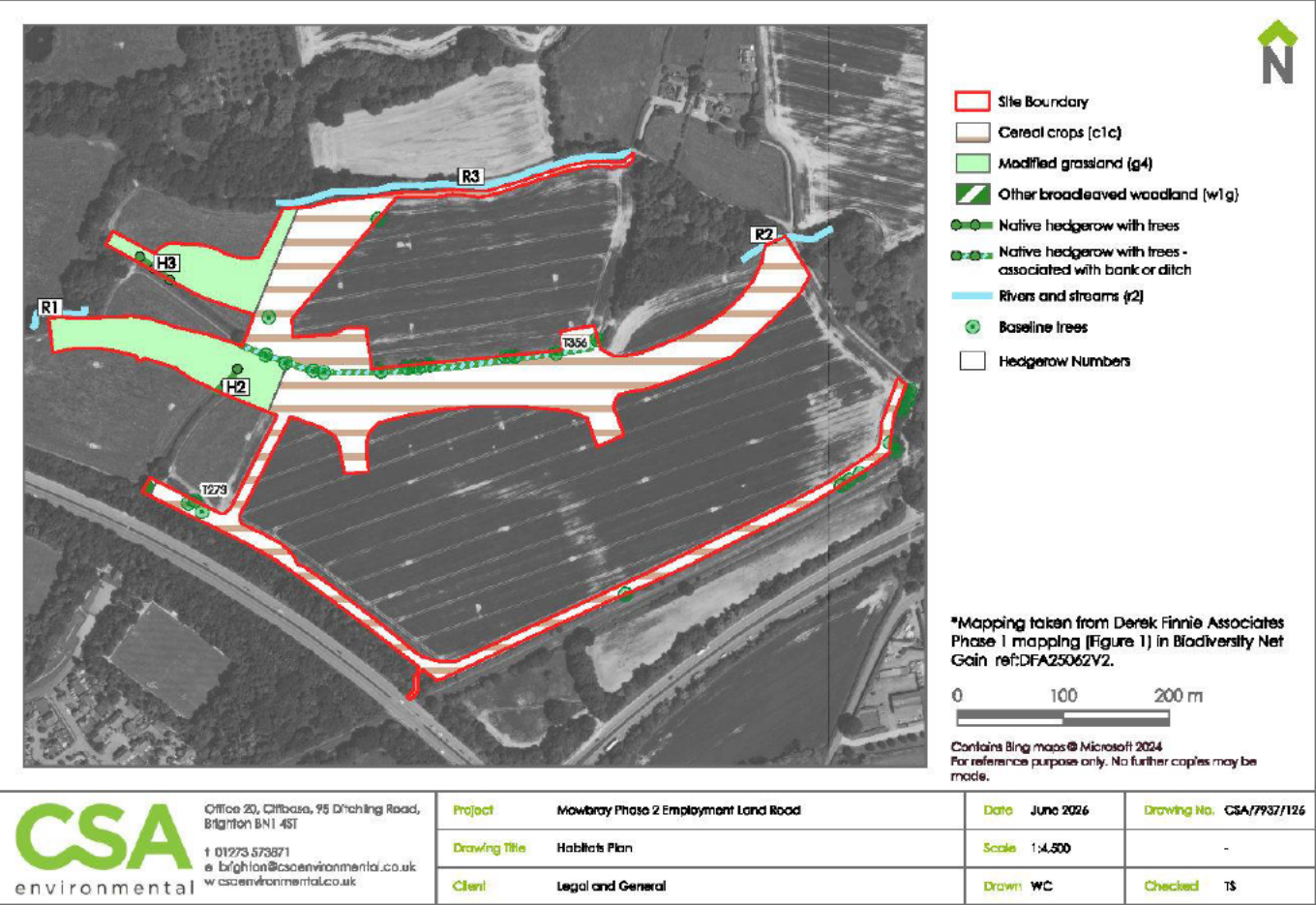


Habitat Management and Monitoring Plan

Site Name:	Mowbray, Employment Land Road
Date:	11/08/2026
Version:	Rev B



Author:



Client:



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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
1	Draft	Theresa Stewart MCIEEM 26.06.2026	Jeff Turton MCIEEM 26.06.2026
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3 (Rev C)	MS-T02 Updated	Theresa Stewart MCIEEM 11.09.2026	Clare Marlow- Caudwell ECol MCIEEM 11.09.2026

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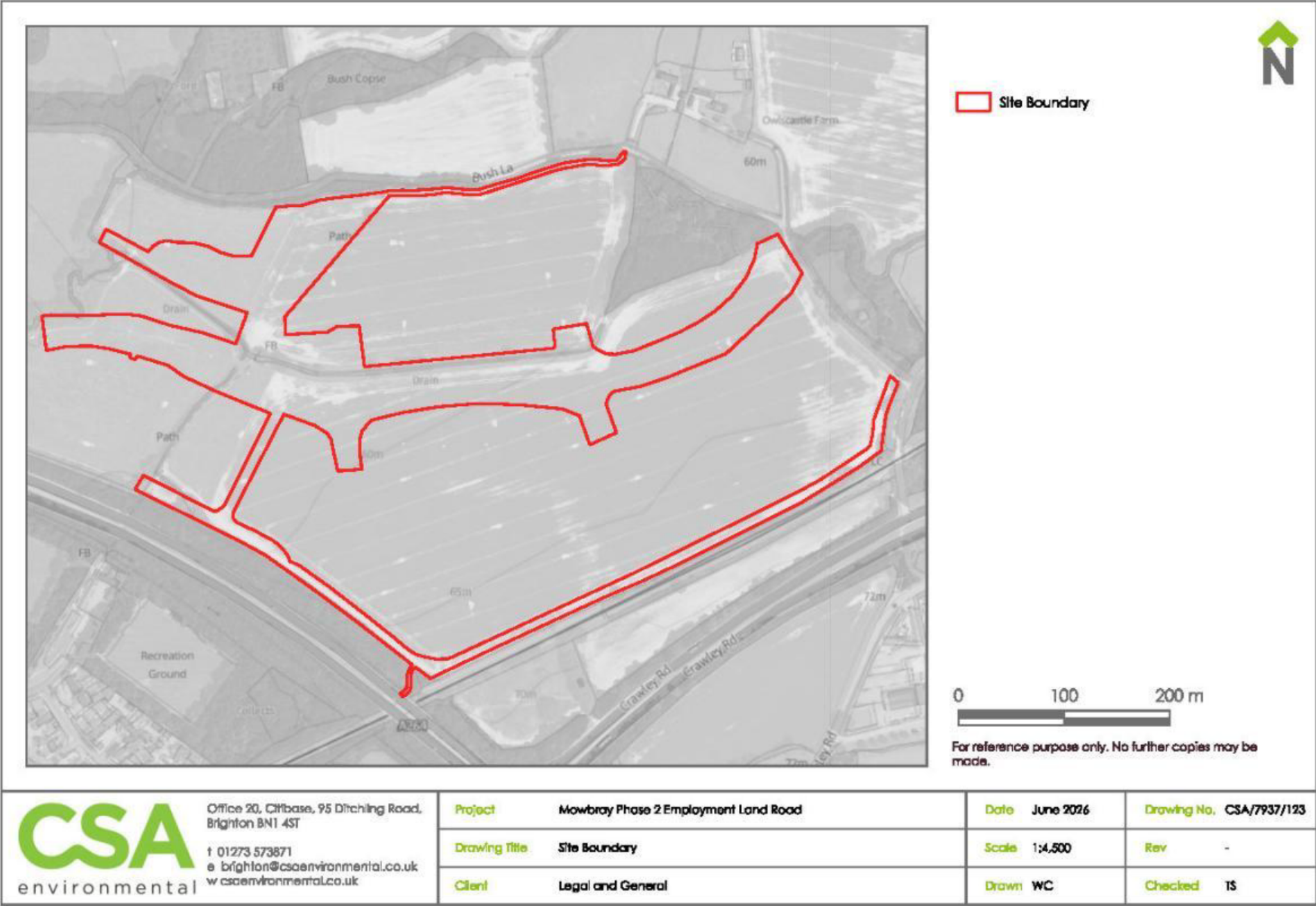
1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	Road scheme serving commercial development with mixed on-site and off-site BNG delivery
Development Name and Address	Mowbray, Strategic Land North Horsham, Employment Land Road, West Sussex
BNG Project Name and Address	As above
Author Organisation	CSA Environmental Ltd
Landowner	Legal and General (Strategic Land North Horsham) Limited
Land Manager	Legal and General (Strategic Land North Horsham) Limited
Responsible person/organisation for creating or enhancing the habitat	Legal and General (Strategic Land North Horsham) Limited
Period covered by this management plan	30 years
Planning authority	Horsham District Council
Planning reference (if applicable)	DC/25/1543
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ 19956 33416
Metric revision/title	Commercial Road BNG0032026
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

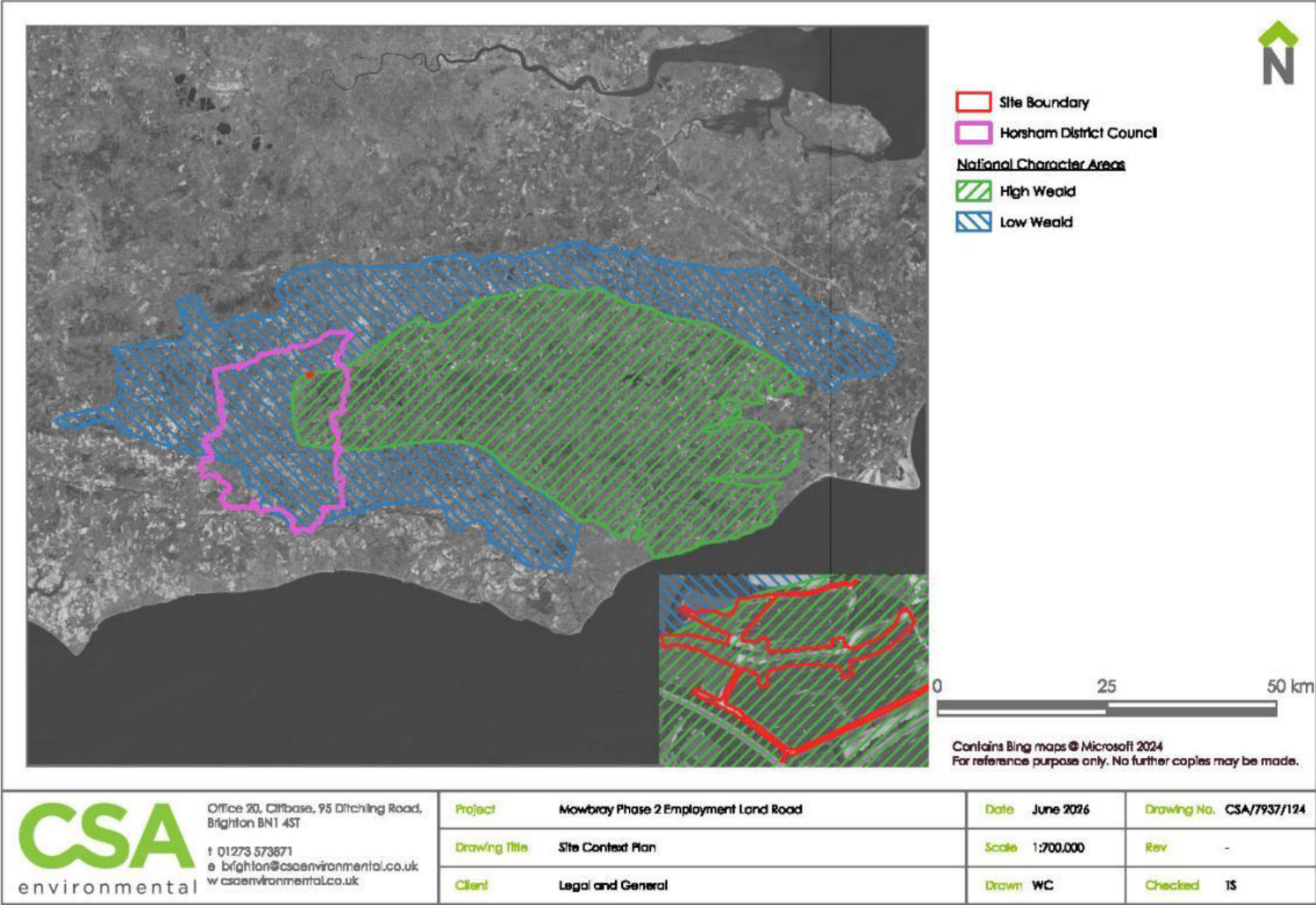
Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Habitats to be retained and enhanced comprise existing hedgerows and tree lines, watercourse. Habitats to be created comprise areas of other neutral grassland and other neutral grassland aquatic margin, woodland and shrub, hedgerows and individual trees.
Timescales for Actions PB-B03
Works will commence following full planning approval and implementation of the proposed development. The specific time scales for the implementation of habitat creation works, and the full duration of the management activities will be confirmed within the legal agreement used to secure this management plan. The period will be no shorter than 30 years.
Monitoring Requirements PB-B04
Monitoring visits will be undertaken regularly during initial establishment years (Years 1, 2, 3, and 5) then at a 5-year frequency thereafter (years 10, 15, 20, 25 and 30). Updated habitat and condition assessments will be undertaken to evaluate the success of habitat creation and enhancement measures, alongside fixed-point photography.
Required Consents and Licences PB-B05
Consents will be obtained as appropriate (TBC)
Funding PB-B06
Habitat creation, enhancement and management works will be funded by Legal and General Ltd. (final funding mechanism TBC)
Legal Agreement PB-B07
To be confirmed with Horsham District Council (HDC) (e.g. planning condition and/or S106 or conservation covenant)



Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08		Yes: ☐ No: ☒	
This management plan is provided for a single phase for the construction of the Employment Land Road.			

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		Clare Marlow-Caudwell CEcol MCIEEM – Director (Ecology) / Theresa Stewart MCIEEM Associate Ecologist		
Organisation		CSA Environmental Ltd		
Responsibility	Start Date:	TBC	End Date:	TBC
This HMMP has been produced by CSA Environmental Ltd on behalf of Legal and General Ltd. Baseline condition assessments, post-intervention assessments and the Biodiversity Metric have been completed by Derek Finnie Associates. Advice and inputs into the scheme proposals have been provided by Derek Finnie Associates from the outset. CSA Environmental have been brought on to complete this HMMP and take the project forward. Legal and General Ltd will be responsible for appointing a suitably qualified ecologist to undertake the ongoing monitoring and provide ecological advice throughout the implementation of the development proposals.				
Statement of Competency				
This HMMP and has been completed by Theresa Stewart MCIEEM Associate Ecologist and reviewed by Jeff Turton MCIEEM Principal Ecologist. The associated Statutory Metric was completed by Derek Finnie CEnv MIEEnvSc MCIEEEM of Derek Finnie Associates. Jeff Turton is a Principal Ecologist with extensive experience and knowledge of Biodiversity Net Gain, condition assessments (FISC Level 3) and use of the Biodiversity Metric.				

Landowner or Land Manager PB-B10				
Name or Initials		Legal and General Ltd		
Organisation		Legal and General (Strategic Land North Horsham) Limited		
Responsibility	Start Date:	TBC	End Date:	TBC
Landowner / Manager will be responsible for ensuring implementation of the HMMP (TBC)				
Statement of Competency				
Legal and General Ltd will engage with specialist contractors as necessary to facilitate specific works. Such planting, wildflower seeding, and habitat management (details TBC)				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		N/A		
Organisation		Mowbray Estate Management Company Limited		
Responsibility	Start Date:	TBC	End Date:	TBC
Legal and General, and their appointed contractors, shall be responsible for all initial habitat creation works. Legal and General shall appoint a Management Company who will be responsible for implementation of this HMMP (i.e. on-going management), with appropriate specialist contractors employed as necessary to facilitate specific works.				
Statement of Competency				
TBC once Management Company appointed				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		TBC		
Organisation		Horsham District Council		
Responsibility	Start Date:	TBC	End Date:	TBC



Land Use Summary

Overview of Baseline Site Use PB-B13

The Site is located within an arable landscape with fields surrounded by hedgerows and trees and small parcels of woodland.

The Site comprises an arable field (lapsed cultivation) with hedgerows with trees and other neutral grassland (semi-improved grassland). The field is subject to crop rotation and the boundary hedgerow features are also subject to management by flail cutting under farming management practices.

A dry ditch is also present along the central hedgerow.

Overview of Proposed Site Use PB-B14

The proposed description of works is as follows:

‘Construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure.’

The proposed development provides a link road east to west through the centre of the commercial land area of the wider Mowbray residential development. It also comprises a smaller east to west road to the south of this area and a pedestrian footpath to the north which passes south west along side an area of meadow grassland, trees and sustainable urban drainage (SuDs) basin with wetland planting to join up with the central road.

The development will consist of tarmac roads to service the commercial area of the development, along with self-binding gravel footpaths. New habitat creation will include individual trees and grassland verges along the roads, an attenuation basin and hedgerow and shrub planting.

Existing hedgerows and trees are to be retained and managed as far as possible, (two trees and 0.06km of hedgerow will be lost in total) with appropriate root protection areas and buffers. The existing hedgerow running west to east in the centre of the Site will be retained and strengthened with additional tree planting and a landscape buffer creating along the road. This will ensure a green corridor is maintained along the road and through the centre of the commercial land plot. Additional hedgerows will be planted along the roads throughout the Site.

Grassland verges will be managed as amenity lawns with an annual cut of hedgerows adjacent to paths and 3-5 year rotation following this to allow fruiting to occur. Any scrub encroachment such as bramble scrub will be cut to prevent encroachment as required, and any shrubs will be selectively coppiced on a 7 year rotation.

Woodland will be subject to a 6-8 year coppice of understorey vegetation and longer 20 year rotation for canopy species.

All new planting will be regularly checked and subject to regular watering, mulch and herbicide application as required in the first year and an annual check following this.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices
☐ Reference: [Click or tap here to enter text.](#)



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

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☒	No Statutory designated sites are located within the site or within 2 km of the site, See plans 7937_108_International Designations and 7937_109_National and Local Designations
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☒	Protected and notable species at the site include bats, dormice, and are described in chapter 12 of the ES (Bioscan 2017) and appendices 12.16 Extended phase 1 habitat survey, 12.19 bat survey report, 12.20 hazel dormouse survey, 12.24 survey 7937_125_Biological species records plan. And in Dereck Finnie Associates Employment Land protected species reports (bat, bird, GCN, reptile), Jan 2026.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☒	An area of Himalayan balsam is present in the far west of the site along the brook as seen in figure 4 of appendix 12.16 Extended phase 1 habitat survey, within the ES chapter 12 Ecology.
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	Sites and species are described in their relevant sections below (also see ES chapter 12 and appendices (Bioscan) and updates species survey reports Derek Finnie Associates (Jan 2026)).
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	Details of the Phase 1 Habitat survey and Habitat Condition Assessment Sheets are appended to the Biodiversity Net Gain (BNG) Design Report (V1a March 2026).
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☒	Yes, new public access will be provided along highways and footpaths.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	Climate is not considered a constraint to the habitat types proposed above the normal risks associated with weather and climate change. Public access will be subject to careful management within areas subject to seasonal inundation.
Geology and Topography	Any geological or topographical constraints or opportunities?	☒	Relevant information provided here-in.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☒	Relevant information provided here-in. Agricultural Land Status
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Soil and substrate testing has not been carried out at this stage.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No known constraints to proposals
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☒	Relevant information included herein with reference to Flood Risk reports
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☒	See Flood Risk Report, Channells Brook is in flood Zone 2 & 3 which overlaps to the very west of the site redline boundary.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☒	The project site lies within National Character Area: High Weald . he High Weald consists of a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Wild flower meadows are now rare but prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws (narrow woodlands) remain fundamental to the character of the landscape.

Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	Land historically used for farming. Majority of the Site comprised of baseline habitat cereal crop, opportunity for habitat creation and enhancement
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	The Site has no heritage assets. The nearest designated Heritage Assets are bear no relationship to the Site. Archaeological work did not find anything of significance and considered the site has very low archaeological potential, Heritage Statement (Stantec, 2025)
Other – please specify	N/A	☒	N/A

Baseline and Environmental Information

Biological Records

Designated Sites (BI-T01)

Provide a concise summary of the designated features within the designated sites that could be affected by the project. Categorise any potential impacts from the project, whether positive, negative, or negligible, as determined by your professional judgement.

Site Name	Designation	Distance from Project Site	Potential Impact from Project
Mens SAC	International (SAC)	c. 17.2km south-east	Negligible
Warnham SSSI	National (SSSI)	c. 1.3km north-east	Negligible
House Copse SSSI	National (SSSI)	c. 2.4km north-west	Negligible
St. Leonard's Forest SSSI	National (SSSI)	c. 2.6km south	Negligible
St. Leonard's Park Ponds SSSI	National (SSSI)	c. 2.7km south	Negligible
Brookhurst Wood & Gill & Morris's Wood LWS	Non-statutory (LWS)	c. 1.3km north-east	Negligible
Leechpool & Owlbeech woods LWS	Non-statutory (LWS)	c. 1.3km south	Negligible
St. Leonard's	Non-statutory (LWS)	c.1.4km south	Negligible

Forest LWS			
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Summary of Designated Sites (BI-B01)

Mens SAC is designated for the following features:

- The designation is comprised of the Annex I habitat Atlantic acidophilous beech forests with *Ilex* and sometimes *Taxus* in the shrub layer and supports important populations of the Annex II species barbastelle *Barbastella barbastellus*.

Warnham SSSI is designated for the following features:

- The designation for this site is based on its geological interest.

House Copse SSSI is designated for the following features:

- The designation is comprised of an area of isolated woodland, which is shown on the 1st Edition 1" Ordnance Survey Map (1816). There is much top suggest that it is an ancient woodland with continuity of woodland cover since at least the Middle Ages. With this type f woodland cover being rare and in close associated with small-leaved lime and hornbeam, previously managed as coppice, under oak standards, and is almost unknown elsewhere in Southern England.

St. Leonard's Forest SSSI is designated for the following features:

- This designation comprises the remnants of a formerly more extensive deciduous forest on the Tunbridge Wells Sands (Hastings Beds). Examples of high forest remain and the ground vegetation is still varied and the streams which cross the site retain relict flora from the 'Atlantic' period.

St. Leonard's Park Ponds SSSI is designated for the following features:

- This designation comprises a series of species-rich ponds which lie along a wooden stream. The broad fringe of fen and marginal vegetation surrounding the ponds support diverse botanical communities and a number of uncommon species occur at Dry Pond. The site also supports a wide range of invertebrates including a notable dragonfly assemblage.

Brookhurst Wood & Gill & Morris's Wood LWS is designated for the following features:

- This designation comprises an area of woodland dominated by hornbeam which has grown from coppice, forming a dense canopy in many areas. The shrub layer is generally sparse but the ground flora is species-rich in places.

Leechpool & Owlbeech woods LWS is designated for the following features:

- This designation comprises a large area of woodland situated on the very edge of an urban area. It consists of mainly oak and beech. The site supports interesting flora species, good populations of birds, amphibians, and reptiles.

St. Leonard's Forest LWS is designated for the following features:

- This designation comprises a large area of coniferous and deciduous plantation with healthy rides and some more open heathy areas. The site has potential for heathland restoration.

Constraints and Opportunities for Project (BI-B02)

The proposed development is located c. 17.2km to the north-west of The Mens SAC but falls within the 12km ‘wider conservation area’ which covers the full extent of the area within which significant impacts or severance to barbastelle flightlines and foraging grounds must be considered. A Landscape Enhancement and Management Plan together with a Lighting Strategy has been produced for the proposed development to ensure proposed lighting does not have an adverse impact on any ecological valuable features suitable for barbastelle within the Site. The effects of increased traffic resulting from the proposed development in isolation are unlikely to be appreciable, given the diffusion of traffic across the intervening distance

Protected and Notable Species (BI-T02)

Provide a concise summary of the notable species records within the zone of influence of the project and any potential impacts from the project.

Species	Dates	Conservation Status	Distance of Closest Record	Potential Impact from Project
Common pipistrelle	2005-2020	GB Red List: Least Concern (LC)	c. 0.57km south-east	Negligible
Soprano pipistrelle	2005-2020	GB Red List: Least Concern (LC)	c. 1.4km north-east	Negligible
Noctule	2012-2019	GB Red List: Least Concern (LC)	c. 24m east	Negligible
Brown Long-Eared	1987-2016	GB Red List: Least Concern (LC)	c. 0.59km north-east	Negligible
Bechstein's bat	2021	GB Red List: Data Deficient (DD)	c. 0.66km south	Negligible
Daubenton's bat	2005	GB Red List: Least Concern (LC)	c. 0.66km south	Negligible
Natterer's bat	2005	GB Red List: Least Concern (LC)	c. 1.5km south	Negligible
Barbastelle	2019	GB Red List: Vulnerable (VU)	c. 0.58km south-east	
Nathusius' pipistrelle	2019	GB Red List: Near Threatened (NT)	c. 0.58km south-east	Negligible
Serotine bat	2005-2019	GB Red List: Vulnerable (VU)	c. 0.58km south-east	Negligible
Leisler's bat	2019	GB Red List: Data Deficient (DD)	c. 0.58km south-east	Negligible

Dormouse	2014-2024	GB Red List: Vulnerable (VU)	c. 0.26km east	Negligible
Slow worm	2005-2026	Protected under the Wildlife and Countryside Act 1981; Priority Species under UK Post-2010 Biodiversity Framework	c. 0.61km west	Negligible
Common lizard	2005-2025	Protected under the Wildlife and Countryside Act 1981; Priority Species under UK Post-2010 Biodiversity Framework	c. 10m south	Negligible
Grass snake	1989-2024	Protected under the Wildlife and Countryside Act 1981; Priority Species under UK Post-2010 Biodiversity Framework	c. 0.1km south	Negligible
Adder	1985-2022	Protected under the Wildlife and Countryside Act 1981; Priority Species under UK Post-2010 Biodiversity Framework	c. 1.1km south-east	Negligible
Great crested newt	1985-2024	Protected under the Wildlife and Countryside Act 1981; Priority Species under UK Post-2010	c. 0.13km north	Negligible

		Biodiversity Framework		

Summary of Protected and Notable Species (BI-B03)

List the protected and notable species record identified within the project's search area. Concisely describe those that will be relevant to this HMMP.

See Chapter 12 Environmental Statement (Bioscan Ltd, 2014) And species reports produced by Derek Finnie Associated Ltd, January 2026:

- Bat Survey Report (Report Ref: DFA250695)
- Breeding Bird Report (Report Ref: DFA250694)
- Reptile Survey Report (Report Ref: DFA250693)

Great Crested Newt Report (Report Ref: DFA250692)

Constraints and Opportunities for Project (BI-B04)

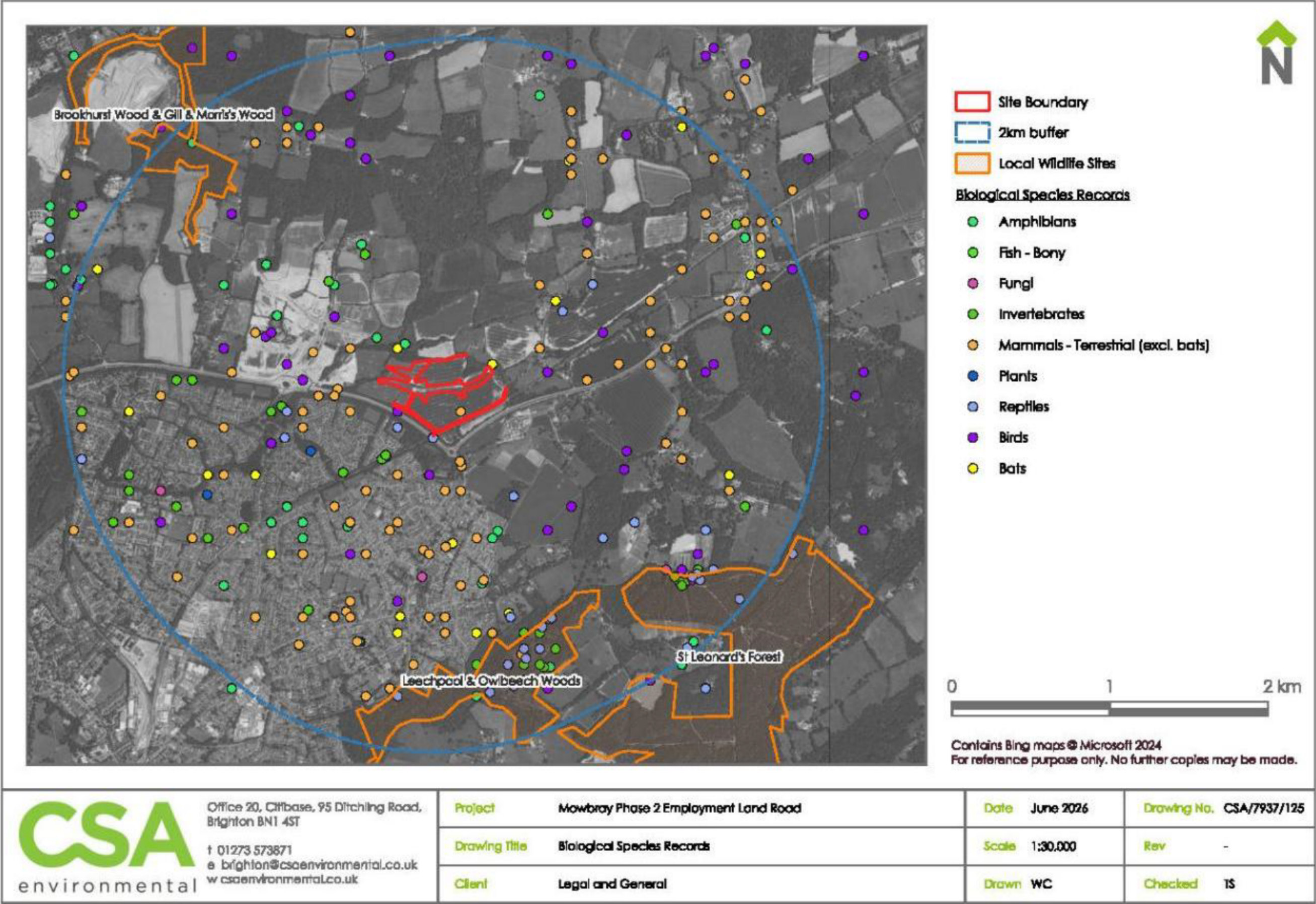
Constraints -

The Site is known to support a multitude of protected and notable species, including:

- An assemblage of foraging and commuting bats of county/regional importance including barbastelle, common, soprano and Nathusius' pipistrelle, and noctule was noted site wide. Species recorded specifically within RMA2 include foraging and commuting common and soprano pipistrelle.
- All three common species (slow worm, grass snake, and common lizard) were encountered during reptile surveys undertaken site-wide between 2014 and 2015. No reptile species have been identified within the boundary of RMA2 but suitable habitat is present.
- The Site was not judged to be significant at anything above the 'site' level in regard to the breeding bird assemblage that it supported. Despite this a skylark territory was identified within cropland adjacent to the RMA2 boundary, as habitat present within RMA2 is predominantly cropland, ground nesting bird including skylark may be present during the breeding and wintering period.
- Following site wide Great Crested Newt (GCN) surveys GCN are known to be in the area, no ponds suitable for breeding are present on site.
- Badgers, two setts have been historically identified in the west of the project area, within woodland.
- Dormice – are known to be present in the area from historical surveys, and a European protected species licence will need to be in place prior to any hedgerow or scrub clearance.

Opportunities –

Based on successful implementation of avoidance, mitigation and enhancement, the development is not anticipated to result in any significant negative effects on important ecological features.



Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)

Name or Initials	Derek Finnie
Organisation	Derek Finnie Associates
Survey Date	June 2025 (update July 2026)

Statement of Competency

Survey work was undertaken by Derek Finnie BSc DipCons MSc CEnv MEnvSc MCIEEM, Managing Director of Derek Finnie Associates who has over 30 years' experience as a practicing ecologist and is a certified RCA surveyor.

An update site walkover survey was undertaken on 02 July 2026 by Clare Marlow-Caudwell CEcol MCIEEM.

Survey conditions and limitations

Habitat survey work was undertaken at an appropriate time of the year. No limitations were identified.

Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30th January 2020? (BI-B05)

There are no signs or evidence that the baseline habitats have been purposefully degraded since 30th January 2020. It should be noted that the project site comprises arable land which has historically been subject to agricultural activities which have led to the agricultural improvement of the existing field within the project site.

If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)

N/A

Baseline Habitat Descriptions and Condition

Use the following tables to provide details of the relevant baseline habitats information. Provide a concise overview of the justification for the condition chosen for each parcel(s) in the appropriate column.

Habitats (BI-T04)

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
1	Modified Grassland (g4)	No	No	Semi-improved grassland. Graminoid species include those commonly associated with agriculturally improved grassland such as perennial rye grass <i>Lolium perenne</i> , cock's-foot <i>Dactylis glomerata</i> , Yorkshire fog <i>Holcus lanatus</i> . Sward even height due to mowing, no scrub present with minimal bracken present at periphery of some fields and no invasive species noted.	Poor	1.229
2	Arable Cereal Crop (c1)	No	No	Arable field in crop rotation	N/A	5.16
4	Other Woodland, broadleaved (w1g)	No	No	One age class present, browsing pressure in less than 40% of whole woodland, invasive species less than 10% cover, three or four native tree or shrub species, 50-8-% of canopy and understorey species are native.	Poor	0.013
5	Individual Tree Rural tree	No	No	Tree T273 category C, 11m tall alder <i>Alnus glutinosa</i> with five stems. Lapsed coppice stool, no access to base due to dense vegetation.	Moderate	0.0163
6	Individual Tree Rural tree	No	No	Tree T356, category B1, 10m tall, Pedunculate Oak <i>Quercus robur</i> . Hedgerow tree. On ditch bank. Ivy clad. Base obscured by dense vegetation.	Good	0.0163

Hedgerows (BI-T05)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Length (km)
H1	Native hedgerow with trees – associated with bank or ditch (h2a,11, 50)	No	yes	High distinctiveness hedgerow over 1.5m high and wide with less than 0.5m gap at base over >90% of its length and no gaps.	Moderate	0.34
H2	Native hedgerow with trees (h2a,11)	No	Yes	Medium distinctiveness hedgerow with High distinctiveness hedgerow over 1.5m high and wide with less than 0.5m gap at base over >90% of its length and no gaps.	Moderate	0.03
H3	Native hedgerow with trees (h2a,11)	No	Yes	Medium distinctiveness hedgerow with High distinctiveness hedgerow over 1.5m high and wide with less than 0.5m gap at base over >90% of its length and some canopy gaps.	Moderate	0.06

Watercourses (BI-T06)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and condition justification	Condition	Length (km)
1	Other Rivers and streams	No	Yes	Section of River within 10m of new road embankment	Moderate	0.06
2	Other Rivers and streams	No	Yes	Section of River for headwall	Moderate	0.04
3	Other Rivers and streams	No	Yes	River along bridleway - no impact	Moderate	0.32

Priority and Irreplaceable Habitats

Summary of Priority and Irreplaceable Habitats (BI-B07)

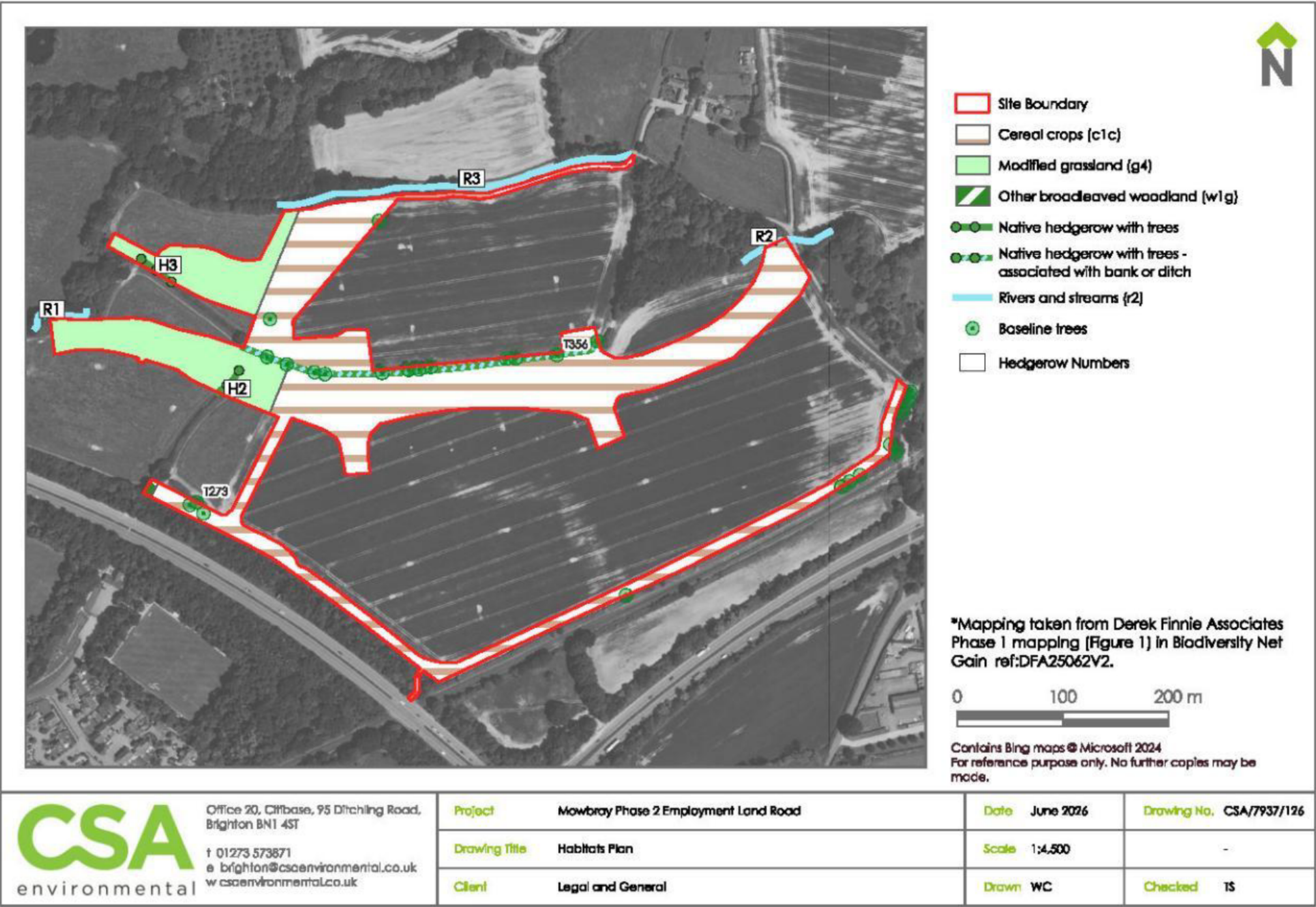
Priority habitats within the Site comprise hedgerows and the Chennalls Brook stream.

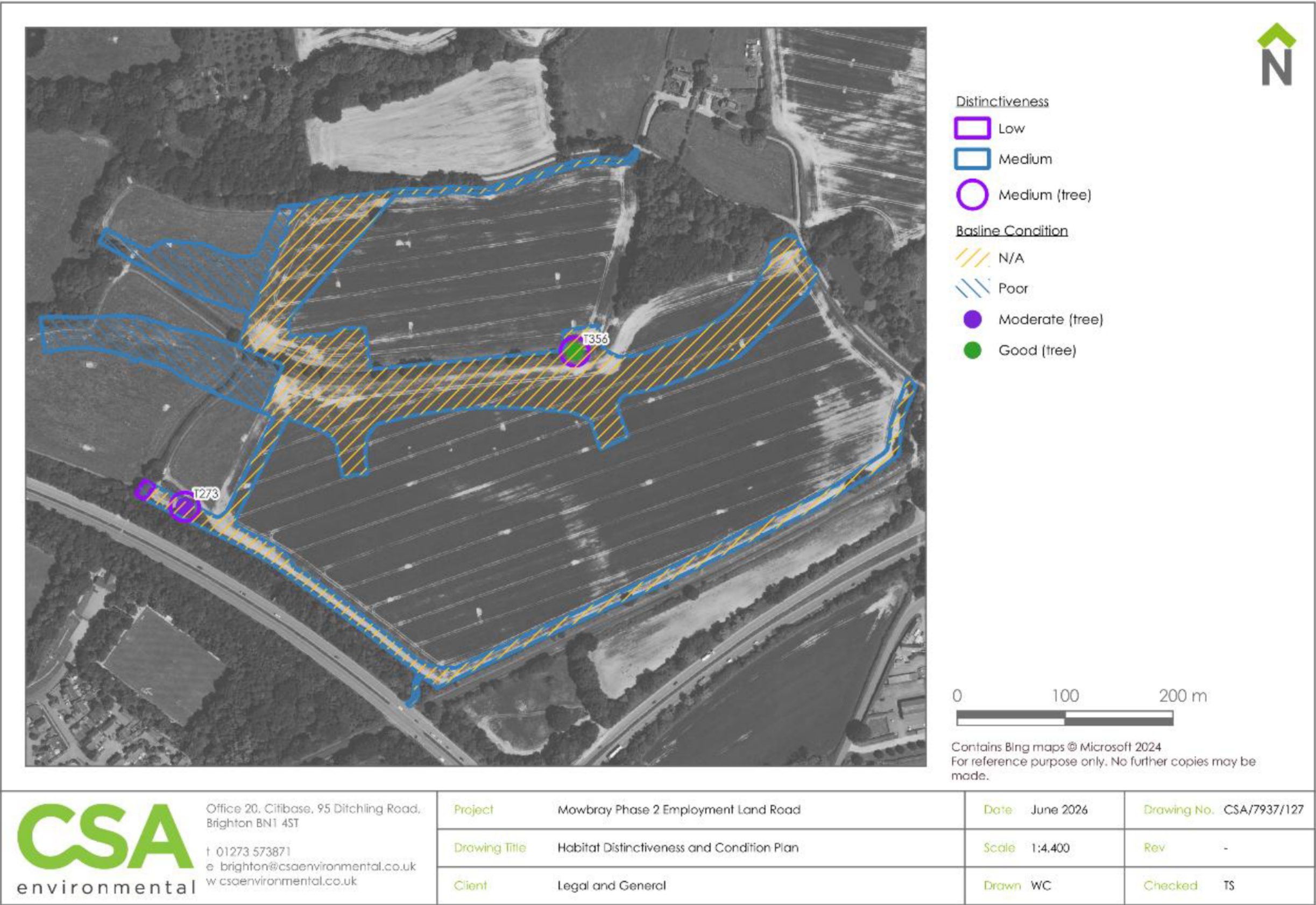
Potential Constraints and Opportunities for Project (BI-B08)

Existing hedgerows are to be retained and managed as far as possible, with appropriate root protection areas and buffers. 0.06km of hedgerow will be lost). Hedgerow creation along the new road will comprise 0.9 km of new native hedge. New urban trees will be planted along the roads and footpaths and woodland will be planted with native species this will increase the diversity of species and habitats on site and seek to maintain green corridors across the site.

The proposed development has been designed to avoid direct impacts on Chennalls Brook R1, R2 and R3 on plan below which are located outside the redline boundary of this scheme proposal.

The installation of a vegetated SUDs attenuation basin will regulate discharge rates and provide natural filtration, helping to safeguard the chemical and ecological integrity of the receiving watercourse.







- Site Boundary
- Linear Habitat Distinctiveness
 - High
 - Medium
- Linear Habitat Condition
 - Moderate



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Project	Mowbray Phase 2 Employment Land Road	Date	June 2026	Drawing No.	CSA/7937/128
Drawing Title	Linear Distinctiveness and Condition Plan	Scale	1:4,000	Rev	-
Client	Legal and General	Drawn	WC	Checked	TS

Baseline Habitats Photos (BI-F04)



Picture 1: Looking from West to south with A264 and railway line visible



Picture 2: South west of the site where the employment road will join with the existing road network.



Picture 3: looking east over centra hedge and trees and dry ditch feature



Picture 4: west side of project central hedge and trees and dry ditch

Land Tenure and Public Access

Relevant Land Tenure Information (EI-B01)
The land will be owned by Legal and General (Strategic Land North Horsham) Ltd, with the central highway adopted by West Sussex County Council. Areas of the site covered by this HMMP shall remain within the ownership of Legal and General Ltd for the duration of the HMMP (30 year period). (TBC). The future roads running from the main road through the employment land will be the responsibility of Mowbray Estate Management Company Limited.
Potential Impact to Scheme (EI-B02)
Legal and General shall be responsible for appointing Mowbray Estate Management Company Limited to deliver the habitat management and creation, and a suitable Ecologist to undertake habitat monitoring and advise on any adaptive management requirements; for the HMMP over the duration of the agreement.
Public Access Information (EI-B03)
A Public Rights of Way (PRoW) footpath reference NOH-1586 runs from Bush Lane west along the northern boundary of the site and crosses south west across the Site and over the A264. This PRoW will be re-routed slightly and where it crosses the A264 will be moved slightly east. New public access is proposed throughout the site through roadside pavements and footpaths.
Potential Impact to Scheme (EI-B04)
Access requirements have been taken into consideration when producing the development layout, landscape strategy and habitat creation/ enhancement proposals.

Land Tenure and Public Access Plan (EI-F01)



Geology and Topography

Geological Information (EI-B07)

The following description is taken from the Desk Study Report, Geo-Environmental (2022):

British Geological Survey geological mapping indicated the geology of the site to comprise the bedrock of the Weald Clay Formation (Mudstone) in the main body of the site with a band of the Weald Clay Formation (Clay-Ironstone) intersecting the north-eastern and north-western portion of the site. Within the southernmost portion of the site, the bedrock comprises predominately the Upper Tunbridge Wells Sand Formation (Sandstone-Mudstone).

Superficial deposits were recorded in the central and southwestern portion of the site. Alluvium is indicated to be present running along the southwestern site boundary and extending as a linear feature <100m wide towards the centre of site. Arun Terrace Deposits were shown in the central and southwestern sections of the site.

Potential Impact to Scheme (EI-B08)

Geology (and soil type) have influenced prescription for habitat creation proposals; acknowledging that where soils are on clay that species mixes tolerant of waterlogging and / or drought will be selected to ensure successful full establishment.

Topography (EI-B09)

Site levels generally increase gradually northwards.

Potential Impact to Scheme (EI-B10)

Where habitat creation is proposed: habitat type and species mixes selected have taken into account the geological conditions at the site. The topographic levels have not necessitated any specific considerations in the HMMP.

Geology and Topography Plan (EI-F02)



Agricultural Land Status

Agricultural Land Status (EI-B11)

The following information is taken from the Geo-Environmental Desk Study Report (2022).

The project comprises two of the Agricultural Land Status (ALS) categories including Grade 3 (good to moderate) in the south and Grade 4 (poor quality) in the north. See Agricultural Land Status Plan. Also see below the Natural England definition of the Agricultural Land Status category descriptions:

Grade 3 – Good to moderate quality agricultural land

Grade 3 land is good to moderate quality agricultural land, with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of the yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

Grade 4 – Poor quality agricultural land

Grade 4 land is poor quality agricultural land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops, the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

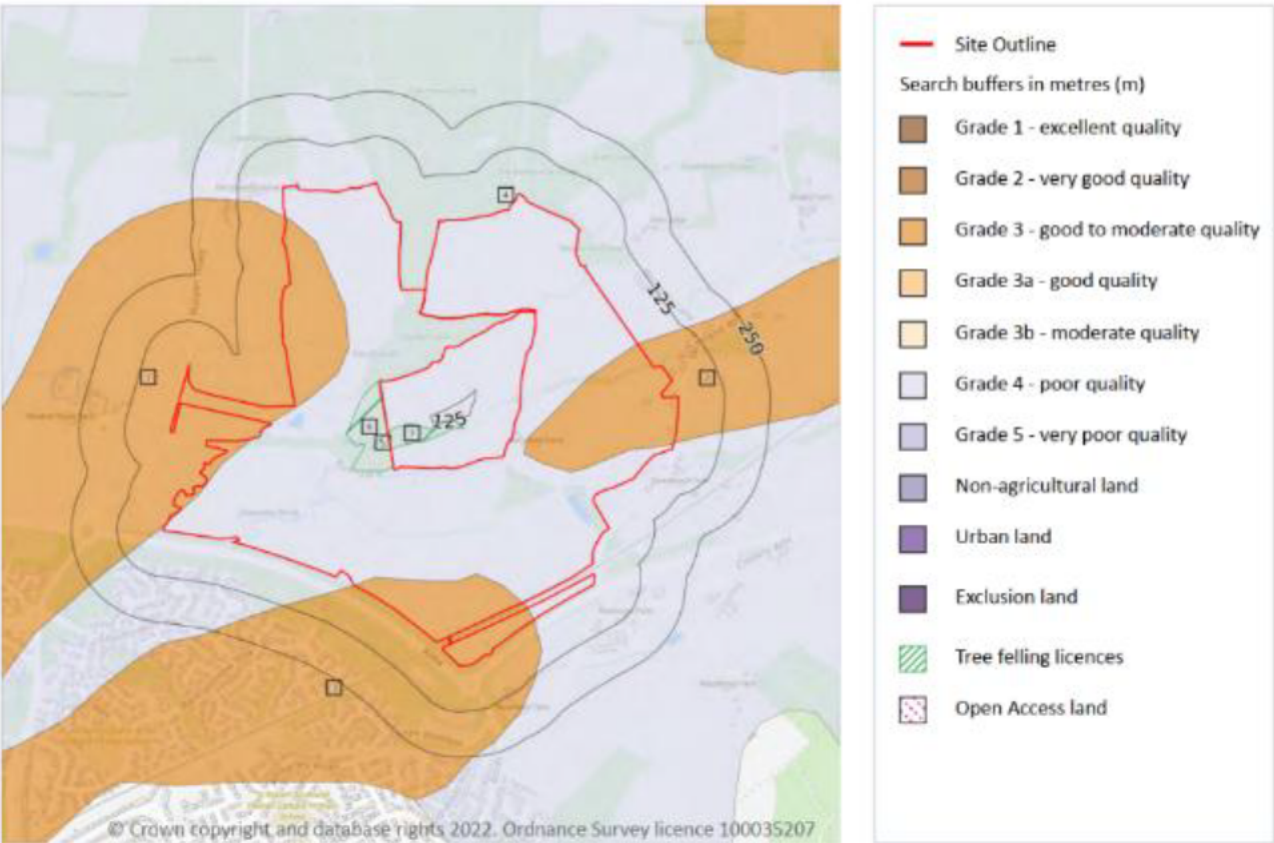
The desk study identified the following additional elements:

Three felling licences within 250m with two on site, one issued in 2002 and one issued in 1970. No active environmental stewardship schemes were identified on Site or within 250m of the wider site and no Open Access Land within 250m of the site.

Potential Impact on Project (EI-B12)

The loss of areas Grade 3 and 4 is not considered significant due to the restrictions laid out in the box above.

Agricultural Land Status Plan (EI-F03)



Contaminated Land

Contaminated Land Information (EI-B15)

The below information has been taken from the Geo-Environmental Desk Study Report (Geo-Environmental 2022).

Agricultural land use of the Site has the potential to give rise to contamination from various sources, from the application of fertilisers, herbicides and pesticides to the disposal of wastes. The railway line dissecting the southernmost portion of the site has the potential to give rise to numerous sources of contamination associated with historical railway land, potential former sidings and structures, immediately to the south of the site, although this is of low risk. The historical and current off-site activities are unlikely to have resulted in significant contamination of the subject site. The presence of a railway line in close proximity of the site has the potential to be a source of contamination albeit of low risk.

Summary of plausible sources of contamination are in the table below (table 3.4 below taken from the Geo-Environmental Desk Study Report, page 28 (Geo-Environmental 2022)).

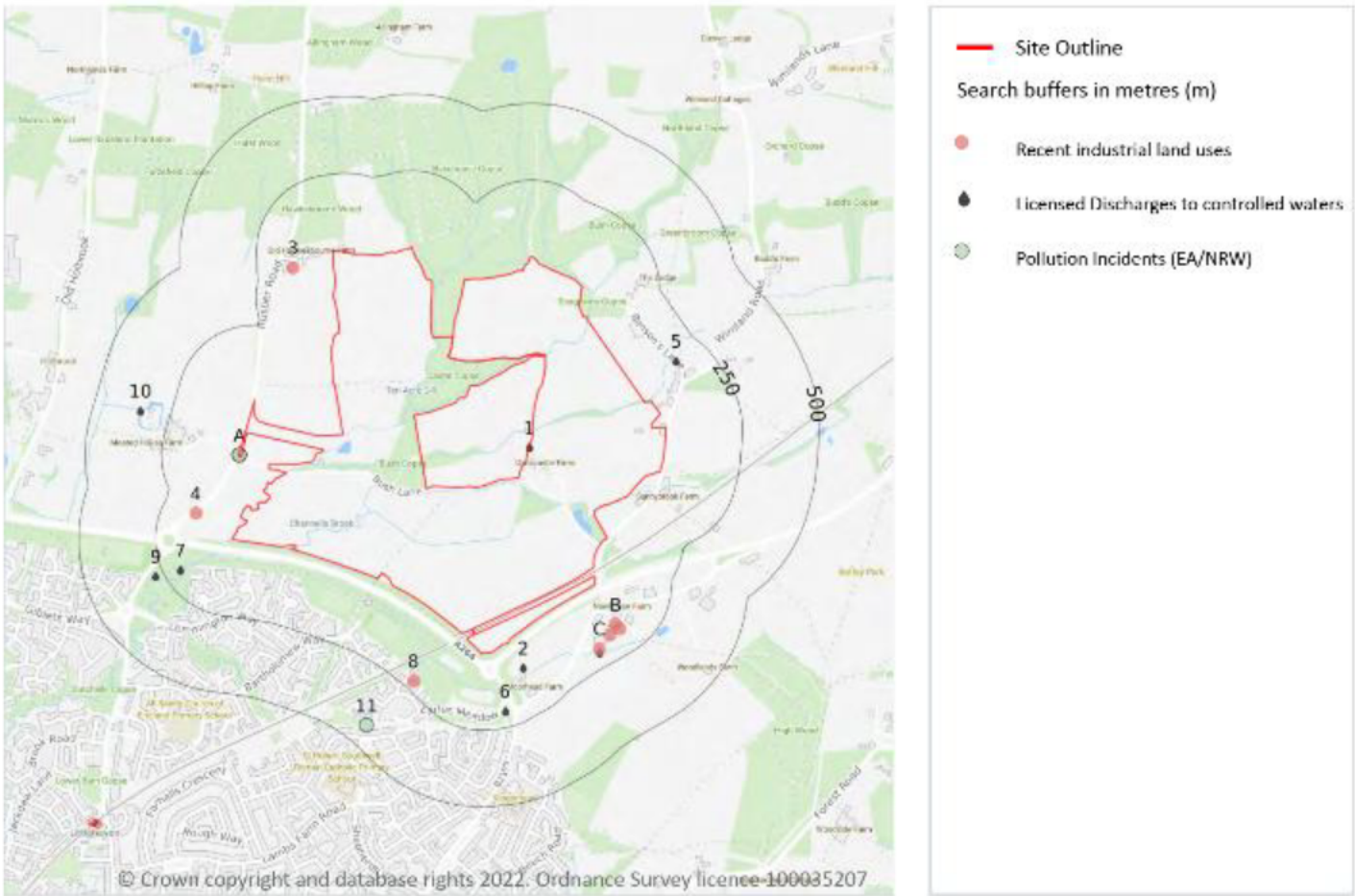
Source	Description	Contaminants
Made Ground, shallow soils	The general quality of Made Ground and shallow soils could be impacted by the presence of contamination.	Possible elevated concentrations of metals, metalloids, TPH and PAH compounds, and ACMs. Herbicides, pesticides and fertilisers.
Infilled Unspecified Pits	The material used as fill historic pits may contain contaminants.	Possible elevated methane, carbon dioxide, depleted oxygen. Metals, metalloids, TPH and PAH compounds and ACMs
Historic Railway Line	A railway line runs along the southern site boundary and between the main body of the wider site and the small southernmost parcel. Various contaminants are associated with the infilling of the cutting, materials used for embankments and railway operations.	Possible elevated heavy metals, phenols, sulphates and PAHs, ash, fuel oils, ethylene glycol, lubricating oils and greases.
Naturally Occurring Ground Conditions	Naturally occurring compounds in the Weald Clay Formation which could damage buried concrete.	Possible elevated sulphate, pyrite and gypsum concentrations.
Ground Gases/Vapours	Deeper areas of Made Ground may be present in some locations at the site. A risk is only considered to be present if highly organic or volatile contaminants within Made Ground of fill materials are present.	Possible presence of ground gases such as methane and carbon dioxide together with depleted oxygen, trace gases and elevated volatile organic compounds.

Table 3.4 Possible Sources of Contamination on Site.

Potential Impact on Project (EI-B16)

No overriding constraints to the project have been identified. Any contamination present within the Site is not thought likely to impact the delivery of the proposed habitat retention, creation and enhancement.

Contaminated Land Plan (EI-F05)



Hydrology and Drainage

Summary of Hydrological Information (EI-B17)

The Geo-Environmental Desk Study Report (Geo-Environmental 2022) data identified three surface water features within or adjacent to the red line site boundary comprising Channells Brook to the north of the red line along Bush Lane, a ditch (field drain) in the centre running east to west that was dry during ecological walkover on 22nd April 2026 and which adjoins Channells Brook in the east where it is culverted under the single track road and in the west where it joins a tributary of Channells Brook as it flows south west through a woodland.

As these are inland rivers, they are not influenced by normal tidal action.

The risk of surface water flooding on site was classed as 1 in 30 year, >1.0m associated with the Channells Brook.

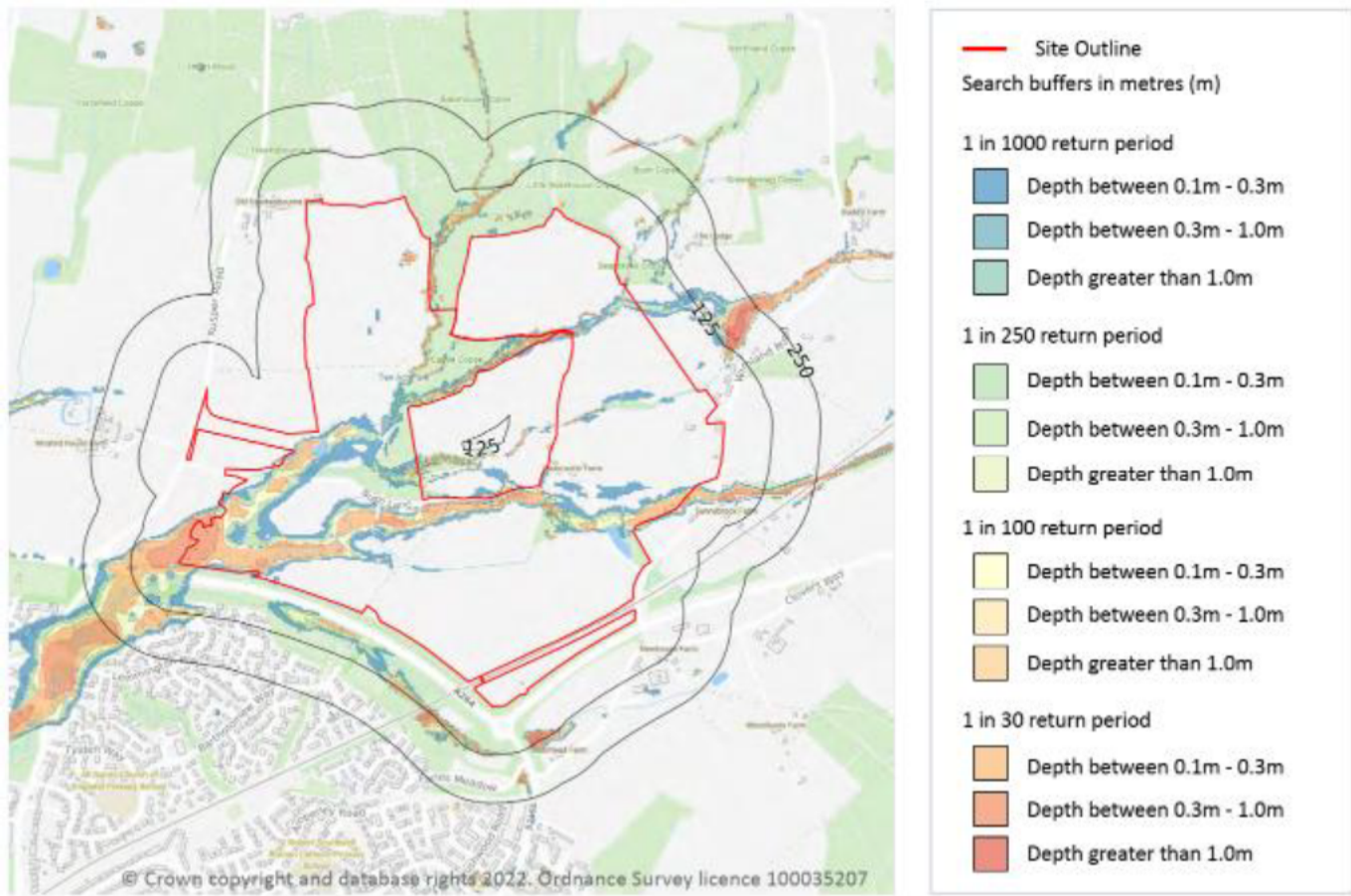
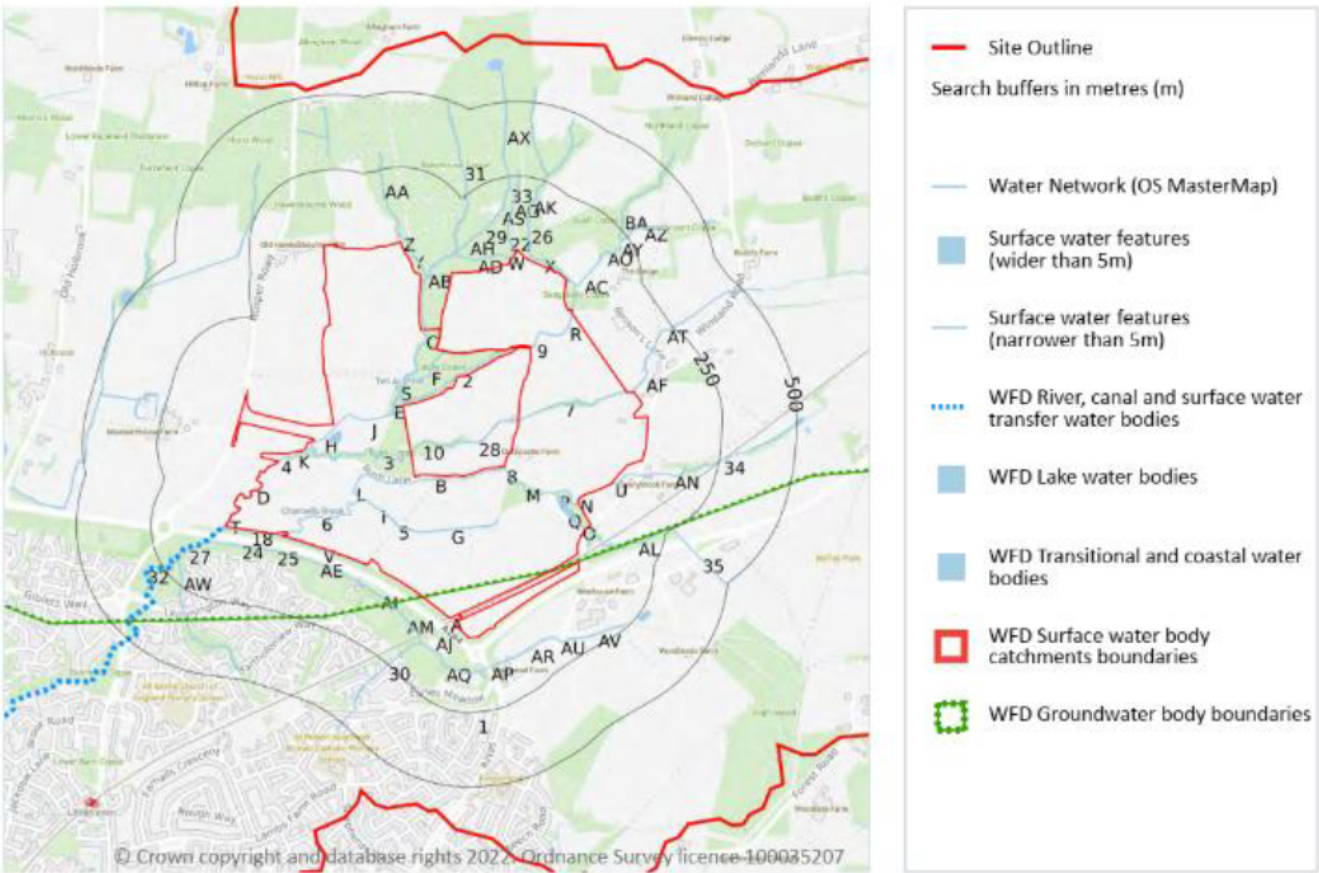
The risk of groundwater flooding on site was classed as low associated with the Channells Brook in the north and south of the brook between the northern and central proposed roads, with negligible risk across the remainder of the site.

The site was not recorded as being in an area at risk from fluvial or tidal flooding, not benefiting from flood storage or flood defenses. In addition, no historical flood events were recorded within 250m of site.

Potential Impact on Project (EI-B18)

As identified above, the risk of a flooding event on site is low, and following development the Site will benefit from a Surface Water Drainage Strategy, as illustrated by Glanville (MOW-RMA2-Ph2-1201 Drainage Layout - Sheet 1, sheet 2, sheet 3).

Hydrology and Drainage Plan (EI-F06)



Flood Risk Zones

Summary of Flood Risk Information (EI-B19)

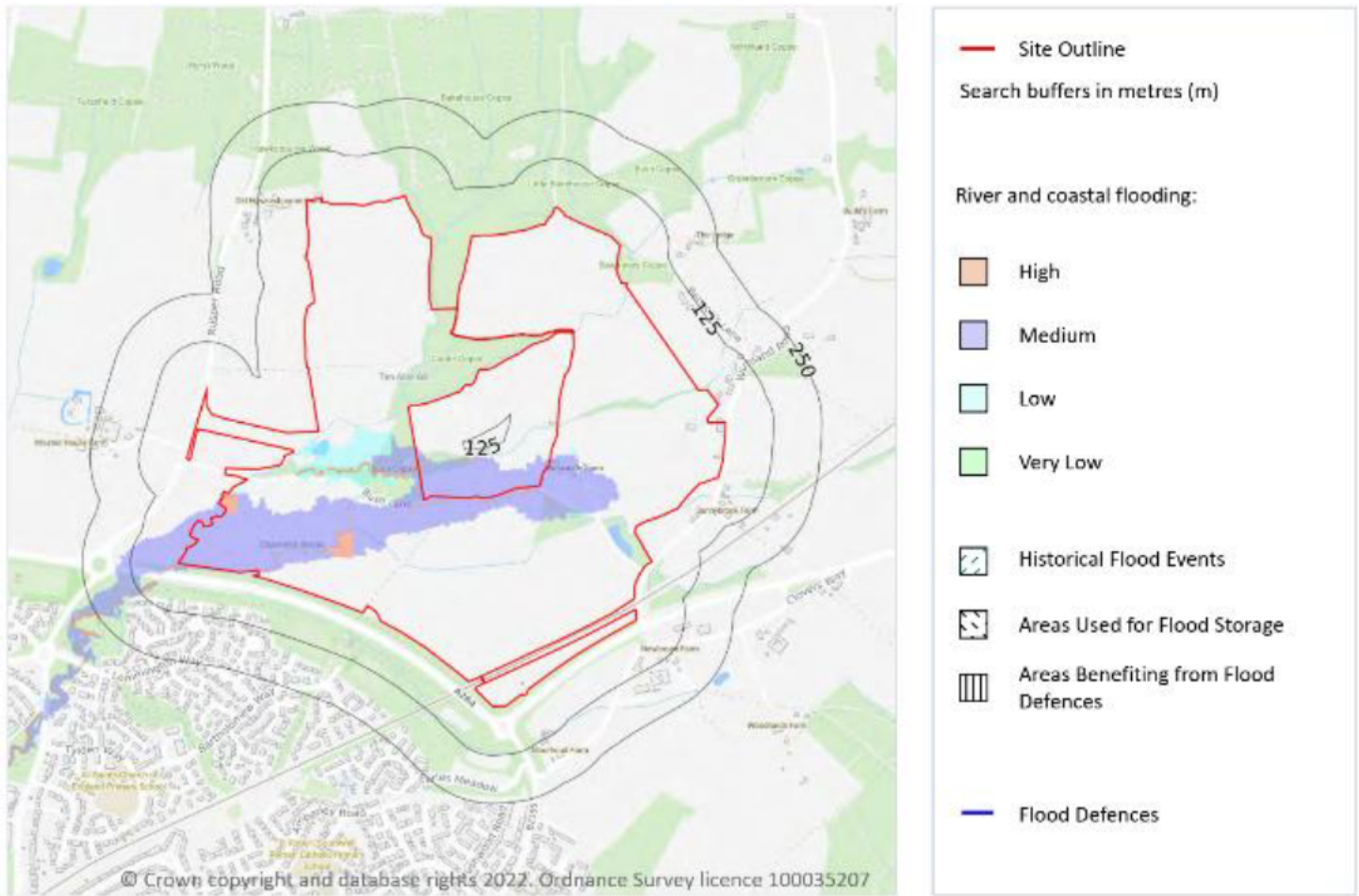
Glanville Flood Risk Assessment Report (December 2025) reference: 243_8220585_CS_RMA2_Flood_Risk_Assessment has been used to inform this section alongside the Geo-Environmental Desk Study Report (Geo-Environmental 2022).

The Site lies predominantly outside flood zones. There is no tidal flood risk to the site. The Flood Zone mapping shows that there are areas of Flood Zone 2 and 3 along Channells Brook and an associated floodplain in the northern part of the site. With an annual probability of 1% of chance of flooding from a river and 0.5% chance of flooding from the sea. The gov.uk Flood Risk Zone Plan is shown adjacent.

Potential Impact on Project (EI-B20)

The flood mapping shows areas of the site at risk of surface water flooding from the Channells Brook stream corridor along the northern boundary. This may impact the northern pedestrian pathway, however the main highway in the centre of the site will provide safe and dry access across the site where surface water flooding is present in the north of the site.

Flood Risk Zone Plan (EI-F07)



Landscape Character and Designations

Summary of Landscape Character and Designations (EI-B21)

The project site lies within National Character Area: High Weald which is described as follows on the National Character Areas profile:

The High Weald National Character Area (NCA) encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald. It is an area of ancient countryside and one of the best surviving medieval landscapes in northern Europe. The High Weald Area of Outstanding Natural Beauty (AONB) covers 78 per cent of the NCA. The High Weald consists of a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Wild flower meadows are now rare but prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws (narrow woodlands) remain fundamental to the character of the landscape.

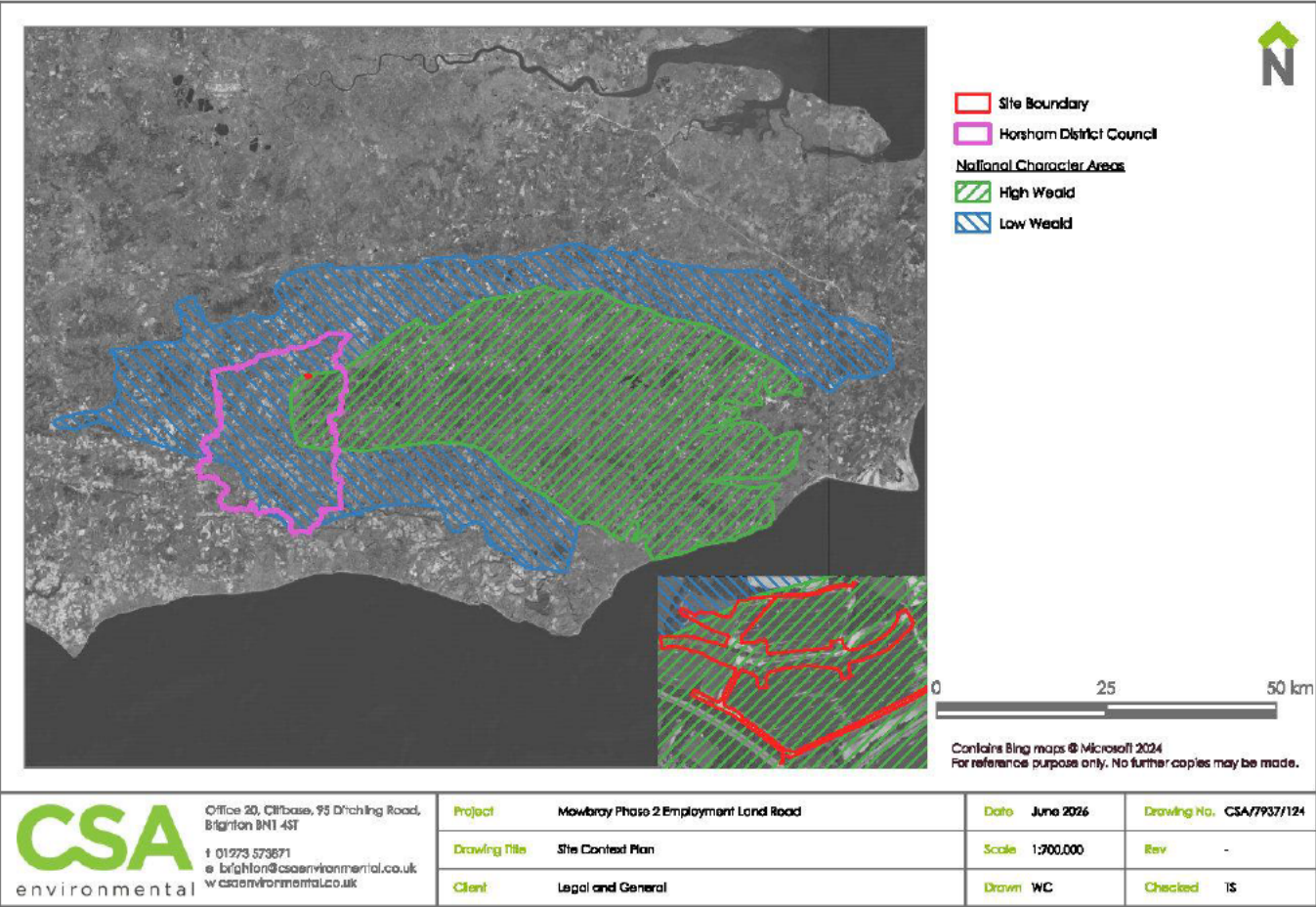
Four environmental opportunities are identified for the NCA:

- SEO 1: Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws, hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands and encourage sustainably produced timber to support local markets and contribute to biomass production..
- SEO 2: Maintain and restore the natural function of river catchments at a landscape scale, promoting benefits for water quality and water flow within all Wealden rivers, streams and flood plains by encouraging sustainable land management and best agricultural practices to maintain good soil quality, reduce soil erosion, increase biodiversity and enhance sense of place. Maintain and enhance the geodiversity and especially the exposed sandrock.
- SEO3: Maintain and enhance the distinctive dispersed settlement pattern, parkland and historic pattern and features of the routeways of the High Weald, encouraging the use of locally characteristic materials and Wealden practices to ensure that any development recognises and retains the distinctiveness, biodiversity, geodiversity and heritage assets present, reaffirm sense of place and enhance the ecological function of routeways to improve the connectivity of habitats and provide wildlife corridors.
- SEO 4: Manage and enhance recreational opportunities, public understanding and enjoyment integrated with the conservation and enhancement of the natural and historic environment, a productive landscape and tranquillity, in accordance with the purpose of the High Weald AONB designation.

Potential Impact on Project (EI-B21)

The project provides the opportunity to promote specific environmental opportunities identified for the National Character Area; through creation of woodland, hedgerows and rural trees to reduce habitat fragmentation and maintain green corridors for the benefit of biodiversity. Channells Brook which lies adjacent to the north, east and west outside the site boundaries will be maintained and enhanced where possible. The project also has the potential to enhance recreational opportunities through the enhancement of public open access routes ensuring the health and wellbeing is enhanced within the local area.

Landscape Character and Designations Plan (EI-F08)



Historic Environment and Earth Heritage

Summary of Historic Environment and Earth Heritage (EI-B22)

The Employment Land Road Heritage Statement (Stantec, September 2025) was referred to, to inform this section.

The heritage statement outlined the following:

Three Grade II Listed Buildings are situated around 230 metres to the east of the Sites eastern boundary, spread along Wimland Road. These comprise King’s Farmhouse, Brook House, and Barn to the Southwest of Brook House. All three date from Circa 16th or 17th century. They bear no physical or historic relationship to the Site, and development of it would not therefore result in harm the significance of the Listed Buildings or their settings’.

Newhouse Farmhouse is a Grade II Listed building situated around 100 metres to the south-east of the south-eastern corner of the Site, across the A264. It operates as a dwellinghouse, is physically separated from the Site by the A264 and bears no relationship to the Site. The proposed development therefore would not result in harm to its significance.

Archaeological work on the site was carried out under three application stages in the western and eastern parts of the employment land including the employment road. The Archaeological Evaluation (March 2023 and December 2023) recorded no features of any significant interest in the evaluation trenches dug. Minimal fragments of later post-medieval or early modern ceramic were identified in the eastern part of the Employment Land only. The report considers that the area has a “very low archaeological potential”.

Potential Impact on Project (EI-B23)

No notable historic buildings or Archaeological Notification Areas were identified within the Site. Tehre are no perceived impacts to heritage assets in relation to this proposed scheme.

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

Under the development proposals it is proposed to create the following habitat types. A brief description of each is provided below:

Other neutral grassland

Parcels other neutral grassland (target moderate condition) will be created throughout the Site (including within the SUDs basin). The ultimate aim is to create a species-rich and diversely structured meadow grassland.

In addition, aquatic grassland habitats will be created along-side the attenuation basin.

Other Woodland, Broadleaved

Native woodland trees and shrub species will be planted in a single parcel on site, this will provide visual amenity adjacent to a public footpath, nectar sources for insects and contribute to the varied habitats provided on site.

Individual trees

Trees will be planted along the road ways and walkways and within grassland areas across the site.

Hedgerows

Hedgerows will be enhanced through infill planting and increasing species diversity (to become species rich) which will strengthen dispersal routes around the site.

New species-rich hedgerow planting of 0.9km will be implemented on Site along the roadways to compensate for hedgerow loss of approximately 60m to create access breaks.

Watercourses

Chennals Brook tributaries will be maintained and enhanced through invasive non-native species management where required and maintenance of bankside vegetation.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

The initial phase 1 habitat survey identified the habitat types present on site and from the outset, the key design principles for the project were to maximise biodiversity net gain on site to minimise need for offsite unit purchase. The design strategy worked with the habitat features within the landscape to ensure the road ran along site habitat features such as ditches and streams and minimised crossing these. Habitat creation on site was designed to offer visual amenity and maintain and strength the linear hedgerow and ditch features and to provide additional semi-natural habitat planting of tree lines and hedgerows and grassy verges to create green corridors across the landscape, alongside the roads and footpath.

Strategic Significance

The West Sussex Local Nature Recovery Strategy (LNRS) has been published. Based on this strategy, the majority of baseline and post-development Habitat Units are assigned as 'Low' strategic significance with the exception of the following habitat units which have been assigned strategic significance for post-development,

- New woodland planting
- Hedgerows and scrub creation
- Creation of species rich grassland

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant 'Area', 'Hedgerow', and 'Watercourse' types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Cropland	Other Woodland Broadleaved	4	N/A	Moderate	15 (standard)	All score 3 except criteria J (2), K, L (1), M (2)	
Modified Grassland	Modified grassland	5	N/A	Poor	1 (standard)	Pass in criteria D, E	
Cropland	Species-rich Native Hedgerow	1	N/A	Moderate	5 (standard)	Pass in criteria A1, A2, B1, C1, C2, D1, D2, E1, E2	
Native hedgerow with trees – associated with bank or ditch	Species-rich native hedgerow with trees – associated with bank or ditch	1	Moderate	High	5 (standard)	Pass in criteria A1, A2, B1, C1, C2, D1, D2, E1, E2	
Watercourse	Watercourse	1		Moderate	5 (standard)	Maintain current conditions	
Cropland	Other neutral grassland (including SUDs)	6		Moderate	10 (standard)	Pass in criteria C, D, E	
Urban Tree	Urban tree	7		Moderate	27 (standard)	Pass in criteria D, E, F	

Habitat and Condition Targets Further Comments



Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

Water courses R1, R2 and R3 will be retained and protected throughout the works through implementation of standard pollution prevention control measures.

Retained trees will subject to root protection area fencing where required.

All hedgerows will be maintained excluding areas where access routes are required.

Specification of Protective Measures to be Used PM-04

The retention of these habitats on Site will require protections during construction and in operation through the following:

- Tree protection measures in line with standard arboricultural practice (BS5837: 2012)
- Ditch and watercourse protection throughout the works.
- Exclusion fencing along retained hedgerow bases and field margins
- Construction Environmental Management Plan (CEMP), to include standard pollution control measures to be implemented during construction

Habitat Retention Plan PM-F01

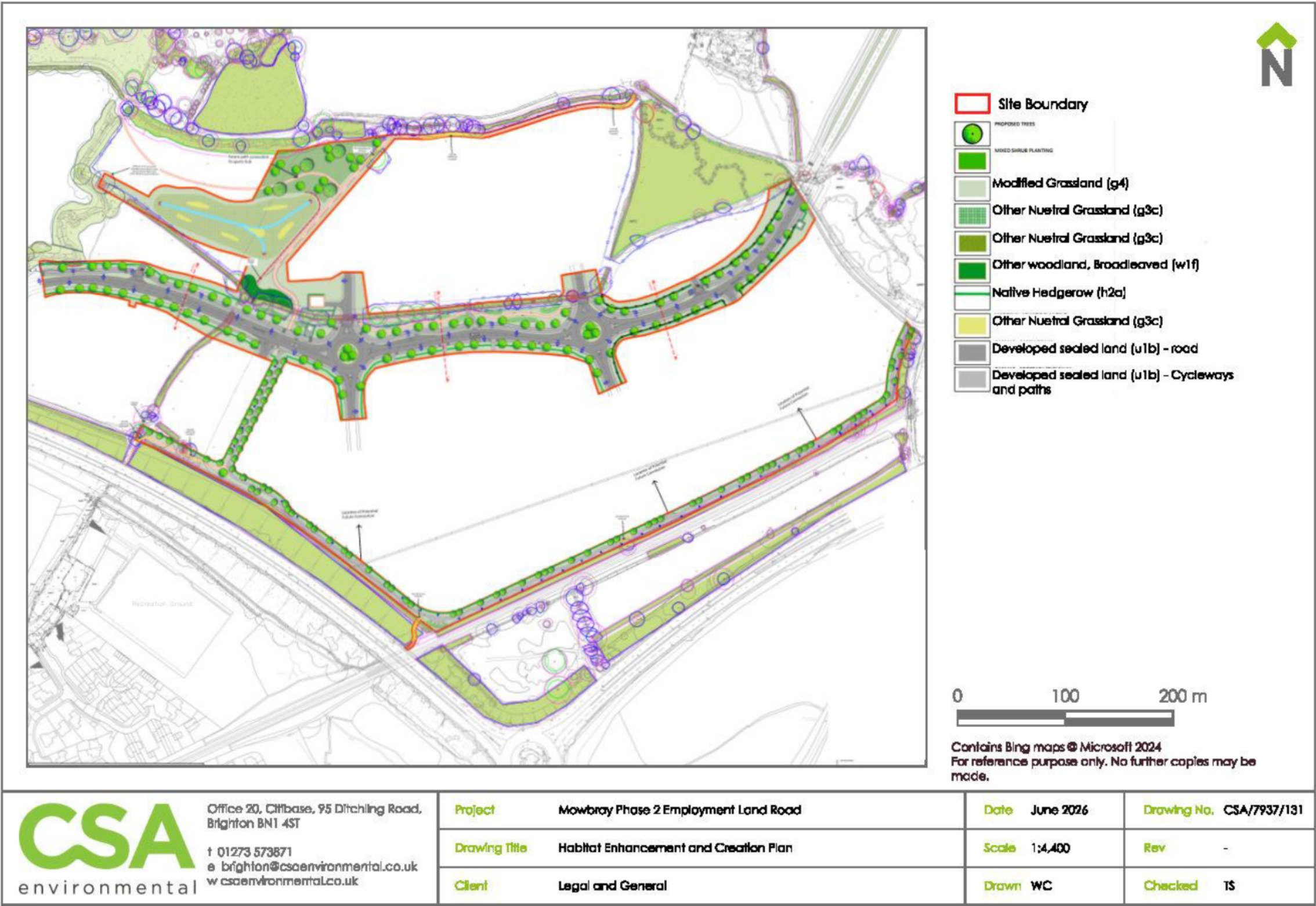
Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: [Click or tap here to enter text.](#)



Creation, Enhancement and Management Standard Tables

Habitat Creation, Enhancement and Management Plan EM-F01

Show the habitat Creation, Enhancement and Management measures in this plan. Present this as a single, side-wide masterplan. Alternatively, provide a separate plan showing the locations of each specific habitat to be delivered on the project site, copy this page into each of the habitat sheets below.



Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 6. Grassland Med High and V. High.

Target Habitat				Meadow Grassland		
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	All ONG parcels	Initial works: spread approved seed mix into prepared ground between August and October. Ensure watering is carried out on a routine basis. Hay cut in late June / early July; additional cut in early autumn/late winter where required, ground conditions allowing.	N/A	2 nd growing season onward – 1 st cut – hay cut to 100mm/10cm high after flowering (leave arisings on ground for 1-7 days, then remove). Remove all cuttings to progressively reduce soil fertility, allowing less competitive forbs to increase. If species richness remains low after several years, consider green hay spreading or brush-harvested seed from local donor meadows (only after site assessment). Avoid fertilisers, which increase nutrient levels and reduce species diversity. Remove litter 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	All ONG parcels	During creation, avoid uniform height by allowing heterogeneous regrowth between cuts. Leave uncut refuge strips or 10–15% rotational uncut patches to maintain structural variation for invertebrates.	N/A	Sward to be subject to hay cut with some areas left long.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	All ONG parcels	Light soil scarification or cutting very close to ground before seed addition to create fine bare patches. Allow the cutting machinery to create minimal disturbance only—no intensive cultivation.	N/A	Soil scarification and over sowing as required.
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	All ONG parcels	Initial mechanical scrub removal where necessary. Cut bracken 2–3 times per growing season to exhaust rhizomes.	N/A	Inspect for undesirable species growth and removal by hand or mechanical means, as required.

				Remove woody regrowth annually.		Use selective cutting or hand-pulling for problem species (e.g., creeping thistle) rather than herbicides where possible.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	All ONG parcels	Avoid machinery tracking during wet conditions to prevent soil compaction. Use selective cutting or hand-pulling for problem species (e.g., creeping thistle) rather than herbicides where possible.	N/A	Inspect for undesirable species growth and removal by hand or mechanical means, as required. Use selective cutting or hand-pulling for problem species (e.g., creeping thistle) rather than herbicides where possible. Scarification and aeration of the ground as required.
F	There are 10 or more vascular plant species per m² 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	None	N/A	N/A	Emorsgate EM3 meadow seed mix

Grassland (Medium, High, and Very High Distinctiveness)

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

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Parcels	Timing	Prescriptions
Year 1: Initial management	All ONG parcels	April - October	Initial works: spread approved seed mix into prepared ground between August and October. Ensure watering is carried out on a routine basis. Cuts of grassland to 100mm/10cm high and then periodically with three cuts between April and October as required (remove cuttings). Final cut to 100mm/10cm high (after flowering) – remove cuttings. Cuts are proposed late winter/early Spring (e.g., February or early March, ground conditions allowing), and June/July (with some pushed to August with regards to ground-nesting birds and invertebrate assemblage interest), and later in the year September/October. Water as necessary during the summer.
Year 2: Cut and Remove management	All ONG parcels	April - May July and September September - December	First cut hay cut to 100mm high after flowering (leave arisings on ground for 1-7 days, then remove) Followed by 2nd cut of regrowth to 100mm high with arisings removed.
Year 3: Cut, scarification and overseeding	All ONG parcels	April - May May - November	Continue cuts as for Year 2 to maintain 100mm sward between April and May. Arisings removed following each cut. Cut in late July/early August to no lower than 100mm. Arisings removed. Broadcast overseeding (autumn) with an appropriate seed mix of local provenance rolled to ensure good contact.
Year 3: Cut and scarification	All ONG parcels	April - May May - November	Continue cuts as for Year 2 to maintain 100mm sward between April and May. Arisings removed following each cut. Cut in late July/early August to no lower than 100mm. Arisings removed. Scarification of topsoil by chain harrowing to break up soil surface (with the aim of achieving up to 50% bare ground). Broadcast overseeding (autumn) with an appropriate seed mix of local provenance rolled to ensure good contact..
Year 4 onwards: cut and collect	All ONG parcels	July - September	Two cuts each year Annual cut in late July/early August to no lower than 100mm, excluding at least 1m margin around hedgerows. Arisings removed after 1-7 days. Second cut in September to simulate aftermath grazing. Arisings raked and removed after 1-7 days. No cut during spring or summer (until July earliest). Ongoing grassland management will be closely monitored each year and management can be varied depending on the weather, ground conditions and how habitats are establishing, using a combination of cutting and grazing methodologies.
		August - September	Two cuts each year Annual cut in early August of 85-90% of parcel (Leave uncut strips or patches) to no lower than 100mm, excluding at least 1m margin around hedgerows. Arisings removed after 1-7 days.

			Second cut in September to simulate aftermath grazing (Leave uncut strips or patches in different location to previous cut). Arisings raked and removed after 1-7 days. No cut during spring or summer (until July earliest). Ongoing grassland management will be closely monitored each year and management can be varied depending on the weather, ground conditions and how habitats are establishing, using a combination of cutting and grazing methodologies.
		August - September	Cut and scarify Annual cut in late early August to no lower than 100mm. Arisings removed after 1-7 days. Scarification of topsoil by chain harrowing to break up soil surface (with the aim of achieving up to 50% bare ground). No overseeding. A further light cut to 100mm may be required prior to winter.

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

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %
Yarrow	Achillea millefolium	0.80
Agrimony	Agrimonia eupatoria	0.20
Betony	Betonica officinalis	1.20
Common Knapweed	Centaurea nigra	2.00
Greater Knapweed	Centaurea scabiosa	0.40
Wild Carrot	Daucus carota	1.00
Viper's-bugloss	Echium vulgare	0.60
Meadowsweet	Filipendula ulmaria	0.20
Hedge Bedstraw	Galium album	0.80
Lady's Bedstraw	Galium verum	1.20
Meadow Crane's-bill	Geranium pratense	0.60
Field Scabious	Knautia arvensis	0.20
Oxeye Daisy	Leucanthemum vulgare	1.20
Black Medick	Medicago lupulina	0.40
Sainfoin	Onobrychis viciifolia	0.20
Wild Parsnip	Pastinaca sativa	0.20
Salad Burnet	Poterium sanguisorba ssp sanguisorba	0.60
Cowslip	Primula veris	1.00
Selfheal	Prunella vulgaris	1.60
Meadow Buttercup	Ranunculus acris	1.60
Bulbous Buttercup	Ranunculus bulbosus	0.60
Common Sorrel	Rumex acetosa	0.40

Pepper Saxifrage	Silaum silaus	0.40
Red Campion	Silene dioica	0.80
Ragged Robin	Silene flos-cuculi	0.20
Bladder Campion	Silene vulgaris	1.00
Dandelion	Taraxacum officinale	0.20
Tufted Vetch	Vicia cracca	0.40
Common Bent	Agrostis capillaris	8.00
Crested Dogstail	Cynosurus cristatus	28.00
Red Fescue	Festuca rubra	24.00
Smaller Cat's-tail	Phleum bertolonii	4.00
Smooth-stalked Meadow-grass	Poa pratensis	16.00

What Does Success Look Like? (GH-F01)



Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 6. Grassland Med High and V. High.

Target Habitat			Other Neutral Grassland - Aquatic Grassland	
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation 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	SUDS Basin	The basin grassland shall be managed less intensively in order to provide a more diverse sward with greater biodiversity value and habitat potential. Generally, allow naturally colonizing species to emerge where appropriate e.g. in low maintenance grass / species rich grassland, but remove invasive ‘weed’ species. The management shall be reviewed and amended as necessary if the conditions become variable generating areas that are either only seasonally wet or areas that are permanently waterlogged or boggy.
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	SUDS Basin	To cut up to the Suds basin with machinery; within the Suds basin, hand tools are to be used, with strimming occurring no lower than 100mm to allow for natural structural diversity within the grassland.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	No	SUDS Basin	Any shrinkage and/or depressions, bare patches and other failed areas will be rectified in accordance BS 7370-3; if reurfing: Clause 12.2 if reseeding: Clause 12.6.
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	SUDS Basin	Removal of undesirables.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	SUDS Basin	Prior to any grass cutting operations commencing, all litter and obstructive debris shall be removed. Any damage caused during cutting such as trampling, rutting, abrasion or scalping should be repaired at the earliest opportunity to maintain an attractive sward.

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.	Yes	SUDS Basin	To be planted with EMORSGATE EM8 – MEADOW MIXTURE FOR WETLANDS at a SOWING RATE of 4g/m ² to ensure a diversity of more than 10 vascular plants from the beginning. Cutting and weeding will target undesirables within the first year, with thinning of more dominant species occurring between years 2-3 to ensure no one species dominates the grassland and maintain structural diversity.
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Additional Management Prescriptions (GH-B01)

Where installed, cleaning of water inlets and outlets should be undertaken as required to prevent blockages.

Following consultation with an Ecologist and Engineer, every three years or when otherwise required excessive silt debris should be removed on a rotational basis either by mechanical or manual means prior to new annual growth. All debris should be removed and used to create habitat piles close to the water body. Where this is not possible, arisings should be removed in accordance with licensing regulations.

Grassland (Medium, High, and Very High Distinctiveness)

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

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Parcels	Timing	Prescriptions
Year 1: Initial management	Suds Basin	July - September	Cuts of grassland once every two months as required to maintain sward at 50mm between July and September. Arisings removed following each cut (to reduce nutrient content). Plant with Emorsgate EM4 Meadow Mixture at a rate of 4gs/m2.
Year 2: Cut and Remove management	Suds Basin	April - September	Continue cuts as for Year 1 to adjust sward height to 100mm between April and September. Arisings removed following each cut. Followed by two cuts, one in late July and one in September, both to 100mm with arisings removed.
Year 3: Cut, scarification and overseeding	Suds Basin	April - May May - November	Cut in late July/early August to no lower than 100mm. Arisings removed. A further light cut to 100mm may be required prior to winter.
Year 3: Cut and scarification	Suds Basin	April - May October - November	Continue cuts as for Year 1 to maintain 100mm sward in July. Arisings removed following each cut. Scarification of topsoil by chain harrowing to break up soil surface as required No overseeding. A further light cut to 100mm may be required prior to winter.
Year 4 onwards: cut and collect	Suds Basin	July - September	Two cuts each year Annual cut in late July/early August to no lower than 100mm, excluding at least 1m margin around hedgerows. Arisings removed after 1-7 days. Second cut in September to simulate aftermath grazing. Arisings raked and removed after 1-7 days. No cut during spring or summer (until July earliest). Ongoing grassland management will be closely monitored each year and management can be varied depending on the weather, ground conditions and how habitats are establishing, using a combination of cutting and grazing methodologies.

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

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %
Yarrow	Achillea millefolium	1.00%
Agrimony	Agrimonia eupatoria	0.40%
Wild Angelica	Angelica sylvestris	0.10%
Betony	Betonica officinalis	2.00%
Common Knapweed	Centaurea nigra	3.00%
Meadowsweet	Filipendula ulmaria	0.80%
Lady’s Bedstraw	Galium verum	1.60%
Meadow Vetchling	Lathyrus pratensis	0.40%
Rough Hawkbit	Leontodon hispidus	0.20%
Oxeye Daisy (Moon Daisy)	Leucanthemum vulgare	1.60%
Bird’s-foot Trefoil	Lotus corniculatus	0.20%
Greater Bird’s-foot Trefoil	Lotus pedunculatus	0.10%
Ribwort Plantain	Plantago lanceolata	0.40%
Cowslip	Primula veris	2.00%
Selfheal	Prunella vulgaris	2.00%
Meadow Buttercup	Ranunculus acris	2.00%
Common Sorrel	Rumex acetosa	0.60%
Ragged Robin	Silene flos-cuculi	1.00%
Dandelion	Taraxacum officinale	0.40%
Tufted Vetch	Vicia cracca	1.00%
Common Bent	Agrostis capillaris	8.00%
Star Sedge (wetland species)	Carex echinata	4.80%
Crested Dog’s-tail	Cynosurus cristatus	36.00%
Tufted Hair-grass (wetland)	Deschampsia cespitosa	3.20%
Red Fescue	Festuca rubra	20.00%
Smaller Cat’s-tail (wetland)	Phleum bertolonii	1.60%
Smooth-stalked Meadow-grass	Poa pratensis	6.40%

What Does Success Look Like? (GH-F01)



Woodland

Creation, Enhancement and Management Summary (WO-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 24. Woodland

For each condition row, delete the condition targets that aren't being targeted as necessary.

Target Habitat:			Woodland				
Condition Assessment Criteria			Target Score	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	Age distribution of trees	Two age classes present	2	Woodland planting parcel	Plant native species whips.	N/A	Selective thinning and coppice rotation after 6-8 years will result in different age classes. Water regularly during establishment (weekly or as required).
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	3	Woodland planting parcel	Install plant whips with plastic tree guards to be removed once trees are sufficiently mature	N/A	Tree guards in place until trees and shrubs of suitable maturity and then removed.
C	Invasive plant species	No invasive species present in woodland	3	Woodland planting parcel	Any colonising or non native trees or invasive plants can be removed and monitored during annual checks.	N/A	Annual monitoring for INNS presence and removal/treatment as required.
D	Number of native trees species	Five or more native tree or shrub species found across woodland parcel	3	Woodland planting parcel	Native woodland plant species mix of 13 species to be planted.	N/A	Continue to maintain planted species mix through appropriate management.
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understorey shrubs are native	3	Woodland planting parcel	All species planted in woodland are native.	N/A	Annual monitoring and removal of INNS.
F	Open space within woodland	10-20% of woodland has areas of temporary open space.	3	Woodland planting parcel	Woodland less than 10ha and likely to be	N/A	Selective thinning every 5 years of edges and 10 years of the centre to open up space.

		Unless woodland <10ha in which case 0-20% temporary open space is permitted.					
G	Woodland regeneration	One or two classes only present in woodland	2	Woodland planting parcel	Trees planted at the same stage of development	N/A	Coppice management of woodland will result in different age classes forming where light opens in canopy encouraging sapling growth.
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	3	Woodland planting parcel	Selective removal and replacement of diseased or dying trees.	N/A	Annual monitoring and selective removal of dead and dying trees.
I	Vegetation and ground flora	No recognisable NVC plant community at ground layer present.	1	Woodland planting parcel	Woodland ground flora to develop naturally over time.	Ground flora bulb planting in shady areas once canopy established.	Ground flora bulb planting in shady areas once canopy established.
	Woodland vertical structure	One of less storey across all survey plots	1	Woodland planting parcel	Trees planted at same stage of development	Through coppicing and selective thinning and ground flora bulb planting, vertical structure can be enhanced.	Coppicing and selective thinning will open up woodland vertical structure.
K	Veteran trees	No veteran trees present in woodland	1	Woodland planting parcel	All trees will be planted as whips in newly created plantation.	N/A	N/A
L	Amount of deadwood	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.	1	Woodland planting parcel	Newly created plantation woodland with no deadwood.	Once established retention of coppiced material in the woodland parcel should be encouraged to enhance woodland maintenance and regeneration of soils.	Retention of coppiced branches to provided dead wood in the new established woodland parcel.
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	3	Woodland planting parcel	Woodland will not have public access	N/A	Maintenance of the woodland with no public access to minimise ground disturbance.

Woodland

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

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Parcels	Timing	Prescriptions
Year 0 Preparation and planting	Woodland parcel	November to March	Soil preparation – new planting into well-prepared ground following good horticultural practice including cultivation and scarification where appropriate. May require some amelioration in F1 and F1a where phosphorous levels are lower. Planting - new planting into well-prepared ground in dormant season (November to March) using a range of native species, mixed randomly. Mulch to be applied. Protection - use of tree guards as required. Watering - new planting to be watered as necessary, during early establishment (at least weekly)
Year 1		Monthly November to March October to November April to October	Check and repair of mulch mats and tree guards and replacement if necessary. Hand pull weeds. Replacement of failed planting as required, annual inspection and replanting in November to March. Annual formative pruning of young trees to encourage good growth and shape. Avoid works in nesting bird season (March-August inclusive) Removal of undesirable or INNS species if necessary, hand pull. Watering - new planting to be watered as necessary, during early establishment (at least weekly during dry periods; then every 1-3 weeks as required).
Year 2 - 4		Anytime November to March October to November Anytime	Annual inspection of tree guards and replacement if necessary. Replacement of failed planting as required, annual inspection and replanting in November to March. Annual formative pruning of young trees to encourage good growth and shape. Avoid works in nesting bird season (March-August inclusive) Year 2 ground flora: plant additional bulbs and transplants to enhance the field layer in semi-shaded areas. Removal of undesirable or INNS species if necessary, hand pull. Water as required (every 2-4 weeks)
Year 5		Anytime November to March September to February September to February Anytime	Annual inspection of tree guards and replacement if necessary. Replacement of failed planting as required, annual inspection and replanting in November to March. Selective felling and replanting on 5 year rotation (edges) and 10 year rotation (centre). Timing to avoid nesting bird season. Machinery use if ground conditions allow or using hand tools. Avoid works in nesting bird season (March-August inclusive) Cut or mow rough grass margin edges to prevent unwanted spread of scrub on a 3-5 year rotation. Coppicing of woodland edges to develop a wide graded profile down to the margin of the tall grassland. Timing to avoid nesting bird season. Cuttings collected and used to make habitat piles within woodland Removal of undesirable or INNS species if necessary, hand pull.

			Watering regularly is unlikely to be required once trees have become established; but implement every 3-6 weeks if required during hot / dry periods.
Year 6 - 14		Anytime November to March September to February September to February Anytime	Annual inspection of tree guards and replacement if necessary (until removed, remove when sufficiently mature). Replacement of failed planting as required, annual inspection and replanting in November to March. Selective felling and replanting on 5 year rotation (edges) and 10 year rotation (centre). Timing to avoid nesting bird season. Machinery use if ground conditions allow or using hand tools. Avoid works in nesting bird season (March-August inclusive). Cut or mow rough grass margin edges to prevent unwanted spread of scrub on a 3-5 year rotation. Coppicing of woodland edges to develop a wide graded profile down to the margin of the tall grassland. Timing to avoid nesting bird season. Cuttings collected and used to make habitat piles within woodland Removal of undesirable or INNS species if necessary, hand pull. Watering regularly is unlikely to be required once trees have become established; but implement every 3-6 weeks if required during hot / dry periods.
Year 15 -30		Anytime November to March September to February September to February Anytime	Annual inspection of tree guards and replacement if necessary (until removed, remove when sufficiently mature). Replacement of failed planting as required, annual inspection and replanting in November to March. Selective felling and replanting on 5 year rotation (edges) and 10 year rotation (centre). Timing to avoid nesting bird season. Machinery use if ground conditions allow or using hand tools. Avoid works in nesting bird season (March-August inclusive). Cut or mow rough grass margin edges to prevent unwanted spread of scrub on a 3-5 year rotation. Coppicing of woodland edges to develop a wide graded profile down to the margin of the tall grassland. Timing to avoid nesting bird season. Cuttings collected and used to make habitat piles within woodland Removal of undesirable or INNS species if necessary, hand pull. Watering regularly is unlikely to be required once trees have become established; but implement every 3-6 weeks if required during hot / dry periods.

Woodland Species Lists (WO-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %
Field maple	Acer campestre	1/m ²
Silver birch	Betula pendula	1/m ²
Travellers joy	Clematis vitalba	1/m ²
Dogwood	Conus sanguinea	1/m ²
Hazel	Coryllus avellana	1/m ²
Hawthorn	Crataegus monogyna	1/m ²
Spindle	Euonymus europaeus	1/m ²
Holly	Ilex aquifolium	1/m ²
Honeysuckle	Lonicera periclymenum	1/m ²
Blackthorn	Prunus spinosa	1/m ²
Pedunculate oak	Quercus robur	1/m ²
Dog rose	Rosa canina	1/m ²
Guelder rose	Viburnum opulus	1/m ²

Other Supporting Information

Supporting Information (WO-B02)

Woodland and native shrub planting is proposed in one location within the redline boundary.

What Does Success Look Like? (WO-F01)



Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Provide details of the approach to delivering each of the targeted condition criteria and hedgerow type. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 8. Hedgerow

Target Hedgerow Type: New Hedgerow					
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach	Enhancement Approach
A1	Height >1.5m average along length.	Yes	H1, New H1	Prune every 3 years to create a bushy shape, with not all hedgerows to be pruned in the same year. Protection – Remove (remnants of) tree and shrub guards before they start to restrict growth.	The pruning of hedgerow to a height of at least 2.4m and at least 1.5m wide. Remove sucks and any unwanted growth.
A2	Width >1.5m average along length.	Yes	H1, New H1	Once good establishment of the hedgerow planting areas has been achieved, the density of the planting can be reduced by selective thinning if required The hedgerow should then be left to grow for a further 2 years before any further trimming takes place on a 2-3 year rotation, or more frequently if required. Successive cutting should maintain some additional width and height each time.	
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	No	H1, New H1		
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	H1, New H1	A review of the hedgerows shall take place to determine if there are any sections that are deteriorating with gaps (of 1m or more), hollow bottoms and die back. Plant any gaps 1m or wider within the hedgerow using 60-90cm whips to match those existing species. Short term maintenance of the gapping up planting shall focus on establishment as per 5.29-5.33 above	
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: measured from outer edge of hedgerow, and is present on one side of the hedge (at least)	Yes	H1, New H1	Leave a minimum of 1m strip of uncultivated land between the hedgerow and cut grass. A strip of long grass shall be left at the base of the hedge as rough grassland with arisings removed to further enhance the hedgerow. This shall be cut twice a year in early spring and autumn to a minimum 150mm high.	

C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	H1, New H1		
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	H1, New H1	Continue to weed seasonally.	
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	H1, New H1	Keep hedgerow base and canopy litter free.	
E1	Tree class (applicable to hedgerows with trees only) 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.	Yes	H1		Occasional standard trees shall be left to add diversity to the hedgerow. However, they shall be maintained to a maximum height of 18m to minimise the potential for bird roosting sites. Trees shall be pruned to remove diseased wood or dead/ dying wood to maintain clearances above roads.
E2	E2. Tree health (applicable to hedgerows with trees only) At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Yes	H1		Remove any dead, diseased or dying trees

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Features	Timing	Prescriptions
All new hedgerows/infill planting – ground preparation	All new hedgerows / infill planting	1 August - 30 September	Control weed growth following cultivation using hand tools, prior to planting if required. Herbicide treatment should be used as a last resort.
Establishment – Hedge Planting	All new hedgerows / infill planting	1 November – 31st March when the ground is not frozen or waterlogged	The laid hedge should then be left to grow for a further 2 years before any further trimming takes place on a 2-3 year rotation, or more frequently if required. Successive cutting should maintain some additional width and height each time. Avoid works in nesting bird season (March-August inclusive) Once good establishment of the hedgerow planting areas has been achieved, the density of the planting can be reduced by selective thinning if required. Water regularly (as required) during establishment (every 1-3 weeks) when hot / dry conditions. Watering regularly is unlikely to be required once trees have become established; but implement every 3-6 weeks if required during hot / dry periods.
Establishment – Weed Suppression	All new hedgerows / infill planting	Following planting in year 1 to year 5 if required	Weeding conducted Seasonally
Establishment - Infrastructure	All new hedgerows / infill planting	As required to protect hedges from stock and wild animals.	
Aftercare – failure replacement	All new hedgerows / infill planting	1 November – 31st March as required when the ground is not frozen or waterlogged	Plant any gaps 1m or wider within the hedgerow using 60-90cm whips to match those existing species.
Aftercare – cutting	All new hedgerows / infill planting	2nd – 5th winter yearly following planting - 1st September – 31st March	Hedgerow trimming shall take place every 3 years on a rotational basis. Trimming of all the hedgerows in one year should be avoided, cutting no more than a third of the hedgerow in any year. The hedgerow should be allowed to grow up to and maintained at 2.4-3.6m tall. Hedgerow junctions shall only be trimmed very occasionally in order to provide an alternative habitat. Avoid works in nesting bird season (March-August inclusive).
Aftercare – removal of infrastructure	All new hedgerows / infill planting	Year 5	Protection – Remove (remnants of) tree and shrub guards before they start to restrict growth.
Management - Cutting	All new hedgerows / infill planting	Every 2 or 3 years frequency - 1st September – 31st March as required	The hedgerow cutting will be undertaken outside of the bird and dormouse nesting season. February is the preferred month for this cutting operation as it allows fruit to remain on the trees for the longest period to allow birds and mammals to feed over the winter.

			Occasional standard trees shall be left to add diversity to the hedgerow. However, they shall be maintained to a maximum height of 18m to minimise the potential for bird roosting sites. Trees shall be pruned to remove diseased wood or dead/ dying wood to maintain clearances above roads.
Management – Gapping up	All hedgerows	Every 5 years	If the hedgerow requires regenerating or to prevent the hedgerows turning into a line of trees then hedge laying followed by further gapping up could be undertaken following consultation with the Ecologist / Arboriculturalist. Hedge laying should be carried out on a rotation to avoid the loss of large lengths of mature hedgerow habitat. The occasional standard trees shall continue to be left to add diversity to the hedgerow.
Management - Regeneration	All hedgerows		The hedge shall be re-laid after a further 10-25 years in light of the monitoring programme.

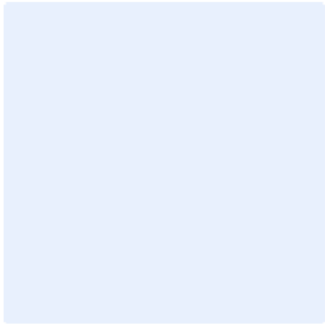
Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %
Field maple	Acer campestre	0.5Ctr Triple Staggered at 0.5m offset
Hazel	Corylus avellana	0.5Ctr Triple Staggered at 0.5m offset
Hawthorn	Crataegus monogyna	0.5Ctr Triple Staggered at 0.5m offset
Blackthorn	Prunus spinosa	0.5Ctr Triple Staggered at 0.5m offset
Wayfaring tree	Viburnum lantana	0.5Ctr Triple Staggered at 0.5m offset

What Does Success Look Like? (HD-F01)





Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 9. Individual Trees

Target Habitat:		Individual Trees – 213 to be planted			
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	No	Some trees to be naïve, others ornamental	Individual tree planting across the scheme of native and ornamental broadleaved trees. Water twice a week during first year as necessary, monitoring for signs of stress including over watering. Inspect and top up mulch, repair and replace tree guard and stakes as required.	Inspect annually for weed and invasive species growth and remove by hand as required. Water (as required) after establishment (c. every 3-6 weeks or more during hot / dry periods).
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes		Trees to be spaced with suitable distance between to allow canopy spreading (e.g. ., 8–10m for apples; wider for pears/cherries; general broadleaf spacing 7–10m).	Maintain canopy structure by avoiding unnecessary pruning that reduces canopy cover. Only remove damaged/diseased limbs; retain ≥75% expected canopy for tree age.
C	The tree is mature (or more than 50% within the block are mature).	Yes		Select planting stock on vigorous rootstocks where fruit trees are used, to ensure they reach long-term maturity and become parkland-type trees.	Retain all mature trees; maintain good crown health through light, selective maintenance pruning, removing damaged or crossing branches. Avoid heavy reductions.
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		Install tree guards and low stakes (≈30cm above ground) to protect young trees from physical damage and enable trunk strengthening. Keep a 1m weed-free circle for 3+ years (mulch preferred).	Inspect regularly for vandalism, strimmer damage, compaction or herbicide drift. Adjust/remove guards as trees grow. Maintain weed-free base to avoid strimmer/ring-bark injury.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes		For new trees, encourage future niche development by selecting species with good wildlife value (oak, field maple, fruit species on vigorous stocks). Do not over-prune young trees; allow natural branch development.	Retain deadwood, cavities, loose bark and ivy unless unsafe. Stack prunings as habitat piles; remove only diseased wood that poses risk. Dead trees should be retained where safe, particularly if they have biodiversity value or are classed as BNG Veterans.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes		Plant trees with adequate spacing to develop a full spreading canopy. Avoid competition by maintaining a weed-free base for establishment; allow grassland to recolonise later.	Maintain open ground or low vegetation beneath canopy through cutting (no grazing required). Avoid excessive mowing close to trunk. Allow natural shade-tolerant flora to develop beneath canopy.

Additional Management Prescriptions (UT-B01)

Bat survey to be undertaken prior to any tree works or tree pruning on mature trees.

Individual Trees

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

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Features	Timing	Prescriptions
Year 0: Preparation and Planting	All new trees	At planting & ongoing	Plant only species suited to the landscape and local character; use well-grown, disease-free stock. Use vigorous rootstocks for fruit species to ensure trees reach full maturity. Choose species with high wildlife value (e.g., oak, field maple, traditional fruit on vigorous stocks). Use species-appropriate spacing: 8–10m for apples; wider for pears/cherries; general broadleaf spacing 7–10m. Ensure future canopy continuity by allowing adequate expansion space. Install low stakes (~30cm above ground) and fit guards to protect young trees. Create a weed-free circle (1m radius) around new trees via mulch application. Ensure the mulch layer is thinner towards the trunk and does not touch the tree trunk. Water (as required) during establishment (every 1-3 weeks during hot / dry periods).
Years 1 - 3		Quarterly Spring Nov - Feb All year (mainly summer)	Monitor trees for vandalism, bark damage, herbicide drift, or soil compaction. Adjust guards as trees grow. Hand pull any weeds growing through the mulch. Maintain a weed-free circle (1m radius) for at least 3 years to reduce strimmer or herbicide damage. Top up mulch annually to maintain a 2-4 inch depth. Formative pruning: allow natural development of branches without excessive early pruning (remove weak / crossing branches). Retain deadwood, cavities, loose bark and ivy unless unsafe. Stack clean prunings as habitat piles near boundary vegetation and remove only diseased material posing risk. Remove any non-native volunteer seedlings. Inspect for tree losses and replace losses with native species, unless along streets (where 70% native is acceptable). Avoid works in nesting bird season (March-August inclusive). Water as required (ever 3-6 weeks during hot / dry periods)
Years 3 - 5		Nov – Feb All year (mainly summer)	Remove tree guards when tree has reached height of c. 3m and/or bark has hardened. Water as required (ever 3-6 weeks during hot / dry periods)
Years 6 – 10 onwards		Nov – Feb	Carry out light maintenance pruning to maintain crown health; avoid heavy reductions (>25-30% canopy). Retain deadwood, cavities, loose bark and ivy unless unsafe; stack clean prunings as habitat piles and remove only diseased material posing risk. Remove any non-native volunteer seedlings. Replace tree losses with deciduous species. Avoid works in nesting bird season (March-August inclusive).

		Summer	Maintain open or low vegetation under the canopy via appropriate cutting. Avoid close mowing to prevent trunk damage. Allow shade-tolerant flora to recolonise naturally beneath mature canopies. Avoid works in nesting bird season (March-August inclusive). Bat survey to be undertaken prior to any tree works or tree pruning on mature trees. Watering regularly is unlikely to be required once trees have become established; but implement every 3-6 weeks if required during hot / dry periods.

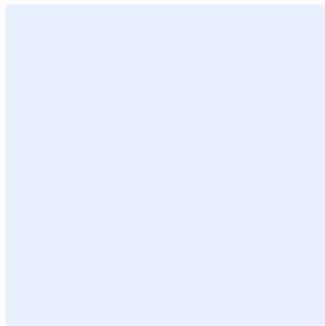
Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %
Field maple	Acer campestre	6
Field maple 'Queen Elizabeth'	Acer campestre 'Queen Elizabeth'	6
Norway maple 'Emerald Queen'	Acer platanoides 'Emerald Queen'	23
Globe Norway maple	Acer platanoides 'Globosum'	14
Chinese red birch 'Fascination'	Betula albosinensis 'Fascination'	8
Himalayan birch	Betula utilis var. jacquemontii	16
Hornbeam	Carpinus betulus	26
Turkish hazel	Corylus colurna	12
Sweet gum 'Worplesdon'	Liquidambar styraciflua 'Worplesdon'	5
Crab apple 'Evereste'	Malus 'Evereste'	14
Crab apple 'Rudolph'	Malus 'Rudolph'	9
Cherry 'Accolade'	Prunus 'Accolade'	11
Double-flowered wild cherry	Prunus avium 'Plena'	5
Callery pear 'Chanticleer'	Pyrus calleryana 'Chanticleer'	7
English oak	Quercus robur	4
Japanese rowan	Sorbus commixta	4
Japanese rowan 'Embley'	Sorbus commixta 'Embley'	4

Small-leaved lime	Tilia cordata	33
Field maple	Acer campestre	6

What Does Success Look Like? (UT-F01)



Watercourses

Creation, Enhancement and Management Summary

Provide details of the approach to delivering each of the targeted Watercourse characteristics and/or RCA indices.

Summary of Watercourse Enhancement Proposals (WC-B01)

There are three “watercourses” that cross within the redline boundary of the proposals, these are being predominantly retained with approximately 5m of watercourse being impacted under current design proposals. The watercourses are to be retained and managed in their current form with enhancements implemented to include the reduction of cover of Himalayan balsam through a control programme, where it is present in the west of the site.

Appropriate management to include annual maintenance to monitor vegetation growth and non-native invasive species and appropriate treatment of INNS as required. Additional management will include removal of deadwood and litter and cutting of bankside vegetation on rotation every three years and remove the cuttings.

10% net gain in watercourse units is being sought through offsite unit provision.

Will the length of the watercourse be altered as part of the enhancement? (WC-B02) Yes: ☐ No: ☒

If yes, provide a description of the proposed interventions to the watercourse length that have been included to enhance the River Unit score.

Will enhancements target improvements to watercourse encroachment? (WC-B03) Yes: ☐ No: ☒

If yes, provide a description of the proposed interventions to improve the watercourse encroachment score that have been included to enhance the River Unit score.

Will enhancements target improvements to riparian encroachment? (WC-B04) Yes: ☐ No: ☒

If yes, provide a description of the proposed interventions to improve the riparian encroachment score that have been included to enhance the River Unit score.

Will enhancements target improving distinctiveness of the watercourse (WC-B05) Yes: ☐ No: ☒

If yes, provide a description of the proposed interventions to enhance the distinctiveness of the watercourse.

Will enhancements target improving condition of the watercourse (WC-B06) Yes: ☐ No: ☒

If yes, provide a description of the proposed interventions to enhance the condition of the watercourse and complete table WC-T01.

Enhancement of the watercourse in the west of the site will comprise the reduction of cover of the invasive non native species Himalayan balsam through a control programme.

Watercourse Condition Enhancements (WC-T01)

Watercourse ID:

Watercourse Baseline Condition:

Is the Watercourse Baseline Overdeep?

Yes: ☐ No: ☒

Watercourse Proposed Condition:

Will the Proposed Watercourse be Overdeep?

Yes: ☐ No: ☒

Condition Assessment Criteria

RCA Index Values

RCA Index ID*	RCA Index Name	Baseline Score	Proposed Score
Bank Top			
B1 (+)	Bank top vegetation structure		
B2 (+)	Bank top tree feature richness		
B3 (+)	Bank top water-related features		
B4 (-)	Bank top NNIPS cover		
B5 (-)	Bank top managed ground cover		
Bank face			
C1 (+)	Bank face riparian vegetation structure		
C2 (+)	Bank face tree feature richness		
C3 (+)	Bank face natural bank profile extent		
C4 (+)	Bank face natural bank profile richness		
C5 (+)	Bank face natural bank material		
C6 (-)	Bank face bare sediment extent		
C7 (-)	Bank face artificial bank profile extent		
C8 (-)	Bank face reinforcement extent		
C9 (-)	Bank face reinforcement material		
C10 (-)	Bank face NNIPS cover		
Channel Margin			
D1 (+)	Channel margin aquatic vegetation		
D2 (+)	Channel margin aquatic morphotype		
D3 (+)	Channel margin physical feature extent		
D4 (+)	Channel margin physical feature		
D5 (-)	Channel Margin artificial features		
Channel Bed			
E1 (+)	Channel aquatic Morphotype richness		
E2 (+)	Channel bed tree features richness		
E3 (+)	Channel bed hydraulic features richness		
E4 (+)	Channel bed nature features richness		
E5 (+)	Channel bed natural features richness		
E6 (-)	Channel bed material richness		
E7 (-)	Channel bed siltation		
E8 (-)	Channel bed reinforcement extent		
E9 (-)	Channel bed reinforcement severity		
E10 (-)	Channel bed artificial features severity		
E11 (-)	Channel bed NNIPS extent		
E12 (-)	Channel bed filamentous algae extent		

*where (+) are positive scoring indices and (-) are negative scoring

Watercourses

Enhancement and Management Summary (WC-T02)

Provide details of the approach to delivering each of the targeted enhancements. Provide the relevant RCA indices and/or other enhancement opportunities targeted (i.e. riparian encroachment) along with an overview of the enhancement and/or management approach that will be implemented to achieve the targeted enhancements. Please do not present detailed prescriptions in this table as these should be provided in WC-T03. Rather, provide a descriptive overview of the approach.

Watercourse ID:		All watercourses R1, R2, R3
Management Prescriptions – Please provide below an overview of the enhancement and management approaches to achieve the above score		
Enhancement Method/RCA Indices Targeted	Enhancement Approach	Management Approach
B1 Bank top vegetation structure	Allow natural development of bank top tall ruderal species.	Manage sections of the bank vegetation by mechanical or manual means on rotation every 3 years (as required), to maintain structural diversity while preventing excessive scrub encroachment. Remove cuttings. Replace or infill tree planting as needed, and maintain a balanced mix of ruderals, scrub and young trees to support habitat heterogeneity. Avoid works in nesting bird season (March-August inclusive).
B2 bank top tree features	Maintain bank top tree features and replace if they fail.	Remove dead branches where a health and safety risk. Allow to fall in the stream as habitat features.
B4 bank top NNIPS	Monitor invasive non native species Himalayan balsam in the west of the site and ensure management and removal through liaison with the EA where required.	Annual assessment of bank tops for NNIS and targeted removal programme.

Enhancement and Management Detailed Methods (WC-T03)

Provide detailed prescriptions for the enhancement and management targets for the watercourse.

Watercourse ID:		All watercourses
Action	Timing	Prescriptions
Maintenance visit	Annually	Annual monitoring visit to assess vegetation growth, spread of invasive species
Litter removal	Monthly	Remove deadwood, litter and unwanted objects from watercourses
Bank vegetation maintenance	Every 3 years	Clear sections of the bank vegetation by mechanical or manual means on rotation every three years and remove cuttings. Avoid works in nesting bird season (March-August inclusive).
Repair eroded areas	As required	Reseeding eroded areas as required

Creation, Enhancement and Management Targets and Prescriptions

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

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
12/06/29	General (All Habitats)	Extreme drought/flooding impacts	Habitat fails ≥ 2 consecutive annual checks	Implement adaptive management: change timing of cuts/grazing, irrigation of young trees, local drainage adjustments
12/06/29	General (All Habitats)	Public disturbance (trampling, dog damage)	Damage observed on $>10\%$ of habitat area	Install signage, path edging, temporary fencing; redirect access routes
12/06/29	Hedgerows (New / Enhanced)	Whips fail to establish	$>20\%$ whip mortality in Years 1–5	Replace whips like-for-like; improve weed suppression; check mulch/guards
12/06/29	Other Neutral Grassland	Uniform sward structure lacking diversity	Failure to achieve variation in sward height (criterion B) by Year 10	Adjust cutting regime; introduce rotational uncut refuges.
12/06/29	Other Neutral Grassland	Failure of species to establish after overseeding	Species richness $<$ target during Years 5-9	Scarification and reseedling; review seed source and soil conditions
12/06/29	Aquatic Grassland (SuDS)	INNS present	Any non-native aquatic species	Immediate removal; isolate water source; implement Check-Clean-Dry protocols
12/06/29	Aquatic Grassland (SuDS)	Scrapes fail to hold water	Dry for entire spring in Years 1–3	Regrade base; deepen scrape; restore compacted areas; re-create micro-topography
12/06/29	Woodland (New)	Lack of structural diversity	Only one age class by Year 15	Increase selective thinning; maintain legacy trees; encourage natural regeneration
12/06/29	Woodland (New)	Failure of young trees to establish	$>10\%$ mortality in Years 1–5	Replace failed trees; review ground preparation and watering
12/06/29	Individual & Urban Trees	Young trees fail	$>10\%$ mortality in first 5 years	Replace trees; adjust watering; improve staking and protection
12/06/29	Individual & Urban Trees	Damage from vandalism/trimmers	$>5\%$ of stems with injury	Reinforce guards; widen mulch circles; provide signage
12/06/29	Individual & Urban Trees	Poor crown development	Crown loss $>25\%$ expected canopy	Implement corrective pruning by arborist
12/06/29	Hedgerows	Nutrient enrichment weeds dominate margins	$>20\%$ cover	Increase cut-and-collect; remove arisings; avoid adjacent fertiliser use

12/06/29	Hedgerows	INNS present	Any Schedule 9 species	Targeted removal; increase verge management
12/04/29	River / Chennells Brook	Himalayan balsam persists and additional INNS presence	Any Schedule 9 species	Expand control programme; increase frequency of pulls; replant cleared areas
12/04/29	Ditches	Water pollution and eutrophication	Relevant Ditch HCA Condition Assessment criteria are not passed, i.e. there are signs of pollution (Criteria A) and there is >10% cover of algae and/or duckweed <i>Lemna spp</i> (Criteria B)	Investigate and address any potential nutrient inputs. Manually remove excess algae or duckweed.
12/04/29	Ditches	Presence of NNIPS	Relevant Ditch HCA Condition Assessment criteria are not passed, i.e. presence of NNIPS (Himalayan or other) is identified	Species-specific control measures to be implemented or expanded. Remove or treat; reinforce native vegetation cover.

2. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

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

Provide details of methods that will be used to compare the baseline habitat with the proposed retention, creation or enhancement measures. For example, this may include before-and-after photos, before-and-after surveys and species lists, etc.

Grassland – other neutral grassland, meadow and aquatic grassland

Grassland monitoring will initiate in the year following wildflower seed sowing. Botanical Quadrat Surveys should be undertaken in years 1, 3 and 5 for the first 5 years to determine the success of the sowing and any remedial measures needed (including additional seed sowing). From Year 5 the frequency of the monitoring surveys can be re-assessed. Five quadrats will be used per sampling area (field parcel), with the quadrats set out in a W-shape across the parcel. The quadrat data will include species list, photographs and average species per metre squared. The habitat will also be assessed under the condition assessments to demonstrate where it is achieving criteria and where measures need to be put in place if it isn't not.

Hedgerows, Woodland, Individual trees

The woodland, hedgerow and tree monitoring can be undertaken at the same time as the grassland survey. Species lists and photos will be generated for the end of year report. The habitat will also be assessed under the condition assessments to demonstrate where it is achieving criteria and where measures need to be put in place if it isn't not.

The monitoring surveys should be undertaken in years 1, 3 and 5 for the first 5 years; from Year 5 the frequency of the monitoring surveys can be re-assessed.

Watercourses and dry ditches

The Chennalls Brook and tributaries are slightly outside the redline of this application R1, R2, R3 and their monitoring will be predominantly captured within adjacent applications. However, the water courses will be viewed as part of the monitoring walkover and any remedial actions that need to be taken will be assessed with regards to planting, invasive non native species, litter and any other issues that arise.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland	To be undertaken on ONG meadow planting and aquatic planting associated with the attenuation basin. Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m². Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list	Years 1, 3, 5, then every 5 years. Surveys to be completed between May and August
Woodland, hedge, individual trees and shrubs	To be undertaken on the woodland parcel, hedgerows, individual trees and any shrub planting throughout the site.	Year 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 Surveys to be completed between May and September

	Individual specimen woodland plants will be monitored for their health. The abundance of species indicative of sub-optimal condition and the presence of non-native invasive species will also be reviewed. Throughout the remainder of management period, scrub will be monitored for: • The age classes and natural regeneration presence • Evidence of browsing pressure • Invasive/non-native species presence • The number of native species present in the canopy and the shrub layer • Vertical structure • Deadwood features • Nutrient enrichment Presence of any disease or pests	

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The 'Monitoring Report Template' can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
TBC	TBC

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	December	September or November	Report on results of initial creation and enhancement measures.
Y2	December	September or November	Report on potential sowing of wildflower seed and an update on hedgerow / woodland / tree planting and watercourse and ditch maintenance.
Y3	December	September or November	First year of grassland Quadrat data, update on scrub / woodland / orchard / tree / hedge planting, ditch creation and watercourse enhancement progression.
Y5	December	September or November	Depending on progress of habitats – review management techniques and the need for yearly quadrat surveys. Undertake condition assessments of all habitats; adapt management prescriptions as necessary to ensure habitat conditions is progressing towards identified target condition.

Y10	December	September or November	Undertake condition assessments of all habitats; adapt management prescriptions as necessary to ensure habitat conditions is progressing towards identified target condition.
Y15	December	September or November	Undertake condition assessments of all habitats; adapt management prescriptions as necessary to ensure habitat conditions is progressing towards identified target condition.
Y20	December	September or November	Undertake condition assessments of all habitats; adapt management prescriptions as necessary to ensure habitat conditions is progressing towards identified target condition.
Y25	December	September or November	Undertake condition assessments of all habitats; adapt management prescriptions as necessary to ensure habitat conditions is progressing towards identified target condition.
Y30	December	September or November	Undertake condition assessments of all habitats; adapt management prescriptions as necessary to ensure habitat conditions is progressing towards identified target condition.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

The monitoring survey reports will be prepared by the appointed appropriately experienced ecologist, including any adaptive management requirements.

Monitoring results inform necessary management changes to promote achieving BNG targets stated in the statutory biodiversity metric and HMMP. The monitoring can pick up any unexpected, external influences. Some examples are dealing with a new plant disease, an invasive species that is thriving due to climate change, or changes to site access due to site flooding.

If the BNG objectives are affected by external factors, it is important to agree decisions on changes to the management prescriptions and targets with the responsible authority. Following the review, record any changes in this management plan and schedule. When a recommendation is made to the landowner to ensure objectives compliance, it will be ensured through communication between the ecologist and the landowner that this is addressed within that year through adaptive management. Regular robust monitoring, and reporting to the responsible authority, should identify issues early on. Then conscious decisions can be made to implement effective actions.

The management plans for the Site will be reviewed every 5 years, which will capture any necessary changes in the management of the Site required to achieve the target habitat prescriptions and conditions.