



BIODIVERSITY NET GAIN STATEMENT

Charwood House, Wilberforce Way, Southwater

On behalf of: Vail Williams LLP

Client:	Vail Williams LLP			
Project:	Charwood House, Wilberforce Way, Southwater			
Reference:	LLD3832-ECO-REP-002-00-BNG			
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Validity:

This report is valid for 18 months from the date of the final survey visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, to inform whether surveys should be updated.



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Table Of Contents

1.0	INTRODUCTION	1
2.0	METHODOLOGY	2
3.0	RESULTS	5
4.0	MEASURES TO ACHIEVE MINIMUM REQUIRED LEVELS OF BNG	9
5.0	CONCLUSION	10
6.0	REFERENCES	11

FIGURES

Figure No. 01 – Baseline Habitat Plan

Figure No. 02 – Proposed Habitat Plan

APPENDICES

Appendix A – Condition Assessment for Existing Habitats

Appendix B – Target Condition Assessment for Proposed and Enhanced Habitats



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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned to provide a Biodiversity Net Gain Statement for Charwood House, Wilberforce Way, Southwater. This report has been written with due regard to best practice guidance for ecological report writing (CIEEM, 2017) and the Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, 2019) and the Biodiversity Net Gain User Guide (DEFRA, 2023).

1.2 The development does not appear to qualify under any exemption and will therefore be subject to the standard Biodiversity Gain condition.

Site Overview

1.3 The red line covers an area of c. 0.79 hectares (ha) and is located within an existing industrial estate. The site comprises an existing commercial building with associated car parking, access roads and soft landscaped areas. The immediate surrounding area is characterised by further industrial and commercial buildings, offices and associated hardstanding. To the immediate east of the site lies an active construction site, comprising largely bare and disturbed ground. Further south lies the northern edge of Southwater, whilst fields are present to the west of the wider industrial estate.

Surrounding Landscape

1.4 The site is located within a semi-rural setting on the northern edge of Southwater, c. 5.0km south of Horsham. The surrounding landscape is primarily urban and residential in character, associated with Southwater and the nearby road network, although areas of open space and agricultural land are present within the wider landscape. The site is relatively isolated from semi-natural habitats in the wider landscape by surrounding industrial development and active roads, including the A24 to the east, Worthing Road to the west and Southwater Street to the south.

Development Proposals

1.5 It is understood that the proposals are for amendments to the existing parking provision at the site, including an increase in the number of car parking spaces, primarily within the underground car park, with additional parking also proposed at surface level.

2.0 METHODOLOGY

2.1 Desk Study - Assigning Strategic Significance

- 2.1.1 Strategic significance has been assessed using the Local Nature Recovery Strategy (LNRS) for West Sussex, in accordance with Table 7 of the Statutory Biodiversity Metric User Guide (DEFRA, 2023a). Where the site was found to lie within a designated area, such as an Area of Particular Importance for Biodiversity (APIB) or an Area that Could Become of Particular Importance for Biodiversity (ACB), the relevant policy statements and management plans were examined. High strategic significance was assigned to habitat creation or enhancement measures identified as priorities within these documents.
- 2.1.2 All baseline habitats, and proposed habitat creation or enhancement measures not identified within these documents were assigned low strategic significance.

2.2 Desk Study – Statutory Designated Sites and Irreplaceable Habitat

- 2.2.1 To identify designated sites for nature conservation, irreplaceable habitat and/or priority habitats within or adjacent to the site, the Multi-Agency Geographic Information for the Countryside (MAGIC) and the Woodland Trust Ancient Tree Inventory (2024) were reviewed. The presence of these features may influence the feasibility of delivering Biodiversity Net Gain.

2.3 Baseline Habitat Assessment

- 2.3.1 A baseline habitat assessment in accordance with the UK Habitats Classification Manual (UKHabs Ltd., 2023) was undertaken on 23rd April 2026 by William Brand. No habitat degradation had taken place prior to the survey and the baseline data is considered to be an accurate reflection of the ecological value of the site at the time of survey. Full details of the habitats present are contained within the Preliminary Ecological Appraisal (LLD3832-ECO-REP-001-00-PEA) and summarised herein.

2.3.2 All area based and linear habitats were mapped on site with the aid of aerial imagery and topographical survey where available. The condition of habitats was assessed in accordance with *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology* (DEFRA, 2023).

2.3.3 The habitats, their condition and strategic importance were input into the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023). The area of habitats which would be retained or enhanced based upon the current proposals was also added to the calculator. This allowed the existing baseline value and loss of biodiversity units to be established.

2.4 Post-Development Habitats

2.4.1 The proposed landscape plan was used to inform the post-development scenario. The plan was converted from CAD software into a GIS environment and overlaid on the baseline habitat data. Areas of proposed post-development intervention, including habitat creation, retention, enhancement and built development, were calculated using QGIS.

2.4.2 The proposed habitats and their strategic significance were input into the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023b). Target condition scores were assigned based on what could realistically be achieved within the site. The areas of habitat to be retained or enhanced under the current proposals were also entered into the metric.

2.4.3 The metric takes account of whether habitat creation or enhancement is delivered in advance of an impact, or whether there will be a significant delay in an intervention relative to the impact. Where delays in habitat creation are anticipated, or habitat creation is to be undertaken in advance, this has been included within the metric and explained in Section 3. Where no delay or advance creation is anticipated, the standard temporal multiplier has been applied to created habitats.

2.4.4 Once all measures had been entered into the Statutory Biodiversity Metric Calculation Tool, the overall change in the biodiversity value of the site was determined.

2.5 Mitigation Hierarchy

2.5.1 Biodiversity net gain planning practice guidance and Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, sets out a list of priority actions to ensure adherence to the Biodiversity Gain Hierarchy:

- First, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- Then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

2.6 Survey Constraints / Considerations

2.6.1 Areas and linear lengths have been rounded to the nearest 10m² and measurements input to the metric using three decimal places. Due to the output of the Metric being displayed to two decimal places, slight imprecision in output may occur.

2.6.2 The baseline habitat survey was undertaken in April, which is within the early part of the growing season. Certain later-flowering plant species may therefore have been less conspicuous at the time of survey. However, given the managed and developed character of the site, and the species-poor nature of the modified grassland and ornamental planting recorded, this is not considered to represent a significant constraint to the assessment.

3.0 RESULTS

3.1 Strategic Significance, Irreplaceable Habitat and Designated Sites.

3.1.1 The site is not within any ecological designation, such as a *Biodiversity Opportunity Area* or *Nature Improvement Area* and no habitats on site are directly referenced in any local plan or other such document. Habitats on site have therefore been classified as being of low strategic significance.

3.1.2 There is no irreplaceable habitat within or immediately adjacent to the site.

3.1.3 The site is not location within any statutory designated site.

3.2 Baseline Habitat Value

Habitat Degradation

3.2.1 No site clearance or habitat degradation was evident, and the baseline information gathered is considered to provide a true representation of the on-site habitats at the time of survey.

Existing On-Site Habitats

3.2.2 The Biodiversity Net Gain (BNG) assessment concluded that the existing baseline biodiversity value of the site was **2.64** Habitat Units, consisting of:

- 0.177ha of modified grassland in poor condition providing 0.35 habitat units;
- 0.0092ha of mixed scrub in poor condition providing 0.04 habitat units;
- 0.6ha of developed land; sealed surface providing 0.00 habitat units (condition assessment N/A); and
- 0.1588ha of urban trees in moderate condition providing 1.27 habitat units.
- 0.0814ha of urban trees in good condition providing 0.98 habitat units.

3.2.3 A full condition assessment for each existing habitat type is detailed in Appendix A.

Habitat Retention

- 3.2.4 Some of the existing habitat on site is to be retained in its current condition, meaning the retention of 1.97 habitat units comprised of:

- 0.0033ha of mixed scrub; and
- 0.2035ha of urban trees.

3.3 Baseline Hedgerow Value

- 3.3.1 No hedgerows are present on site.

3.4 Baseline Watercourse Value

- 3.4.1 No watercourses are present on site.

3.5 Proposed Habitat Creation

- 3.5.1 Proposals are to result in the creation of new habitats on site. The proposed habitats would result in the provision of would deliver **0.12** habitat units and include:

- 0.0326ha of urban trees, comprising 8 proposed trees;
- 0.004ha of mixed scrub; and
- 0.04ha of developed land; sealed surface, comprising the proposed expansion of the existing car park.

- 3.5.2 Condition assessment of sealed surface is not applicable and a standard score has been assigned to these habitats. The proposed trees and scrub have been assigned a target condition of 'moderate' which is considered to be achievable within the context of the site.

- 3.5.3 A full target condition assessment for each proposed habitat creation type is detailed in Appendix B.

3.6 Proposed Hedgerows / Watercourses

- 3.6.1 No new hedgerows or watercourses are proposed within the scheme.

3.7 Proposed Habitat Enhancements

- 3.7.1 All modified grassland within the site shall be enhanced from poor condition to good condition through the repair of damaged areas and overseeding with a flowering lawn mix or similar, to increase the average sward diversity to >5 species per meter square.
- 3.7.2 The proposed enhancement measures shall result in the overall delivery of **0.57** habitat units. A full target condition assessment for each enhanced habitat type is detailed in Appendix B.

3.8 Adherence to the Mitigation Hierarchy

Avoidance and Mitigation

- 3.8.1 The scheme has been designed to avoid impacts to the majority of individual trees (a medium distinctiveness habitat) through the location of the access route at an existing access point and the use of no-dig construction through root protection areas of trees. Full details of protection measures are included within the arboricultural package which accompanies this application.

Compensation

- 3.8.2 In accordance with the hierarchy, compensation has focused on the enhancement of retained habitats within the site. This includes enhancing retained modified grassland to good condition through overseeding with a flowering lawn mix and appropriate ongoing management to increase species diversity and floral abundance.
- 3.8.3 New habitat creation has focused on habitats appropriate to the developed character and limited available space within the site. This includes the creation of 0.004ha of mixed scrub and the planting of 8 individual trees, providing approximately 0.0326ha of new urban tree habitat. Further habitat creation is constrained by the requirement to retain the existing building, access arrangements and operational car-parking provision.

3.9 Trading Summary

- 3.9.1 The trading rules are not currently satisfied due to the loss of individual trees, which comprise a medium-distinctiveness habitat. The trading requirements associated with the remaining low-distinctiveness habitats have been satisfied. Additional registered off-site units comprising individual trees, or an appropriate habitat of higher distinctiveness, will therefore be required.

3.10 Overall Results

- 3.10.1 Once all habitat retention, enhancement and creation measures are taken into account, the scheme would result in a net increase of 0.02 Habitat Units, equivalent to a Biodiversity Net Gain of 0.81%. The mandatory minimum 10% Biodiversity Net Gain cannot therefore be achieved entirely within the site.
- 3.10.2 No hedgerow or watercourse habitats are present within the site, and no hedgerow or watercourse units are therefore applicable to the assessment.

4.0 MEASURES TO ACHIEVE MINIMUM REQUIRED LEVELS OF BNG

- 4.1 The current on-site proposals do not achieve the mandatory minimum 10% Biodiversity Net Gain and result in a shortfall of approximately 0.24 Habitat Units. Further meaningful habitat creation within the site is constrained by the need to retain the existing building, access arrangements and operational car-parking provision.
- 4.2 The shortfall should therefore be addressed through the purchase and allocation of registered off-site biodiversity units. The off-site provision must include sufficient units derived from individual trees (minimum of 0.19 units), or an appropriate habitat of higher distinctiveness, to satisfy the applicable trading rules.
- 4.3 Details of the selected off-site units should be incorporated into the final Statutory Biodiversity Metric and Biodiversity Gain Plan prior to commencement of the development. Evidence that the required units have been allocated to the development should also be provided to the Local Planning Authority in accordance with the standard biodiversity gain condition.

5.0 CONCLUSION

- 5.1 The Statutory Biodiversity Metric identifies that the proposed habitat retention, enhancement and creation measures would result in a net increase of 0.02 Habitat Units, equivalent to a 0.81% Biodiversity Net Gain. The mandatory minimum 10% Biodiversity Net Gain cannot therefore be delivered entirely within the site.
- 5.2 Approximately 0.24 additional Habitat Units will need to be secured through registered off-site provision. These units must satisfy the trading requirements associated with the loss of individual trees. Subject to the allocation of suitable off-site units and the long-term management of significant on-site habitat gains, the development would be capable of satisfying the statutory Biodiversity Net Gain requirement.

6.0 REFERENCES

CIEEM. (2017). *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM. (2019). *Biodiversity Net Gain: Good Practice Principles for Development*. Chartered Institute of Ecology and Environmental Management, Winchester.

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Department for Environment Food and Rural Affairs. (2023). *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology*.

Woodland Trust. (2024). *Ancient Tree Inventory (ATI)*. Woodland Trust, in partnership with the Ancient Tree Forum and the Tree Register. Available at: <https://ati.woodlandtrust.org.uk>.

UKHab Ltd. (2023). *UK Habitat Classification Version 2.01*.

Appendix A – Condition Assessment for Existing Habitats

Modified Grassland in Poor Condition:

Limitations (if applicable)		Habitat parcel reference										Notes (such as justification)
		G1	G1	G3								
		Grid reference										
Condition Assessment Criteria		Criterion passed (Yes or No)										
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	No	No								
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	No	No								Grass was uniform in height and clearly been mowed
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Yes	Yes								No scrub present
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	Yes	Yes								No evidence of treading or damage from vehicles
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	Yes	No								G1 and G3 were approximately 30% and 40% bare ground respectively
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Yes	Yes								No bracken on site
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	Yes	Yes								No invasive species were found
Essential criterion achieved (Yes or No)		No	No	No								
Number of criteria passed		4	5	4								#NAME?
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√										
Passes 6 or 7 criteria including passing essential criterion A	Good (3)											
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)											
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓	✓	✓								

Mixed scrub in poor condition:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	No	Scrub was not comprised of three native woody species
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	Shrubs were of a similar age and stage.
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	No invasive species observed
D	The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat.	No	Scrub did not have well developed edges
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	None present
Number of criteria passed			1
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	✓	

Individual Trees in Moderate and Good Condition:

Limitations (if applicable)		Habitat parcel reference										
		T01-02	T03-04	T05	T06-08	T09-10	T11	T12-13	T14	L01	L02	
		Grid reference										
Condition Assessment Criteria												Notes (such as justification)
		Criterion passed (Yes or No)										
A	The tree is a native species (or at least 70% within the block are native species).	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	No	No	No	No	No	Yes	No	No	No	
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	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	No	No	No	No	No	Yes	No	No	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Number of criteria passed		5	3	4	4	4	4	5	4	4	4	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√										
Passes 5 or 6 criteria	Good (3)	√						√				
Passes 3 or 4 criteria	Moderate (2)		√	√	√	√	√		√	√	√	
Passes 2 or fewer criteria	Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												

Appendix B – Target Condition Assessment for Proposed Habitats

Proposed Individual Trees = Moderate Condition

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Y	Native species proposed
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).	Y	Automatic pass
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	Trees will not reach maturity in BNG period
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.	Y	Trees planted in locations where heavy crown reduction etc is not expected.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Unlikely to develop within BNG period.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Trees planted within grassland areas.
Number of criteria passed		4	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	X	
Passes 2 or fewer criteria	Poor (1)		

Enhanced Modified Grassland = Good Condition

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	Yes	Flowering lawn or similar mix to be used
	Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	To continue being cut to uniform height
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	None noted, presence will be managed
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	None noted, any present to be redirected
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	To be protected from excessive trampling and managed
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	None noted, presence will be managed
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	None noted, presence will be managed
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			6
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	✓	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		

Proposed Mixed Scrub = Moderate Condition

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	Will be comprised of native species and woody species
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	Cannot be guaranteed
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	No invasive species shall be planted
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	Scrub will have edges developed
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	Cannot be guaranteed
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	√	
Passes 2 or fewer criteria	Poor (1)		

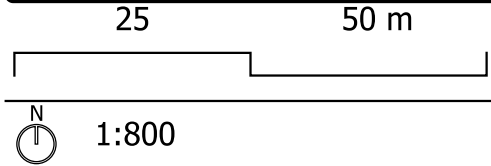
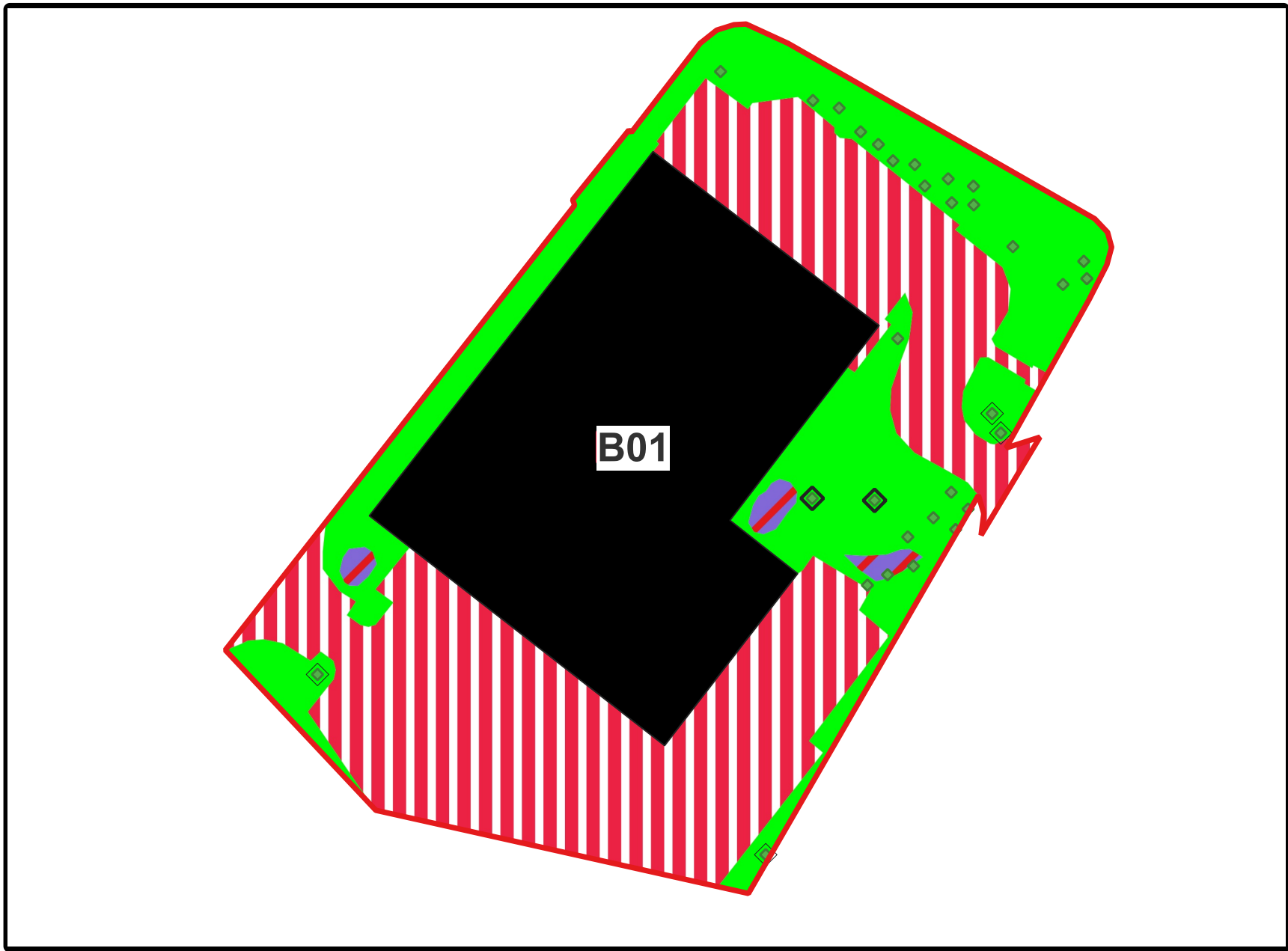


Figure No. 01 - Baseline Habitat Plan

Legend

- Red Line Boundary
- Existing Large Urban Tree
- Existing Medium Urban Tree
- Existing Small Urban Tree
- Developed land; sealed surface
- Mixed scrub
- Modified grassland

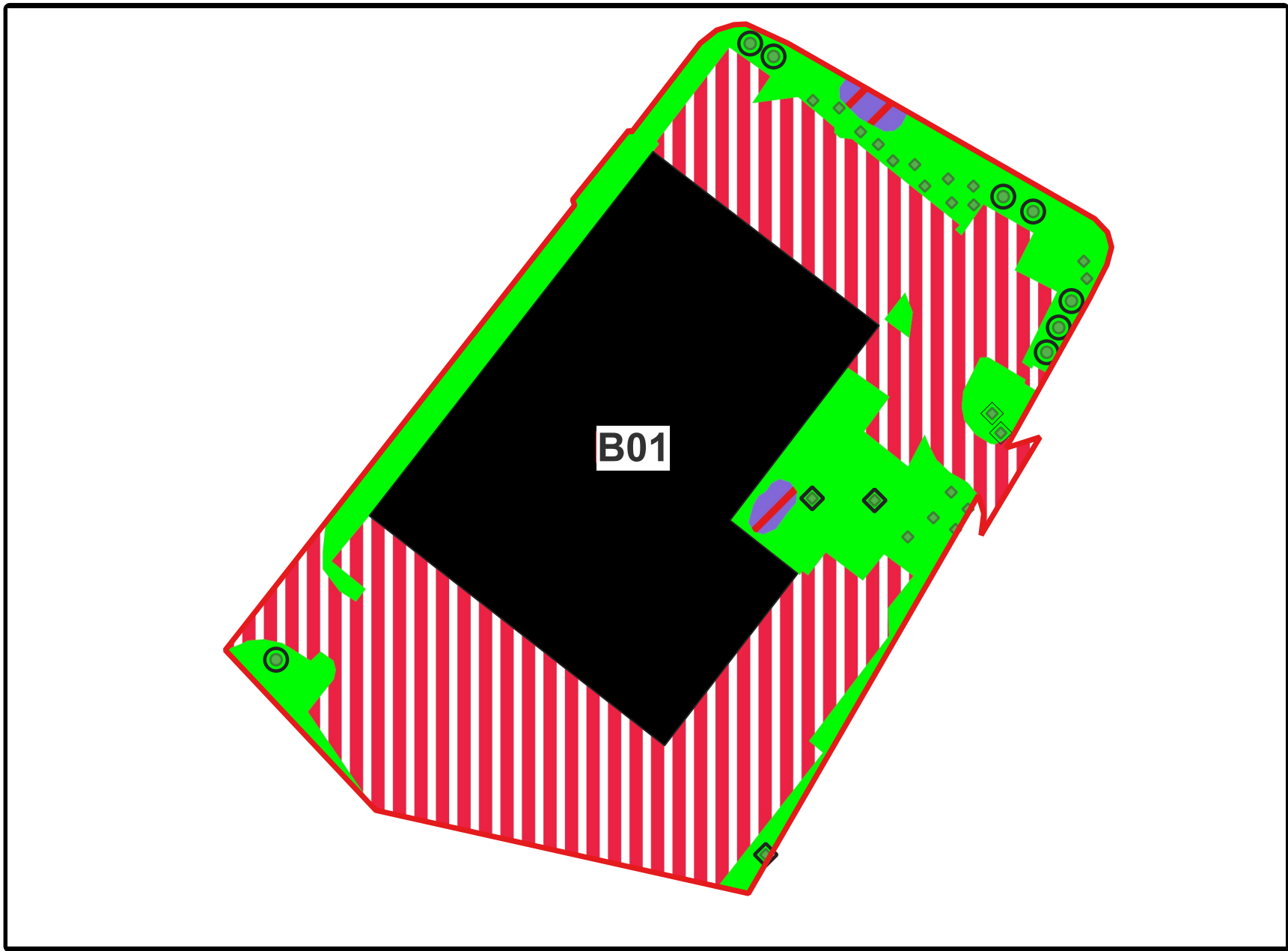
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Drawn by	Approved by	Rev	Date
WB	CO	01	09/07/26



Legend

- Red Line Boundary
- New Tree
- Existing Large Urban Tree
- Existing Medium Urban Tree
- Existing Small Urban Tree
- Developed land; sealed surface
- Mixed scrub
- Modified grassland

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Figure No. 02 - Proposed Habitat Plan