



BIODIVERSITY NET GAIN DESIGN REPORT V1

Land North of Pressing Centre, Nyetimber
Estate, West Chiltington

A REPORT FOR NYETIMBER VINEYARD

This report provides an independent assessment of the value of the proposed habitats pre and post development in order to establish if the statutory requirement of Biodiversity Net Gain is achieved. .

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Assessment completed July 2026

Table 0.1 - Document and Version Control

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The surveys and assessment have been drafted to be in accordance with the British Standard for Biodiversity BS42020:2013, Biodiversity - Code for planning and development and the Code of Professional Conduct published by the Chartered Institute of Ecology and Environmental management.

N.B It must be noted that investigations of this sort provide only a snapshot in time of the ecological conditions of a site, are limited in extent and cannot capture the full picture of the biodiversity interests at the given location.

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Summary of Assessment

Nyetimber Vineyards commissioned Co-ecology Ltd to provide advice and support relating to the proposed development at land north of the pressing centre, on land east of Broadford Bridge Road, West Chiltington RH20 2RZ. The following points summarise the main results of this Biodiversity Net Gain Design Report

- 1.1. The proposals comprise the construction of a new pressing centre with associated hard and soft landscaping, including road access from the existing track to the south.
- 1.2. A Preliminary Ecological Appraisal undertaken by Co-ecology Ltd (2026a) identified habitats onsite suitable for foraging and commuting bats, [REDACTED] dormice, reptiles and nesting birds.
- 1.3. The site comprises predominantly low ecological value habitats, with the majority (0.60ha) consisting of intensively managed vineyard, offering limited structural diversity and low suitability for most wildlife. Areas of modified grassland are species-poor, short-sward and regularly disturbed, further reducing their ecological value, although they provide minor foraging opportunities for generalist species.
- 1.4. In contrast, the native hedgerow, although limited in extent within the site, is of higher ecological value. It qualifies as a species-rich Priority Habitat and provides some connectivity, as well as limited foraging and nesting opportunities for birds, dormice and commuting/foraging routes for bats. However, its short length within the site restricts its overall ecological contribution.
- 1.5. The designs negate the removal of 0.60ha of non-cereal crop and 0.13ha modified grassland, both with limited biodiversity value. A total of 5m of species-rich native hedgerows will be lost to facilitate the access to the new pressing centre, however this has been kept to a minimum with the aim of retaining larger specimens to maintain arboreal connectivity. The design retains the remainder of the semi-natural habitats present on site.
- 1.6. The loss of grassland and non-cereal crop will be compensated for onsite via the creation of 0.1263ha of mixed scrub and 0.0709ha of species-rich other neutral grassland (both moderate condition), the enhancement of 0.0093ha of modified grassland to species-rich other neutral grassland (moderate condition), and the creation of 0.0527ha of sustainable drainage system (SuDS). The new habitats form an integral part of a much larger nature recovery and re-wilding scheme.
- 1.7. The loss of 5m of hedgerow will be compensated for with the creation of a 71m section of native species-rich hedgerow with trees along the western boundary of the development site. The hedgerow will provide a buffer habitat between the new pressing centre and wider natural habitats and a food and nesting opportunities for a wide range of faunal species using the site
- 1.8. The proposals were led by the ecological receptors present on site. The design avoided impacting receptors with a high distinctiveness by keeping the site away from nearby habitats, and minimised the loss of medium distinctiveness receptors where possible. Compensation for the loss of modified grassland and vineyard includes the creation of 0.1263ha mixed scrub, 0.0709ha other neutral grassland and 0.0527ha of sustainable drainage system, together with the enhancement of 0.0093ha of modified grassland to other neutral grassland, all onsite. Compensation and enhancement measures will provide a higher quality mosaic of habitats on site and provide opportunities for a range of wildlife.
- 1.9. The proposed enhancements to all retained habitats on site and compensation for loss of natural habitats are in line with environmental policies included within The Horsham District Council Local Plan. Under the current landscape design for the site, a **12.84%** net gain for habitat units and a **356.77% net gain** for hedgerow units is predicted.

2 Background

Overview of the commission and the proposals

- 2.1. Nyetimber Vineyards commissioned Co-ecology Ltd to provide advice and support relating to the proposed development at land north of the pressing centre, on land east of Broadford Bridge Road.
- 2.2. The proposals comprise the construction of a new pressing centre with associated hard and soft landscaping, including road access from the existing track to the south.
- 2.3. This report has been completed and comprises the following elements:
 - A data search with the local environmental records centre;
 - results of a survey of the on-site habitats following the UK Habitats Classification;
 - an assessment of the likely presence of legally protected species;
 - an evaluation of the relative nature conservation value of the site;
 - an initial assessment of likely impacts and opportunities;
 - recommendations for any further surveys or assessments that may be necessary.
- 2.4. A Preliminary Ecological Appraisal (PEA) undertaken in May 2026 (Co-ecology, 2026a) identified habitats onsite suitable for foraging and commuting bats, [REDACTED] dormice, reptiles and nesting birds.

Objectives of this assessment

- 2.5. The aim of this report is to summarise the results and supporting information behind the accompanying Biodiversity Net Gain (BNG) calculation that determines the biodiversity value of the habitats on site pre- and post-development, and to determine whether biodiversity net gain can be achieved.
- 2.6. The retention, enhancement and creation of habitats, are detailed as required in order to reach a minimum of 10% net gain and the approach taken for this assessment is consistent with the mitigation hierarchy where impacts were avoided wherever practicable.

Site context and legislation

- 2.7. The site is approximately 0.98 hectares (ha) in area and comprises of an area of vineyard with a modified grassland buffer on both sides of a 5m length of species-rich native hedgerow. South of the hedgerow lies an area on sparsely vegetated urban land, with a hardstanding access track leading from the site to the road. National Grid Reference for the centre of the site is TQ 0959 1910.
- 2.8. The site is part of the wider Nyetimber Vineyard Site and is bordered on all aspects by vineyards. Habitats in the wider landscape include parcels of agricultural pasture, deciduous and ancient woodland, and mature hedgerows. The village of West Chiltington lies 0.75km to the south.
- 2.9. The wider surroundings consist of a rural landscape containing large areas of agricultural grassland with scattered patches of ancient and semi-natural woodland. The site is relatively well-connected to the wider landscape through a network of hedgerows.
- 2.7. The following pieces of legislation and National policy are relevant to this scheme and have been used to inform this appraisal:
 - The Environment Act (2021)
 - Natural Environment and Rural Communities Act 2006

- The National Planning Policy Framework 2024.

2.10. An extract of the key relevant section of the National Planning Policy Framework is provided below whilst the full policies themselves are available following the link provided as a foot note¹:

2.11. **“118 Planning policies and decisions should:**

- Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside.”*

2.12. **“170 Planning policies and decisions should contribute to and enhance the natural and local environment by:**

- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”*

2.13. **“171 Plans should... take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure, and plan for the enhancement of natural capital at a catchment or landscape scale across local authorities’ boundaries”.**

2.14. **“174 To protect and enhance biodiversity and geodiversity, plans should:**

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and steppingstones that connect them and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation.*
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. “*

2.15. **“175 When determining planning applications, local planning authorities should apply the following principles...**

- development whose primary objective is to conserve or enhance biodiversity should be supported while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity. “*

2.16. The following local policies are extracted from the Horsham District Planning Framework²

Policy 31: Green Infrastructure and Biodiversity

2.17. An extract of the key relevant sections of these policies is provided below whilst the full policies themselves are available online following the link provided in the footer.

2.18. **Policy 31:** *“Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to*

¹ [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/617232/NPPF-2021.pdf)

² [Horsham District Council Planning Framework](https://www.horsham.gov.uk/media/10000/Planning-Framework-2021.pdf)

biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.”

3 Methodology

Personnel

- 3.1. Desk study and surveys were undertaken in 2026 by suitably qualified and experienced ecologists, details on personnel and levels of expertise can be found in the pertinent reports (Co-ecology, 2026).
- 3.2. The final site layout and landscaping was produced by Coastline Architects (2026) after input from the ecology team to avoid impacts on habitats suitable to support protected species and high distinctiveness habitats included within local plans. No irreplaceable habitats were identified on site during the initial site visit to undertake a Preliminary Ecological Appraisal (PEA).
- 3.3. The Biodiversity Net Gain calculation was conducted by Orlando Campbell BSc (Hons) MCIEEM, an ecologist with 8 years' commercial experience in quantitative field surveys and assessment, and report production including mapping of spatial data using QGIS.

UK Habitats Classification and Condition Assessment

- 3.4. The UK Habitats survey was undertaken of the site boundary in May 2026 by Orlando Campbell.
- 3.5. During the surveys, Orlando recorded all identifiable plant species with an indication of their relative abundance following the DAFOR³ scale. The purpose of the survey was to complete a baseline habitat survey of the developable areas of the site using the UK Habitats classification system. Secondary Codes were utilised where the relevant conditions pertained. During the survey, each habitat parcel was assessed using the Statutory Biodiversity Metric – Condition Assessment Sheets and Methodology
- 3.6. Using open-source software, QGIS (v 3.32), recorded habitats were digitally mapped according to UK Habitats Classification to allow the quantification of the area occupied by each habitat to produce a baseline (pre-development) map.

Biodiversity Net Gain Calculation

- 3.7. This report provides a summary of the results of a Biodiversity calculation using the *Statutory Biodiversity Metric Calculation Tool*. The baseline habitats on site were inputted onto the QGIS BNG Template from Natural England and the condition assessment for each polygon was updated along with the proposed habitat creation. All shapefiles were then entered into the Statutory Biodiversity Metric Calculation Tool (this report should be viewed in conjunction with the spreadsheet).

Constraints

- 3.8. There were no noteworthy constraints to the habitats survey or Biodiversity Net Gain calculation.

³ Dominant, Abundant, Frequent, Occasional, Rare

4 Baseline Conditions

HABITATS

Priority habitats

- 4.1. The native hedgerow onsite qualifies as Species-Rich Priority Habitat due to its composition of over five native woody species in a 30m section.
- 4.2. There are several areas of priority habitat recorded within the surrounding landscape as shown within Figure 4.2. These include:
 - Traditional Orchard – 0.8km southeast.
 - Ancient and Semi-Natural Woodland (ASNW) and deciduous woodland – 0.24km to the east.

On-Site Habitats

- 4.3. The site measures approximately 0.98ha and was a flat uniform piece of land. It comprised a parcel of vineyard with a buffer of modified grassland to the south and north of a 5m stretch of species-rich native hedgerow. A small area of vegetated developed land was to the south of the hedgerow, leading to a paved access track to the road network.

c1d7– Non-cereal crops - Vineyard – 0.5981ha

- 4.4. The majority of the development area was dominated by this habitat. The habitat comprised of commercially run vineyard.
- 4.5. There is no condition assessment criteria required for this type of habitat.

g4 - Modified grassland – 0.1403ha

- 4.6. A buffer zone to the south of the vineyard, used for transportation around the site, and an area south of the hedgerow, comprised of short sward modified grassland. Species included perennial rye grass *Lolium perenne*, red clover *Trifolium pratense*, broad leaf plantain *Plantago major*, dandelion *Taraxacum officinale*, couch grass *Elymus repens*, Yorkshire fog *Holcus lanatus* and soft brome *Bromus hordeaceus*. The grassland was managed to a short sward and under operational use for machine transport around the vineyard.
- 4.7. The grassland was assessed as being of Poor condition due to its low species diversity and short uniform sward.

u1b – Developed land, sealed surface – 0.2412ha

- 4.8. A paved access track connected the site from the south, joining an existing track to the road network to the west.
- 4.9. No condition assessments are required for this habitat.

h2a5– Species-rich native hedgerow with trees – 5m

- 4.10. A 5m length of native hedgerow was present between the vineyard and southern access track. The hedgerow was part of a longer 165m length of hedgerow, that was generally unmanaged with hawthorn *Crataegus monogyna* and elder *Sambucus nigra* dominating the hedge. Blackthorn *Prunus spinosa*, dog rose *Rosa canina* and holly *Ilex aquifolium* was also frequently present throughout the hedge. Bramble *Rubus fruticosus* was also present throughout the hedgerow.

- 4.11. The hedgerow comprised of five native woody species in a 30m stretch, and therefore is designated as species-rich Priority Habitat.
- 4.12. The hedgerow was assessed as being of Good condition due to its structure, species, ground flora and absence of disturbance.
- 4.13. A habitats map is shown in Figure 1, for details on each of the habitats please refer to the Preliminary Ecological Appraisal Report (Co-Ecology, 2026).

Habitat Evaluation

- 4.14. The site comprises predominantly low ecological value habitats, with the majority (0.60ha) consisting of intensively managed vineyard, offering limited structural diversity and low suitability for most wildlife. Areas of modified grassland are species-poor, short-sward and regularly disturbed, further reducing their ecological value, although they provide minor foraging opportunities for generalist species.
- 4.15. In contrast, the native hedgerow, although limited in extent within the site, is of higher ecological value. It qualifies as a species-rich Priority Habitat and provides some connectivity, as well as limited foraging and nesting opportunities for birds and commuting/foraging routes for bats. However, its short length within the site restricts its overall ecological contribution.

PROTECTED SPECIES

- 4.16. An assessment of the likelihood of protected species being present on site was included within the PEA report (Co-ecology, 2026). The most pertinent results are reproduced below.

Bats

- 4.17. The hedgerow provides a limited commuting and foraging corridor for bats within an otherwise low-quality site. There are no suitable roosting features within the site and therefore no impacts to roosting bats are anticipated. The proposed loss of hedgerow is minimal (approximately 5m), and larger canopy trees on either side of the proposed access are to be retained, ensuring that the commuting route remains functional and largely intact.

Breeding Birds

- 4.18. The hedgerow habitat provides suitable nesting opportunities for common and widespread bird species. The remaining habitats are not suitable to nesting birds due to their intensive commercial management.

Birds

- 4.19. The modified grassland provides limited and sub-optimal habitat for birds due to its short sward and regular disturbance. While there is some low potential for birds to be present, the site lacks

Dormice

- 4.20. The native hedgerow has suitability to support dormice, and is connected to a network of hedgerows to the west. The proposals include a loss of 5m of hedgerow, however it has been proposed that the hedge loss is in an area that will retain adjacent trees, in turn keeping arboreal connectivity. There is a chance that nesting dormice could be impacted, although the probability of this is low due to the short distance of hedge loss. There is no impact to arboreal connectivity for dormice.

Reptiles

- 4.21. The modified grassland provides limited and sub-optimal habitat for reptiles due to its short sward and regular disturbance. While there is some low potential for reptiles to be present, the site lacks

the habitat diversity required to support notable populations. Works could result in a low risk of harm to individual animals, giving rise to a minor impact at the site level.

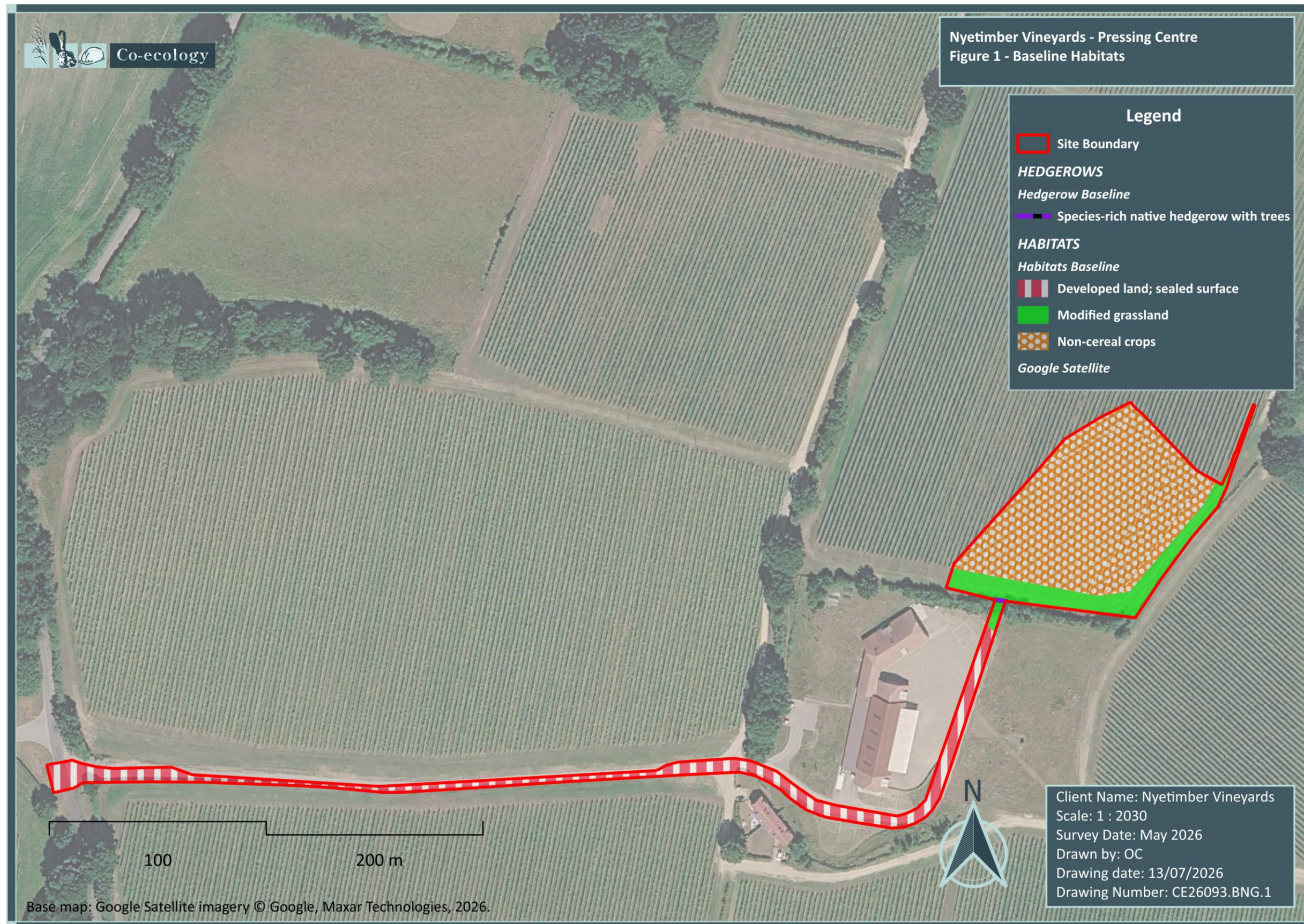
Baseline metric calculations

4.22. The table below provides the baseline information for the on-site habitats, as illustrated by Figure 1 – Habitats map.

Table 4.1. Baseline metric calculation - onsite

Habitat type	Area/Length	Distinctiveness	Condition	Habitat Units
c1d7 Non-cereal crops (vineyard)	0.5981 ha	Low	N/A	1.38
g4 Modified grassland	0.1403 ha	Low	Poor	0.32
u1b Developed Land; sealed surface	0.2412 ha	Very Low	N/A	0
h2a5 Species-rich native hedgerow with trees	5m	High	Good	0.1035

Figure 1 – Baseline Habitats



5 BNG Good Practice Principles for Development

- 5.1. BNG Good Practice Principles for Development were followed from the initial stages of the project. The wider aims of the project are to enhance the site for biodiversity through a rewilding scheme while maintaining the commercial operation of the vineyard. Table 5.1 below summarises the principles and their implementation within the project.
- 5.2. Inherent within the design of the scheme is the iterative application of the mitigation hierarchy as discussed between the client and the landscape architects. This design, by default, has been adjusted to avoid all but de-minimis impacts on the more significant nearby habitats by keeping the site boundary limited to the development area. Figure 4 below shows the final proposed layout (including landscape) for the site.
- 5.3. The designs negate the removal of 0.60ha of non-cereal crop and 0.13ha modified grassland, both with limited biodiversity value. A total of 5m of species rich native hedgerows will be lost to facilitate the access to the new pressing centre, however this has been kept to a minimum with the aim of retaining larger species to keep arboreal connectivity. The design retains the remainder of the natural habitats present on site.
- 5.4. The loss of grassland and non-cereal crop will be compensated for onsite with the creation of 0.1263ha of mixed scrub and 0.0709ha of species-rich other neutral grassland (both moderate condition), the enhancement of 0.0093ha of modified grassland to species-rich other neutral grassland (moderate condition), and the creation of 0.0527ha of sustainable drainage system (SuDS). These new habitats form an integral part of a much larger nature recovery and re-wilding scheme.
- 5.5. The loss of 5m of hedgerow will be compensated for with the creation of 71m native species-rich hedgerow with trees along the western boundary of the development site. The hedgerow will provide a buffer habitat between the new pressing centre and wider natural habitats and a food and nesting opportunity for a wide range of species using the site.
- 5.6. The project design aimed to offset the impacts of the proposals by the creation of ecologically more valuable habitats to those which has been lost (i.e. loss of modified grassland by creating new other neutral grassland) using the principle of 'like for like or better.'
- 5.7. The offset proposed for this development would provide additional opportunities for breeding birds, foraging and commuting bats, reptiles and invertebrates, ensuring that the ecological coherence of the site and the wider landscape is strengthened.
- 5.8. Table 5.1 below details the BNG Good Practice Principles relevant to the proposed development.

Table 5.1. BNG Good Practice Principles for Development

Principle		Comments
Apply the mitigation hierarchy	Avoid	The project design has aimed to avoid impacts on ecological receptors, such as protected species, by avoiding impacts on habitats with the potential to support such species.
	Minimise	During construction, the working areas will be segregated from all retained habitats by the installation of fencing.
	Compensate	In order to compensate for the loss of non-cereal crops, native hedgerow and modified grassland, new habitats include 71m native species-rich hedgerow with trees, 0.1263ha mixed scrub, 0.0709ha other neutral grassland, 0.0527ha sustainable drainage system, and the enhancement of 0.0093ha modified grassland to other neutral grassland.
Avoid losing biodiversity that cannot be offset elsewhere		No irreplaceable habitats will be impacted as a consequence of the proposed development.
Be inclusive and equitable		During the planning process, the applicant and their team have engaged with different stake holders including the planning authorities and ecologists.
Address risk		The proposed new and enhanced habitats are expected to be established (although not in a mature stage) near the completion of the works on site.
Make a measurable net gain contribution		Under the current landscape design for the site, a 12.84% net gain for habitat units is predicted and a 356.77% net gain for hedgerow units is predicted. See section 6 below for details.

6 Project Design

Overview

- 6.1. Following the identification and assessment of the development impacts on important ecological receptors on site, this chapter describes and assesses the need for compensation and enhancement measures. Table 6.1 details the predicted percentage change of habitats on site. Figure 6.2 below details the proposed enhancement and habitat creation measures for the site.

Table 6.1. Summary of predicted profit and loss of semi-natural habitats on site

Habitats	Baseline habitat units	Units Lost	Units Retained	Units Delivered
c1d7 Non-cereal crop – vineyard	1.38	1.38	0	0
g4 Modified grassland	0.32	0.32	0	0
u1b Developed land; sealed surface	0	0	0	0
g3c Other neutral grassland	N/A	N/A	N/A	0.60
h3h Mixed scrub	N/A	N/A	N/A	0.97
u1c Sustainable drainage system (SuDS)	N/A	N/A	N/A	0.08
Individual trees – Rural tree	N/A	N/A	N/A	0.26
h2a5 Species-rich native hedgerow with trees	0.10	0.10	0	0.47

Compensation

- 6.2. Integrated within the core design of the proposals is the aim to minimise any loss to important habitats, taken to be native hedgerows. The layout of the proposals has therefore minimised impacts to the hedgerow by keeping loss to a bare minimum and keeping arboreal connectivity. Further to that, the loss of 5m hedgerow will be compensated for with the creation of 71m species-rich native hedgerow with trees on the western boundary of the development.
- 6.3. Compensation for the loss of vineyard and modified grassland included the creation of 0.1263ha mixed scrub, part of which will also act as a buffer to the adjacent retained hedgerow, further enhancing and protecting these habitats.
- 6.4. The loss of grassland and vineyard will be further compensated for onsite with the creation of 0.0709ha of other neutral grassland and the enhancement of 0.0093ha of modified grassland to other neutral grassland, together with the creation of 0.0527ha of sustainable drainage system, all as part of a site wide nature recovery scheme.
- 6.5. All newly created features to be managed for the life of the scheme as part of the long-term rewilding proposals undertaken by the landowner.

Habitat Creation

- 6.6. Creation of the habitats on site is the main objective for delivering the BNG calculation. The habitats to be created include:

- *h2a5 species-rich native hedgerow with trees* – The 71m of hedgerow to be created along the western boundary of the new development; poor condition
- *h3h – mixed scrub* – The 0.1263ha of native mixed scrub to be created onsite, including along the southern boundary of the retained modified grassland, moderate condition.
- *g3c – other neutral grassland* – The 0.0709ha of other neutral grassland to be created onsite on an existing area of modified grassland within the site, moderate condition;
- *u1c – sustainable drainage system* – created on the eastern boundary of the site, Poor Condition
- *Individual rural trees* – 20 newly planted small individual rural trees planted to the east of the site to compliment the new scrub, Poor condition.

h2a5 species rich native hedgerow –poor condition

- 6.7. There are no minimum condition assessment criteria to create this habitat at poor condition, however, to qualify as 'species rich' the hedgerow must contain more than five native woody species per 30m section, and have an overall cover of over 80% native species, with minimal structural gaps.
- 6.8. It is understood that the hedgerow will comprise of the following species;
- Hawthorn *Crataegus monogyna*
 - Blackthorn *Prunus spinosa*
 - Field maple *Acer campestre*
 - Crab apple *Malus sylvestris*
 - Hazel *Corylus avellana*
- 6.9. Table 6.3 below describes how the creation of species rich native hedgerow at poor condition will be managed and monitored to ensure its longevity.

Table 6.3 Native hedgerow - Management

Native hedgerow	
Years 1-5	Year 6 onward
• Any dead or dying plants should be removed and replaced in the next available planting season. • Mulch should be used on the bases of newly planted shrubs to suppress weed growth. • Inspect annually and remove litter and debris, repair supports, spirals etc. as and when required. • Year 3 onwards: Pruning to be undertaken outside the bird nesting season (March-August), to remove dead, diseased and dying wood and unwanted suckers to promote healthy growth. • Inspect and maintain stakes/ties. Adjust and repair where necessary to avoid rubbing of bark. • Annual check for Invasive Non-native Species (Sch.9 WCA).	• Supports can be removed. • Light trim sides every four years with a rip-cutting blade or flail (rotational with no more than 50% of hedgerows being managed in any given year). • Trim tops every 4 years. Trimming should be undertaken in January or February (after berries are eaten but before nesting bird season). • Annual check for Invasive Non-native Species (Sch.9 WCA).

h3h – mixed scrub – moderate condition

- 6.10. Table 6.4 below describes how the creation from mixed scrub in moderate condition will be achieved. To achieve moderate condition 3-4 criteria must be achieved.

Table 6.4. Scrub – targeted criteria and habitat enhancement, management and remedial measures

Condition Assessment Criteria		Targeted criteria?	Habitat creation Measures	Habitat Management / Remedial Measures
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHabs descriptions – at least 80% is native, - there are at least three woody species, - no single species compromises more than 75% of the cover.	Yes	Planting of a mix of 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>	Management actions: Cut the scrub on rotation every 5-10 years Remedial actions: Replant and replace plants that fail within 1yr of planting.
B	Seedlings, saplings, young shrubs and mature shrubs are all present.	Yes	Planting a mix of more mature, container-grown or root balled nursery stock as well as two-year saplings	Management actions: Cut the scrub on rotation every 5-10 years
C	There is an absence of INNS and species indicative of suboptimal condition make up < 5% of ground cover. Species include non-native conifers, tree of heaven <i>Alianthus altissima</i> , holm oak <i>Quercus ilex</i> , cherry laurel <i>Prunus laurocerasus</i> , snowberry <i>Symphoricarpos spp.</i> , Buddleia <i>Buddleja spp.</i>	Yes	N/A	Management actions: 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 scatted scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	N/A	Management actions: Allow the grassland adjacent to the edges of the scrub to grow long cutting once a year.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	N/A	Size of scrub area does not allow for this criterion to be met.

g3c – other neutral grassland – moderate condition

- 6.11. Table 6.5 below describes how the creation of other neutral grassland at moderate condition will be achieved. To achieve moderate condition 3-5 criteria, including criterion A must be achieved.

Table 6.5. Other neutral grassland – targeted criteria and habitat creation, management and remedial measures

Condition Assessment Criteria		Target	Habitat creation Measures	Habitat Management / Remedial Measures
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	Yes	Seed mixes not to include species indicator of poor condition or rye grass. Grassland to be oversewn with a species rich mixture to achieve species density.	Management actions: Controlled low intensity management regime to include a low intensity grazing scheme that allows the cattle to access the site late in the season to allow flowering species to set seed (late August/September). This low impact ‘mob’ grazing 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 < 7 cm and at least 20% is > 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	N/A	Management actions: Ensure that a patchwork of sward height is achieved via the above management, leaving ‘islands’ or ‘buffers’ of longer and shorter sward height that are free from grazing.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens².	No	N/A	N/A
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	N/A	Management actions: Yearly monitoring for scrub and bracken cover Remedial actions: Manual removal of bracken when its cover exceeds 5% of grassland area. Selective removal of scrub only when cover exceeds 5% of grassland area. Arisings from scrub removal to be left in situ or forming brash piles.
E	Combined cover of species indicative of suboptimal condition³ and physical damage accounts for < 5% of total area. If any invasive non-native plant species⁴ (INNS) (Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Yes	N/A	Management actions: 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 (INNS).

Table 6.5. Other neutral grassland – targeted criteria and habitat creation, management and remedial measures

Condition Assessment Criteria		Target	Habitat creation Measures	Habitat Management / Remedial Measures
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type.	No	N/A	N/A

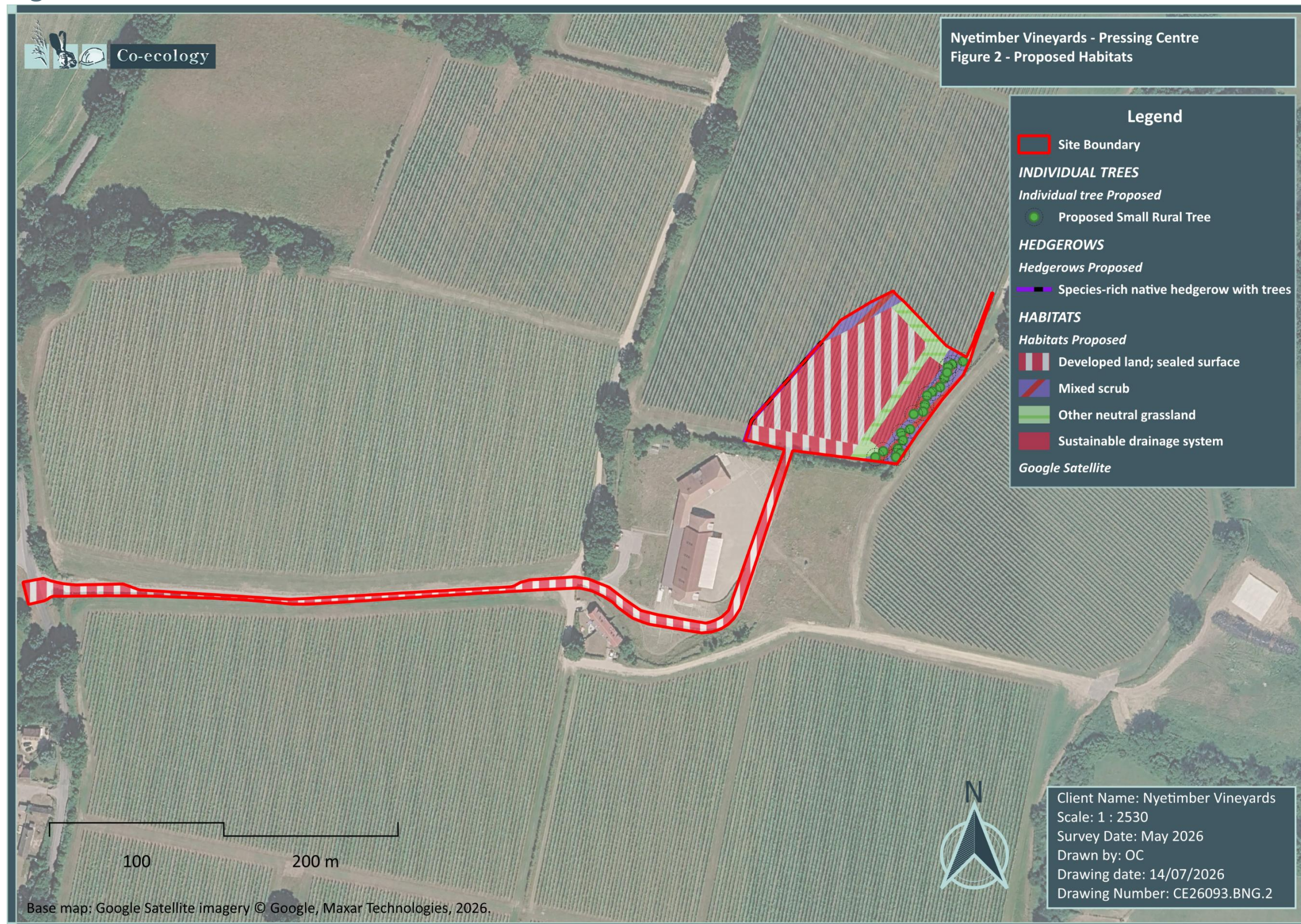
Monitoring

- 6.12. The establishment of the new habitats will be monitored by the Nyetimber Vineyard onsite ecologist. Audit checks should be undertaken immediately after creation and in years 2, 5, 10, 15, 20, 25 and 30 post construction to allow reactive changes to the management process to be made if required.

Conclusion

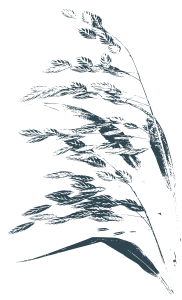
- 6.13. Overall, it is considered that the development presents opportunities for the site to be improved and made an asset for protected species within the local landscape through active management and incorporating appropriate compensation and enhancement measures.
- 6.14. Habitat creation measures likely to improve foraging and nesting opportunities for a range of protected species that could be using the site and wider landscape.
- 6.15. The scheme proposes to compensate for the loss of natural habitats. This directly relates to The Horsham District Council Local Plan policies which aim to improve the quality and extent of the natural and semi-natural habitats within the area.

Figure 4 – Retained and Created Habitats



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