✓	✓	X	✓
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams[2], pumps or pipework.	✓	✓	✓	✓
F	There is an absence of listed non-native plant and animal species[2]	✓	✓	X	✓
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	✓	✓	✓	✓
Additional Criteria – must be assessed for all non-woodland ponds:					
G	Emergent, submerged or floating plants (excluding duckweed)[4] cover at least 50% of the pond area which is less than 3m deep.	-	-	-	X
H	The pond surface is no more than 50% shaded by adjacent trees and scrub.	-	-	-	X
	Condition	**Moderate**	**Moderate**	**Poor**	**Poor**

Condition Assessment Result	
Good	Passes **7 of 7** criteria for woodland ponds or **9 of 9** for non-woodland ponds
Moderate	Passes **5 or 6 of 7** criteria for woodland ponds or **6 - 8 of 9** for non-woodland ponds
Poor	Passes **<5 of 7** criteria for woodland ponds or **<6 of 7** for non-woodland ponds

Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat.
Footnote 2 – This excludes natural dams such as those created by Eurasian beaver *Castor fiber*.
Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) *Classification of aquatic alien species according to their level of impact* [online]. Available from: UKTAG classification of alien species working paper v8.pdf (wfduk.org)
• Frequently occurring non-native plant species include water fern *Azolla filiculoides*, Australian swamp stonecrop *Crassula helmsii*, parrot's feather *Myriophyllum aquaticum*, floating pennywort *Hydrocotyle ranunculoides* and Japanese knotweed *Reynoutria japonica*, giant hogweed *Heracleum mantegazzianum* (on the bank).
• Frequently occurring non-native animals include signal crayfish *Pacifastacus leniusculus*, zebra mussels *Dreissena polymorpha*, killer shrimp *Dikerogammarus villosus*, demon shrimp *Dikerogammarus haemobaphes*, carp *Cyprinus carpio*.
Footnote 4 - If the pond is seasonal (as in, it dries out in most summers) then emergent species alone are likely to be found.

Condition Sheet: SCRUB Habitat Type
UKHab Habitat Type(s): All forms of scrub

Condition Assessment Criteria		Scrub 1 – Between Field 1 and 2	Scrub 2 – Blackthorn	Scrub 3 – By railway	
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover).	✓	X	X	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	X	X	X	
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of sub-optimal condition[8] make up less than 5% of ground cover.	✓	✓	✓	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	✓	X	X	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	X	X	X	
	Condition	**Moderate**	**Poor**	**Poor**	

Condition Assessment Result	
Good	Passes 5 of 5 criteria
Moderate	Passes 3 or 4 of 5 criteria
Poor	Passes 2 or fewer criteria

Footnote 1 – Professional judgement should be used alongside the UKHab description.
Footnote 2 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) *Hedgerow Survey Handbook: A standard procedure for local surveys in the UK.* 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).

Footnote 3 – See gov.uk standing advice on ancient and veteran species. Available from:
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
and
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven *Alianthus altissima*, holm oak *Quercus ilex*, European turkey oak *Quercus cerris*, cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos* spp., shallon *Gaultheria shallon*, American skunk cabbage *Lysichiton americanus*, buddleia *Buddleja* spp., cotoneaster *Cotoneaster* spp., Spanish bluebell *Hyacinthoides hispanica* and hybrid bluebells *Hyacinthoides x massartiana*. There may be additional relevant species local to the region and or site.

Condition Sheet: URBAN - NON PRIORITY Habitat Type		
UKHab Habitat Type(s): Sparsely vegetated land - Ruderal/ephemeral and Tall forbs; Urban – Allotments/Bioswale/Cemeteries and churchyards/Open mosaic habitats on previously developed land(OMH)/Rain garden/SUDs/bare ground/all green walls and roofs		
Condition Assessment Criteria		**Tall Forbs**
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	✓
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	✓
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	X
D	OMH only: The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i): Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.	-
E1	SUDs/Bioswales only: Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].	-

E2	SUDs/Bioswales only: The vegetation is comprised of plant species suited to wetland or riparian situations.	-
F	**Intensive green roofs** – The roof has a minimum of 50% native and non-native wildflowers - 70% of the roof area is soil and vegetation (including water features)	-
G	**Biodiverse green roofs** - have a varied depth of 80 - 150mm at least 50% is at 150mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. be present.**	-
	Condition	**Moderate**

Condition Assessment Result		
Good	Passes 3 of 3 core criteria; AND Meets the requirements for good condition within criteria 2 and 3	Passes 3 of 3 core criteria; AND Meets the requirements for good condition within criteria 2 and 3; AND Passes additional criterion 4
Moderate	Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for good condition within criteria 2 and 3	Passes 2 of 3 of 4 criteria; OR Passes 4 of 4 criteria but does not meet the requirements for good condition within criteria 2 and 3
Poor	Passes 0 or 1 of 3 core criteria	Passes 0 or 1 of 4 criteria

Footnote 1 – Wildlife and Countryside Act 1981 (as amended).

Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website:

Home » NNSS (nonnativespecies.org)

And Natural England Access to Evidence page should also be checked for up-to-date information:

Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)

For criterion C – For green roof habitat types only – buddleia *Buddleja davidii* should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website:

Alternative plants » NNSS (nonnativespecies.org)

Condition Assessment Criteria		Individual Trees	Ash Tree Group
A	The tree is a native species (or at least 70% within the block are native species).	✓	✓
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).	✓	✓
C	The tree is mature (or more than 50% within the block are mature)[1].	✓	X
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.	✓	✓
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	✓	X
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	✓	✓
	Condition	**Good**	**Moderate**

Condition Sheet: WOODLAND Habitat Type
UKHab Habitat Type(s): All woodlands (except wood pasture)
Condition Assessment Criteria

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator		
					W1	W2	W3
A	**Age distribution of trees** **Footnote 1**	Three age-classes[1] present	Two age-classes[1] present	One age-class[1] present	2	3	2
B	**Wild, domestic and feral herbivore damage** **Footnote 2**	No significant browsing damage evident in woodland[2]	Evidence of significant browsing pressure is present in 40% or less of whole woodland[2]	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2]	3	3	3
C	**Invasive plant species** **Footnote 3**	No invasive species[3] present in woodland	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, other invasive species[3] < 10% cover	Rhododendron or cherry laurel present, or other invasive species[3] > 10% cover	3	1	2
D	**Number of native tree species** **Footnote 4**	Five or more native tree or shrub species[4] found across woodland parcel	Three to four native tree or shrub species[4] found across woodland parcel	None to two native tree or shrub species[4] across woodland parcel	3	3	2
E	**Cover of native tree and shrub species** **Footnote 5**	> 80% of canopy trees and > 80% of understory shrubs are native[5]	50-80% of canopy trees and 50-80% of understory shrubs are native[5]	< 50% of canopy trees and < 50% of understory shrubs are native[5]	3	3	3
F	**Open space within woodland** **Footnote 6 and 7**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7]	21- 40% of woodland has areas of temporary open space[6]	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	1	1	3
G	**Woodland regeneration** **Footnote 8**	All three classes present in woodland[8]; trees 4-7cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland[8]	No classes or coppice regrowth present in woodland[8]	2	2	2
H	**Tree health** **Footnote 9**	Tree mortality less than 10%, no pests or diseases and no crown dieback[9]	11% to 25% mortality and/or crown dieback or low risk pest or disease present[9]	Greater than 25% tree mortality and or any high risk pest or disease present[9]	3	3	3

I	**Vegetation and ground flora Footnote 10**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] present at ground layer present	No recognisable woodland NVC plant community[10] at ground layer present	2	2	2
J	**Woodland vertical structure Footnote 11**	Three or more storeys across all survey plots or a complex woodland[11]	Two storeys across all survey plots[11]	One or less storey across all survey plots[11]	2	2	2
K	**Veteran trees Footnote 12**	Two or more veteran trees[12] per hectare	One veteran tree[12] per hectare	No veteran trees[12] present in woodland	3	2	1
L	**Amount of deadwood Footnote 13**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	1	1	1
M	**Woodland disturbance Footnote 14**	No nutrient enrichment or damaged ground evident[14]	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground[14]	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground[14]	1	1	1
				Total score (out of a possible 39)	**29**	**27**	**27**

Condition Assessment Score	
Good	Total score >32 (33 to 39)
Moderate	Total score 26 to 32
Poor	Total score <26 (13 to 25)

Footnotes below refer to the EWBG woodland condition assessment details: EWBG (No date). *Assessing your Woodland's Condition* [online]. Available from: Woodland Wildlife Toolkit (sylva.org.uk)
The woodland condition assessment survey methodology is outlined in the EWBG toolkit. However the criteria on this sheet are those specific to the Statutory Biodiversity Metric and must be used when assessing woodland condition.

Footnote 1 - See EWBG method INDICATOR 1 for more information. If tree species is not a birch *Betula* sp., cherry *Prunus* sp. or *Sorbus* sp.: 0 - 20 years (Young); 21 - 150 years (Intermediate); and >150 years (Old). For birch, cherry or *Sorbus* species; 0 - 20 years = Young; 21 - 60 years =Intermediate; >60 years = Old. A recognisable age-class should be a consistent recognisable layer across the woodland or stand being assessed. Presence of a few saplings would not indicate that the woodland has an 'age-class' of young trees.

Footnote 2 - See EWBG method INDICATOR 2 for more information. Browsing pressure is considered to be significant where >20% of vegetation visible within each survey plot shows damage from any type of browsing pressure listed.

Footnote 3 - See EWBG method INDICATOR 3 for more information. Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly.

Check for the presence of all plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), particularly the following invasive non-native species: American skunk cabbage *Lysichiton americanus*; Himalayan balsam *Impatiens glandulifera*; Japanese knotweed *Reynoutria japonica*; cherry laurel *Prunus laurocerasus*; shallon *Gaultheria shallon*; snowberry *Symphoricarpos albus*; variegated yellow archangel *Lamiastrum galeobdolon subsp. argentatum*; rhododendron *Rhododendron ponticum*; and tree-of-heaven *Alianthus altissima*.

Footnote 4 - See EWBG method INDICATOR 4 and Table 2 for more information. The number of different native tree or shrub species including young trees and shrubs. A list of commonly found native tree and shrub species is provided in Table 2. Not all species listed are native to all parts of the UK. Note a list of commonly found non-native tree species are also included and should be recorded if present.

Footnote 5 - See EWBG method INDICATOR 5 and for more information. The abundance of native tree species in upper (>5 m) and understorey (up to 5 m) layers including young trees and shrubs.

Footnote 6 - See EWBG method INDICATOR 6 for more information. Open space within woodland in this context is temporary open space in which trees can be expected to regenerate (for example, glades, rides, footpaths, areas of clear-fell). This differs from permanent open space where tree regeneration is not possible or desirable (for example, tarmac, buildings, rivers). Area is at least 10 m wide with less than 20% covered by shrubs or trees.

Footnote 7 – Given the increased ratio of edge habitat to woodland where the woodland is <10ha.

Footnote 8 - See EWBG method INDICATOR 8 for more information. This indicator measures regeneration potential of the woodland by considering three classes: seedlings; saplings; and young trees of 4-7 cm DBH. All three classes would fall in the 'young' category of the 'age distribution of trees' indicator, but the regeneration indicator gathers additional information by considering regeneration potential - if seedlings, saplings and young trees are all present that means natural regeneration processes are happening.

Footnote 9 - See EWBG method INDICATOR 9 for more information and Table 3 for a list of diseases and pests and their risk level.

Footnote 10 - See EWBG method INDICATOR 10 directing to NVC key for more information. The 'UKHab to NVC translation table' in the UK Habitat Classification resources may also be useful to assess this.
Footnote 11 – This criterion looks at structural diversity and is useful to understand in conjunction with the age of trees in a woodland. Vertical structure is defined as the number of canopy storeys present. Possible storey values are: 1) Upper; 2) Complex: recorded when the stand is composed of multiple tree heights that cannot easily be stratified into broad height bands (such as upper, middle or lower); 3) Middle; 4) Lower; and 5) Shrub layer. There might be no storeys where the woodland has been felled. See EWBG INDICATOR 11 for more information.

Footnote 12 - See gov.uk standing advice on ancient and veteran trees. Available from:
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
and:
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)
EWBG INDICATOR 12 is the relevant indicator.

Footnote 13 – See EWBG method INDICATOR 13 for more information. This includes logs, large dead branches on the forest floor and stumps (<1 m tall) >20 cm diameter at narrowest point and >50 cm long. Also includes standing dead trees (>1 m tall) and also deadwood on standing live trees. Diameter is measured at the narrowest point on the stem. Minimum diameter of 20 cm.

Footnote 14 - See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery, animal poaching or litter.

Condition Assessment Criteria								
Hedgerows	**H1**	**H2**	**H3**	**H4**	**H5**	**H6**	**H7**	**H8**
Height >1.5 m average along length	✓	✓	✓	✓	✓	✓	✓	✓
Width >1.5 m average along length	✓	✓	✓	✓	✓	✓	✓	✓
Gap – hedge base Gap between ground and base of canopy <0.5 m for >90% of length	✓	✓	✓	✓	✓	✓	✓	✓
Gap – hedge canopy continuity Gaps make up <10% of total length and No canopy gaps >5 m	x	✓	x	✓	✓	✓	x	x
Undisturbed perennial vegetation >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length (on one side of the hedge (at least))	x	x	x	x	x	x	x	x
Undesirable species Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	✓	✓	x	x	x	x	x	x
Invasive species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	✓	✓	x	x	✓	✓	✓	✓
Current Damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	✓	✓	x	✓	✓	✓	✓	✓
Tree Age (if hedgerow with trees) 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.	-	x	x	x	x	✓	✓	✓

Tree health (if hedgerow with trees) 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.	-	✓	✓	✓	✓	✓	✓	✓
Criteria failed	**2**	**1**	**5**	**4**	**3**	**2**	**3**	**3**
Condition (G = good; M = moderate; P = poor)	**Good**	**Good**	**Moderate**	**Moderate**	**Moderate**	**Moderate**	**Moderate**	**Moderate**

Condition Assessment Result		
	Hedgerow without trees	**Hedgerow with trees**
Good	No more than 2 failures in total; AND No more than 1 in any functional group.	No more than 2 failures in total; AND No more than 1 failure in any functional group.
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).

Footnote 1 – DEFRA (2007) *Hedgerow Survey Handbook. A standard procedure for local surveys in the UK.* [online] Available on: layout (hedgelink.org.uk)

Footnote 2 – STALEY, J.T. ET AL. (2020) *Definition of Favourable Conservation Status for Hedgerows.* [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk)

Footnote 3 – Wildlife and Countryside Act 1981 (as amended).

Footnote 4 – CHEFFINGS, C. M. et al. (2005) *The Vascular Plant Red Data List for Great Britain.* Species Status 7: 1-116. [online] Available on: The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub

Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). *Definitions: wild, native or alien?* [online] Available on:

Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org)

Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) *Online Atlas of the British and Irish Flora.* [online] Available on:
Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk)

Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on:
Home » NNSS (nonnativespecies.org)

Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from:
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
and
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Appendix 4: Landscape Masterplan

SPECIFICATION
All works generally, to comply with the written Soft Landscape Specification.

In case of quantity discrepancies, the quantities on the plan(s) take precedent over the quantities shown in the planting schedule.

NOTES:
DO NOT SCALE FROM DRAWING
NOT FOR CONSTRUCTION, FOR PLANNING PURPOSES ONLY

Legend

- Existing trees to be retained and protected during construction
- Proposed tree planting within hard landscape, incorporating engineered tree pit. See detail 1 on Sheets 6, 13 & 14
- Proposed tree planting within soft landscape. See detail 2 on sheets 6, 13 & 14
- Proposed specimen grass or shrub planting (shrubs to receive short angular staking on half standards with expandable tree ties). Irrigation tubing to root system of specimens.
- Proposed climbing plants to be trained up adjacent wall/ fence/pergola with galvanised wires and hook set 250mm apart with support canes removed prior to planting
- Formal ornamental hedge planting to be planted in a single or double row as specified.
- Proposed mixed native hedge planting to be planted in a double staggered row 300mm apart and at 400mm centres in each row. To be maintained at 1m height and 1.8m height adjacent to site boundaries
- Proposed shrub planting to receive 75mm bark mulch after planting operations
- Proposed buffer mix to be planted in groups of 5-7no. of each species and as above
- Proposed grass areas to receive good quality amenity grass turves laid in line with good horticultural practices
- Proposed meadow mix, to be seeded with EM4 meadow mixture for clay soil as supplied by Emorsgate Seed and sown at 4 grams per msq, or similar and approved and maintained as mown grass.
- Swathes of mixed spring flowering bulbs to be planted into grassed areas at 10 bulbs per square metre in October
- Proposed meadow mix, to be seeded with EM3 special general purpose meadow mixture as supplied by Emorsgate Seed and sown at 4 grams per msq, or similar and approved and maintained as meadow.
- Proposed wet tolerant meadow mixture, to be seeded with EM8 seed mix as supplied by Emorsgate Seeds and sown at 4 grams per msq, or similar and approved
- Proposed EP1 Pond Edge mix as supplied by Emorsgate Seeds and sown at 4 grams per msq, or similar and approved
- Proposed flowering lawn mix, to be seeded with EM3 special general purpose meadow mixture as supplied by Emorsgate Seed and sown at 4 grams per msq, or similar and approved and maintained as mown grass.
- Proposed grass area, to be seeded with A24 Wear and Tear grass seed mix as supplied by Germinal Seeds and sown at 50 grams per msq, or similar and approved
- Proposed woodland planting to be planted in groups of 5-7no. of each species. To include Tubex shrub shelter guards as supplied by Green-tech or similar.
- Marginal planting in attenuation basin
- Proposed root barrier
- Planting Schedule on sheet 1

Rev	Date	Details	Drawn
A	19.12.24	Comments	LS

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Riverdale Developments Ltd

scheme: Land at Mercer Road Horsham
client: Riverdale Developments Ltd
drawing: Landscape Proposals
date: December 2024

drawing no: RIV22501_11 -overall
drawn: PHD checked: RH

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