BNG Assessment & HMMP

Thakeham Tiles

Ecosupport Ltd
K4 Keppel,
Daedalus Park,
Lee-on-the-Solent
PO13 9FX

info@ecosupport.co.uk

VAT: 228 4314 18

ecosupport

Report	Biodiversity Net Gain Assessment and Habitat Management and Monitoring Plan (HMMP)
Site Name	Thakeham Tiles
Author(s)	Amy Johnston BSc (Hons)
Checked by	Lyndsey Barrat BSc (Hons) PGcert MCIEEM
Client	Thakeham Tiles
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Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
T: 01329 832841 info@ecosupport.co.uk www.ecosupport.co.uk

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Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
T: 01329 832841 info@ecosupport.co.uk www.ecosupport.co.uk

Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
T: 01329 832841 info@ecosupport.co.uk www.ecosupport.co.uk

1.0 INTRODUCTION

1.1 Background

Ecosupport Ltd. were commissioned by Thakeham Tiles Ltd to undertake a Biodiversity Net Gain Assessment at Thakeham Tiles, Storrington and detail the results of this assessment within a Habitat Management and Monitoring Plan.

The purpose of the Biodiversity Net Gain (BNG) assessment is to quantify the biodiversity value of the site prior to its development, and the predicted value post development. This is measured in biodiversity units, calculated according to the habitats present based on their size, distinctiveness and condition. This enables the quantitative calculation of the predicted change in biodiversity value because of the proposed development, with the objective of achieving a net gain in biodiversity.

This report will also address how habitats will be enhanced and created to achieve a net gain in biodiversity units and how these habitats will be managed and monitored for at least 30 years. The following points will be covered (DEFRA, 2023a, updated 2024):

- How off-site gains and / or significant on-site enhancements will be managed, considering any legal restrictions and requirements
- When and how habitats will be monitored
- When and how monitoring results will be reported
- When and how management proposals will be reviewed
- How habitats will be restored if the management plan is not working

This report should be read in conjunction with the associated ECIA (Ecology Co-op 2025).

1.2 Site Location and Description

The site comprises of a facility associated with the production of concrete products. The site is located at Rock Road, Storrington, Pulborough RH20 3AD (centred on OS grid reference TQ 10436 14937) (**Fig 1**). The site is bound by Rock Road to the north, with residential properties to the east and west. Finally, the site is bound by woodland and further residential dwellings beyond to the south. The wider environ is largely semi-urban, situated to the east of the town of Storrington.

Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
T: 01329 832841 info@ecosupport.co.uk www.ecosupport.co.uk

Figure 1. Location plan of the site (Google Satellite 2025).

1.3 Development Proposals

The proposals are for the demolition of all buildings on site and the construction of a residential development with associated access and landscaping.

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2.0 METHODOLOGY

The methodology for the assessment follows the Natural England Statutory Biodiversity Metric habitat condition assessment protocols and uses the Statutory Biodiversity Metric calculation tool to calculate biodiversity losses and gains (DEFRA, 2023b, updated 2024).

2.1 Habitat Assessment

Habitats on site pre-development were identified in accordance with the categories specified for a UK Habitats survey using Habitat Definitions Version 2.0 (UKHab Ltd., 2023). This was chosen as an appropriate habitat categorisation system, as it fits within the Statutory Biodiversity Metric calculation. The habitat definitions used were based on those identified during the walkover on the 8th October 2024. An updated walkover was conducted on the 13th August 2025.

A previous assessment of the habitats on site was undertaken by The Ecology Co-op on the 9th January 2024.

A condition assessment, in line with the Statutory Biodiversity Metric Technical Annex 1, was carried out on site by Amy Johnston BSc (Hons), Project Ecologist with Ecosupport Ltd on the 8th October 2024. An updated walkover was completed on the 13th August 2025 to ensure a walkover had been completed within the optimum period for flowering and vascular plants. The area of identified habitats is calculated in hectares (ha), ignoring linear features or ditches (the area is measured to the centre line of such features). The length of linear features is measured separately in kilometres (km). The dominant habitat type was selected, according to those defined by UKHab Ltd (2023). Where there was disparity between the UK classification for habitat type and those present within the Statutory Biodiversity Metric calculator tool, this was noted within the condition assessment tables.

2.2 Habitat Distinctiveness

Each habitat was assigned a score for distinctiveness, according to the Statutory Biodiversity Metric calculator tool (DEFRA, 2023b, updated 2024). This ranged from Poor - High for most habitats, or Not Applicable (e.g. Developed Land – Sealed Surface). Using the tool, habitats were assigned a score based on their distinctiveness.

2.3 Habitat Condition

The condition of each habitat was assessed following criteria set out in the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2023b, updated 2024), which includes detailed assessment criteria for different habitats. Full results of the condition assessments can be found within **Section 3.0**. The condition of each habitat was assessed individually on site but, where the condition was found to be the same across several parcels, these were grouped together.

2.4 Strategic Significance

Each habitat was assigned a strategic significance in line with the Statutory Biodiversity Metric User Guide (DEFRA, 2023b, updated 2024).

2.5 Limitations

The initial walkover was undertaken outside of the optimum season for vascular and flowering plants however, considering the type of habitats present on site, and that previous habitat assessments have been undertaken, this was not considered to have impacted upon the validity of the results. An

Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
T: 01329 832841 info@ecosupport.co.uk www.ecosupport.co.uk

updated walkover was completed within the suitable season to ensure this had no impact on the accuracy of the assessment.

Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
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3.0 EXISTING HABITATS AND DEVELOPMENT PROPOSALS

The habitats on site were categorised according to UK Hab Ltd. Habitat Definitions Version 2.01 (2023) as listed below (please refer to the **Baseline Habitats map appended** for information on the locations of these habitats on site):

- Modified grassland (g4) – with tall forbs (16) and walking or cycling route (528)
- Other broadleaved woodland (w1g) – with non-native (523) and line of trees (33)
- Other woodland mixed (w1h) – with non-native (523) and ditch (50)
- Other scots pine woodland (w2b) – with non-native (523)
- Mixed scrub (h3h) – with active management (520) and non-native (523)
- Developed land, sealed surface (u1b)
- Buildings (u1b5)

3.0.1 Modified grassland (g4) – with tall forbs (16) and walking or cycling route (528)

This habitat was present in two areas, firstly along the route of the public footpath (**Fig 2**), with the second area within the southern portion of the site. Species in these areas were consistent, with the following noted; Perennial Rye Grass *(Lolium perenne)*, White Dead Nettle *(Lamium album)*, Common Nettle *(Urtica dioica)*, Bramble *(Rubus fruticosus)*, Broadleaved Dock *(Rumex obtusifolius)*, Dandelion *(Taraxacum agg.)*, Ribwort Plantain *(Plantago lanceolata)*, and Buddleia *(Buddleja davidii)*.

Figure 2. View of the modified grassland present on site (taken October 2024).

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3.0.2 Other broadleaved woodland (w1g) – with non-native (523) and line of trees (33)

This habitat is present on site within the southwestern portion (**Fig 3**). This area of woodland predominantly consists of broadleaved species such as Sweet Chestnut *(Castanea sativa)*, Oak (*Quercus spp.*) and Hazel (*Corylus avellana*) with non-natives Cherry Laurel (*Prunus laurocerasus*) and Rhododendron noted. There was a lack of understory species with Bramble *(Rubus fruticosus)*, Ivy *(Hedera helix)*, Harts Tongue Fern (*Asplenium scolopendrium*) and Bracken *(Pteridium aquilinum)* noted.

Figure 3. View of the broadleaved woodland present on site (taken October 2024).

3.0.3 Other woodland mixed (w1h) – with non-native (523) and ditch (50)

This woodland is present in two parcels in the northern portion of the site (**Fig 4**). A ditch running from east to west is present within the western parcel (**Fig 5**). The species present varied between the two parcels and have been described further below.

Tree species noted within the eastern woodland included; Scots Pine *(Pinus sylvestris)*, Silver Birch *(Betula pendula)*, Oak (*Quercus sp.*), Douglas Fir (*Pseudotsuga menziesii*), Yew *(Taxus Baccata)*, Holly *(Ilex aquifolium)*, Aspen (*Populus tremula*), Willow (*Salix sp.*) with non-native species Cherry Laurel (*Prunus laurocerasus*), Lawson Cyprus (*Chamaecyparis lawsoniana*) and Norway Spruce (*Picea abies*). There was a lack of understory species with Bramble *(Rubus fruticosus)*, Harts Tongue Fern (*Asplenium scolopendrium*), Bracken *(Pteridium aquilinum)* and *Cotoneaster sp.* noted.

Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
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Figure 4. View of the mixed woodland present on site (taken October 2024)

Figure 5. Ditch present on site (taken August 2025).

3.0.4 Other Scots Pine woodland (w2b) – with non-native (523)

This woodland is present in the southern portion of the site (**Fig 6**). The woodland is dominated by Scot's Pine trees (*Pinus sylvestris*) with Sweet Chestnut (*Castanea sativa*), Beech (*Fagus sylvatica*) Silver Birch (*Betula pendula*) and Hawthorn (*Crataegus monogyna*) also noted. Non-native Cherry Laurel (*Prunus laurocerasus*), *Rhododendron* and *Cotoneaster* (both Schedule 9) dominate the understories of these woodland parcels.

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Figure 6. View of the Scots Pine woodland present on site (taken October 2024)

3.0.5 Mixed scrub (h3h) – with active management (520) and non-native (523)

This habitat is present in a parcel adjacent to the western boundary of the site (**Fig 7**). This area is subject to regular clearance. This parcel is dominated by Bracken (*Pteridium aquilinum)* and non-native Cherry Laurel (*Prunus laurocerasus)*, with additional Sweet Chestnut (*Castanea sativa)*, Oak (*Quercus sp.*), Bramble (*Rubus fruticosus)* and *Cotoneaster* also present.

Figure 7. View of the mixed scrub present on site (taken October 2024)

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3.0.6 Developed land, sealed surface (u1b)

This is the dominant habitat type on site, consisting of large areas of concrete hard standing present across the site **(Fig 8).**

Figure 8. View of the Developed land, sealed surface present on site (taken October 2024)

3.0.7 Buildings (u1b5)

There are a number of buildings present across the site including factoring buildings and offices (**Fig 9**).

Figure 9. View of one of the buildings present on site (taken October 2024).

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3.1 Baseline Condition Assessment

The following tables provide detail as to the condition assessments undertaken of the non-linear and linear habitats present on site with reference to the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b, updated 2024).

3.1.1 Modified grassland

Table 1. Condition Assessment for the modified grassland present on site.

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Grassland dominated by Rye grass, with less then 6 species present.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Grassland largely had a consistent and short sword height, suggesting that it is regularly managed.
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	No scrub present
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.	No	Evidence of physical damage as a result of access.

Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
T: 01329 832841 info@ecosupport.co.uk www.ecosupport.co.uk

E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No	Bare ground as a result of footpath access.
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	No bracken present.
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	No non native noted.
Essential criterion achieved (Yes or No)			No
Number of criteria passed			3
Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓	

3.1.2 Other woodland; broadleaved

Table 2. Condition assessment for the woodland present on site.

Condition Assessment Criteria					
Indicator	**Good (3 points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator**	**Notes (such as justification)**

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A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	2	Two age classes present.
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	3	No evidence of browsing damage.
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	1	Non-natives such as Laurel present.
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	2	Some variety of native trees present
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	2	50-80% understory shrubs are native.
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	2	Some temporary open space noted.

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T: 01329 832841 info@ecosupport.co.uk www.ecosupport.co.uk

G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	2	One or two age classes present.
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	3	No evidence of pests or disease noted.
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	1	No woodland NVC community present.
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	2	Two storeys across all survey plots.
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	No veteran trees noted.

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T: 01329 832841 info@ecosupport.co.uk www.ecosupport.co.uk

L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	2	Some deadwood noted.
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	2	Some nutrient enrichment or damaged ground noted.
				Total Score (out of a possible 39)	25	

Condition Assessment Result	**Condition Assessment Score**	**Result Achieved**
Total score >32 (33 to 39)	Good (3)	Poor
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

3.1.3 Other woodland mixed

Table 3. Condition assessment for the eastern and western woodland parcels present on site.

Condition Assessment Criteria						
Indicator		**Good (3 points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator**	**Notes (such as justification)**
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	East - 3 West - 3	Three age classes present.

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B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	East – 3 West - 3	No evidence of browsing damage.
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	East – 1 West - 1	Non-natives such as Laurel present.
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	East – 2 West - 2	Some variety of native trees present
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	East – 1 West - 2	50-80% understory shrubs are native.
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	East – 2 West - 2	Some temporary open space noted.
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH),	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	East – 2 West - 2	All age classes present.

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		saplings and seedlings or advanced coppice regrowth.				
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	East – 3 West - 3	No evidence of pests or disease noted.
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	East – 1 West - 1	No woodland NVC community present.
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	East – 2 West - 2	Two storeys across all survey plots.
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	East – 2 West - 2	One veteran tree noted.
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs	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	East – 2 West - 2	Some deadwood noted.

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		and stumps, or an abundance of small cavities[13].		an abundance of small cavities[13].		
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	East – 1 West - 1	Some nutrient enrichment or damaged ground noted.
Total Score (out of a possible 39)					East – 25 West - 26	

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	East – Poor West - Moderate
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

3.1.4 Other scots pine woodland

Table 4. Condition assessment for the scots pine woodland present on site.

Condition Assessment Criteria						
Indicator		**Good (3 points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator**	**Notes (such as justification)**
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	2	Two age classes present.
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	3	No evidence of browsing damage.

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C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	1	Non-natives such as Laurel present.
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	2	Some variety of native trees present
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	2	50-80% understory shrubs are native.
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	2	Some temporary open space noted.
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	2	One or two age classes present.

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H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	3	No evidence of pests or disease noted.
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	1	No woodland NVC community present.
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	2	Two storeys across all survey plots.
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	No veteran trees noted.
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	2	Some deadwood noted.

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M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	2	Some nutrient enrichment or damaged ground noted.
Total Score (out of a possible 39)					25	

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	Poor
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

3.1.5 Mixed scrub

Table 5. Condition assessment for mixed scrub present on site.

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	N	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	N	Lack of mature shrubs.
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	N	Laurel Present.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	Lack of developed edge.

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E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	Lack of sheltered edges.
Number of criteria passed			1

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	✓

3.1.6 Ditch

Table 6. Condition assessment for the ditch present on site.

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	N	
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	N	
C	There is less than 10% cover of filamentous algae and or duckweed *Lemna* spp. (these are signs of eutrophication).	Y	
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	N	
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Y	
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	N	

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G	Less than 10% of the ditch is heavily shaded.	N	
H	There is an absence of non-native plant and animal species[1].	Y	
Number of criteria passed		3	
Condition Assessment Result (out of 8 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**	
Passes 8 criteria	Good (3)		
Passes 6 or 7 criteria	Moderate (2)		
Passes 5 or fewer criteria	Poor (1)	✓	

3.1.7 Individual Trees

Due to the number of individual trees, each condition assessment has been summarised in **Table 7** below, with the detailed criteria shown in **Table 8**. The location of each individual tree is shown in **Figure 10** below. Trees have been numbered to be consistent with the arboricultural report (CBSA Trees 2025).

The individual trees have been identified as those located outside of the woodland parcels such as those standing individually, or within urban line of trees.

Table 7. Condition Assessment for Individual trees. Due to the number of trees on site, these results have been summarised.

			Condition Criteria Met / Passed						
Tree Number	*Size*	*Condition*	*A*	*B*	*C*	*D*	*E*	*F*	*Lost or Retained*
24	*l*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*TRUE*	*FALSE*	*Retained*
26	*l*	*Moderate*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*FALSE*	*FALSE*	*Retained*
27	*m*	*Moderate*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*FALSE*	*Retained*
28	*m*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*FALSE*	*TRUE*	*FALSE*	*Retained*
29	*m*	*Moderate*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*FALSE*	*FALSE*	*Retained*
30	*m*	*Good*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*Retained*
31	*m*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*FALSE*	*TRUE*	*FALSE*	*Retained*
32	*m*	*Good*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*Retained*
33	*m*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*FALSE*	*Retained*
34	*m*	*Good*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*FALSE*	*Retained*

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35	*m*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*TRUE*	*FALSE*	*Retained*
36	*m*	*Moderate*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*Retained*
37	*l*	*Good*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*Retained*
40	*vl*	*Good*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*Retained*
41	*l*	*Moderate*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*Retained*
42	*m*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*TRUE*	*FALSE*	*Lost*
46	*l*	*Moderate*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*FALSE*	*TRUE*	*Lost*
47	*m*	*Good*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*TRUE*	*Lost*
48	*l*	*Moderate*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*FALSE*	*TRUE*	*Lost*
49	*s*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*TRUE*	*Lost*
50	*s*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*TRUE*	*Lost*
51	*s*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*TRUE*	*Lost*
52	*m*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*TRUE*	*Lost*
53	*m*	*Moderate*	*FALSE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*TRUE*	*Lost*
54	*m*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*TRUE*	*Lost*
55	*s*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*TRUE*	*Retained*
56	*m*	*Good*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*Retained*
57	*m*	*Good*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*Lost*
58	*s*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*TRUE*	*Lost*
59	*m*	*Good*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*Lost*
60	*m*	*Good*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*Lost*
64	*m*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*TRUE*	*Lost*
65	*s*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*TRUE*	*Lost*
66	*s*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*TRUE*	*Lost*
67	*m*	*Moderate*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*FALSE*	*TRUE*	*Lost*
68	*m*	*Good*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*Retained*
69	*s*	*Moderate*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*FALSE*	*TRUE*	*Retained*
70	*l*	*Good*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*Retained*
71	*s*	*Good*	*TRUE*	*TRUE*	*TRUE*	*TRUE*	*FALSE*	*TRUE*	*Retained*

Table 8. Criteria for Individual trees.

Condition Assessment Criteria	
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).

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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.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.

Figure 10. Location of the individual trees on site (Google satellite 2025).

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4.0 PROPOSED CREATED HABITATS & NET GAIN ASSESSMENT

4.1 On-Site Proposals

Following consultation with Thakeham Tiles and Lizard Landscape, to minimise the loss of biodiversity on site, the following habitats are being *retained, enhanced and/or created* (please refer to the **Post-Development Layout appended** for information on the locations of these habitats). Tables have been provided as appropriate to indicate the targeted condition for each of the habitat types, and which criteria will need to be met, to achieve the desired condition.

Section 5.0 details the proposed planting and ongoing management required to ensure the stated condition criteria are met for each habitat type.

4.1.1 Habitats

Table 9 indicates those habitats due to be *retained, enhanced and/or created* on site with details provided, where appropriate, as to how the necessary condition criteria will be met.

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Table 9. Non-linear habitats to be *retained, enhanced and/or created* on site including details as to the condition assessment criteria that must be met in order to achieve the targeted condition (the necessary planting and management required to achieve the stated condition criteria is detailed in **Section 5.0**).

Habitat Type	Action	Area (ha)	Target Condition	Condition Assessment Notes	Strategic Significance	Location Notes
Individual tree	Retained	0.232	Moderate	12 moderate condition trees will be retained on site. These will be managed to ensure their condition is maintained.	Area compensation not in local strategy/ no local strategy	The following trees; 55, 69, 27, 28, 29, 31, 33, 35, 36, 24, 26, 41
Individual tree	Retained	0.235	Good	9 good condition trees will be retained on site. these will be managed to ensure their condition is maintained.	Area compensation not in local strategy/ no local strategy	The following trees; 71, 30, 32, 34, 56, 68, 37, 70, 40
Other woodland; broadleaved	Enhanced	0.427	Moderate	The woodland present on site will be enhanced to moderate condition in line with the Defra Technical Supplement. Specifically, this will be achieved through removing the non-native species as well as appropriate management in order to create all three age classes.	Location ecologically desirable but not in local strategy.	Present along the western boundary of the site.
Other Scot's Pine woodland	Enhanced	1.355	Moderate	The woodland present on site will be enhanced to moderate condition in line with the Defra Technical Supplement. Specifically, this will be achieved through removing the non-native species as well as appropriate management in order to create all three age classes.	Location ecologically desirable but not in local strategy.	Present along the southern boundary of the site.

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Other Woodland; Mixed	Enhanced	0.533	Good	The woodland present on site will be enhanced to good condition in line with the Defra Technical Supplement. Specifically, this will be achieved through removing the non-native species as well as appropriate management in order to create all three age classes. Planting will be undertaken in order to improve the variety of native tree species and understorey species present. Any deadwood will be left within the woodland.	Location ecologically desirable but not in local strategy.	Western parcel
Other Woodland; Mixed	Enhanced	0.767	Good	The woodland present on site will be enhanced to good condition in line with the Defra Technical Supplement. Specifically, this will be achieved through removing the non-native species as well as appropriate management in order to create all three age classes. Planting will be undertaken in order to improve the variety of native tree species and understorey species present. Any deadwood will be left within the woodland.	Location ecologically desirable but not in local strategy.	Eastern parcel
Other Neutral Grassland	Created	0.055	Moderate	Other Neutral grassland of moderate condition will be created on site adjacent to the attenuation basin in line with the Defra Technical Supplement. Specifically, through use of a suitable shade tolerant and wetland seed mixture and appropriate management, criteria A, C, D and E will be targeted.	Area compensation not in local strategy/ no local strategy	Wildflower/aquatic grassland to be created adjacent to the attenuation basin.
Modified grassland	Created	0.663	Moderate	Several areas of modified grassland of moderate condition will be created in amenity areas across the site, in line with the Defra Technical Supplement. Through planting of a flowering lawn	Area compensation not in local strategy/ no local strategy	These will be created throughout the site.

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				seed mix and appropriate management, criteria A, C, D, E, F and G will be targeted.		
Mixed scrub	Created	0.245	Moderate	Several areas of mixed scrub will be created on site in line with the Defra Technical Supplement. Through planting of a mixture of native scrub species, and appropriate management, conditions A, B and C will be targeted.	Area compensation not in local strategy/ no local strategy.	Along the eastern and western boundaries of the site.
Sustainable drainage system	Created	0.069	Good	An attenuation basin will be created in the northern portion of the site in line with the Defra Technical Supplement.	Area compensation not in local strategy/ no local strategy.	Within the northern portion of the site.
Vegetated Garden	Created	1.05	N/A	-	Area compensation not in local strategy/ no local strategy.	Private gardens.
Developed Land; sealed surface	Created	0.673	N/A - Other	-	Area compensation not in local strategy/ no local strategy.	New buildings.

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Developed Land; sealed surface	Created	1.41	N/A - Other	-	Area compensation not in local strategy/ no local strategy.	Areas of hard standing including footpaths and car parking.
Artificial unvegetated, unsealed surface	Created	0.037	N/A - Other	-	Area compensation not in local strategy/ no local strategy.	LEAP
Individual Trees	Created	0.328	Moderate	80 small trees will be planted on site. These will be created in line with the Defra Technical Supplement. Specifically criteria B, D and F will be targeted.	Area compensation not in local strategy/ no local strategy.	These are scattered across the site.

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4.1.2 Linear Habitats

Table 10 indicates those linear habitats due to be *retained, enhanced and/or created* on site with details provided, where appropriate, as to how the necessary condition criteria will be met.

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Table 10. Linear habitats to be *retained, enhanced and/or created* on site including details as to the condition assessment criteria that must be met in order to achieve the targeted condition (the necessary planting and management required to achieve the stated condition criteria is detailed in **Section 5.0**).

Habitat Type	Action	Area (ha)	Target Condition	Condition Assessment Notes	Strategic Significance	Location Notes
Ornamental / Non-native hedgerows	Created	0.201	Poor	A number of ornamental hedgerows will be created across the site. Thes have been automatically given the condition of poor.	Area compensation not in local strategy/ no local strategy.	Central portion of the site.

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4.1.3 Watercourse Habitats

Table 11 indicates those watercourse habitats due to be *retained, enhanced and/or created* on site with details provided, where appropriate, as to how the necessary condition criteria will be met.

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Table 11. Watercourse habitats to be *retained, enhanced and/or created* on site including details as to the condition assessment criteria that must be met in order to achieve the targeted condition (the necessary planting and management required to achieve the stated condition criteria is detailed in **Section 5.0**).

Habitat Type	Action	Area (ha)	Target Condition	Condition Assessment Notes	Strategic Significance	Location Notes
Ditches	Enhanced	0.085	Moderate	The ditch present within the western parcel of woodland will be enhanced on site to moderate condition in line with the Defra Technical Supplement. Specifically, the water quality will be improved, planting of emergent and marginal species will be carried out and sufficient water levels will be maintained throughout the year in order to target conditions A, B, C, D, E, F and H.	Area compensation not in local strategy/ no local strategy.	Within the western parcel of woodland
Ditches	Created	0.015	Poor	A new small ditch will be created on site in order to connect the attenuation basin to the outflow. The ditch will be poor condition in line with the Defra Technical Supplement.	Area compensation not in local strategy/ no local strategy.	To connect the attenuation basin to the outflow.

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4.2 Metric Calculation

Following the incorporation of the above measures into the DEFRA Statutory Biodiversity Metric, ***on site there is a net gain of 14.47% in habitats (or +3.57 habitat units), a net gain of 0.19 units for hedgerows and a net gain of watercourse unit of +50.58% (0.17 units). However, the trading rules are not satisfied due to the loss of individual trees on site.*** Therefore, additional BNG units will be required either through offsite creation, purchasing from a habitat provider or statutory credits in order to meet the 1.34 units of individual trees.

Figure 11. Screenshot of the 'headline results' output from the BNG assessment undertaken for the site using the DEFRA Statutory Biodiversity Metric.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	3.57
	Hedgerow units	0.19
	Watercourse units	0.17
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	14.47%
	Hedgerow units	N/A
	Watercourse units	50.58%
Trading rules satisfied?	No - Check Trading Summaries ▲	

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5.0 HABITAT CREATION & MANAGEMENT

5.1 Protection of Retained Habitats

All of the habitats to be retained or enhanced will be protected from damage during the works. The hedgerows with trees around the boundaries of the site will be fenced using Heras fencing, or similar, to prevent access by machinery.

No vehicles will enter the protective ring fencing and no materials will be stored within their circumference. All protective fencing must be in place prior to any construction machinery arriving on site, before any works on site get underway, and will remain in place until all work is completed. This will minimise the level of disturbance during the works and ensure the habitats and any wildlife species that may be using them are protected.

5.2 Other Neutral Grassland

5.2.1 Proposed Planting

Adjacent to the SUDs, it is recommended that Emorsgate EM8 – Meadow Mixture for Wetlands (or similar) is sown. This mixture includes both slow-growing grasses and wildflower species suitable for wetland environments such as Common Bent (*Agrostis capillaris*), Star Sedge (*Carex echinata*), Smooth-stalked Meadow-grass (*Poa pratensis*), Yarrow (*Achillea Millefolium*), Betony (*Betonica officinalis*), Meadow Vetchling (*Lathyrus pratensis*), Black Medick (*Medicago lupulina*), Yellow Rattle (*Rhinanthus minor*) and Ragged Robin (*Silene flos-cuculi*). The following methods will be followed:

5.2.2 Management

The below management methods will be followed:

Wildflower areas do not require any additional watering or fertilizer. Cutting a meadow and removing the clippings retains low nutrient levels in the soil and suppresses coarse grasses which would otherwise out-compete the wildflowers. It is recommended the wildflower grassland undergoes two annual cuts. The growth should be cut back to a height of 50-75mm. The cut grass should be dried on site. Cuttings should be left in situ for approximately one week, after this the arisings are to be removed from site.

First year management: Perennial species take at least a full year to establish. For newly sown areas the first summer will be dominated by annual weeds arising from the soil seed bank and by grass growth. This should be controlled by mowing throughout the first year to minimise competition and weed seed production.

Management Once Established: During the second year it is recommended that the wildflower areas are left to flower and will be cut in mid-summer. However, this should not be cut in May or early June due to nesting birds. Mowing in mid-June brings a premature end to the flowers and can compromise nesting birds, which do not fledge until late July, insects and other wildlife. If some mowing has to take place at this time, sections should be cut at different dates to prolong the overall flowering season and give wildlife a chance to move. The second annual cut should be undertaken during late Autumn.

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Grassland which is consistently cut late in the season, in August and September, year on year reduces species diversity as late cutting gives more time for coarse grasses and other dominant plants to grow unchecked. To maintain maximum diversity and flowering interest the buffer should be managed in sections at different times from late June to the end of August. Varying the mowing times from year to year is the best way to maintain a diverse balanced sward.

5.3 Modified Grassland

5.3.1 Proposed Planting

The areas of proposed modified grassland will be created through seeding with a suitable seed mixture such as the Emorsgate EL1 flowering lawn mixture or similar. This contains slow growing grasses and wildflowers that respond well to regular short mowing. Species composition includes (but not limited to) Common Bent (*Agrostis capillaris*), Crested Dogstail (*Cynosurus cristatus*), Red Fescue (*Festuca rubra*), Smaller Cat's-tail (*Phleum bertolonii*), Smooth-stalked Meadow-grass *Poa pratensis*), Yarrow (*Achillea millefolium*), Common Knapweed (*Cenntaurea nigra*), Oxeye Daisy (*Leucanthemum vulgare*) and Musk Mallow (*Malva moshata*).

5.3.2 Management

The sowing of these seeds will be completed either during the Spring (March-May) or the late Summer (August-October) when the temperatures are warm, and the ground is dry. The seed must be surface sown at an even distribution throughout the entire landscaped area.

The modified grassland will be managed to a short sward height.

First year management: During the first year the grassland areas must be regularly maintained to a short sward height every 3-4 weeks (or more frequently as needed) to prevent the establishment of weeds. All arisings must be taken from site to prevent the addition of too many nutrients into the soil. If necessary, glyphosate-based weed killer can be used to spot treat any areas with dense patches of Nettles or Bramble.

Management Once Established: Once the seed is established after the first year, regular mowing will be carried out. The grass should not be cut lower than 30mm.

Targeted scrub, bracken and invasive plant removal should also be carried out, as needed, to prevent encroachment into the grassland.

5.4 Woodland

5.4.1 Proposed Planting

It is recommended that any woodland planting should comprise of a mix of the following tree and shrub species: Alder (*Alnus glutinosa*), Beech (*Fagus sylvatica*), Blackthorn (*Prunus spinosa*), Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*), Oak (*Quercus robur*), Wild Cherry (*Prunus avium*), Dog Rose (*Rosa canina*), Crab Apple (*Malus sylvestris*), Dog Wood (*Cornus sanguineaI),* Elder (*Sambucus nigra*), Field Maple (*Acer campestre*), Guelder Rose (*Viburnum opulus*) and Small-leaved Lime (*Tilia cordata)*.

Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
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5.4.2 Initial Management

To ensure a successful establishment of the newly planted woodland, all trees must have a 1-metre exclusion zone whereby weeds are routinely removed for the first 2 – 3 years. Additionally, all trees must have tree guards installed to act as a form of protection from extreme weather or excessive foraging from wildlife. During weed removal, tree guards should also be routinely checked to ensure they are maintained in good condition and are firmly positioned within the soil. If the guards begin to split, they must be removed and disposed of responsibly.

5.4.3 Coppicing

Any Hazel will be managed on a rotational coppicing scheme. This involves cutting young trees down to ground level to promote new growth and prevent over-shading. This will be rotationally implemented, with only a small portion approximately 30% of Hazel coppiced every 3 years. Works will take place outside of the core Hazel Dormice breeding periods (June - September inclusive) and avoid the hibernation period (late November – March) and as such, the most appropriate timings would be October – Early November as this will avoid the nesting bird season. Coppicing will only occur once the Hazel has grown to a size that will be beneficial and appropriate. Since this is within the nesting bird season, a nesting bird check must be carried out by a suitably qualifying ecologist.

Coppice management is best carried out on a rotation of approximately every 6-10 years for each tree, with timing staggered for plants to ensure there is continued connectivity at any given time.

Retain some of the dead wood. Include some larger horizontal trunks and limbs as well as log piles and discarded brash. Leave wood piles in shady areas.

Any invasives noted during coppicing must be marked for removal as per the invasives management section below.

5.4.4 Thinning

Woodland will be thinned (i.e. trees removed) to benefit retained trees and promote regeneration. The optimal canopy target is 75% cover, which allows greater development of the understory to create a more diverse woodland. Selective thinning will be carried out every five years to maintain a canopy target of 75% cover.

The target trees to be removed are those showing signs of disease or poor growth; The specific target trees and areas of woodland will be determined by the supervising ecologist or arborist. Please note, all mature trees will need to be surveyed for PRFs that may be suitable for roosting bats. If any trees have PRFs, it is recommended they are retained if possible and alternative trees are selected for thinning.

It is considered likely a botanical survey will identify areas of highest botanical value and this will influence the location of thinning. The recommended botanical survey should be undertaken during the optimum survey season during the first year of woodland management to identify areas of botanical interest. It is recommended this is repeated every five years.

Where practical to do so, as determined by the arborist, some potential selected trees may be cut at 3-5m height and the stumps will be left in situ to rot as habitat for saprophytic invertebrates.

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5.4.5 Invasive Species Management

Any invasive species will be removed from the site, as these could have deleterious effects on native species. The removal of such species would open-up ground for restoration of semi-natural woodland. Specifically, the Winter Heliotrope (*Petasites fragrans*) noted on site should be removed as it is dominating the woodland understory. Invasive species will generally be removed by a combination of cutting back and removal of cut material from the site, followed by treatment of stumps, roots or regrowth using an approved systemic herbicide (such as glyphosate). This process may need to be repeated over the course of several years.

Contractors will need to be shown the locations of the species and mark these where needed to help avoid native species being removed accidentally. Areas of bare ground created by this work should be left for regeneration.

5.4.6 Natural Regeneration

Tree and shrub species should be established by natural regeneration where possible e.g., by creating space for new regeneration around existing specimens of the desired trees and shrub species. Ash regeneration could be an important part of the mix, it should not be cut out or destroyed, and would benefit from being protected. Deer management is especially critical for the success of natural regeneration.

5.5 Mixed Scrub

5.5.1 Mixed Scrub

The area of mixed scrub will be created through the planting of native species such as the following: Dogwood (*Cornus sanguinea*), Hazel (*Corylus avellana*), Spindle (*Euonymus europaeus*), Wild Privet (*Ligustrum vulgare*), Honeysuckle (*Lonicera periclymenum*), Elderflower (*Sambucus nigra*), and Guelder-rose (*Viburnum opulus*).

5.5.2 Management

Following establishment, scrub management will be undertaken annually (as needed) to maintain a suitable matrix between grassland and scrub. This can be achieved by manual cutting (with arisings removed), as well as mechanical clearance in winter months that can be carried out to ensure the area does not become overgrown. Any scrub removal must be undertaken under precautionary measures for Hazel Dormice and nesting birds.

5.6 Attenuation Basin

An attenuation basin is proposed within the northern portion of the site. The SUDs feature will create an ecologically valuable habitat on the site which is suitable for a variety of invertebrate and amphibian species, it will also enhance the value of the site for foraging bats. This would increase the biodiversity of the site and local area.

5.6.1 Excavation of SUDs

Ideally the margins of the SUDs should be shallow. The best ecologically valuable ponds have 'gentle shelving edges. Therefore, whilst excavating the basin it will be ensured that the basin has sloping edges to ensure there is a shallow water environment at less than 1:5 (12°) and preferably less than 1:20 (3°) (Freshwater Habitats 2013) (**Fig 12**). It is recommended the basins are an approximate

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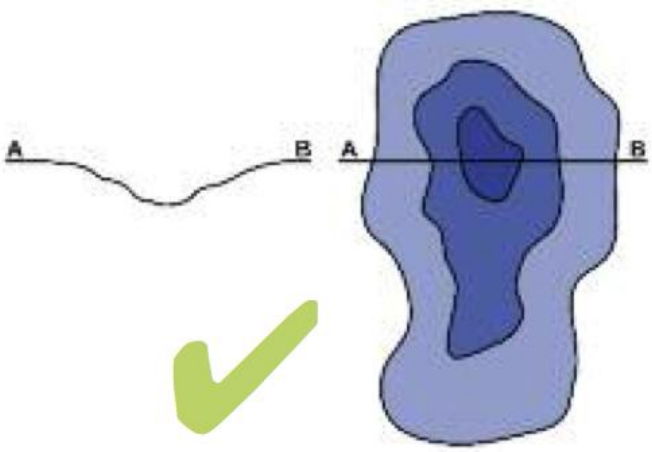
maximum depth of 0.9m, but the depth should vary across the basins. Creating shelves is one option of obtaining different depths.

Figure 12. Design of SUDs showing varying depths at a gently sloping level (Freshwater Habitats 2013)



5.6.2 Management

The SUDs/pond will be planted up with a suitable grassland seed mix and selective plug planting to encourage establishment of a wetland area. Planting beyond this is not recommended as per Freshwater Habitats (2013), as the new-pond stage within a SUDs is relatively short and they will colonise naturally. Further, the new-pond stage can be important for some species such as certain species of dragonflies. Therefore, no planting will occur but management will be required within 2-5 years after establishment.

In the early years, blanket weed can cover waterbodies which includes SUDs. This will be controlled if necessary and be pulled out carefully. Once the waterbody has settled blanket weed will usually be kept in check by animals. Any plant that starts to dominate will be thinned out. Only one third of a waterbody should be cleared per year.

Once cleared, plants or debris will be left along the edge for a few days to allow any trapped wildlife to return to the water.

Frog (*Rana temporaria)* spawning is usually the first to take place within freshwater habitats, starting as early as January. From February adult Newts emerge from hibernation and make their way to aquatic habitat where they then breed. Common Toads (*Bufo Bufo*) also congregate in waterbodies in early spring, often shortly after Frogs. All three amphibians then lay eggs in early Spring. Common Toads then move away from waterbodies into terrestrial habitat. In summer metamorphosis takes place.

As a result, the best time for waterbody management is late September and October. Tadpoles would have left the SUDs/pond and adult amphibians have not yet gone into hibernation at this time. Ponds should not be disturbed in mid-winter as this might expose hibernating amphibians to severe cold, for

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T: 01329 832841 info@ecosupport.co.uk www.ecosupport.co.uk

example Newts will be hibernating in damp areas nearby to the pond and Frogs are known to hibernate at the bottom of waterbodies.

Whilst a varied vegetation structure is recommended, to prevent overgrowth of possible establishment from scrub around the edges of the SUDs/pond, further management will also be required. It is recommended this is achieved by manual cutting to keep scrub from overgrowing.

5.7 Individual Trees

5.7.1 Proposed Planting

Fifty four trees will be planted on site with a variety of different species. Weeding must be done at the base of each tree in all years and the trees must be managed to ensure they remain in good condition. Weed growth can be suppressed with wood chips or raked hay if placed at the base of the trees.

Tree planting: Planting will be carried out in the late autumn of the first year, to reduce the effects of freezing and unusually high temperatures. Rootgrow or Bonemeal will be applied to the new plants to encourage healthy root growth.

Years 1-2: Annual inspections of all newly planted trees should be carried out to assess their condition, looking at their general health and understanding whether remedial action may be required. Trees that become damaged or that die must be replaced with the same tree species in the next planting season.

Years 3-5: If required, the trees should be pruned in October to promote growth. Any dead or damaged trees must be replaced as stated in Years 1 and 2.

5.8 Hedgerows

5.8.1 Planting

A number of non-native, ornamental hedgerows will be created on site.

It is recommended that the ground is prepared by digging a strip approximately 60 – 90 cm in width. All weeds present in the soil are to be removed during soil preparation.

5.8.2 Hedgerow Management

As these will be formal hedgerows, they will be regularly managed. The following describes the most favorable approach to managing hedgerows for the benefits of biodiversity is to encourage minimal interference and ensure when there is any cutting, it does so after autumn fruiting (so late winter is preferable). However, it is likely the hedgerows will be cut regularly given their formal locations so the below methodology will not be enforced.

The key points of the management prescriptions will therefore be as follows (adopting recommendations as outlined within Bright and MacPherson 2002):

- Cutting will be done on a 3-year cycle (part of the hedges on site cut during the first year, another part of the hedges cut during second year and no cutting during the third year), to

Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
T: 01329 832841 info@ecosupport.co.uk www.ecosupport.co.uk

provide sustained foraging opportunities across the site every active season. Hedgerows will be allowed to develop into a tall, dense, bushy structures and maintained at a height of 3 – (preferably 4) meters.

- A proportion of hedges (at least 30%) should be left to grow for at least 7 – 10 years.
- Not all hedgerows should be cut in any one year, so some heavy fruiting hedges are always present. Flails should not be used if possible meaning management works will likely involve cutting using hand tools
- Coppicing or laying should be used to manage any of the hedgerows on site which become gappy or sparse
- If the size of the hedgerow needs to be reduced, avoid cutting the top and cut one side.

Targeted removal of invasive species will be carried out as necessary.

5.8.3 Replacement

Any plants that are removed, die or become seriously damaged or defective during the 10- year monitoring period of planting shall be replaced like for like in the next planting season.

If hedgerows become very thin, coppicing of selected plants / laying of short lengths of hedgerow may be required and will be beneficial to promote vigorous, dense regrowth. Such works must be undertaken during the period October – February to avoid the breeding bird season.

5.9 Compliance Check

A compliance visit will be completed by a suitably qualified ecologist once the construction phase of the development has been completed. The check will be conducted annually for the first 5 years post-completion, and every 5-years thereafter until year 30. The compliance check will be carried out during a suitable time of year and in suitable weather conditions. The ecologist will check the condition of all of the habitats on site to assess if they have been achieved and make an assessment if any recommended changes are required to management.

On completion of the visit, a Biodiversity Net Gain (BNG) monitoring report will be compiled, including the following:

- Assessment of habitats against the objectives defined in this management plan
- Any presence of target species noted during the compliance check
- Date stamped photographic evidence taken from fixed monitoring points, of which will be the central point of each land parcel per habitat type as listed in **Section 4.0,** during the first compliance check after the construction phase
- Detailed site notes including a condition assessment for each habitat type listed in **Section 4.0** (where appropriate) using the condition criteria within the Technical Annex 1 (DEFRA, 2023b, updated 2024).
- Detailed specific recommendations on management actions to promote growth and establishment of target species / habitats including timescales for undertaking actions (if required) and marked site plans to show the actions
- Management of the above recommended actions must be carried out in the next phase and report of any details

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- Each BNG monitoring report will be written up in accordance with the BNG Habitat Monitoring Report template provided by Natural England (2023) and will be sent to the LPA.

5.10 Safeguarding

The developer and project manager will be responsible for briefing all site personnel of the ecological sensitivities of the site and implementing the habitat enhancement, creation and management measures outlined within **Sections 4.0 & 5.0**. If any protected species are encountered during the construction works, it will be the responsibility of the project manager to cease works and immediately contact an ecologist for advice.

5.11 Post-Construction Habitat Creation

Table 6 below depicts the indicative timings associated with the habitat creation and enhancements to be undertaken after all construction works on site have been completed. This is considered to be year 1 of the management plan. For those activities that can be undertaken at any time of year, the earliest possible time is recommended.

5.12 Management Responsibilities

The site owner will assume responsibility for the management and maintenance of the newly created and enhanced habitats. When required, responsibility will include ensuring all management works are completed and qualified ecologists, arborists or landscape managers are contracted, etc. If the land is to be transferred, the new landlords shall bear responsibility for the management and maintenance of habitats within their curtilage. If not, the responsibility shall remain with the site owner. All management works as described above will need to be secured by a Section 106 agreement for the site that will legally oblige the site owner or other agreed party to carry out the works. An annual management timeline of all habitats has been provided in **Table 12** and management works should continue in perpetuity.

A formal review process will be implemented when objectives and management recommendations are not reached / roles and responsibilities are not fulfilled as agreed. The details of this formal review process are as below:

- A suitably qualified ecologist will visit the site to conduct the compliance check (detailed in **Section 5.9**).
- The compliance check will include the write up and submission of a BNG Habitat Monitoring report
- The ecologist will review the success for BNG that the previous recommendations or management actions have for the target species / habitats
- The project manager is contacted by the ecologist and is informed of the recommendations or management actions which have not been fulfilled to identify what or who is responsible
- The BNG Habitat Monitoring report will include a section addressing any raised issues identified during the compliance check
- The BNG Habitat Monitoring report is submitted to the LPA for review and comment

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T: 01329 832841 info@ecosupport.co.uk www.ecosupport.co.uk

Table 12. Schedule of habitat *retention, enhancement and/or creation* works to be carried out in first year (as per **Sections 4.0 and 5.0**).

General Activity	Specific Activity	Dates / Timing	Description
Habitat Retention (**Section 5.1**)	Installation of Heras fencing for protection	Anytime	• Heras fencing to be erected to protect the habitats to be retained. This will prevent any damage during the works.
Habitat Creation Other Neutral Grassland (**Section 5.2**)	Creation of grassland	Ideally Autumn or Spring	• The areas will be sowed with a suitable seed mixture such as the EM8 – Meadow Mixture for Wetlands from Emorsgate
	Year 1 Management	Routinely as required	• Control annual weed growth by mowing to 50-75mm throughout the first year to minimise competition and weed seed production.
Habitat Creation Modified Grassland (**Sections 5.3**)	Planting	Ideally Autumn or Spring	• Establish the grassland through sowing of Emorsgate EL1 – Flowering Lawn Mixture.
	Year 1 Management	Routinely as required	• Control annual weed growth by regular mowing throughout the first year to minimise competition and weed seed production. • If necessary, glyphosate-based weed killer can be used to spot treat any areas with dense patches of Nettles or Bramble.
Habitat Creation Woodland (**Section 5.4)**	Planting	Autumn or Spring	• A variety of native woodland tree species will be planted. All planted trees will have tree guards.
	Removal of undesirable species	Anytime	• Any undesirable species present within will be removed and replaced with native species when needed.

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Habitat Creation Mixed Scrub **(Section 5.5)**	Cutting back / thinning	Winter i.e. October - February (outside of bird nesting season)	• Scrub will be cut back annually as needed to ensure areas do not become overgrown. • Thinning will take place routinely every 5 years. • Different areas will be cut back / thinned on rotation to maintain a diverse age range. • Any scrub encroaching into adjacent habitats will be cut back as needed.
	Bramble management	Winter i.e. October - February (outside of bird nesting season)	• Bramble will be cut back as necessary to maintain a density of no more than 15%.
	Invasive species removal	Winter i.e. October - February (outside of bird nesting season)	• Removal of invasive species will be undertaken as necessary if they establish on site.
	Shrub replacement	Late Autumn	• Any dead shrubs or areas that become sparse will be planted with new native shrubs, replacing like-for-like.
Habitat Creation Suds (**Section 5.6**)	Excavation of SUDs	Anytime	• The pond will be to a maximum depth of 1.5m, but the depth will vary across the SUDs. Creating shelves is one option of obtaining different depths
	Creation of SUDs	Anytime	• The SUDs features will be created both within the ANRG and within the open space within the main residential area of site
	Year 1 Management	Ideally Autumn or Spring	• The SUDs will be planted up with a suitable grassland seed mix and selective plug planting to encourage establishment of a wetland area
Habitat Creation **Individual Trees** **(Section 5.7)**	Planting	Late Autumn	• Rootgrow or Bonemeal should be applied upon planting to promote root growth.

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	Year 1-2 Management	Routinely as required	• Annual health inspections of each tree. • Replacement of dead or damaged trees in the next planting season. • Weeding at the tree base and input of wood chips or raked hay if suppression is required.

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5.13 Years 2 – 30 Management / Monitoring Table

Once the initial works covering the first year of management / monitoring have been completed as outlined in **Table 12**, the longer-term management objectives for the ecological features on site will need to be implemented (which have been outlined in detail in the above sections). **Table 13** below provides an overview of the actions required and the timings of when they should be complete (covering years 2– 30 post construction)

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Table 13. Schedule of monitoring and management in Years 2 – 30 for all habitats (as per **Sections 4.0 and 5.0**

General Activity	Specific Activity	Dates / Timing	Description
Other Neutral Grassland (**Section 5.2**)	Years 2 – 30 Management	Spring and mid to late Summer	• Mow to 100mm in Spring. • Leave to flower until late July / August. • Conduct single hay cut after flowering with growth reduced to 50mm. • Manage sections of each grassland parcel at different times from late June to the end of August.
	Removal of undesirable species	Winter i.e. October - February (outside of bird nesting season)	Targeted scrub, bracken and invasive species removal will be carried out as necessary.
Modified Grassland (**Section 5.3**)	Years 2-30 Management	Year-round	• The grassland will be subject to regular mowing to a height of 30-50mm.
	Removal of undesirable species	Winter i.e. October - February (outside of bird nesting season)	• Targeted scrub, Bracken and invasive species removal will be carried out as necessary.
	Plant replacement	Spring or Autumn	• Any dead plants or areas that become sparse will be planted with new native plants, replacing like-for-like.
Woodland (**Section 5.4**)	Selective thinning (Retained & newly planted trees, once established)	As required, during October - February	• Once the newly planted trees / shrubs are established, selective thinning of retained or established trees will be conducted to promote regeneration and a vigorous, dense regrowth • Where practical to do so, as determined by the arborist, some potential selected trees may be cut at 3-5m height and the standing stumps will be left in situ to rot as habitat for saprophytic invertebrates and a resource for woodland birds such as Woodpeckers and Nuthatch.

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	Coppicing	October – November, every 3 years but best carried out every 6-10 years on rotation	• Occasional rotational coppicing may be required of the newly planted or retained trees to prevent overcrowding and promote natural new growth. All Hazel present will be managed on a rotational coppicing scheme. • This involves cutting young trees down to a low level to promote new growth and prevent over-shading. • This will be rotationally implemented, with only a small portion approximately 30% of Hazel coppiced every 3 years during winter months (November to March), but only once the Hazel has grown to a size that will be beneficial and appropriate. • Coppice management is best carried out on a rotation of approximately every 6-10 years for each tree, with timing staggered for plants to ensure there is continued connectivity at any given time. • Retain some of the dead wood. Include some larger horizontal trunks and limbs as well as log piles and discarded brash. Leave wood piles in shady areas.
	Invasive Species Removal / Management	As required	• Any invasive species, such as Japanese Knotweed (Fallopia japonica) Himalayan Balsam (Impatiens glandulifera), Rhododendron (Rhododendron ponticum), Giant Hogweed (Heracleum mantegazzianum), will be removed from the site, as these could have deleterious effects on native species. • The removal of such species would open-up ground for restoration for natural re-generation. • Invasive species will generally be removed by a combination of cutting back and removal of cut material from the site, followed by treatment of stumps, roots or regrowth using an approved systemic herbicide (such as

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			glyphosate). This process may need to be repeated over the course of several years. • Contractors will need to be shown the locations of the species and mark these where needed to help avoid native species being removed accidentally. Areas of bare ground created by this work will be left for natural regeneration (described below).
	Plant removal / planting	Late Autumn ideally, in suitable weather	• Recommendations may also include that any plants (newly planted or retained) that are removed, die or become seriously damaged or defective during the 30-year monitoring period shall be replaced like for like in the next planting season. • If any of the plants fail, they will be replaced like-for-like. • Similarly, scope for tree and shrub species to establish by natural regeneration should be permitted where possible e.g. by creating space for new regeneration around existing specimens of the desired trees and shrub species. Ash regeneration could be an important part of the mix, it should not be cut out or destroyed unless suffering from Ash Dieback, and would benefit from being protected.
Mixed Scrub (**Section 5.5**)	Cutting back / thinning	Winter i.e. October - February (outside of bird nesting season)	• Scrub will be cut back annually as needed to ensure areas do not become overgrown. • Thinning will take place routinely every 5 years. • Different areas will be cut back / thinned on rotation to maintain a diverse age range. • Any scrub encroaching into adjacent habitats will be cut back as needed.
	Bramble management	Winter i.e. October - February (outside of bird nesting season)	• Bramble will be cut back as necessary to maintain a density of no more than 15%.

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	Invasive species removal	Winter i.e. October - February (outside of bird nesting season)	• Removal of invasive species will be undertaken as necessary if they establish on site.
	Shrub replacement	Late Autumn	• Any dead shrubs or areas that become sparse will be planted with new native shrubs, replacing like-for-like.
Suds (**Section 5.6**)	Removal of blanket weed	Late September and October in the early years	• In the early years, blanket weed can cover waterbodies. • Only one third of a waterbody should be cleared per year. • Once cleared, plants or debris will be left along the edge for a few days to allow any trapped wildlife to return to the water.
	Avoidance to pond disturbance	Mid-Winter	• Ponds should not be disturbed in mid-winter as this might expose hibernating amphibians to severe cold
Individual Trees **(Section 5.7)**	Weed management	Routinely as required	• Remove weeds from a 1m area around the base of the trees for the first 2-3 years.
	Pruning	October	• The trees will be subject to light pruning as required in October to ensure that they are developing healthy growth forms
	Monitoring	Every 3 years, late Winter – early Spring	• Trees will be inspected by a suitably experienced arborist. • General health will be assessed with remedial action recommended as necessary. • Arborist will produce a monitoring report to be sent to the LPA. • Any plants that are removed, die or become seriously damaged shall be replaced like-for-like in the next planting season.
Compliance Check (**Section 5.9**)	Monitoring report	Annually for the first 5 years, then every 5 years until year 30	• A report will be produced detailing assessment of habitats against criteria stipulated in Section 4.0 and any

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		Must be conducted during a suitable time of year and weather conditions	necessary remedial actions or adjustments to ongoing management. • The report will be submitted to the LPA. • Any necessary actions must then be completed prior to the next compliance check.

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6.0 CONCLUSION

A Biodiversity Net Gain Assessment was carried out by Ecosupport Ltd at Thakeham Tiles in Storrington with regards to the proposal for construction of residential dwellings. This concluded that a net gain for biodiversity has been achieved on site with a result of 14.47% for habitats and 0.19 units for linear habitats with a 50.58% gain for watercourses. However, the trading rules have not been met due to the loss of individual trees, which could not be avoided in order to maintain the viability of the proposals. The 1.34 individual tree units needed will be purchased from a local BNG habitat provider, or through statutory credits as a last resort. The manner in which the habitats should be managed is detailed within this report, including how frequently and at what time of year this should be carried out.

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7.0 REFERENCES

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Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
T: 01329 832841 info@ecosupport.co.uk www.ecosupport.co.uk

APPENDIX 1- MAPS

Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
T: 01329 832841 info@ecosupport.co.uk www.ecosupport.co.uk

Legend

- Site boundary
- Modified grassland (g4)
  - Secondary code(s):
  - 16 - Tall forbs
  - 528 - Walking or cycling route
- Other woodland-broadleaved (w1g)
  - Secondary code(s):
  - 523 - Non-native
- Line of trees (33)
  - Secondary code(s):
  - 523 - Non-native
- Other woodland mixed (w1h)
  - Secondary code(s):
  - 523 - Non-native
- Other scots pine woodland (w2b)
  - 523 - Non-native
- Mixed scrub (h3h)
  - 520 - Active Management
  - 523 - Non-native
- Developed land. sealed surface (u1b)
- Buildings (u1b5)
- Artificial unvegetated unsealed surface (u1c)
- Other standing water (r1g)
  - Secondary code(s):
  - 41 - Pond
- Ditch (50)
- Individual tree

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Lee on the Solent, PO13 9FX
E: info@ecosupport.co.uk
T: 01329 832 841

Map	UK Habs Map
Site	Thakeham Tiles, Storrington
Client	Thakeham Tiles
Date	25/09/2025

Legend

- Site boundary
- Ditch
- Proposed Hedgerows
- Buildings
- Roads
- Gardens
- Amenity grassland
- Wet Wildflower grassland
- Native mixed scrub
- Enhanced coniferous woodland
- Enhanced broadleaved woodland
- Attenuation basin
- LEAP
- Proposed trees (80)
- Retained trees

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E: info@ecosupport.co.uk
T: 01329 832 841

Map	Post-development Map
Site	Thakeham Tiles, Storrington
Client	Thakeham Tiles
Date	06/10/2025