



Client: Nyetimber Vineyards

Habitat Management and Monitoring Plan

Site Name:	Land North of Pressing Centre, Nyetimber Estate, West Chiltington (CE26093)
Date:	21/07/2026
Version:	V1-DRAFT



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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
V	Draft	Orlando Campbell MCIEEM 20/07/2026	Giles Coe MCIEEM/ 22/07/2026

Document Details

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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	On-site Habitat Creation and Enhancement
Development Name and Address	Nyetimber Pressing Centre, Land North of Pressing Centre, Nyetimber Estate, West Chiltington, RH20 2RZ
BNG Project Name and Address	As above (on-site delivery)
Author Organisation	Co-ecology Ltd
Landowner	Nyetimber Vineyards
Land Manager	Nyetimber Vineyards
Responsible person/organisation for creating or enhancing the habitat	Nyetimber Vineyards
Period covered by this management plan	Years 0 to 30
Planning authority	Horsham District Council
Planning reference (if applicable)	TBC
BNG register reference (if applicable)	N/A (on-site delivery)
Central OS grid reference	TQ 0959 1910
Metric revision/title	CE26093 Nyetimber Pressing Centre — Statutory Biodiversity Metric Calculation Tool V1 (July 2026)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

Baseline habitats.

The 0.98 ha site comprises commercially managed vineyard (c1d7 non-cereal crops, 0.5981 ha), species-poor modified grassland buffers (g4, 0.1403 ha, Poor condition), a developed sealed access track (u1b, 0.2412 ha) and a 5 m length of species-rich native hedgerow with trees (h2a5, Good condition), part of a longer 165 m hedge.

Habitats to be lost.

0.5981 ha non-cereal crop, 0.131 ha modified grassland and 5 m of species-rich native hedgerow, to facilitate the new pressing centre and its access. Hedgerow loss has been kept to a minimum, retaining larger canopy trees either side of the access to maintain arboreal connectivity.

Habitats to be retained.

0.2412 ha of developed land (sealed surface access track), plus the remainder of the wider native hedgerow and adjacent trees.

Habitats to be created.

- Mixed scrub (h3h) — 0.1263 ha, Moderate condition, delivered as two parcels (0.093 ha and 0.0333 ha).
- Other neutral grassland (g3c) — 0.0709 ha, Moderate condition.
- Sustainable drainage system (u1c) — 0.0527 ha, Poor condition.
- Individual trees — rural tree — 0.0814 ha, Poor condition (approximately 20 small rural trees; count to be confirmed).
- Species-rich native hedgerow with trees (h2a5) — 71 m, Poor condition, along the western boundary.

Habitats to be enhanced.

- Modified grassland (g4) — 0.0093 ha enhanced to other neutral grassland (g3c), Moderate condition.

Outcome.

The scheme delivers +0.2181 area habitat units (+12.84%) and +0.3693 hedgerow units (+356.77%), satisfying the statutory biodiversity metric trading rules. The new habitats form an integral part of a much larger nature recovery and rewilding scheme undertaken by the landowner.

Timescales for Actions PB-B03

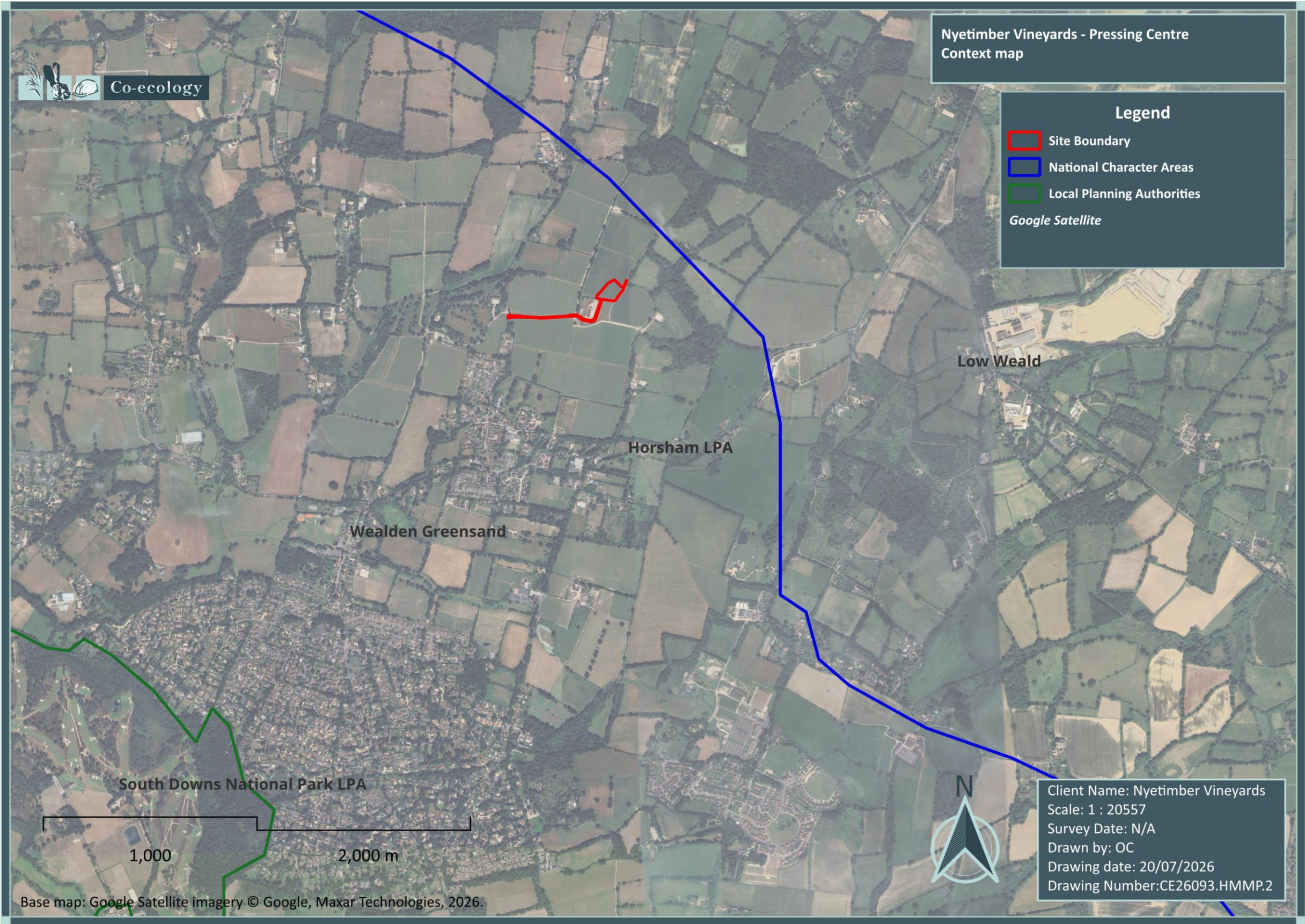
Habitat creation and enhancement works will be delivered in a single phase on completion of construction of the pressing centre.

The management prescriptions in this plan run for 30 years from implementation (Years 0 to 30). Further remedial actions may be required at any point between Year 1 and Year 30 where recommended following a monitoring visit.

Monitoring Requirements PB-B04
Monitoring visits will be undertaken in Years 1, 2, 5, 10, 15, 20, 25 and 30 following habitat implementation. Monitoring will comprise condition assessment of each created and enhanced habitat against the statutory biodiversity metric criteria targeted in this plan, botanical survey of the grassland, structural assessment of the scrub, hedgerow and trees, water quality and sediment checks for the SuDS, and checks for invasive non-native species. Surveys will be timed to the optimal season for each habitat (see MS-T01).
Required Consents and Licences PB-B05
None anticipated. The Preliminary Ecological Appraisal (Co-ecology, 2026a) identified habitats suitable for foraging and commuting bats, foraging badgers, dormice, reptiles and nesting birds. Precautionary working methods and reasonable avoidance measures set out in the PEA will be implemented during construction. No European Protected Species licence is anticipated for the habitat creation and management works covered by this HMMP.
Funding PB-B06
Self-funded by Nyetimber Vineyards.
Legal Agreement PB-B07
Secured by planning condition (Horsham District Council).



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: ☒

The habitat creation and enhancement works will be delivered together in a single phase, following completion of construction of the pressing centre. The works are not phased.

This is a site-wide management plan covering all habitats delivered under the scheme; it does not cover a single phase of a larger programme.

Delivery will be tracked through the monitoring visits and reporting schedule set out in Section 3, which confirm that the habitats are establishing towards the target conditions underpinning the BNG calculation.

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		Orlando Campbell BSc (Hons) FdSc MCIEEM		
Organisation		Co-ecology Ltd		
Responsibility	Start Date:	2026	End Date:	2027

Responsible for the production of this HMMP, and for undertaking the first monitoring visit to check habitat creation and early establishment.

Statement of Competency

Orlando is a full member of CIEEM and has worked in both private and public sector ecology since 2017. He holds a first-class honours degree in Ecology and a foundation degree in Forestry and Woodland Management.

Orlando entered ecology in 2017 following work in the arboriculture sector, developing his skills through Arbeco, The Ecology Consultancy, Temple Group and The Forestry Commission prior to joining Co-ecology. He has wide experience in designing and conducting ecological and arboricultural surveys and assessments, and in the planning, creation and monitoring of new habitats including woodlands, ponds and other semi-natural habitats. Orlando is proficient in GIS and holds a Natural England survey licence for great crested newts.

Landowner or Land Manager PB-B10

Name or Initials		Nyetimber Vineyards		
Organisation		Nyetimber Vineyards		
Responsibility	Start Date:	28/07/2024	End Date:	Ongoing

Responsible for habitat creation, monitoring and management activities on behalf of the landowner. To be confirmed for this site.

Statement of Competency

TBC

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		N/A — works completed by the landowner		
Organisation		N/A		
Responsibility	Start Date:		End Date:	

N/A — habitat creation and management will be undertaken by the landowner (Nyetimber Vineyards).

Statement of Competency

N/A

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		Horsham District Council		
Organisation		Horsham District Council		
Responsibility	Start Date:	2026	End Date:	2056

Responsible for reviewing and approving this HMMP, receiving and reviewing monitoring reports, and agreeing any changes to the management prescriptions and targets over the 30-year period, as secured by planning condition.

Land Use Summary

Overview of Baseline Site Use PB-B13

The site measures approximately 0.98 ha and is a flat, uniform parcel forming part of the wider Nyetimber Vineyard estate, bordered on all aspects by vineyard. The majority of the site (0.5981 ha) is commercially managed vineyard, recorded as non-cereal crops, offering limited structural diversity and low suitability for most wildlife.

Buffers of species-poor modified grassland lie to the north and south of the hedgerow and are managed to a short sward and used operationally for machine transport around the vineyard. A paved access track connects the site to the road network to the west. A 5m length of species-rich native hedgerow with trees, part of a longer 165 m unmanaged hedge dominated by hawthorn and elder, lies between the vineyard and the southern access track and qualifies as a Priority Habitat.

Current management is commercial viticulture, with regular mowing and machinery movement across the grassland buffers.

Overview of Proposed Site Use PB-B14

The site will accommodate a new pressing centre with associated hard and soft landscaping and vehicular access from the existing track to the south.

Around the built footprint, a mosaic of higher-value habitats will be created and managed as an integral part of the landowner's wider nature recovery and rewilding scheme: mixed, other neutral grassland, a sustainable drainage system, individual rural trees and 71 m of species-rich native hedgerow with trees along the western boundary.

Ongoing land use will combine the commercial operation of the pressing centre and vineyard with low-intensity conservation management of the new habitats, including late-season cutting of the grassland and rotational management of the scrub and hedgerow.

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.



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 direct or indirect impacts on statutory or non-statutory designated sites are predicted — see Preliminary Ecological Appraisal (Co-ecology, 2026a).
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?	☐	The PEA (Co-ecology, 2026a) identifies suitability for foraging and commuting bats, foraging badgers, dormice, reptiles and nesting birds. The design retains hedgerow and adjacent trees to maintain arboreal connectivity, and the proposed habitats create additional foraging and nesting opportunities. Precautionary working measures per the PEA apply during construction.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	No invasive non-native species were recorded on site — see PEA (Co-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?	☐	Data search undertaken with the Sussex Biodiversity Record Centre (SxBRC); results and evaluation are presented within the PEA (Co-ecology, 2026a).
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	Baseline UK Habitats survey and condition assessments are presented within the PEA (Co-ecology, 2026a) and the BNG Design Report (Co-ecology, 2026b).
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	No current or proposed public access on site; management prescriptions are unaffected.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	Not applicable to this project — no complex or climate-sensitive habitats are proposed.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	Not applicable to this project — the site is flat and uniform with no geological or topographical constraints.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	Not applicable to this project — the site is in commercial viticultural use and no agricultural land classification constraints affect the proposals.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Not applicable to this project.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	Not applicable to this project — no contaminated land is known or suspected.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	A sustainable drainage system is created on the eastern boundary as part of the scheme; design and management are set out in this HMMP and the BNG Design Report (Co-ecology, 2026b).
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	Not applicable — the site does not lie within a flood risk zone.

Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	Not applicable to this project.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	Not applicable to this project — historic land use is agricultural/viticultural.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	Not applicable to this project.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A.

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

The overarching aims and objectives of this management plan are:

- To secure a measurable biodiversity net gain of at least 10%. The scheme delivers +12.84% area habitat units and +356.77% hedgerow units through on-site creation and enhancement.
- To create and manage a mosaic of high quality habitats — mixed scrub, other neutral grassland, a sustainable drainage system, individual rural trees and species-rich native hedgerow with trees — and to maintain them for at least 30 years.
- To improve the structural complexity of the site, creating new microclimates and ecotones that will be colonised by wildlife, and to strengthen ecological coherence and connectivity for breeding birds, foraging and commuting bats, dormice, reptiles and invertebrates.
- To retain and protect the existing native hedgerow and larger canopy trees, maintaining arboreal connectivity through the site.
- To integrate the new habitats within the landowner's wider nature recovery and rewilding scheme, while maintaining the commercial operation of the vineyard and new pressing centre.

Each habitat will be established so as to reach its target condition within the standard time to target condition applied in the statutory biodiversity metric, and will be maintained in that condition thereafter through the prescriptions set out in this plan.

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 mitigation hierarchy was applied iteratively from the earliest design stage, in discussion between the client, the landscape architects and the ecology team, as documented in the BNG Design Report (Co-ecology, 2026b) and informed by the PEA (Co-ecology, 2026a).

The site boundary was limited to the development area so that the design avoids all but de-minimis impacts on the more significant habitats nearby. High-distinctiveness receptors were avoided: the loss of species-rich native hedgerow was minimised to 5m to facilitate the access, with larger specimens either side retained to maintain arboreal connectivity for bats and dormice, and no irreplaceable habitats are present.

Compensation follows the principle of 'like for like or better', replacing low-distinctiveness modified grassland and non-cereal crop with medium-distinctiveness other neutral grassland and mixed scrub, together with a SuDS feature, rural trees and a substantial length of new species-rich hedgerow. The new habitats were located to buffer the retained hedgerow and to connect with the wider rewilding scheme.

All habitat parcels were assessed as being of high strategic significance, formally identified in the local strategy, which is reflected in the statutory biodiversity metric calculation.

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
c1d7 Non-cereal crops / g4 modified grassland (lost)	g3c Other neutral grassland	Created grassland parcel	N/A	Moderate	5 years (standard time to target condition from the statutory biodiversity metric)	Moderate condition will be targeted by achieving a pass in criteria A, B, D and E. Criterion A (good example of habitat type, high proportion of characteristic indicator species) is essential and is targeted. Criteria C (bare ground 1–5%) and F (10+ vascular plant species per m²) will not be targeted.	0.0709 ha created. Medium distinctiveness.
g4 Modified grassland	g3c Other neutral grassland	Enhanced grassland parcel	Poor	Moderate	10 years (standard time to target condition)	As above — Moderate condition targeted by achieving a pass in criteria A (essential), B, D and E. Criteria C and F will not be targeted.	0.0093 ha enhanced from Poor condition modified grassland.
c1d7 Non-cereal crops / g4 modified grassland (lost)	h3h Mixed scrub	Created scrub parcels (2)	N/A	Moderate	5 years (standard time to target condition)	Moderate condition will be targeted by achieving a pass in criteria A, B, C and D. Criterion E (clearings, glades or rides within the scrub) will not be targeted as the size of the scrub area does not allow this criterion to be met.	0.1263 ha created in two parcels (0.093 ha and 0.0333 ha). Medium distinctiveness. Part acts as a buffer to the retained hedgerow.
N/A (created habitat)	u1c Sustainable drainage system	SuDS on eastern boundary	N/A	Poor	1 year (standard time to target condition)	Poor condition is targeted; no condition assessment criteria are required to be passed to achieve Poor condition. The feature will nonetheless be created as a vegetated drainage basin with native marginal and wetland planting, working towards criteria A, B, C, E1 and E2 of the Urban condition sheet over time.	0.0527 ha created. Low distinctiveness.
N/A (created habitat)	Individual trees — rural tree	East of site, complementing new scrub	N/A	Poor	10 years (standard time to target condition)	Poor condition is targeted; no condition assessment criteria are required to be passed to achieve Poor condition. Criterion A (native species) is met at planting and criterion B is automatically passed for individual trees. Criteria C, D, E and F relate to maturity and will develop over the plan period.	0.0814 ha. Medium distinctiveness. Approximately 20 small rural trees — count to be confirmed against the final landscape drawing.
h2a5 Species-rich native hedgerow with trees (5 m lost)	h2a5 Species-rich native hedgerow with trees	Western boundary	Good (baseline of the 5 m lost)	Poor	1 year (standard time to target condition)	Poor condition is targeted for the newly planted hedgerow; no condition assessment criteria are required to be passed to achieve Poor condition. To qualify as species-rich, the hedgerow will contain more than five native woody species per 30 m section, over 80% native cover and minimal structural gaps. Management works towards criteria A1, A2, B2, B3, C1 and D1 over time.	71 m created against 5 m lost. High distinctiveness.

u1b Developed land; sealed surface	u1b Developed land; sealed surface	Access track	N/A	N/A	N/A	Retained in baseline state — no condition assessment required for this habitat type.	0.2412 ha retained. Very low distinctiveness.
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Habitat and Condition Targets Further Comments

The habitats delivered by this scheme form an integral part of a much larger nature recovery and rewilding scheme undertaken by the landowner across the wider Nyetimber estate, and all newly created features will be managed for the life of that scheme.

The individual trees are recorded in the statutory biodiversity metric as 0.0814 ha of 'rural tree' at Poor condition; the corresponding tree count (approximately 20 small trees) should be confirmed against the final landscape drawing.

The statutory biodiversity metric trading rules are satisfied, and no off-site units or statutory credits are required.

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

The developed access track (u1b developed land; sealed surface, 0.2412 ha) is retained in its baseline condition. Beyond the 5m required for the new access, the remainder of the wider 165 m species-rich native hedgerow is retained, together with the larger canopy trees either side of the new access, so that arboreal connectivity for bats and dormice is maintained.

During construction, all working areas will be segregated from retained habitats, and from adjacent off-site hedgerows, trees and grassland, by the installation of protective fencing before works commence. No storage of materials, spoil, plant or machinery, and no vehicle movements, will be permitted within the fenced areas or within the root protection areas of retained trees.

Retained hedgerow and trees require no active management to maintain their baseline condition beyond protection from damage; any pruning necessary for operational access will be undertaken outside the bird nesting season (March to August inclusive).

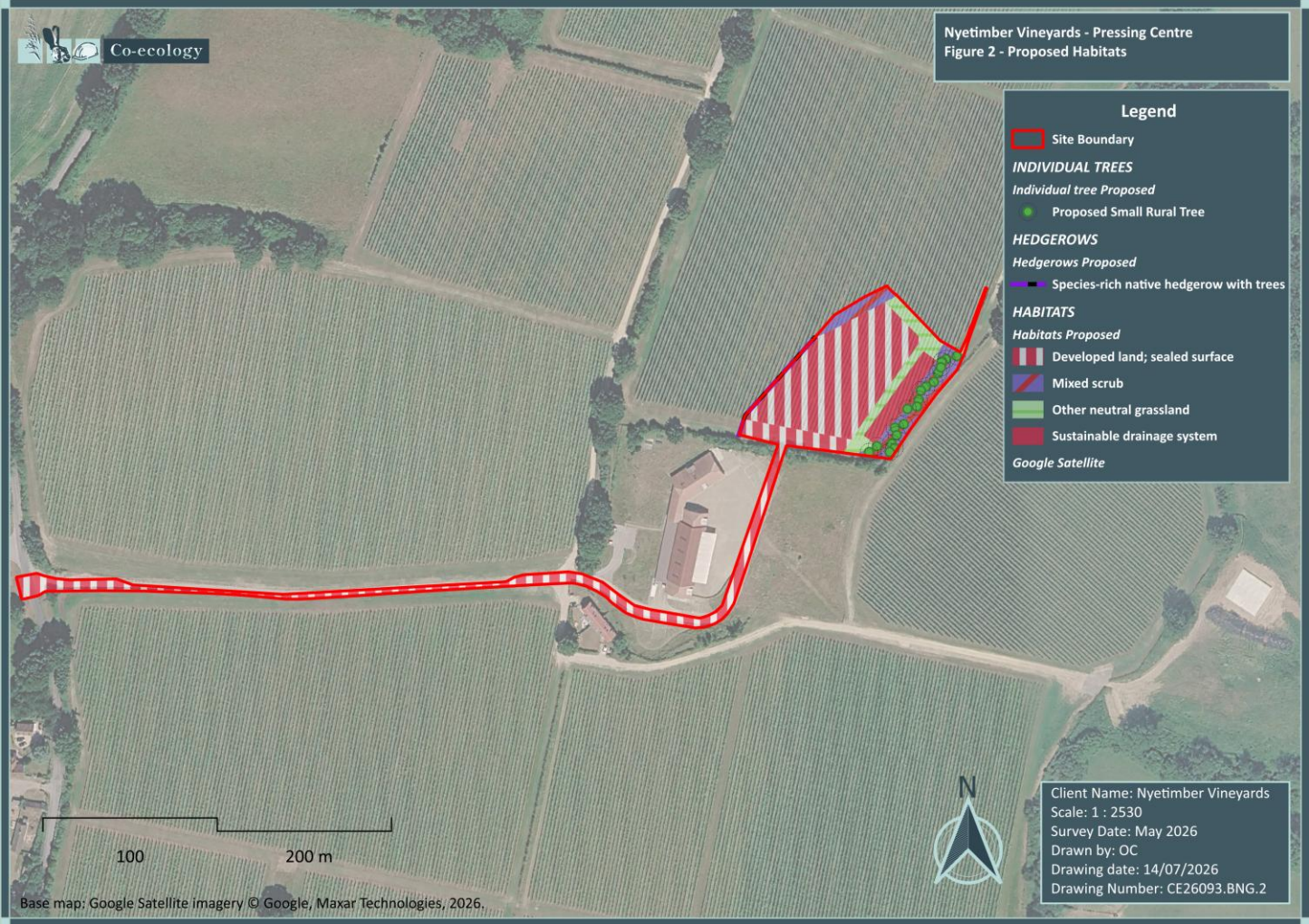
Specification of Protective Measures to be Used PM-04

Protective fencing will be either Heras-style fencing, netlon fencing or tree protection fencing installed in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction', with root protection areas fenced and clearly demarcated with signage.

Fencing will be installed prior to the commencement of any site clearance or construction activity, inspected regularly for the duration of the works, and retained until construction is complete. Detailed specifications will be provided within the project Construction Environmental Management Plan and any Arboricultural Method Statement produced for the scheme.

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 Targets and Prescriptions

The following sub-sections set out the creation, enhancement and management targets and prescriptions for each habitat delivered by this scheme, using the standardised forms from the HMMPT Companion Document. Condition assessment criteria are reproduced from the Statutory Biodiversity Metric habitat condition assessment sheets. Relevant parcels are shown on the Habitat Retention Plan PM-F01.

Other neutral grassland (g3c) — Moderate condition

Target Habitat				g3c Other neutral grassland — Moderate condition (0.0709 ha created; 0.0093 ha enhanced from g4 modified 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 created and enhanced grassland parcels	Sow a species-rich native neutral grassland seed mix of local provenance. Seed mixes not to include rye grass or species indicative of poor condition. Grassland to be over-sown with a species-rich mixture to achieve species density.	For the 0.0093 ha enhancement parcel, close-mow and scarify the existing modified grassland to expose the soil surface, then over-sow with the species-rich mix and yellow rattle <i>Rhinanthus minor</i> .	Controlled low intensity management regime, including annual hay cuts. This low impact management will reduce the fertility of the site and allow rarer wildflowers to establish. Regular monitoring of species composition and presence of invasive non-native species. Remedial actions: supplementary seeding of areas with poor establishment; over-sow with yellow rattle; invasive species removal (may require specialist contractor).
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 created and enhanced grassland parcels	N/A	N/A	Ensure that a patchwork of sward height is achieved via the management above, leaving 'islands' or 'buffers' of longer and shorter sward height that are free from regular mowing.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	No	N/A	N/A	N/A	N/A — not targeted for Moderate condition.
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	All created and enhanced grassland parcels	N/A	N/A	Yearly monitoring for scrub and bracken cover. Remedial actions: manual removal of bracken when its cover exceeds 5% of the grassland area. Selective removal of scrub only when cover exceeds 5% of the grassland area. Arisings from scrub removal to be left in situ or formed into brush piles.

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 created and enhanced grassland parcels	N/A	N/A	Yearly monitoring of presence and abundance of species indicative of suboptimal condition and invasive non-native species. Remedial actions: topping of the grassland when species indicative of suboptimal condition cover more than 5% of the area. Seek advice from a suitably qualified and experienced contractor for INNS.
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	No	N/A	N/A	N/A	N/A — not targeted for Moderate condition.

Additional Management Prescriptions (GH-B01)

Moderate condition requires criterion A (essential for non-acid grassland) plus at least two further criteria. Criteria A, B, D and E are targeted, providing margin against the failure of any single criterion.

The created grassland adjoining the new scrub will be allowed to grow longer at the scrub edge, cut once a year, so that it also delivers the well-developed graded edge targeted under criterion D of the scrub (SC-T01).

No fertiliser, manure, herbicide or pesticide is to be applied to the grassland, other than the targeted use of herbicide by a specialist contractor in the event of an INNS outbreak.

Action	Relevant Parcels	Timing	Prescriptions
Ground preparation	Created grassland parcel	August – October	Strip or cultivate as required to reduce residual soil fertility, and prepare a fine, firm seedbed. Remove arisings from site.
Seeding	Created grassland parcel	August – October (or March – April)	Sow a species-rich native neutral grassland seed mix of local provenance at the supplier's recommended rate, including yellow rattle <i>Rhinanthus minor</i> to suppress competitive grasses. Roll after sowing to ensure seed-to-soil contact.
Enhancement of existing grassland	Enhanced grassland parcel (0.0093 ha)	August – October	Close-mow and scarify the existing g4 modified grassland to expose at least 50% bare soil, then over-sow with the species-rich mix and yellow rattle.

Cutting	All grassland parcels	Annually, late August – September	Late-season summer hay cut with all arisings removed, to reduce fertility and allow flowering species to set seed. Maintain a patchwork sward with uncut refuge areas.
Scrub and bracken control	All grassland parcels	Annually, outside bird nesting season	Selective removal of scrub and bracken where cover exceeds the criterion D thresholds. Arisings left in situ as brash piles or removed from site.
Monitoring	All grassland parcels	Ongoing; formally in Years 1, 2, 5, 10, 15, 20, 25 and 30	Monitor species composition, sward height structure, bare ground, scrub and bracken cover, species indicative of suboptimal condition, and INNS. Implement remedial measures as set out above.

Common Name	Scientific Name	Abundance / %	Comments
Common knapweed	Centaurea nigra	Frequent	Characteristic indicator forb
Oxeye daisy	Leucanthemum vulgare	Frequent	Characteristic indicator forb
Bird's-foot trefoil	Lotus corniculatus	Frequent	Characteristic indicator forb; nectar source
Red clover	Trifolium pratense	Occasional	Legume
Ribwort plantain	Plantago lanceolata	Occasional	Forb
Common vetch	Vicia sativa	Occasional	Legume
Yellow rattle	Rhinanthus minor	Frequent	Hemi-parasite — reduces grass vigour
Crested dog's-tail	Cynosurus cristatus	Frequent	Fine-leaved grass component
Common bent	Agrostis capillaris	Frequent	Fine-leaved grass component
Red fescue	Festuca rubra	Frequent	Fine-leaved grass component

Supporting Information (GH-B02)

The final seed mix will be agreed with a native-provenance supplier appropriate to National Character Area 121 Low Weald, and must exclude perennial rye grass *Lolium perenne* and other species indicative of poor condition.

Target: at least 9 characteristic indicator species established across the sward by Year 5, consistent with criterion A. Species per m² will be recorded at monitoring to track progress, although criterion F (10+ species per m²) is not targeted.

Baseline for comparison: the g4 modified grassland recorded on site was assessed as Poor condition, being species-poor with a short uniform sward (Co-ecology, 2026a; 2026b).

Target Habitat:		h3h Mixed scrub — Moderate condition (0.1263 ha created in two parcels: 0.093 ha and 0.0333 ha)				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). At least 80% of scrub is native,	Yes	Both scrub parcels	Planting of a mix of native woody species including hazel <i>Corylus avellana</i> , wayfaring tree <i>Viburnum lantana</i> , dogwood <i>Cornus sanguinea</i> , hawthorn <i>Crataegus monogyna</i> , elder <i>Sambucus nigra</i> , field maple <i>Acer campestre</i> , purging buckthorn <i>Rhamnus cathartica</i> and spindle <i>Euonymus europaeus</i> , ensuring at least 80% native cover and no single species exceeding 75% of cover.	N/A	Cut the scrub on rotation every 5–10 years. Remedial actions: replant and replace plants that fail within one year of planting; supplementary planting of under-represented species if any one species becomes dominant.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes	Both scrub parcels	Plant a mix of more mature, container-grown or root-balled nursery stock as well as two-year saplings, to establish a range of age and size classes from the outset.	N/A	Cut the scrub on rotation every 5–10 years, treating no more than 50% of the scrub in any one operation so that all age classes remain represented.
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes	Both scrub parcels	N/A	N/A	Yearly monitoring of presence and abundance of invasive non-native species and species associated with suboptimal condition. Remedial actions: seek advice from a suitably qualified and experienced contractor if INNS develop; remove suboptimal species when discovered.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	Both scrub parcels	N/A	N/A	Allow the grassland adjacent to the edges of the scrub to grow long, cutting once a year, to maintain a graded edge of scattered scrub, tall grassland and forbs between the scrub and the adjacent habitat.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	N/A	N/A	N/A	Not targeted — the size of the scrub area does not allow for this criterion to be met.

Additional Management Prescriptions (SC-B01)

Moderate condition requires 3–4 criteria to be achieved. Criteria A, B, C and D are targeted; criterion E is not achievable given the size of the parcels.

Part of the scrub will be planted along the southern boundary of the retained modified grassland and adjacent to the retained hedgerow, where it will act as a protective buffer, further enhancing and protecting those habitats.

Planting will be undertaken in a naturalistic, irregular layout rather than in rows, to promote structural diversity and a well-developed edge.

Action	Relevant parcels	Timing	Prescriptions
Planting	Both scrub parcels	November – March	Plant native whips at approximately 1–1.5 m spacing together with a proportion of larger container-grown or root-balled stock, in an irregular naturalistic layout. Mulch bases to suppress weed growth and fit guards where browsing pressure requires.
Beating up	Both scrub parcels	November – March, years 1–5	Replace any dead or dying plants on a like-for-like basis in the next available planting season.
Rotational cutting	Both scrub parcels	Every 5–10 years, outside bird nesting season	Cut on rotation, treating no more than 50% of the scrub in any one operation, to maintain a range of age classes and a well-developed graded edge. Arisings may be left as brash piles to provide additional habitat.
Edge management	Grassland adjoining scrub	Annually, late summer	Allow adjacent grassland to grow long and cut once a year to maintain the graded scrub edge targeted under criterion D.
Monitoring	Both scrub parcels	Ongoing; formally in Years 1, 2, 5, 10, 15, 20, 25 and 30	Monitor native cover, number of woody species, single-species dominance, presence of all age classes, edge structure and INNS.

Common Name	Scientific Name	Abundance / %	Comments
Hazel	Corylus avellana	Frequent	May form up to 100% cover under criterion A without failing
Hawthorn	Crataegus monogyna	Frequent	Nectar and berry source
Blackthorn	Prunus spinosa	Occasional	Early nectar source
Field maple	Acer campestre	Occasional	Native woody species
Dogwood	Cornus sanguinea	Occasional	Native woody species
Wayfaring tree	Viburnum lantana	Occasional	Native woody species
Elder	Sambucus nigra	Occasional	Berry source
Spindle	Euonymus europaeus	Rare	Native woody species

Supporting Information (SC-B02)

At least three native woody species must be present and no single species (other than hazel) may comprise more than 75% of cover, in order to satisfy criterion A. The planting mix above provides nine species, giving substantial margin.

Species indicative of suboptimal condition to be monitored and controlled include non-native conifers, tree of heaven *Ailanthus altissima*, holm oak *Quercus ilex*, cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos* spp. and buddleia *Buddleja* spp.

The scrub will provide nesting and foraging opportunities for breeding birds and dormice, and, together with the retained and new hedgerow, will strengthen commuting and foraging routes for bats across the site.

Species-rich native hedgerow with trees (h2a5) — Poor condition

Target Hedgerow Type:			h2a5 Species-rich native hedgerow with trees — Poor condition (71 m created along the western boundary)			
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A1	Height >1.5m average along length.	No (develops with establishment)	New 71 m hedgerow	Plant a double staggered row of native whips at 5–6 plants per metre so that the hedge will exceed 1.5 m average height as it establishes.	N/A	Allow the hedge to grow to at least 1.5 m before any trimming; trim on a four-year rotation thereafter.
A2	Width >1.5m average along length.	No (develops with establishment)	New 71 m hedgerow	Double staggered row planting provides the basis for an average width exceeding 1.5 m at maturity.	N/A	Light trim of sides every four years with a rip-cutting blade or flail, allowing incremental growth in width.
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	New 71 m hedgerow	Dense planting at 5–6 plants per metre in a double staggered row to establish a continuous base with a gap of less than 0.5 m between ground and base of canopy.	N/A	Inspect annually; beat up failures to prevent basal gaps developing. Avoid trimming the base of the hedge.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	New 71 m hedgerow	Continuous planting along the full 71 m so that canopy gaps make up less than 10% of total length and no single gap exceeds 5 m.	N/A	Any dead or dying plants should be removed and replaced in the next available planting season, closing gaps before they exceed the criterion thresholds.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90%	Yes	New 71 m hedgerow	Establish a margin of at least 1 m of undisturbed ground with perennial herbaceous vegetation along at least one side of the hedge for more than 90% of its length.	N/A	Maintain the undisturbed margin — no cultivation, vehicle movements, storage or spraying within 1 m of the hedge. Cut the margin no more than once a year, outside the bird nesting season.

C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Yes	New 71 m hedgerow	N/A	N/A	No fertiliser or manure to be applied to the hedge or its margin. Monitor for species indicative of nutrient enrichment and manage the margin by cutting and removal of arisings if cover approaches 20%.
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	New 71 m hedgerow	Use certified nursery stock of local provenance and apply biosecurity measures to avoid the introduction of INNS or recently introduced species.	N/A	Annual check for invasive non-native species (Schedule 9 WCA). Seek specialist contractor advice for control and eradication if INNS are identified.
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	New 71 m hedgerow	Install stakes, ties and guards at planting to protect against browsing and accidental damage.	N/A	Inspect annually and remove litter and debris; repair supports, spirals and guards as and when required. Inspect and maintain stakes and ties, adjusting to avoid rubbing of bark. Supports can be removed from Year 6.
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.	No (develops over the plan period)	New 71 m hedgerow	Include occasional standard trees within the hedge line, at approximately one per 20–50 m, to establish the hedgerow tree component.	N/A	Retain hedgerow trees and allow them to mature; do not top or trim standards. Additional age classes will develop over the 30-year period.
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	New 71 m hedgerow	Plant healthy, well-formed nursery stock and protect from livestock and machinery damage.	N/A	From Year 3 onwards, prune outside the bird nesting season (March–August) to remove dead, diseased and dying wood and unwanted suckers, promoting healthy growth.

Additional Management Prescriptions (HD-B01)

Poor condition is targeted for the newly planted hedgerow and there are no minimum condition assessment criteria that must be passed to create this habitat at Poor condition. The criteria above are nonetheless targeted where achievable so that the hedge develops towards Moderate condition over the plan period.

To qualify as 'species-rich', the hedgerow must contain more than five native woody species per 30 m section, have an overall cover of over 80% native species, and minimal structural gaps. The planting mix provides five to seven species per 30 m section.

Trim tops every four years, in January or February, after berries have been eaten but before the nesting bird season. All trimming to be rotational, with no more than 50% of the hedgerows on the holding managed in any given year.

The new hedgerow provides a buffer between the new pressing centre and the wider natural habitats, and food and nesting opportunities for a wide range of species using the site.

Action	Relevant Features	Timing	Prescriptions
Planting	New 71 m hedgerow	November – March	Plant a double staggered row of bare-root native whips at 5–6 plants per metre along the western boundary, incorporating occasional standard trees at approximately one per 20–50 m. Mulch the bases of newly planted shrubs to suppress weed growth and fit guards and stakes as required.
Beating up	New 71 m hedgerow	November – March, years 1–5	Any dead or dying plants should be removed and replaced in the next available planting season.
Formative pruning	New 71 m hedgerow	Year 3 onwards, outside March – August	Prune to remove dead, diseased and dying wood and unwanted suckers, to promote healthy, dense growth.
Inspection and maintenance	New 71 m hedgerow	Annually, years 1–5	Inspect annually and remove litter and debris; repair supports, spirals and guards as required. Inspect and maintain stakes and ties, adjusting to avoid rubbing of bark. Supports can be removed from Year 6.
Trimming	New 71 m hedgerow	Year 6 onwards; January or February	Light trim of sides every four years with a rip-cutting blade or flail, rotational with no more than 50% of hedgerows managed in any given year. Trim tops every four years, after berries are eaten but before the nesting bird season.
Margin management	Undisturbed ground alongside hedge	Annually, outside bird nesting season	Maintain at least 1 m of undisturbed ground with perennial herbaceous vegetation; cut no more than once a year with arisings removed. No cultivation, spraying or storage within the margin.
Monitoring	New 71 m hedgerow	Ongoing; formally in Years 1, 2, 5, 10, 15, 20, 25 and 30	Annual check for invasive non-native species (Schedule 9 WCA); monitor height, width, gaps, native cover, species per 30 m and tree health.

Common Name	Scientific Name	Abundance / %	Comments
Hawthorn	Crataegus monogyna	Dominant	Principal hedging species
Blackthorn	Prunus spinosa	Frequent	Early nectar source; dense structure
Field maple	Acer campestre	Occasional	Also planted as occasional standard tree
Crab apple	Malus sylvestris	Occasional	Blossom and fruit source
Hazel	Corylus avellana	Occasional	Valuable for dormice

Dog rose	Rosa canina	Rare	Matches composition of the retained hedge
Holly	Ilex aquifolium	Rare	Evergreen structure; matches retained hedge

Supporting Information (HD-B02)

The baseline 5 m of hedgerow lost was assessed as High distinctiveness, Good condition species-rich native hedgerow with trees, forming part of a longer 165 m hedge dominated by hawthorn and elder with blackthorn, dog rose, holly and bramble frequent throughout (Co-ecology, 2026a).

The planting mix above reflects the composition of the retained hedge so that the new hedgerow integrates with, and extends, the existing network. 71 m is created against 5 m lost, delivering a net gain of +0.3693 hedgerow units (+356.77%).

The retained hedgerow and adjacent canopy trees either side of the new access are protected during construction as set out under PM-03 and PM-04, maintaining arboreal connectivity for bats and dormice.

Sustainable drainage system (u1c) — Poor condition

Target Habitat:			u1c Sustainable drainage system — Poor condition (0.0527 ha, eastern boundary)			
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No (target Poor; worked towards)	SuDS parcel	Create varied bank profiles and margins within the basin so that no single structural component or vegetation type accounts for more than 80% of the habitat area.	N/A	Monitor vegetation structure; manage margins by rotational cutting to retain structural variation.
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No (target Poor; worked towards)	SuDS parcel	Establish a native marginal and wetland planting mix providing nectar sources across the season.	N/A	Monitor floristic diversity and supplement planting where establishment is poor.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a	Yes	SuDS parcel	No introduced non-native plants at the creation stage; all stock of native local provenance.	N/A	Introduce biosecurity measures during any works surrounding the SuDS. Monitor for INNS and remove if identified, seeking specialist contractor advice.

	complete absence of invasive non-native species (rather than <5% cover).					
D1	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools. (only applicable to Open mosaic on previously developed land habitat type)	No — not applicable to this habitat type	N/A	N/A	N/A	Criterion applies only to open mosaic on previously developed land.
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife. (only applicable to Bioswale and SUDS habitat types)	Yes	SUDS parcel	Use native species of local provenance throughout the planting mix; any non-native species used for engineering reasons must not be detrimental to the habitat or native wildlife.	N/A	Monitor for, and control, any detrimental non-native species.
E2	The vegetation is comprised of plant species suited to wetland or riparian situations. (only applicable to Bioswale and SUDS habitat types)	Yes	SUDS parcel	Plant and seed with wetland and marginal species suited to fluctuating water levels and to periodic inundation and drawdown.	N/A	Manage vegetation and sediment to maintain the wetland character of the feature; avoid over-shading.
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features). (only applicable to Intensive green roofs habitat types)	No — not applicable to this habitat type	N/A	N/A	N/A	Criterion applies only to intensive green roofs.
G	The roof has a varied depth of 80-150mm; at least 50% is at 150mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.	No — not applicable to this habitat type	N/A	N/A	N/A	Criterion applies only to biodiverse green roofs.

	(only applicable to Biodiverse green roofs habitat types)					
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Additional Management Prescriptions (UR-B01)

Poor condition is targeted in the statutory biodiversity metric, and no condition assessment criteria are required to be passed to achieve Poor condition for this habitat. Criteria C, E1 and E2 are nonetheless targeted, and criteria A and B worked towards, so that the feature delivers biodiversity value alongside its drainage function.

The SuDS must continue to perform its designed drainage function for the pressing centre. All ecological management is therefore subject to maintaining hydraulic capacity, and sediment removal will be undertaken where accumulation materially reduces that capacity.

Works within or adjacent to the feature to be undertaken outside the bird nesting season (March–August inclusive) and with regard to amphibians.

Action	Relevant Parcels	Timing	Prescriptions
Excavation and profiling	SuDS parcel	August – November	Excavate the SuDS feature to the engineered design, incorporating shallow, gently graded margins and varied depth to create drawdown zones and a range of wetted conditions. Where the drainage design permits, avoid direct connection to other waterbodies.
Planting and seeding	SuDS parcel	Following spring (March – May)	Establish native marginal and wetland species of local provenance suited to fluctuating water levels; seed the upper banks with a wet-meadow mix. Apply biosecurity measures to prevent the introduction of INNS.
Vegetation management	SuDS parcel	Annually, outside bird nesting season	Rotational cutting of marginal vegetation, treating no more than 50% in any one operation, with arisings removed. Manage any encroaching scrub to prevent over-shading of the feature.
Sediment management	SuDS parcel	As required, August – November	Monitor sediment accumulation. Mechanically remove accumulated sediment where it materially reduces the capacity or the wetland character of the feature.
Monitoring	SuDS parcel	Ongoing; formally in Years 1, 2, 5, 10, 15, 20, 25 and 30	Regularly monitor water quality, sediment accumulation, surrounding vegetation cover and the presence of non-native species.

Common Name	Scientific Name	Abundance / %	Comments
Yellow flag iris	Iris pseudacorus	Occasional	Marginal — tolerant of fluctuating levels
Purple loosestrife	Lythrum salicaria	Occasional	Marginal — nectar source
Ragged robin	Silene flos-cuculi	Occasional	Damp margin — nectar source
Meadowsweet	Filipendula ulmaria	Occasional	Damp margin
Water mint	Mentha aquatica	Occasional	Marginal — nectar source
Lesser pond-sedge	Carex acutiformis	Occasional	Marginal structure

Soft rush	Juncus effusus	Occasional	Marginal structure; to be managed if dominant
Tufted hair-grass	Deschampsia cespitosa	Occasional	Upper bank

Supporting Information (UR-B02)

The SuDS is recorded in the statutory biodiversity metric as 0.0527 ha of u1c sustainable drainage system, Low distinctiveness, Poor condition, with a standard time to target condition of 1 year and a medium difficulty of creation multiplier applied.

The feature is located on the eastern boundary of the site, adjacent to the new individual rural trees and mixed scrub, and forms part of the wider habitat mosaic delivered by the scheme.

The final planting specification will be coordinated with the drainage engineer to ensure that ecological planting does not compromise the hydraulic performance of the feature.

Individual trees — rural tree — Poor condition

Target Habitat:		Individual trees — rural tree — Poor condition (0.0814 ha; approximately 20 small rural trees east of the site)				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	All new individual trees	Plant native tree species of local provenance (see species list), so that 100% of the block is native.	N/A	Retain native species composition; replace any failures on a like-for-like basis with native stock.
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 (automatically passed)	All new individual trees	N/A	N/A	Individual trees automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	No (develops over the plan period)	All new individual trees	Plant a proportion of larger feathered or light standard stock to accelerate establishment.	N/A	Trees will mature over the 30-year plan period; maturity is not targeted at establishment.
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	All new individual trees	Plant with stakes, ties, guards and mulch; protect from mowing, strimming, herbicide and livestock damage. Establish a clear, vegetation-free area around the base of each tree.	N/A	Water during dry periods in the establishment years. Inspect and adjust ties to avoid rubbing of bark. Formative pruning only, undertaken outside the bird nesting season; no regular pruning regime so that trees retain more than 75% of expected canopy.
E	Natural ecological niches for vertebrates and invertebrates are present, such as	No (develops over the	All new individual trees	N/A	N/A	Natural ecological niches such as deadwood, cavities, ivy and loose bark will develop with age. Deadwood arising from

	presence of deadwood, cavities, ivy or loose bark.	plan period)				formative pruning will be retained on site as habitat piles where safe to do so.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No (develops over the plan period)	All new individual trees	N/A	N/A	Canopy oversail will increase as the trees mature and the adjacent scrub and grassland establish beneath them.

Additional Management Prescriptions (UT-B01)

Poor condition is targeted in the statutory biodiversity metric, with a standard time to target condition of 10 years; no condition assessment criteria are required to be passed to achieve Poor condition. Criteria A, B and D are met from establishment, providing the basis for progression towards higher condition over the plan period.

The trees are planted to the east of the site to complement the new mixed scrub and the sustainable drainage system, contributing to the habitat mosaic and to canopy connectivity across the site.

The number of trees planted (approximately 20) should be confirmed against the final landscape drawing; the area recorded in the statutory biodiversity metric is 0.0814 ha.

Action	Relevant Features	Timing	Prescriptions
Planting	All new individual trees	November – March	Plant approximately 20 native rural trees as whips, feathered or light standard stock of local provenance, at spacings appropriate to their mature canopy. Install stakes, ties and guards, and mulch the base of each tree to suppress weeds and retain moisture.
Watering and establishment care	All new individual trees	Years 1–5, during dry periods	Water during dry periods in the establishment years. Maintain a weed-free, mulched area around the base of each tree.
Inspection and maintenance	All new individual trees	Annually, years 1–10	Inspect and maintain stakes, ties and guards; adjust or repair where necessary to avoid rubbing of bark. Remove guards and supports once the trees are established.
Formative pruning	All new individual trees	As required, outside March – August	Formative pruning only, to establish good form and remove dead, diseased or damaged wood. No regular pruning regime, so that trees retain more than 75% of expected canopy for their age and height.
Beating up	All new individual trees	November – March, years 1–10	Replace any failed specimens on a like-for-like basis with native stock in the next available planting season.
Monitoring	All new individual trees	Ongoing; formally in Years 1, 2, 5, 10, 15, 20, 25 and 30	Record survival against the number planted, tree health, native composition and the condition of stakes, ties and guards.

Common Name	Scientific Name	Abundance / %	Comments
Pedunculate oak	Quercus robur	Occasional	Characteristic Low Weald species; high invertebrate value
Field maple	Acer campestre	Occasional	Native; matches hedgerow composition
Silver birch	Betula pendula	Occasional	Fast establishing; light canopy
Rowan	Sorbus aucuparia	Occasional	Berry source for birds
Wild cherry	Prunus avium	Occasional	Early blossom; nectar source
Hornbeam	Carpinus betulus	Occasional	Characteristic Low Weald species
Small-leaved lime	Tilia cordata	Rare	Nectar source

Supporting Information (UT-B02)

The individual trees are recorded in the statutory biodiversity metric as 0.0814 ha of 'rural tree', Medium distinctiveness, Poor condition, delivering 0.2622 habitat units with a standard time to target condition of 10 years.

Final species selection will reflect local provenance and the character of National Character Area 121 Low Weald, and will be coordinated with the final landscape drawing.

As the trees mature they will contribute deadwood, cavities and loose bark, providing roosting and nesting opportunities, and will increase canopy connectivity between the retained hedgerow, the new hedgerow and the new scrub.

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
Year 0	Individual trees, hedgerow and mixed scrub	Newly planted stock failing to establish	10% or more of the newly planted trees, hedgerow plants or shrubs found to be dead or dying during years 1–10	Plant a larger number of plants initially as contingency against early losses. Undertake a second round of planting, replacing failed specimens on a like-for-like basis in the next available planting season. Mulch and water during establishment.
Year 1 onwards	g3c Other neutral grassland	Poor floristic establishment or dominance by competitive grasses	Target indicator species failing to establish; sward becoming dominated by coarse grasses; criterion A at risk of failure	Supplementary seeding of areas with poor establishment. Over-sow with yellow rattle <i>Rhinanthus minor</i> to reduce grass vigour. Review cutting regime to further reduce fertility.
Year 0 onwards	All habitats	Invasive non-native species (Schedule 9 WCA)	INNS identified on site during monitoring or routine checks	Seek advice from a suitably qualified and experienced specialist contractor on control and eradication. Implement biosecurity measures during any works. Note that presence of INNS automatically fails the relevant condition criteria.
Year 1 onwards	g3c Other neutral grassland	Encroachment of scrub and bracken	Cover of scrub (including bramble) exceeds 5%, or bracken exceeds 20%, of the grassland area	Manual removal of bracken and selective removal of scrub when cover exceeds the threshold. Arisings from scrub removal to be left in situ or formed into brash piles to provide additional habitat.
Year 1 onwards	u1c Sustainable drainage system	Poor water quality or excessive sedimentation	Water quality checks indicate pollution or high turbidity; sediment build-up materially reduces the capacity of the feature	Identify and manage sources of pollution. Establish or supplement marginal vegetation to provide natural filtration. Mechanically remove accumulated sediment where required, outside the bird nesting season.
Year 1 onwards	h2a5 Species-rich native hedgerow with trees	Structural gaps developing or native cover below the species-rich threshold	Canopy gaps exceeding 10% of length, any individual gap over 5 m, or native cover falling below 80%	Beat up (replace) failed plants and undertake supplementary planting to close gaps, maintaining more than five native woody species per 30 m section. Review browsing pressure and reinstate guards where required.

Year 2 onwards	Mixed scrub	Single-species dominance reducing habitat quality	Any single woody species (other than hazel) comprising more than 75% of scrub cover, or fewer than three native woody species present	Selective cutting of the dominant species on rotation and supplementary planting of under-represented native species to restore the target mix.
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3. 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)

Following completion of the habitat creation and enhancement works, a programme of monitoring visits will be implemented for the site. The objectives of the monitoring strategy are to determine whether the maturation of the habitats is progressing at the intended rate to achieve the target conditions, and to identify any changes to the management plan required to keep delivery on target.

Monitoring visits will be carried out in Years 1, 2, 5, 10, 15, 20, 25 and 30 post habitat implementation. To allow direct comparability with the baseline, monitoring will follow the same methodology as the UK Habitats and condition assessment surveys undertaken for the BNG calculation (Co-ecology, 2026b), using the Statutory Biodiversity Metric Condition Assessment Sheets. The targets for success are the condition assessment criteria set out in this HMMP.

Comparison with the baseline will be supported by fixed-point before-and-after photographs, botanical species lists for the grassland, and structural records for the scrub, hedgerow and trees. Between formal monitoring visits, the landowner will undertake routine checks for habitat damage, water quality and sediment in the SuDS, and the presence of invasive non-native plants and wildlife, seeking advice on remedial actions where required.

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
g3c Other neutral grassland (created and enhanced parcels)	Quadrat sampling to identify the habitat type establishing and to record the number of vascular plant species per m². Estimate percentage cover of bare ground, bramble, scrub and bracken; record sward height structure to confirm the 20% under / 20% over 7 cm distribution. Collect a botanical species list across the grassland to check against the target species list, and record any species indicative of suboptimal condition or INNS.	Years 1, 2, 5, 10, 15, 20, 25 and 30. Surveys to be completed between May and August.
h3h Mixed scrub	Structural assessment recording the presence of seedlings, saplings, young shrubs and mature shrubs; percentage native cover; and the proportion of cover accounted for by any single species. Assessment of edge structure (scattered scrub and tall grassland or forbs between the scrub and adjacent habitat); checks for INNS and species indicative of suboptimal condition.	Years 1, 2, 5, 10, 15, 20, 25 and 30. Surveys during the growing season (May to September).

h2a5 Species-rich native hedgerow with trees	Record hedgerow length, height and width, percentage native cover, number of native woody species per 30 m section, and the extent and size of canopy and basal gaps. Assess condition of undisturbed ground and perennial vegetation alongside the hedge; assess tree health and establishment; check for INNS and damage.	Years 1, 2, 5, 10, 15, 20, 25 and 30. Structural survey in winter or early spring; species recording during the growing season.
u1c Sustainable drainage system	Water quality testing (turbidity and signs of pollution) and sediment accumulation checks. Assessment of marginal and wetland vegetation cover and composition; condition assessment of the feature; checks for INNS.	Years 1, 2, 5, 10, 15, 20, 25 and 30, supplemented by routine interim checks by the landowner.
Individual trees — rural tree	Survival count against the number planted; assessment of tree health and canopy development; confirmation of native species composition. Inspection of stakes, ties, guards and mulch; check for damage from mowing, herbicide, livestock or wild animals.	Years 1, 2, 5, 10, 15, 20, 25 and 30. Surveys during the growing season.

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
Nyetimber Vineyards	Horsham District Council

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	September	September or October	Report on the results of the initial habitat creation and enhancement measures. Early reporting allows prompt identification of any issues with establishment and of corrective actions. Depending on the corrective actions required, additional monitoring visits (for example Years 3 and 4) may be necessary.
Y2	September	October	Report on early habitat establishment and condition achieved. Management plan to be updated with prescriptions to correct any deviations from the target condition.
Y5	September	October	Report on habitat establishment and condition

			achieved, including the first assessment against Moderate condition targets for the created grassland and scrub. Management plan updated as required.
Y10	September	October	Report on habitat establishment and condition achieved, including assessment against the Moderate condition target for the enhanced grassland and establishment of the rural trees. Management plan updated as required.
Y15, Y20, Y25 and Y30	September	October	Report on condition achieved for all habitats, with the management plan updated with prescriptions to correct any deviations from the target condition. Regular water quality, sediment and invasive species checks to continue throughout.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Monitoring visits will be carried out in Years 1, 2, 5, 10, 15, 20, 25 and 30 post initial implementation. To allow comparability, monitoring visits will follow a similar methodology to that used for the UK Habitats and condition assessment surveys, and the targets for success are the condition assessment criteria laid out in the relevant sections of this HMMP.

Monitoring will comprise a survey carried out by a suitably qualified ecologist at an appropriate time of year. The survey will inform on the establishment and quality of each habitat, and for the sustainable drainage system on water quality, sediment presence and the presence of any invasive species.

The results of the monitoring, along with recommendations for any remedial actions and/or alterations to the general management prescriptions, will be provided by the ecologist to the client and to the local planning authority before the end of the calendar year in which the monitoring was carried out.

Recommendations may include additional prescriptions or changes to management methods or timing, such as those detailed in the Risk Register (PM-T02) within this HMMP. Remedial actions may include supplementary seeding or planting, beating up of failed hedgerow and tree stock, targeted removal of invasive species, scrub and bracken control, and sediment removal.

Observations from day-to-day management by the landowner will be recorded and fed into the monitoring reports, so that a feedback loop is maintained between monitoring, reporting and management. Where the BNG objectives are affected by external factors, any changes to the management prescriptions and targets will be agreed with the local planning authority and recorded in this management plan and schedule.