



BIODIVERSITY NET GAIN STATEMENT

**The Copse Phase 02, Worthing Road,
Southwater**

On behalf of: Ms T Starmer

Client:	Ms T Starmer			
Project:	The Copse Phase 02, Worthing Road, Southwater			
Reference:	LLD3554-ECO-REP-002-00-BNG			
Revision:	Date:	Author	Proof	Approved
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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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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology (LLDE) has been commissioned to provide a Biodiversity Net Gain Statement for The Copse Phase 02, Worthing Road, 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 c. 1.9 hectares (ha) and consists of an irregular shaped plot of grassland with woodland, scrub and brash piles and a ditch in the central area and woodland and tree lines along and adjacent to the site boundaries. The site is situated in a suburban area with residential development to the east and farmland to the west, south and north. The soil on site is described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

Surrounding Landscape

1.4 The site is located on the northern edge of the village of Southwater in west Sussex. The developed area of Southwater extends c. 3.3 km to the south of the site and the land in all other directions is dominated by farmland with frequent woodland parcels.

Development Proposals

1.5 It is understood that the proposals are for a residential development of approximately 23no. homes with associated soft and hard landscaping. The redline of the current proposal covers an area linking the main site area to Worthing Road to the east covering the area of an access road proposed in a separate planning application (DC/24/0622).

2.0 METHODOLOGY

2.1 Desk Study - Assigning Strategic Significance

- 2.1.1 The draft Local Nature Recovery Strategy (LNRS) is available to view online for West Sussex. As this LNRS is not finalised, strategic significance has been assessed with this document but also in consideration of table 8 of the User Guide (DEFRA, 2023). This included assessing whether the site was located within an Area of Particular Importance for Biodiversity (APIB), an Area that Could become of particular Importance for Biodiversity (ACIB), Biodiversity Opportunity Area (BOA) or National Landscape (NL (previously Area of Outstanding Natural Beauty (AONB))), as well as examining the local plan for any specific targets regarding creation or retention of certain habitat types.
- 2.1.2 Where sites were found to be located within any designated area, such as an APIB, ACIB, or BOA, policy statement and management plans for the relevant area were examined. High strategic significance was then assigned to any habitat identified as a priority within these documents.
- 2.1.3 For any sites not located within a designated area, habitats were generally assigned low strategic significance, unless they were considered to provide important ecological linkages in which case they were assigned medium strategic significance.

2.2 Desk Study – Statutory Designated Sites and Irreplaceable Habitat

- 2.2.1 To identify any designated sites for nature conservation, irreplaceable habitat and/or priority habitats (the presence of which may influence the feasibility of delivering BNG) within or adjacent to the Site, the Multi-Agency Geographic Information for the Countryside (MAGIC) and The Woodland Trust's Ancient Tree Inventory were reviewed.

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 the 17th of June 2025 by Sam Hall (Consultant Ecologist, LLDE). The results of this survey are 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 has been used to inform the post-development scenario. This plan was converted from CAD software to a GIS environment where it was overlaid on the baseline habitat data. Areas of proposed post development intervention (habitat creation and/or habitat retention / enhancement), including the built development, were calculated using QGIS.
- 2.4.2 The proposed habitats and strategic importance were input into the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023). Target condition scores were assigned based upon what could realistically be achieved on site. The area of habitats which would be retained or enhanced based upon the current proposals was also added to the calculator.

2.4.3 The Metric takes into account whether habitat creation or enhancement is delivered in advance of any impact, or whether there will be any 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 fully explained within section 3 of this report. Where no delays or advance creation shall occur, a standard temporal multiplier has been applied to created habitats.

2.4.4 Once all measures have been input into The Biodiversity Metric Calculation, the overall change in value of the site could then be 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 10m, respectively and measurements input to the metric using three and two decimal places, respectively. Due to the output of the Metric being displayed to two decimal places, slight imprecision in output may occur.

3.0 RESULTS

3.1 Desk Study

- 3.1.1 The site is within an ACIB and the proposed priority woodland creation and enhancement in combination with adjacent scrub planting would deliver measures outlined within the draft LNRS for West Sussex (W1.8, W1.11, W1.12, W2.1 and W2.4). Priority woodland creation and enhancement has therefore been classified as of high strategic significance. No other habitats on site are directly referenced in any local plan or other such document and have been classified as 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 located within any statutory designated site.

3.2 Habitats

Habitat Degradation

- 3.2.1 Historical aerial imagery of the site indicates that woodland was cleared from some of the site in 2020. As per the 'accounting for degraded sites' section on page 50 of the BNG user guide (DEFRA, 2024), where woodland had been cleared, aerial imagery, historical site photographs and remnant flora found on site were used to estimate the woodland type and condition before clearance. Please also see the associated Ecological Impact Assessment (LLD3554-ECO-REP-001-01-EcIA).

On site Habitats

- 3.2.2 The following habitats were identified within the red line boundary of the site:
- Other neutral grassland
 - Lowland mixed deciduous woodland (UK Priority Habitat).
 - Other woodland; broadleaved
 - Bramble scrub
 - Bare ground
 - Individual trees
 - Modified grassland
 - Developed land: sealed surface
 - Ecologically valuable line of trees

- Non-native and ornamental hedgerow
- Ditch

Modified Grassland

- 3.2.3 Grassland covered much of the site, and did not appear to be managed, with a tall sward up to c. 150cm and occasional areas of short sward with few grasses. The minimum floral species diversity seen in quadrats was 8no., grasses including false oat-grass (*Arrhenatherum elatius*), Yorkshire fog (*Holcus lanatus*) and false brome (*Brachypodium sylvaticum*) were abundant, pendulous sedge (*Carex pendula*) was occasional to abundant across the site and the most numerous forbs included common fleabane (*Pulicaria dysenterica*), common knapweed (*Centaurea nigra*) and broad-leaved dock (*Rumex obtusifolius*).

Lowland mixed deciduous woodland / wet woodland

- 3.2.4 A mosaic of UK Priority Habitats of lowland mixed deciduous woodland and wet woodland was noted along the north and west boundaries of the site. The canopy was predominantly made up of oak (*Quercus robur*) and ash (*Fraxinus excelsior*) was noted as abundant (many with signs of ash dieback). Holly (*Ilex aquifolium*) and hawthorn (*Crataegus monogyna*) were noted in the shrub layer and wood melick (*Melica uniflora*) and pendulous sedge frequent in the ground layer.

Other woodland; broadleaved

- 3.2.5 An area of sparse woodland was noted towards the east of the site, predominantly consisting of ash with dieback. The ground layer was not typical of woodland with the surrounding grassland sward continuing through this habitat, likely due to the sparse canopy.

Blackthorn / bramble scrub

- 3.2.6 Discreet parcels of blackthorn (*Prunus spinosa*) and bramble (*Rubus fruticosus* agg.) scrub were noted colonising deadwood piles within the main site area and as present towards the site entrance.

Bare ground

- 3.2.7 Bare ground dominated some of the areas where deadwood piles were noted. Very few floral species had colonised these areas.

Individual trees

- 3.2.8 Some scattered trees were noted towards the northeast of the main site area, at the site entrance and adjacent to the south boundary. Species included ash, oak and field maple, and maturity ranged from early mature to mature.

Modified grassland

- 3.2.9 Grassland dominated the area of the redline that extends east from the main site area to Worthing Road. The floral species diversity here was lower and dominated by grasses such as Yorkshire fog *Holcus lanatus* and cocks foot *Dactylis glomerata*.

Developed land; sealed surface

- 3.2.10 An existing building intersects the red line close to the site entrance on Worthing Road.

Ecologically Valuable Line of Trees

- 3.2.11 Mature native trees were noted adjacent to the east and south site boundaries, ranging in maturity but predominantly from semi-mature to mature. Ash *Fraxinus excelsior* and oak *Quercus robur* were most numerous with occasional hazel *Corylus avellana* and field maple *Acer campestre*. This habitat meets the onsite woodland at the west site corner.

Non-native and Ornamental Hedgerow

- 3.2.12 A cherry Laurel *Prunus laurocerasus* hedgerow, c. 0.5m in width and c. 3m in height was noted along the southern site boundary, associated with an adjacent garden.

Ditch

- 3.2.13 A wet ditch was noted adjacent to the east boundary and another adjacent to the north of the site that intersects with the onsite woodland and then cuts through the grassland and the south boundary. Pendulous sedge *Carex pendula* dominated the banks with limited other vegetation where the ditch fell in the woodland. Where the ditch falls within grassland the banks also featured the grassland species seen across that habitat. The banks of the ditch were shallow (c. 50cm) but relatively steep. There was very little water held in the ditches but the ground was wet, which suggests that the ditch does hold water for part of the year.

Protected Species Assessment

- 3.2.14 The initial site visit identified potentially suitable habitat for reptiles, GCN, dormouse, commuting and foraging bats, [REDACTED] invertebrates and breeding birds. Further survey indicated likely absence of reptiles and GCN in the local area and found a range of common and widespread bat species as well as a limited number of occasional barbastelle bats to be making use of boundary vegetation. No further surveys were recommended and risk avoidance measures deemed as suitable to avoid impacts upon the aforementioned taxa.
- 3.2.15 Potential for roosting bats was identified within the existing dwelling and some trees within the western portion of the site. Emergence surveys identified day roosts for common pipistrelles within the dwelling, which has now been demolished under a mitigation licence from Natural England. Several trees were subject to aerial inspection with only T83 identified as offering roosting potential. Tree T83 will therefore be protected and subject to further survey should works be proposed to this tree in the future.

3.3 Area Habitat Units

Baseline Habitat Value

- 3.3.1 The Biodiversity Net Gain (BNG) assessment concluded that the existing baseline biodiversity value of the site was **11.53** Habitat Units, consisting of:
- 0.14ha of lowland mixed deciduous woodland in moderate condition providing 1.24 habitat units (LM1).
 - 0.008ha of watercourse footprint providing 0.0 habitat units (condition assessment N/A).
 - 0.015ha of developed land; sealed surface (condition assessment N/A) providing 0.0 habitat units.
 - 0.312ha of modified in poor condition providing 0.62 habitat units.
 - 0.037ha of wet woodland in moderate condition providing 0.44 habitat units (WW1).
 - 1.39ha of lowland mixed deciduous woodland in poor condition providing 8.34 habitat units (LM2).
 - 0.0366ha of Individual Tree in good condition providing 0.44 habitat units.

- 3.3.2 A full condition assessment for each existing habitat type is detailed in Appendix A, where applicable and except for parcel LM2. Please see the explanation with regards this degraded habitat below.
- 3.3.3 The lowland mixed deciduous woodland labelled as LM2 was cleared some time in 2020, therefore the degradation principle has been applied. When assessing this area, aerial imagery indicated that it was wooded up until 2020 and is categorised as lowland mixed deciduous woodland on MAGIC maps. Further to this, historical aerial imagery also indicates that most of the area was not wooded in 2001, which is further supported by the apparent limited presence of mature trees featured in images of the woodland supplied by the client. Given that the BNG metric estimates that creation of moderate condition lowland mixed deciduous woodland takes over 30 years, the cleared woodland has been classified as lowland mixed deciduous woodland in poor condition.



Image No. 01 – View of the woodland prior to clearance.

Habitat Retention

- 3.3.4 Some of the existing habitat on site is to be retained in its current condition, meaning the retention of 0.99 habitat units comprised of:
- 0.008ha of watercourse footprint.
 - 0.015ha of developed land; sealed surface.
 - 0.051ha of modified grassland.
 - 0.037ha of wet woodland.
 - 0.0366ha of Individual Tree.

Proposed Habitat Creation

- 3.3.5 Proposals are to result in the creation of new habitat on site including:
- 0.656ha of developed land, sealed surface which includes the proposed dwellings and associated access.
 - 0.332ha of vegetated garden which includes all private gardens.
 - 0.019ha of other neutral grassland which includes areas of grassland associated with the ditch and SuDS that are fenced.
 - 0.208ha of lowland mixed deciduous woodland which includes new areas of tree planting throughout the site (LM3)
 - 0.148ha of wet woodland which includes the woodland planting concentrated around the SuDS and ditch in the west of the site (WW2).
 - 0.08ha of sustainable drainage system which includes the attenuation basin.
 - 0.108ha of mixed scrub which includes native shrub planting located toward the north and south of the site.
 - 0.098ha of modified grassland which includes all grassed areas that are likely to experience recreational disturbance.
 - 0.0814ha individual trees comprised of 20no. proposed small trees.
- 3.3.6 Condition assessment of developed land; sealed surface and vegetated garden is not applicable and a standard score has been assigned to these habitats. The proposed lowland mixed deciduous woodland has been assigned a target condition of 'poor' as the metric estimates moderate condition at 30+ years to achieve. The proposed modified grassland has also been assigned a target condition of 'poor' as these areas will be subject to recreational pressure and so no condition criteria will be targeted for this habitat type.
- 3.3.7 Mixed scrub, individual trees, other neutral grassland and wet woodland have been assigned 'moderate' condition and sustainable drainage system has been assigned 'good'. All targeted habitat conditions are considered to be achievable within the context of the site.
- 3.3.8 A full target condition assessment for each proposed habitat creation type is detailed in Appendix B. Proposed habitats would deliver **3.15** habitat units.

Proposed Habitat Enhancements

- 3.3.9 All existing lowland mixed deciduous woodland within the site shall be enhanced from moderate condition to good condition through the implementation of a woodland management plan. Management will aim to continue to meet the existing condition score whilst targeting improvements in criteria A, G and H as a minimum. Management will include the introduction of a coppicing regime and a number of diseased ash will be removed, with further prescriptions provided within an HMMP.
- 3.3.10 A full target condition assessment for the proposed enhanced habitat type is detailed in Appendix B. Enhancement measures shall result in the delivery of **2.09** habitat units.

3.4 Hedgerow Units***Baseline Hedgerow Value***

- 3.4.1 No hedgerow units were identified on site.

3.5 Watercourse Units***Baseline Watercourse Value***

- 3.5.1 The Biodiversity Net Gain (BNG) assessment concluded that the existing baseline biodiversity value of the site was **1.33** Watercourse Units, consisting of:
- 0.1km of Ditches in poor condition with no watercourse or bank encroachment providing 0.4 watercourse units (D1).
 - 0.14km of Ditches in poor condition with no watercourse or bank encroachment providing 0.56 watercourse units (D2).
 - 0.1km of Ditches in poor condition with no watercourse encroachment and moderate encroachment on the east bank only providing 0.37 watercourse units (D3).

Watercourse Retention

3.5.2 Some of the existing habitat on site is to be retained in its current condition, meaning the retention of 0.03 habitat units comprised of:

- 0.14km of Ditches (D2).
- 0.06km of Ditches (D3).

Proposed Watercourse Creation

3.5.3 Proposals are to result in the creation of new watercourse on site including 0.01km of Culvert, which includes a proposed culvert in ditch D1. A further 0.04km of Ditches (D3a) is included in the watercourse creation tab within the metric, however, this is to account for the section of ditch D3 that would be subject to increased bank encroachment. This approach is in line with *The Statutory Biodiversity Metric – User Guide* (Page 51).

Proposed Watercourse Enhancements

3.5.4 The ditch habitat that crosses through the main site area will be enhanced from poor condition to moderate. Enhancement would be achieved through the introduction of regular dams that will increase the minimum summer water levels.

3.5.5 A full target condition assessment for the proposed enhanced watercourse type is detailed in Appendix B. Enhancement measures shall result in the delivery of **0.67** watercourse units.

3.6 Proposed Hedgerows

3.6.1 A 0.03km length of native hedgerow with trees is proposed; however, this is not required to meet BNG requirements.

3.7 Adherence to the Mitigation Hierarchy**Avoidance and Mitigation**

3.7.1 The scheme has been designed to avoid impacts to all existing woodland (high distinctiveness habitats) through the placement of the proposed development away from those habitats. Tree protection measures have been proposed within the associated arboricultural package to ensure the protection of retained woodland.

Compensation

- 3.7.2 In accordance with the hierarchy, there has been a focus on enhancement of existing habitats within the scheme. This includes the enhancement of existing lowland mixed deciduous woodland through the implementation of a woodland management plan.
- 3.7.3 New habitat creation has focused on high and medium distinctiveness habitats which are appropriate to the location and size of habitat parcels. This has included the creation of areas of wet woodland, lowland mixed deciduous woodland, other neutral grassland, individual trees and mixed scrub. Due to the requirements for usable public open space and private gardens, areas of low distinctiveness modified grassland and vegetated garden were necessary within the scheme, however all other areas of the site have seen the creation of semi-natural habitats.

3.8 Trading Summary

- 3.8.1 Details of off-site provision have not been agreed yet, and so currently trading rules have not been satisfied.
- 3.8.2 The client would like to consider a bespoke agreement in which wet woodland unit delivery could be used as compensation for the woodland that was lost from the site in 2020. It is of note that the exact woodland habitat type that covered the site is unknown and the proposed development represents an opportunity to provide housing for the local area whilst reinstating valuable priority woodland habitat. Further to this, given the drainage constraints of the site, and projected climate changes, it is likely that proposing wet woodland would be most appropriate for the areas around the watercourse and SuDS.

3.9 Overall Results

- 3.9.1 Once all retention, enhancement and habitat creation measures are taken into the account, the scheme currently results in the delivery of **6.22** Habitat Units, resulting in a net decrease of **5.31** Habitat Units and a **-46.04%** change in Habitat Units.

3.9.3 The scheme shall also currently result in **1.6** Watercourse Units, resulting in a net increase of **0.27** units and a **20.31%** Biodiversity Net Gain in Watercourse Units.

3.10.4 On-site gains are significant, and therefore a formal Habitat Management and Monitoring Plan (HMMP) would be required.

4.0 MEASURES TO ACHIEVE MINIMUM REQUIRED LEVELS OF BNG

4.1 The scheme currently meets the mandatory minimum 10% net gain in watercourse units with all watercourse trading rules satisfied.

4.2 Proposals currently result in a Unit Deficit of 6.46 habitat units. Trading rules for very high, medium and low distinctiveness area habitats have been met, however trading rules for medium habitats are not currently met due to the deficit in lowland mixed deciduous woodland habitat units.

4.3 The purchase of units from a private habitat provider, such as the Environment Bank, shall be sought post-planning approval to allow the shortfall in units to be addressed. Subject to the approval of a bespoke agreement regarding the trading rules, purchased units shall include a minimum of 6.98 units of lowland mixed deciduous woodland to ensure that all trading rules are met. The metric would be completed with off-site unit provision, pre-commencement as part of the standard Biodiversity Gain Condition.

5.0 CONCLUSION

- 5.1 Metric calculations have identified that the proposed scheme currently does not result in a minimum of +10% Biodiversity Net Gain in Habitat Units. Habitat Units shall be purchased from a third-party provider to satisfy the current deficit and ensure that the current proposals abide by the trading rules.
- 5.2 To ensure the above habitats are managed into the future, a suitable Habitat Creation Management and Monitoring Plan (HMMP) should be produced. This should include management prescriptions for new habitat areas including aspects such as mowing regimes, which shall ensure the target conditions are achieved. The HMMP should include details of monitoring intervals and methods for the 30-year period to ensure that the target conditions are achieved. These measures shall ensure that the scheme accords with The Environment Act 2021, and can be secured by the standard Biodiversity Gain pre-commencement planning condition.

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. Winchester

Department for Environment Food and Rural Affairs (2023). *The Statutory Biodiversity Metric Calculation Tool.*

Department for Environment Food and Rural Affairs (2023). *The Statutory Biodiversity Metric – User Guide.*

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

UKHab Ltd (2023). UK Habitat Classification Version 2.1

Appendix A – Condition Assessment for Existing Habitats

Lowland Mixed Deciduous Woodland (LM1) and Wet Woodland (WW1) in

Moderate Condition:

Condition Assessment Criteria						
Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)	
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	1	All intermediate
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	Little noted
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3	None noted
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3	>5
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understorey shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understorey shrubs are native ⁵ .	<50% of canopy trees and <50% of understorey shrubs are native ⁵ .	3	non-native <10%
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3	Some open space <20%
G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2	Some coppice
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and/or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and/or any high-risk pest or disease present ⁹ .	2	
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2	
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2	1 canopy and 1 shrub layer
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	None noted
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	3	Deadwood noted in the survey plot
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	3	None noted
Total Score (out of a possible 39)				31		
Condition Assessment Result			Condition Assessment Score		Result Achieved	
Total score >32 (33 to 39)			Good (3)		Moderate	
Total score 26 to 32			Moderate (2)			
Total score <26 (13 to 25)			Poor (1)			

Existing Modified Grassland in Poor 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.	No	
	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	Uniform short sward
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).	Yes	Some scrub <10%
	Note – patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.		
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	None noted
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Bare ground limited <2%
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	None noted
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	None noted

Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x1/✓	
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)	X	

Individual Trees in Good 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).	Yes	Oak
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	Auto pass
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	
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.	No	Heavy pruning
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		5	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved x/√
Passes 5 or 6 criteria		Good (3)	X
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.			

Ditches in Poor Condition:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Yes	Water was clear
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	No	No veg in watercourse
C	There is less than 10% cover of filamentous algae and or duckweed <i>Lemna</i> spp. (these are signs of eutrophication).	Yes	None noted
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	Yes	Dominated by pendulous sedge but yes
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Yes	None noted
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	No	very low water level in summer
G	Less than 10% of the ditch is heavily shaded.	No	Most is shaded
H	There is an absence of non-native plant and animal species [†] .	Yes	None noted
Number of criteria passed		5	

Condition Assessment Result (out of 8 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 8 criteria	Good (3)		
Passes 6 or 7 criteria	Moderate (2)		
Passes 5 or fewer criteria	Poor (1)	x	

Appendix B – Target Condition Assessment for Proposed/Enhanced Habitats/Watercourses

Enhanced Lowland Mixed Deciduous Woodland (LM1) = Good Condition

Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2+	Introduce young trees and allow intermediates to mature
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	Little noted at baseline
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3	None noted
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3	>5 at baseline, and new species will be introduced
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3	non-native <10% at baseline. No non-natives will be planted
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3	Some open space <20% at baseline, management will target maintaining
G	Woodland regeneration	At least three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	3	Management would achieve
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and/or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and/or any high-risk pest or disease present ⁹ .	3	Diseased trees will be removed, a range of species introduced and management targeted
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2	Difficult to ensure, but management will aim to encourage ground flora
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2+	2 layer at baseline, varied species and coppice will maintain and potentially improve
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	None noted at baseline
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	3	Deadwood noted in the parcel at baseline, will not be removed
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	3	None noted, and not expected to occur
Total Score (out of a possible 39)					34+	
Condition Assessment Result				Condition Assessment Score	Result Achieved	
Total score >32 (33 to 39)				Good (3)	Good	
Total score 26 to 32				Moderate (2)		
Total score <26 (13 to 25)				Poor (1)		

Other Neutral Grassland = 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, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 3 of WCA ⁵) are present, this criterion is automatically failed.	Yes	
Additional Criterion – must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	No	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		4	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 – 5 criteria, including essential criterion A.	Moderate (2)	X	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		

Proposed Wet Woodland (WW2) and Lowland Mixed Deciduous Woodland (LM3). The following criteria will be targeted:

Condition Assessment Criteria					
Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2	Possible to achieve 2 age-classes in 30 years
B Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	Little noted at baseline
C Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3	None noted at baseline
D Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3	Over 5 will be planted
E Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3	100% native will be planted
F Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3	Some open space <20% will be maintained
G Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	3	Will be targeted
H Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and/or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and/or any high-risk pest or disease present ⁹ .	3	Range of native species will be planted
I Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2	Self colonisation likely
J Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2	At least 2 layers achievable in 30 years
K Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	Not possible in 30 years
L Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	3	Deadwood will not be removed
M Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	3	None at baseline
Total Score (out of a possible 39) 34					
Condition Assessment Result				Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)				Good (3)	Good
Total score 26 to 32				Moderate (2)	
Total score <26 (13 to 25)				Poor (1)	

Proposed Sustainable Drainage Systems (SuDS) = Good Condition

Core Criteria - must be assessed for all urban habitat types :			
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.	Yes	Varied planting to be supplied
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.	Yes	Range of species to be supplied
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	No non native invasives proposed
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .	Yes	All native
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	Yes	Specialist species proposed
Essential criteria relevant for habitat type achieved (Yes or No)			Yes
Number of criteria passed			5
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; - AND • Meets the requirements for Good condition within criterion C; - AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)	X	
• Passes 3 or 4 of 5 criteria; - OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 2 or fewer of 5 criteria.	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 targeted with a range of native species
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	Might occur through creation of clearings but not 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	Will be targeted with initial planting and management
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	Not targeted
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	Will be targeted with management
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)	X
Passes 2 or fewer criteria		Poor (1)	

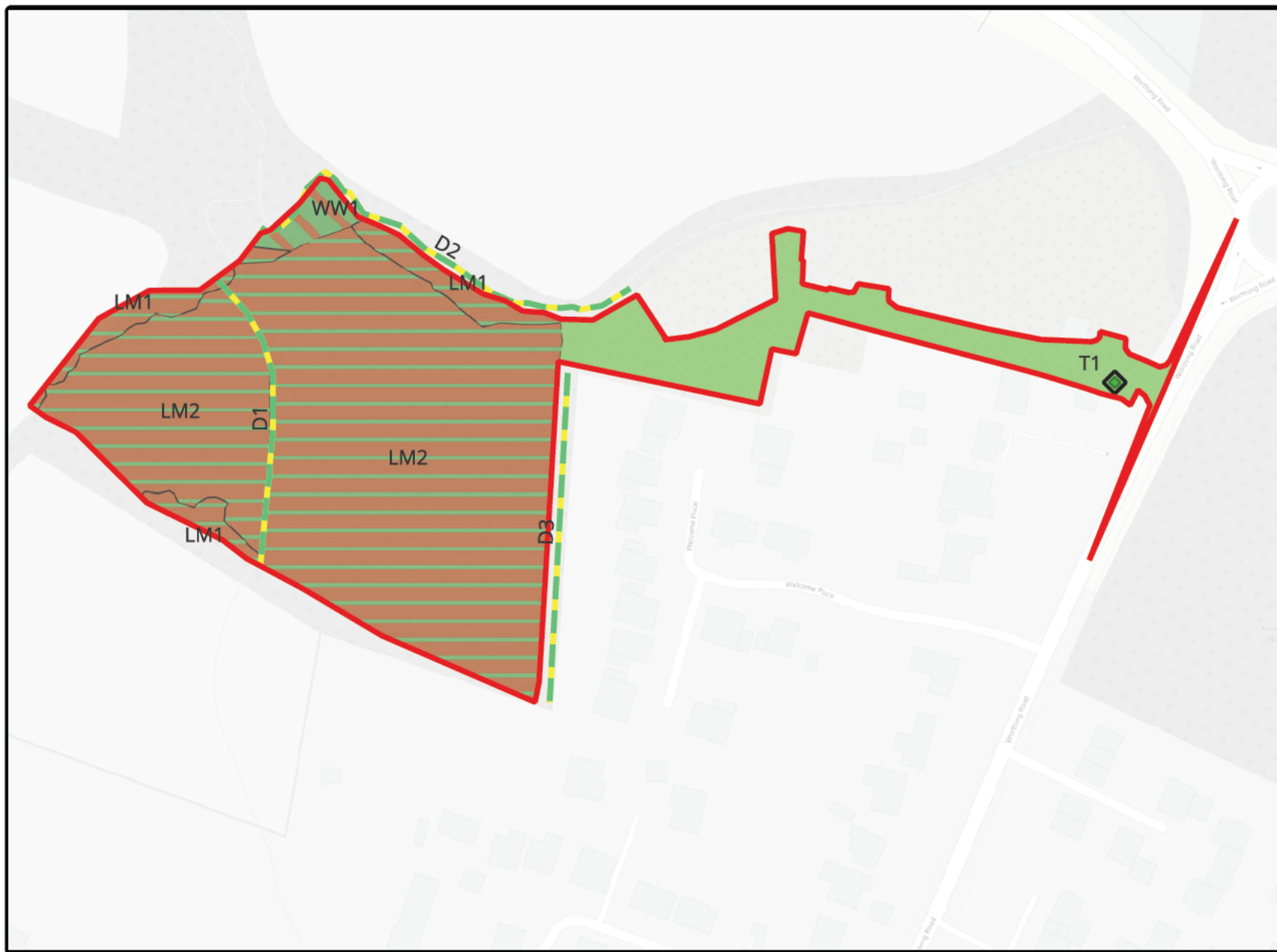
Proposed Individual Trees = Moderate Condition

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 Ditches (D1) in Moderate Condition:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Yes	Water was clear at baseline - and desilting could be introduced
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	No	No veg in water at baseline
C	There is less than 10% cover of filamentous algae and or duckweed <i>Lemna</i> spp. (these are signs of eutrophication).	Yes	None noted at baseline - will be monitored
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	Yes	Dominated by pendulous sedge but yes at baseline - varied species will be introduced
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Yes	None noted at baseline, and ditch will be fenced
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	Yes	Will introduce dams to increase minimum summer depths
G	Less than 10% of the ditch is heavily shaded.	No	Most is shaded - potential to enhance
H	There is an absence of non-native plant and animal species ¹ .	Yes	None noted at baseline - and will be monitored
Number of criteria passed		6	

Condition Assessment Result (out of 8 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 8 criteria	Good (3)		
Passes 6 or 7 criteria	Moderate (2)	x	
Passes 5 or fewer criteria	Poor (1)		



Legend

-  Red Line Boundary
-  Existing Large Tree
-  Ditches
-  Lowland mixed deciduous woodland
-  Modified grassland
-  Watercourse footprint
-  Wet woodland

 **LIZARD**
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Client

Ms T Starmer

Project Title & Location

The Copse 02, Worthing Road, Southwater

Drawn by	Approved by	Rev	Date
SH	COR	00	06/02/26

Figure No. 01 - BNG Baseline Plan



Legend

- Red Line Boundary
- Existing Individual Tree
- Proposed Individual Trees
- Native hedgerow with trees
- Culvert
- Ditches
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Watercourse footprint
- Sustainable drainage system
- Vegetated garden
- Wet woodland

LIZARD

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Drawn by	Approved by	Rev	Date
SH	COR	00	06/02/26

Drawing No. 02 - BNG Proposed Plan

25 50 m

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