



BNG Habitat Management & Monitoring Plan

**Imberhorne Farm,
East Grinstead**

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Report	Biodiversity Net Gain (BNG) Assessment & Habitats Management and Monitoring Plan (HMMP)
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1.0 INTRODUCTION

1.1 Background

Ecosupport Ltd. were commissioned by Vistry to undertake a Biodiversity Net Gain Assessment of the development proposed at 'Imberhorne Farm' in East Grinstead and detail the results within a Habitat Management and Monitoring Plan.

The purpose of the Biodiversity Net Gain (BNG) assessment is to quantify the biodiversity value of the site prior to its development, and the predicted value post development. This is measured in biodiversity units, calculated according to the habitats present based on their size, distinctiveness and condition. This enables the quantitative calculation of the predicted change in biodiversity value because of the proposed development, with the objective of achieving a net gain in biodiversity.

This report will also address how habitats will be enhanced and created to achieve a net gain in biodiversity units and how these habitats will be managed and monitored for at least 30 years. The following points will be covered (DEFRA, 2023a, updated 2024):

- How off-site gains and / or significant on-site enhancements will be managed, considering any legal restrictions and requirements
- When and how habitats will be monitored
- When and how monitoring results will be reported
- When and how management proposals will be reviewed
- How habitats will be restored if the management plan is not working

This report should be read in conjunction with the associated reports (Ecosupport Ltd (a-c), 2025).

1.2 Site Location and Description

The site comprises of several arable parcels separated by boundary hedgerows and trees with a parcel of woodland on the southwest. The site is located to the east of Imberhorne Lane, East Grinstead, West Sussex, RH19 1RP (centred on OS grid reference TQ 36810 38625) (**Figure 1**). The site is situated west of the town of East Grinstead and is immediately surrounded by woodland compartments, agricultural fields and residential development.

Figure 1. The approximate redline boundary of the site (Stantec Ltd, 2018).



1.3 Proposed Development

Proposals for the site include the construction of residential housing units with associated infrastructure and mixed-use elements (**Figure 2**), including a new school development and care village. The development will be considered in conjunction with the SANGS proposals to the west.

VISTRY HOMES & BARAKETT DRIVEWAY
 LAND WITH PROPOSED LOTS LIST (TABLE 1)

LOT NO.	AREA (SQ. M.)	AREA (SQ. FT.)	AREA (AC.)
1	1,234.56	13,363.84	3.06
2	1,234.56	13,363.84	3.06
3	1,234.56	13,363.84	3.06
4	1,234.56	13,363.84	3.06
5	1,234.56	13,363.84	3.06
6	1,234.56	13,363.84	3.06
7	1,234.56	13,363.84	3.06
8	1,234.56	13,363.84	3.06
9	1,234.56	13,363.84	3.06
10	1,234.56	13,363.84	3.06
11	1,234.56	13,363.84	3.06
12	1,234.56	13,363.84	3.06
13	1,234.56	13,363.84	3.06
14	1,234.56	13,363.84	3.06
15	1,234.56	13,363.84	3.06
16	1,234.56	13,363.84	3.06
17	1,234.56	13,363.84	3.06
18	1,234.56	13,363.84	3.06
19	1,234.56	13,363.84	3.06
20	1,234.56	13,363.84	3.06
21	1,234.56	13,363.84	3.06
22	1,234.56	13,363.84	3.06
23	1,234.56	13,363.84	3.06
24	1,234.56	13,363.84	3.06
25	1,234.56	13,363.84	3.06
26	1,234.56	13,363.84	3.06
27	1,234.56	13,363.84	3.06
28	1,234.56	13,363.84	3.06
29	1,234.56	13,363.84	3.06
30	1,234.56	13,363.84	3.06
31	1,234.56	13,363.84	3.06
32	1,234.56	13,363.84	3.06
33	1,234.56	13,363.84	3.06
34	1,234.56	13,363.84	3.06
35	1,234.56	13,363.84	3.06
36	1,234.56	13,363.84	3.06
37	1,234.56	13,363.84	3.06
38	1,234.56	13,363.84	3.06
39	1,234.56	13,363.84	3.06
40	1,234.56	13,363.84	3.06
41	1,234.56	13,363.84	3.06
42	1,234.56	13,363.84	3.06
43	1,234.56	13,363.84	3.06
44	1,234.56	13,363.84	3.06
45	1,234.56	13,363.84	3.06
46	1,234.56	13,363.84	3.06
47	1,234.56	13,363.84	3.06
48	1,234.56	13,363.84	3.06
49	1,234.56	13,363.84	3.06
50	1,234.56	13,363.84	3.06
51	1,234.56	13,363.84	3.06
52	1,234.56	13,363.84	3.06
53	1,234.56	13,363.84	3.06
54	1,234.56	13,363.84	3.06
55	1,234.56	13,363.84	3.06
56	1,234.56	13,363.84	3.06
57	1,234.56	13,363.84	3.06
58	1,234.56	13,363.84	3.06
59	1,234.56	13,363.84	3.06
60	1,234.56	13,363.84	3.06
61	1,234.56	13,363.84	3.06
62	1,234.56	13,363.84	3.06
63	1,234.56	13,363.84	3.06
64	1,234.56	13,363.84	3.06
65	1,234.56	13,363.84	3.06
66	1,234.56	13,363.84	3.06
67	1,234.56	13,363.84	3.06
68	1,234.56	13,363.84	3.06
69	1,234.56	13,363.84	3.06
70	1,234.56	13,363.84	3.06
71	1,234.56	13,363.84	3.06
72	1,234.56	13,363.84	

2.0 METHODOLOGY

The methodology for the assessment follows the Natural England Statutory Biodiversity Metric habitat condition assessment protocols and uses the Statutory Biodiversity Metric calculation tool to calculate biodiversity losses and gains (DEFRA, 2023b, updated 2024).

2.1 Habitat Assessment

Habitats on site pre-development were identified in accordance with the categories specified for a UK Habitats survey using Habitat Definitions Version 2.0 (UKHab Ltd., 2023). This was chosen as an appropriate habitat categorisation system as it fits within the Statutory Biodiversity Metric calculation. The habitat definitions used were based on those identified during a walkover carried out by Lewis Lakudzala BSc (Hons), MRes, ACIEEM and Lyndsey Barratt BSc (Hons) PGCert ACIEEM on the 4th April 2024. Weather conditions were 12 °c with 70% cloud cover. An updated walkover was done on 25th November 2025 by Lewis Lakudzala BSc (Hons), MRes, ACIEEM and Abby Woolston BSc (Hons), MRes. Weather conditions were 7 °c with 90% cloud cover.

A condition assessment, in line with the Statutory Biodiversity Metric Technical Annex 1, was carried out on site during the walkovers in 2024 and 2025 by Lewis Lakudzala, Project Ecologist with Ecosupport. The area of identified habitats is calculated in hectares (ha), ignoring linear features or ditches (the area is measured to the centre line of such features). The length of linear features is measured separately in kilometres (km). The dominant habitat type was selected, according to those defined by UKHab Ltd (2023). Where there was disparity between the UK classification for habitat type and those present within the Statutory Biodiversity Metric calculator tool, this was noted within the condition assessment tables.

2.2 Habitat Distinctiveness

Each habitat was assigned a score for distinctiveness, according to the Statutory Biodiversity Metric calculator tool (DEFRA, 2023b, updated 2024). This ranged from Poor - High for most habitats, or Not Applicable (e.g. Developed Land – Sealed Surface). Using the tool, habitats were assigned a score based on their distinctiveness.

2.3 Habitat Condition

The condition of each habitat was assessed following criteria set out in the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2023b, updated 2024), which includes detailed assessment criteria for different habitats. Full results of the condition assessments can be found within **Section 3.0**. The condition of each habitat was assessed individually on site but, where the condition was found to be the same across several parcels, these were grouped together.

2.4 Strategic Significance

Each habitat was assigned a strategic significance in line with the Statutory Biodiversity Metric User Guide (DEFRA, 2023b, updated 2024).

2.4.1 Ecologically Desirable Areas

Where ecologically valuable baseline and post-development habitats were located adjacent to or with connectivity to the ecological network these were listed as 'Location ecologically desirable but not in local strategy'.

2.5 Assessment Approach

The Biodiversity Net Gain (BNG) assessment presented in this report relates solely to the residential Reserved Matters parcel within the wider development, which was previously submitted under outline application DM/23/2699. This assessment does not include habitats associated with the Suitable Alternative Natural Greenspace (SANG), school, sports pitches or care home.

At the time the outline application (DM/23/2699) was submitted, BNG was not a statutory requirement, therefore the Imberhorne Farm development is not bound by the statutory requirement to achieve a +10% net gain on site. In order to deliver a positive outcome for biodiversity the development aims to achieve a measurable net gain of over 1%.

2.6 Limitations

There were not considered to be any limitations on the results of the habitat assessment as they were undertaken during good weather conditions and during the optimal time of the year (with regards to the presence of flowering plants). As such, it was considered an accurate assessment of the habitats could be made along with the conditions of the habitats (for factoring into the BNG calculations).

3.0 EXISTING HABITATS AND DEVELOPMENT PROPOSALS

The habitats on site were categorised according to UK Hab Ltd. Full descriptions of the habitats can be found in the EclA (Ecosupport, 2024). Habitat Definitions Version 2.0 (2023) as listed below (please refer to the **Baseline Habitats map appended** for information on the locations of these habitats on site):

- Temporary Grass and Clover Leys (c1c) with bare ground, recent management (517) (**Figure 3 & Figure 4**)
- Modified Grassland (g4) with bare ground (510) (**Figure 5****Figure 4** & **Figure 6**)
- Modified Grassland (g4) with rushes dominant (15), seasonally wet (502) (**Figure 7**)
- Lowland Mixed Deciduous Woodland (w1f) with ancient woodland Site (28), ponds (priority habitats) (40), coppice (210) (**Figure 8 & Figure 9**)
- Woodland (w) with plantation (29) (**Figure 10**)
- Ecologically Valuable Line of trees (34) (w1f) with scattered scrub (10) and ditch (50) (**Figure 11, Figure 12, Figure 13, Figure 14, Figure 15, Figure 16 & Figure 17**)
- Species-rich Native Hedgerow (h2a5) (**Figure 18**)
- Hawthorn Hedgerow (h2a6) with active management (516) (**Figure 19**)
- Bramble Scrub (h3d) with ditch (50) (**Figure 20**)
- Blackthorn Scrub (h3a)
- Other Standing Water (r1g) with pond (non-priority) (41) (**Figure 21**)
- Stream (r2b) (**Figure 22 & Figure 23**)

Figure 3. View of an eastern agricultural parcel with temporary grass/clover leys (taken November 2025).



Figure 4. View of a western agricultural parcel with temporary grass/clover leys (taken November 2025).



Figure 5. View of the modified grassland strip on the edge of the southwest parcel (taken November 2025).



Figure 6. View of the modified grassland parcel on the southeast of the site (taken November 2025).



Figure 7. View of the rush pasture within the southwest parcel of the site (taken April 2024).



Figure 8. View within the woodland on the southwest of the site (taken April 2024).



Figure 9. View of one of the ponds within the woodland on site (taken November 2025).



Figure 10. View of the cherry plantation woodland on site (taken April 2024).



Figure 11. Plan indicating the tree lines around the site.



Figure 12. View of the treeline T1 on site (taken April 2024).



Figure 13. View of the treeline T2 on site (taken November 2025).



Figure 14. View of the treeline T3 on site (taken April 2024).



Figure 15. View of the treeline T4 on site (taken November 2025).



Figure 16. View of the treeline T5 on site (taken April 2024).



Figure 17. View of the treeline T6 on site (taken April 2024).



Figure 18. View of the hedgerow along the southern boundary (taken April 2024).



Figure 19. View of the Hawthorn hedgerow on site (taken November 2025).



Figure 20. Bramble scrub present along the southern boundary of the site (taken November 2025).



Figure 21. The pond within the southwest parcel on the site (taken November 2025).



Figure 22. The section of the stream on the east of the site adjacent to treeline T4 (taken November 2025).



Figure 23. The section of the stream along the north of the woodland on site (taken April 2024).



Table 1. Existing habitats present on site including details as to their condition and the condition assessment criteria that have been met / failed as per the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b, updated 2024).

Habitat Type	Area (ha)	Condition	Condition Assessment Notes	Strategic Significance
Temporary grass and clover leys	22.992	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy
Modified grassland	5.809	Poor	The Modified Grassland on site has bare ground, scattered rushes and is seasonally wet. Typical species were present (Ribwort Plantain, Creeping Buttercup, Dandelion, Nettle, Thistle, Hogweed, Tufted Vetch, Ragwort, Soft Rush, Southern Woodrush and Perennial Rye Grass) indicative of this habitat type. There was also scattered bramble scrub present. The ground had been damaged by access in some areas leading to bare ground being present. Passes 3 of 6 criteria (C, F, G) but fails essential criteria A (for moderate or good condition)	Area/compensation not in local strategy/ no local strategy
Bramble scrub	1.338	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy
Lowland mixed deciduous woodland	0.526	Moderate	The Lowland Mixed Deciduous Woodland present in the southwest and around the site boundaries in the southeast comprised of a number of mature tree species (Oak, Silver Birch, Holly, Hawthorn and Hazel). The woodland also has two age classes, no invasive species or browsing damage, limited open space and few deadwoods. Passes 30 out of the possible 39 (A2, B3, C3, D3, E3, F3, G2, H3, I2, J2, K1, L1, M2)	Area/compensation not in local strategy/ no local strategy
Artificial unvegetated, unsealed surface	0.103	N/A - Other	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy

Developed land; Sealed surface	0.189	N/A - Other	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy
Urban trees	0.1099	Good	3 individual oak trees proposed to be removed for access in the southeast of the site. Passes 5 of 6 criteria (A, B, C, D, F).	Area/compensation not in local strategy/ no local strategy
Urban trees	0.0765	Good	1 individual veteran oak tree proposed to be removed for access in the southeast of the site. Passes 6 of 6 criteria (A, B, C, D, E, F).	Area/compensation not in local strategy/ no local strategy

Table 2. Existing linear habitats present on site including details as to their condition and the condition assessment criteria that have been met / failed as per the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b).

Habitat Type	Length (km)	Condition	Condition Assessment Notes	Strategic Significance
Native hedgerow	0.239	Poor	Hawthorn hedgerow with large amounts of flail damage along the hedgerow and within the vegetation surrounding it. Specifically, Criteria A1, A2, B2, D2	Area/compensation not in local strategy/ no local strategy
Species-rich Native Hedgerow	0.17	Moderate	A species-rich native hedgerow was present along the southern boundary. The hedgerow supported Hawthorn, Hazel, Dogwood, Bramble, Ivy and <i>Salix</i> sp. also recorded. Specifically, Criteria A1, A2, C1, D1	Area/compensation not in local strategy/ no local strategy
Line of trees	0.676	Moderate	Line of native trees comprising of Oak, Rowan, Hawthorn, Holly, Horse Chestnut, Silver Birch and Willow with a complete canopy but no undisturbed naturally vegetated strip of at least 6 m on both sides present. Specifically, Criteria A, B, C and E were met.	Area/compensation not in local strategy/ no local strategy
Line of trees - associated with bank or ditch	0.309	Moderate	Line of native trees with a ditch comprising of Field Maple, Ash, Wild Cherry, Goat Willow, Common Alder, Lime with a complete canopy but no undisturbed naturally vegetated strip of at least 6 m on both sides present. Specifically, Criteria A, B, C and E were met.	Area/compensation not in local strategy/ no local strategy

4.0 PROPOSED CREATED HABITATS & NET GAIN ASSESSMENT

4.1 On-Site Proposals

Following consultation with Vistry, to minimise the loss of biodiversity on site the following habitats are being *retained, enhanced and/or created* (please refer to the **Post-Development Layout appended** for information on the locations of these habitats). Tables have been provided as appropriate to indicate the targeted condition for each of the habitat types and which criteria will need to be met to achieve the desired condition.

Section 5.0 details the proposed planting and ongoing management required to ensure the stated condition criteria are met for each habitat type. ***This should be read in conjunction with the detailed landscape strategy (LEMP) includes planting and management specifications (Ecosupport, 2025b).***

NB. Should planting and management prescriptions need altering slightly this will first be approved by an ecologist to ensure the recommendations are in line with the Biodiversity Net Gain Assessment.

4.1.1 Habitats

Table 3 indicates those habitats due to be *retained, enhanced and/or created* on site with details provided, where appropriate, as to how the necessary condition criteria will be met.

Table 4 indicates those linear habitats due to be retained, enhanced and created on site with details provided, where appropriate, as to how the necessary condition criteria will be met.

Table 3. Non-linear habitats to be retained, enhanced and created on site including details as to the condition assessment criteria that must be met in order to achieve the targeted condition.

Habitat Type	Action	Area (ha)	Target Condition	Condition Assessment Notes	Strategic Significance
Lowland Mixed Deciduous Woodland	Retained	0.03172	Moderate	The woodland present on site will be retained with ongoing management to ensure its condition remains as 'Moderate'.	Area/compensation not in local strategy/ no local strategy
Bramble Scrub	Retained	0.12507	Condition Assessment N/A	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b).	Area/compensation not in local strategy/ no local strategy
Modified Grassland	Retained	0.0113	Poor	The modified grassland present on site will be retained with ongoing management to ensure its condition remains as at least 'Poor'.	Area/compensation not in local strategy/ no local strategy
Developed land; sealed surface - Buildings	Created	3.75448	N/A - Other	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b).	Area/compensation not in local strategy/ no local strategy
Developed land; sealed surface – Hard Standing	Created	9.5267	N/A - Other	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b).	Area/compensation not in local strategy/ no local strategy

Vegetated garden	Created	6.23866	Condition Assessment N/A	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b).	Area/compensation not in local strategy/ no local strategy
Other neutral grassland	Created	4.08603	Moderate	Other neutral grassland of Moderate condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b). Specifically, criteria A, B, C, D and E will be targeted for achievement with sowing of an appropriate seed mix and appropriate management to minimise bare ground, scrub and bracken and maintain a varied sward height.	Area/compensation not in local strategy/ no local strategy
Modified grassland	Created	3.45397	Moderate	Modified grassland of Moderate condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b). Specifically, criteria A, C, E, F and G will be targeted for achievement with sowing of an appropriate seed mix and appropriate management to minimise scrub and bracken and removal of any invasive species.	Area/compensation not in local strategy/ no local strategy
Mixed scrub	Created	2.14902	Moderate	Mixed scrub planting of moderate condition will be created in two areas in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b).	Area/compensation not in local strategy/ no local strategy

Lowland Mixed Deciduous Woodland	Created	0.07928	Moderate	Lowland mixed deciduous woodland of moderate condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b). Specifically, criteria C, D and E will be focused on to ensure native species cover the majority of the woodland.	Area/compensation not in local strategy/ no local strategy
Sustainable drainage system	Created	0.92749	Moderate	Three SUDs will be created to Moderate condition created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b). Specifically, criteria A, B, C, D, E1 and E2 will be targeted for achievement through appropriate management to ensure varied structure and lack of duckweed, algae or invasive species. The SUDs have been positioned adjacent to medium distinctiveness habitats, with limited shading from adjacent trees or shrubs.	Area/compensation not in local strategy/ no local strategy
Reedbeds	Created	0.06476	Moderate	Within the three SUDs, reedbeds will be created to Moderate condition created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b). Specifically, criteria A, B, C, D, E, F and I will be targeted for achievement through appropriate management to ensure varied structure and lack of duckweed, algae or invasive species.	Area/compensation not in local strategy/ no local strategy
Individual native trees	Created	1.5553	Poor	382 Individual trees are proposed to be planted across the site. These will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b). These will be native trees. Specifically, criteria B and F will be targeted.	Area/compensation not in local strategy/ no local strategy

Individual non-native trees	Created	1.3884	Poor	341 Individual trees are proposed to be planted across the site. These will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b). These will be native trees. Specifically, criteria B and F will be targeted.	Area/compensation not in local strategy/ no local strategy
Allotments	Created	0.50965	Moderate	Allotments of moderate condition are proposed to be created in the northwest of the site in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b). Specifically, criteria A, B, and C will be targeted for achievement of through varied plant structure and species and the reduction of invasive species.	Area/compensation not in local strategy/ no local strategy

4.1.2 Linear Habitats

Table 4 indicates those linear habitats due to be *retained, enhanced and/or created* on site with details provided, where appropriate, as to how the necessary condition criteria will be met.

Table 4. Linear habitats to be retained, enhanced and created on site including details as to the condition assessment criteria that must be met in order to achieve the targeted condition.

Habitat Type	Action	Length (km)	Target Condition	Condition Assessment Notes	Strategic Significance
Native hedgerow	Retained	0.235	Poor	The majority of the native hedgerow (H) present on site will be retained with ongoing management to ensure its condition remains as at least 'Poor'.	Area/compensation not in local strategy/ no local strategy
Species-rich native hedgerow	Retained	0.137	Moderate	The majority of the species rich native hedgerow (H2) present on site will be retained with ongoing management to ensure its condition remains as 'Moderate'.	Area/compensation not in local strategy/ no local strategy
Line of trees	Retained	0.644	Moderate	Line of trees T5 & T7 present on site are to be retained with ongoing management to ensure its condition remains as 'Moderate'.	Area/compensation not in local strategy/ no local strategy
Line of trees - associated with bank or ditch	Retained	0.268	Moderate	The majority of the line of trees with associated ditch (T4) present on site is to be retained with ongoing management to ensure its condition remains as 'Moderate'.	Area/compensation not in local strategy/ no local strategy
Non-native and ornamental hedgerows	Created	3.926	Poor	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b).	Area/compensation not in local strategy/ no local strategy

Species rich native hedgerows	Created	2.154	Moderate	A number of species rich native hedgerows are proposed to be planted across the site. These are expected to have at least five native species. The hedgerows will be regularly managed especially where adjacent to footpaths and access roads to ensure visibility. Specifically, B1, B2, C2, D1 and D2 will be targeted.	Area/compensation not in local strategy/ no local strategy
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4.2 Metric Calculation

Following the incorporation of the above measures into the DEFRA Statutory Biodiversity Metric, on site **there is a net gain of +11.35% in habitats (or +8.12 habitat units) and a net gain of +305.38% in hedgerows (or +17.64 hedgerow units), however the trading rules have not been satisfied** due to the loss of Lowland Mixed Deciduous Woodland (w1f).

Although the trading rules are not fully met, the development is not subject to the statutory requirement to deliver a minimum 10% Biodiversity Net Gain, as the application was submitted prior to February 2024. However, a positive net gain has been targeted and achieved in order to secure an overall beneficial outcome for biodiversity.

Relative to the outline application, the developable site boundary has been reduced through the removal of the sports pitches, school and care home parcels, thereby reducing the area available for on-site habitat creation. The Suitable Alternative Natural Greenspace (SANG), while excluded from the BNG calculation, will deliver over 30 hectares of habitat provision and biodiversity enhancement. When the on-site net gain and the additional 30+ hectares of habitat creation within the SANG are considered together, the proposals are assessed to provide a sufficiently robust and proportionate gain for biodiversity.

Figure 24. Screenshot of the 'headline results' output from the BNG assessment undertaken for the site using the DEFRA Statutory Biodiversity Metric.

On-site baseline	Area habitat units	71.50	
	Hedgerow units	5.78	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	79.62	
	Hedgerow units	23.42	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	8.12	11.35%
	Hedgerow units	17.64	305.38%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	8.12	
	Hedgerow units	17.64	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	8.12	
	Hedgerow units	17.64	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	11.35%	
	Hedgerow units	305.38%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

5.0 HABITAT MANAGEMENT

The below sections provide general recommendations with regard to the management of the habitats on site. The information within the below sections will be used to inform the landscape strategy at the detailed stage to ensure it remains consistent with the Biodiversity Net Gain assessment.

5.1 Protection of Retained Habitats

All of the habitats to be retained or enhanced will be protected from damage during the works. The areas of lowland mixed deciduous woodland, bramble scrub and modified grassland to be retained will be fenced using Heras fencing, or similar, to prevent access by machinery. Where large mature trees are present, they will be protected using standard arboricultural tree protection measures which include protection of the canopy and prevention of root compaction.

No vehicles will enter the protective ring fencing, and no materials will be stored within their circumference. All protective fencing must be in place prior to any construction machinery arriving on site, before any works on site get underway, and will remain in place until all work is completed. This will minimise the level of disturbance within the ecological buffer zones during the works and ensure the habitats and any wildlife species that may be using them are protected.

5.2 Modified Grassland

5.2.1 Proposed Planting

Areas of amenity grassland are proposed to be created as well as areas of modified grassland surrounding paths and areas of other neutral grassland. These areas will be sown with Emorsgate EM1 - Basic General Purpose seed mixture, which comprises 10% wildflowers and 90% slow growing grasses. Species include Common Bent (*Agrostis capillaris*), Crested Dogstail (*Cynosurus cristatus*), Red Fescue (*Festuca rubra*), Smaller Cat's-tail (*Phleum bertolonii*), and Smooth-stalked Meadow-grass (*Poa pratensis*), Dandelion (*Taraxacum officinale*), Creeping Buttercup (*Ranunculus repens*), and Greater Plantain (*Plantago major*), Betony (*Betonica officinalis*), Common Knapweed (*Centaurea nigra*), Wild Carrot (*Daucus carota*), Oxeye Daisy (*Leucanthemum vulgare*), Ribwort Plantain (*Plantago lanceolata*), Salad Burnet (*Poterium sanguisorba* ssp. *sanguisorba*), Selfheal (*Prunella vulgaris*), Meadow Buttercup (*Ranunculus acris*), Yellow Rattle (*Rhinanthus minor*), and Red Campion (*Silene dioica*).

5.2.2 Management

The sowing of these seeds will be completed either during the Spring (March-May) or the late Summer (August-October) when the temperatures are warm, and the ground is dry. The seed must be surface sown at an even distribution throughout the entire landscaped area.

First year management: During the first year the grassland areas must be regularly maintained to the above noted heights every 3-4 weeks (or more frequently as needed) to prevent the establishment of weeds. All arisings must be taken from site to prevent the addition of too many nutrients into the soil. If necessary, glyphosate-based weed killer can be used to spot treat any areas with dense patches of Nettles or Bramble.

Management Once Established: Once the seed is established after the first year, regular mowing is still expected, which will result in a shorter sward height. However, grass should not be cut lower than 30mm.

Targeted scrub, bracken and invasive plant removal should also be carried out, as needed, to prevent encroachment into the grassland.

5.3 Other Neutral Grassland

5.3.1 Proposed Planting & Enhancement

In addition to areas of modified grassland, areas of species-rich grassland and wildflower grassland will be created around the site boundaries. These grassland areas will be enhanced/ established via sowing of a suitable wildflower mix such as Emorsgate EM2 – Standard General-Purpose Meadow Mixture. The sowing of these seeds will be completed either during the Spring (March-May) or the late Summer (August-October) when the temperatures are warm, and the ground is dry. The seed must be surface sown at an even distribution throughout the entire landscaped area.

Recommended grass species for this habitat type may include Perennial Rye-grass (*Lolium perenne*), Common Bent (*Agrostis capillaris*), False Oat-grass (*Arrhenatherum elatius*), Yorkshire-fog (*Holcus lanatus*), Rough Meadow-grass (*Poa trivialis*) and Cock's-foot (*Dactylis glomerata*). Herb planting may include Yarrow (*Achillea millefolium*), Ribwort Plantain (*Plantago lanceolata*), Red Clover (*Trifolium pratense*), Common Knapweed (*Centaurea nigra*), Bird's-foot Trefoil (*Lotus corniculatus*), Common Mouse-ear (*Cerastium fontanum*), Meadow Buttercup (*Ranunculus acris*), Self-heal (*Prunella vulgaris*).

Wildflower areas do not require additional watering or fertilizer. Cutting a meadow and removing the clippings retains low nutrient levels in the soil and suppresses out-competing coarse grasses. It is recommended the wildflower grassland undergoes two annual cuts. The growth should be cut back to a height no lower than 15cm, and this cut grass should be dried on site. Cuttings should be left in situ for approximately one week, after this the arisings must be removed from the site.

First year management: Perennial species take at least a full year to establish. For newly sown areas, weeds will dominate during the first summer, arising from the soil seed bank and by grass growth. Mowing should therefore be undertaken during the first year to control this, thereby minimising competition and weed seed production.

Management Once Established: The wildflower areas can undergo a spring cut in April of the second year to enhance wildflower growth. However, leaving it to flower and instead cutting it mid-summer is recommended, except if a retained buffer area is established. This buffer should not be cut in May or early June due to nesting birds. Mowing in mid-June brings a premature end to the flowers and can compromise the nesting birds that do not fledge until late July, as well as insects and other wildlife. If mowing is required, sections should be cut at different dates to prolong the overall flowering season and give wildlife a chance to move. The second annual cut should be undertaken during late Autumn.

To ensure maximum flowering and wildlife diversity, it must be managed in sections at varying times between late June and the end of August as this will allow a diverse, balanced sward to be achieved. Consistently cutting late (August and September) allows coarse grasses and other dominant species to grow unchecked and is therefore not recommended.

5.4 Mixed Scrub

5.4.1 Proposed Planting

Within the areas of mixed shrub to be created, native planting will be undertaken to ensure at least 3 native woody species are present with no one species dominant. Recommended species include Hazel (*Corylus avellana*), Blackthorn (*Prunus spinosa*), Holly (*Ilex aquifolium*), Hawthorn (*Crataegus monogyna*), Field Maple (*Acer campestre*), Privet (*Ligustrum vulgare*), Wayfaring Tree (*Viburnum lantana*), Dog Rose (*Rosa canina*) and Spindle (*Euonymus europaeus*). Shrubs will be planted at 1m centres to allow foraging (1.2/m²) to avoid creating dense clusters. The best time to plant is late autumn and it is recommended to avoid freezing temperatures or heat. The scrub will become denser and more connected as it grows up.

5.4.2 Invasive / Undesirable Species Removal

Throughout all of the areas of scrub, removal of invasive species will be undertaken as necessary if any are to establish on site.

5.4.3 General Management

- Following establishment, scrub will require minimal ongoing management, however the following measures can be employed as necessary:
- New scrub will be weeded following first planting and watered whenever necessary during the first growing season.
- Scrub will be cut back annually as needed to ensure the area does not become overgrown and thinned every five years. Different areas of scrub will be cut back / thinned on rotation in order to ensure a diverse age range (seedlings, sapling, young shrubs and mature shrubs) persists.
- Any existing or later establishing Bramble will be reduced in density and will be maintained at approximately 15% density within the scrub patches.
- Ongoing management will be undertaken to prevent successional scrub developing within the adjacent grassland areas.
- Management must take into account the requirement for maintaining habitat connectivity across the site. Should any such vegetation die or its density become sparse, additional planting will be undertaken, replacing like-for-like.

All management of trees and scrub will be undertaken outside of the bird nesting season, which spans February – August inclusive (Natural England, 2015). A well-developed edge will be encouraged by employing a less intensive mowing regime for the surrounding grassland in order to encourage a longer sward height. As part of this process, scalloped edges will be created to provide a variety of shade and temperature conditions for invertebrates and reptiles.

5.5 Lowland Mixed Deciduous and Broadleaved Woodland

5.5.1 Proposed Planting

It is recommended that the area of woodland planting should comprise of a mix of the following native tree and shrub species: Alder (*Alnus glutinosa*), Beech (*Fagus sylvatica*), Blackthorn (*Prunus spinosa*), Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*), Oak (*Quercus robur*), Wild Cherry (*Prunus avium*), Dog Rose (*Rosa canina*), Crab Apple (*Malus sylvestris*), Dog Wood (*Cornus sanguinea*), Elder (*Sambucus nigra*), Field Maple (*Acer campestre*), Guelder Rose (*Viburnum opulus*) and Small-leaved Lime (*Tilia cordata*).

5.5.2 Initial Management

To ensure a successful establishment of the newly planted woodland, all trees must have a 1-metre exclusion zone whereby weeds are routinely removed for the first 2 – 3 years. Additionally, all trees must have tree guards installed to act as a form of protection from extreme weather or excessive foraging from wildlife. During weed removal, tree guards should also be routinely checked to ensure they are maintained in good condition and are firmly positioned within the soil. If the guards begin to split, they must be removed and disposed of responsibly.

5.5.3 Coppicing

Any Hazel will be managed on a rotational coppicing scheme. This involves cutting young trees down to ground level to promote new growth and prevent over-shading. This will be rotationally implemented, with only a small portion approximately 30% of Hazel coppiced every 3 years during winter months (November to March), but only once the Hazel has grown to a size that will be beneficial and appropriate.

Coppice management is best carried out on a rotation of approximately every 6-10 years for each tree, with timing staggered for plants to ensure there is continued connectivity at any given time. Retain some of the dead wood. Include some larger horizontal trunks and limbs as well as log piles and discarded brash. Leave wood piles in shady areas.

5.5.4 Thinning

Woodland will be thinned (i.e. trees removed) to benefit retained trees and promote regeneration. The optimal canopy target is 75% cover, which allows greater development of the understory to create a more diverse woodland. Selective thinning will be carried out every five years to maintain a canopy target of 75% cover.

The target trees to be removed are those showing signs of disease or poor growth; The specific target trees and areas of woodland will be determined by the supervising ecologist or arborist. Please note, all mature trees will need to be surveyed for PRFs that may be suitable for roosting bats. If any trees have PRFs, it is recommended they are retained if possible and alternative trees are selected for thinning.

It is considered likely a botanical survey will identify areas of highest botanical value and this will influence the location of thinning. The recommended botanical survey should be undertaken during the optimum survey season during the first year of woodland management to identify areas of botanical interest. It is recommended this is repeated every five years.

Where practical to do so, as determined by the arborist, some potential selected trees may be cut at 3-5m height, and the stumps will be left in situ to rot as habitat for saprophytic invertebrates.

5.5.5 Invasive Species Management

Any invasive species will be removed from the site, as these could have deleterious effects on native species. The removal of such species would open-up ground for restoration of semi-natural woodland. Invasive species will generally be removed by a combination of cutting back and removal of cut material from the site, followed by treatment of stumps, roots or regrowth using an approved systemic herbicide (such as glyphosate). This process may need to be repeated over the course of several years.

Contractors will need to be shown the locations of the species and mark these where needed to help avoid native species being removed accidentally. Areas of bare ground created by this work should be left for regeneration

5.5.6 Natural Regeneration

Tree and shrub species should be established by natural regeneration where possible e.g., by creating space for new regeneration around existing specimens of the desired trees and shrub species. Ash regeneration could be an important part of the mix; it should not be cut out or destroyed and would benefit from being protected. Deer management is especially critical for the success of natural regeneration.

5.6 Hedgerows

5.6.1 Proposed Planting

Native and non-native hedgerows will be planted throughout the residential areas of the proposed development. Recommended native species include Hawthorn (*Crataegus monogyna*), Alder Buckthorn (*Frangula alnus*), Hazel (*Corylus avellana*), Field Maple (*Acer campestre*), Dog Rose (*Rosa canina*), Holly (*Ilex aquifolium*), Butcher's-broom (*Ruscus aculeatus*). These are recommended to be interwoven with climbers, such as Traveller's-joy (*Clematis vitalba*) and Honeysuckle (*Lonicera periclymenum*).

5.6.2 Management

There are three important factors to consider when managing hedgerows in terms of the impact on resident mammal populations and are the basis of management recommendations. These are outlined by The *Hedgerow Management and Wildlife* (Barr et al., undated) and are as follows:

1. The type and amount of food available within the hedgerow. Favourable conditions being a large invertebrate population or prolific annual seed and berry crop.
2. The vegetation structure and composition of the hedgerow. Several species favour a dense, herb-rich basal layer or a continuous line of hedgerow trees.
3. The continuity and connectivity of the hedge within the landscape. A hedgerow connecting patches of small farm woodlands will have greater value as a corridor for mammal dispersal.

5.6.3 Monitoring

Annual monitoring of the newly planted trees / hedge areas will be undertaken for the first 3 years and bi-annual monitoring between 4-10 years. The existing hedgerows / tree lines will be monitored during the first, third and fifth year, by a suitably experienced ecologist during late winter – early spring of each year. These monitoring visits will assess the general health of the hedgerows and determine if any remedial action is required.

5.6.4 Replacement

Any plants that are removed, die or become seriously damaged during the 10-year monitoring period of planting shall be replaced with the same tree species in the next planting season.

If hedgerows become very thin, coppicing of selected plants / laying of short lengths of hedgerow may be required and will promote vigorous, dense regrowth. This must be done between October and February, outside of the breeding bird season.

5.6.5 Hedge Trimming Regime

To benefit small mammals, minimal interference is recommended and cutting should be done after autumn fruiting (e.g. in late winter). The key points of the management prescriptions will therefore be as follows (adopting recommendations as outlined within Bright and MacPherson 2002):

- Cutting will be done on a 3-year cycle (part of the hedges on site cut during the first year, another part of the hedges cut during second year and no cutting during the third year), to provide sustained foraging opportunities across the site every active season. Hedgerows will be allowed to develop into a tall, dense, bushy structure and maintained at a height of 3 – (preferably 4) meters.
- At least 30% of the hedge should be left to grow for at least 7 – 10 years.
- Not all hedgerows should be cut in any one year, so some heavy fruiting hedges are always present.
- Flails should not be used, if possible. Therefore, management will require hand tools.
- Coppicing or laying should be used to manage any of the hedgerows on site which become gappy or spars
- If the size of the hedgerow needs to be reduced, avoid cutting the top and cut one side.

5.7 Individual Trees

5.7.1 Proposed Planting

Individual trees will be planted across the site with 382 native species and 341 non-native species proposed. Recommended native species include Silver Birch (*Betula pendula*), Field Maple (*Acer campestre*), English Oak (*Quercus robur*), Crab Apple (*Malus sylvestris*) and Rowan (*Sorbus aucuparia*) alongside a number of hybrid/ ornamental species.

Planting will be carried out in the first year. The best time to plant is late autumn and it is recommended to avoid freezing temperatures or heat. Rootgrow or Bonemeal will be applied to the new plants to encourage healthy root growth.

5.7.2 Management

5.7.2.1 Mycorrhizal Treatment

To ensure successful establishment of the newly planted trees, it is recommended that mycorrhizal treatment of the tree roots is conducted during the planting. This would reduce the risk of tree mortality and increase the long-term tolerance of these trees to periods of drought or adverse soil conditions thus ensuring a higher chance of successful long-term establishment.

5.7.2.2 Weed Management

All newly planted trees must have a 1-metre exclusion zone whereby weeds are routinely and proactively removed for the first 2 – 3 years. Bark mulch is recommended around each tree and will act as an effective management method to also suppress weed colonisation.

5.7.2.3 Pruning

The trees will be subject to light pruning as required in October to ensure that they are developing healthy growth forms (but pruning will not be extensive enough to restrict expected canopy or height for their species).

5.7.2.4 Monitoring and Replacement

Trees will be inspected every 3 years by a suitably experienced arborist during late winter – early spring of each year when required. These monitoring visits will assess the general health of the trees and determine if any remedial action is required, including noting any presence of disease. As part of these monitoring visits, the arborist will produce a monitoring report which will be sent to the LPA outlining the results and appropriate recommendations (i.e. remedial works, removal /replacement). Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.

5.8 SUDs Creation

The basin and margins will be seeded with an appropriate wetland seed mix (such as Emorsgate EP1 – Pond Edge Mixture and Emorsgate EM8 – Meadow Mixture for Wetlands) to support variations in water levels.

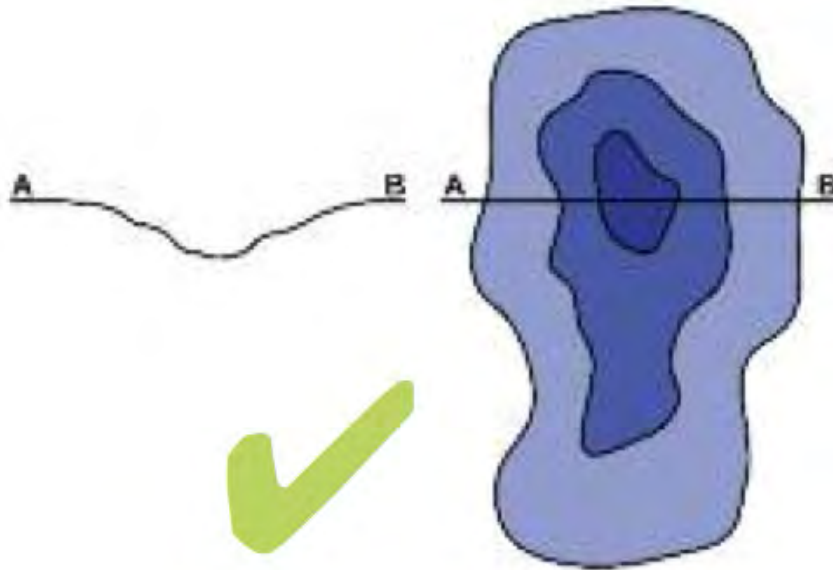
Within the grassland areas around the boundary three SUDs basin are proposed. It is recommended to be seeded with a wetland species mix into/surrounding the SUDs basin and selective plug planting to encourage establishment of a wetland area. This habitat has been listed as sustainable urban drainage feature of '**moderate**' target condition, within the accompanying metric.

This habitat will also provide a range of plant species which will encourage invertebrate diversity and enhance foraging and sheltering opportunities for amphibians on site. A maintenance regime will be undertaken to establish a varied structure in vegetation and discourage invasive non-native species cover.

Ideally the margins of the SUDs should be shallow. The best ecologically valuable ponds have 'gentle shelving edges'. Therefore, whilst excavating the SUDs it will be ensured that the SUDs have sloping edges to ensure there is a shallow water environment at less than 1:5 (12°) and preferably less than 1:20 (3°) (Freshwater Habitats 2013) (**Figure 25**). It is recommended the SUDs are an approximate

maximum depth of 0.9m, but the depth should vary across the SUDs. Creating shelves is one option of obtaining different depths.

Figure 25. Design of SUDs showing varying depths at a gently sloping level (Freshwater Habitats 2013).



5.8.2 Management

The pond and SUDs will be planted up with a suitable grassland seed mix and selective plug planting to encourage establishment of wetland areas. Planting beyond this is not recommended as per Freshwater Habitats (2013), as the new-pond stage within a pond/SUDs is relatively short, and they will colonise naturally. Further, the new-pond stage can be important for some species such as certain species of dragonflies. Therefore, no planting will occur, but management will be required within 2-5 years after establishment.

In the early years, blanket weed can cover waterbodies which includes ponds/SUDs. This will be controlled if necessary and be pulled out carefully. Once the waterbody has settled blanket weed will usually be kept in check by animals. Any plant that starts to dominate will be thinned out. Only one third of a waterbody should be cleared per year.

Once cleared, plants or debris will be left along the edge for a few days to allow any trapped wildlife to return to the water.

Frog (*Rana temporaria*) spawning is usually the first to take place within freshwater habitats, starting as early as January. From February adult Newts emerge from hibernation and make their way to aquatic habitat where they then breed. Common Toads (*Bufo Bufo*) also congregate in waterbodies in early spring, often shortly after Frogs. All three amphibians then lay eggs in early Spring. Common Toads then move away from waterbodies into terrestrial habitat. In summer metamorphosis takes place.

As a result, the best time for waterbody management is late September and October. Tadpoles would have left the pond/SUDs and adult amphibians have not yet gone into hibernation at this time. Ponds should not be disturbed in mid-winter as this might expose hibernating amphibians to severe cold, for example Newts will be hibernating in damp areas nearby to the pond and Frogs are known to hibernate at the bottom of waterbodies.

Whilst a varied vegetation structure is recommended, to prevent overgrowth of possible establishment from scrub around the edges of the SUDs, further management will also be required. It is recommended this is achieved by manual cutting to keep scrub from overgrowing.

5.9 Reedbeds

Reedbeds are proposed to be created in all three SUDs across the site. Common reed (*Phragmites australis*) will be planted and managed to maintain the ecological value by preventing succession into scrub and desiccation of the reedbeds.

5.9.1 Planting

Pot-grown plants will be used to establish the reedbeds, due to the precarious nature of growing from seed. Little intervention is required once planting has been completed as the plants grow quickly and can withstand frost and flooding. Nevertheless, it is recommended these plants are installed between September- November or March-May when the ground is wet.

5.9.2 Management and Monitoring

The reeds will take 2-3 years to become fully established and require minimal intervention during this time. To encourage growth, the plants should be watered during dry spells, without flooding the area. After 3 years, old vegetation can be cut back in December or January to remove old stems and vegetation build-up. Old leaves should be raked during this time to open up and aerate the reedbed. This should be repeated on a 2-4 year cycle throughout the 30-year maintenance and monitoring period.

5.10 Compliance check

A compliance visit will be completed by a suitably qualified ecologist once the construction phase of the development has been completed. The check will be conducted annually for the first 5 years post-completion, and every 5-years thereafter until year 30. The compliance check will be carried out during a suitable time of year and in suitable weather conditions. The ecologist will check the condition of all the habitats on site to assess if they have been achieved and make an assessment if any recommended changes are required to management.

On completion of the visit, a Biodiversity Net Gain (BNG) monitoring report will be compiled, including the following:

- Assessment of habitats against the objectives defined in this management plan
- Any presence of target species noted during the compliance check
- Date stamped photographic evidence taken from fixed monitoring points, of which will be the central point of each land parcel per habitat type as listed in **Section 4.0**, during the first compliance check after the construction phase

- Detailed site notes including a condition assessment for each habitat type listed in **Section 4.0** (where appropriate) using the condition criteria within the Technical Annex 1 (DEFRA, 2023b, updated 2024).
- Detailed specific recommendations on management actions to promote growth and establishment of target species / habitats including timescales for undertaking actions (if required) and marked site plans to show the actions
- The management of the above recommended actions must be carried out in the next phase and report of any details.

5.11 Safeguarding

The developer and project manager will be responsible for briefing all site personnel of the ecological sensitivities of the site and implementing the habitat enhancement, creation and management measures outlined within **Sections 4.0 & 5.0**. If any protected species are encountered during the construction works, it will be the responsibility of the project manager to cease works and immediately contact an ecologist for advice.

5.12 Post-Construction Habitat Creation

Table 5 below depicts the indicative timings associated with the habitat creation and enhancements to be undertaken after all construction works on site have been completed. This is considered to be year 1 of the management plan. For those activities that can be undertaken at any time of year, the earliest possible time is recommended.

5.13 Management Responsibilities

Vistry will assume responsibility for the management and maintenance of the newly created and enhanced habitats. When required, responsibility will include ensuring all management works are completed and qualified ecologists, arborists or landscape managers are contracted, etc. If the land is to be transferred, the new landlords shall bear responsibility for the management and maintenance of habitats within their curtilage. If not, the responsibility shall remain with Vistry. All management works as described above will need to be secured by a Section 106 agreement for the site that will legally oblige Vistry or other agreed party to carry out the works. An annual management timeline of all habitats has been provided in **Table 5** and management works should continue in perpetuity.

A formal review process will be implemented when objectives and management recommendations are not reached / roles and responsibilities are not fulfilled as agreed. The details of this formal review process are as below:

- A suitably qualified ecologist will visit the site to conduct the compliance check (detailed in **Section 5.10**).
- The compliance check will include the write up and submission of a BNG Habitat Monitoring report.
- The ecologist will review the success for BNG that the previous recommendations or management actions have for the target species / habitats.
- The project manager is contacted by the ecologist and is informed of the recommendations

or management actions which have not been fulfilled to identify what or who is responsible.

- The BNG Habitat Monitoring report will include a section addressing any raised issues identified during the compliance check.
- The BNG Habitat Monitoring report is submitted to the LPA for review and comment.

Table 5. Schedule of habitat *retention, enhancement and/or creation* works to be carried out in first year and the monitoring/management in Years 2 – 30 (as per Sections 4.0 and 5.0).

General Activity	Year	Specific Activity	Dates / Timing	Description
Protection of Retained Habitats (Section 5.1)	1	Installation of Heras fencing for protection	Anytime (Pre-commencement)	Heras fencing to be erected along the boundary of the western and northern hedgerows, and around the individual tree being retained to prevent these areas from being damaged during works.
Habitat creation Modified Grassland (Section 5.2)	1	Creation of grassland	Ideally Autumn or Spring	Grassland areas to be retained and enhanced with rough grassland and native structural vegetation will be seeded with a suitable native species-rich mix (such as EL1).
		Year 1 Management	July - August	- Annual weeds may be arising from the soil seed bank and by grass growth during the first year. - This should be controlled by mowing to 40-60mm throughout the first year to minimise competition and weed seed production.
	Year 2 onwards	Regular mowing	Anytime	- Regular mowing is expected within this habitat area which will cause sward height structure to vary throughout the management periods, cutting no lower than 25-40mm. - All arisings should be collected and moved from the site.
		Relaxed mowing period	Late June for 4 – 8 weeks	Once the seed is established after the first year, a management regime will be adopted to allow the flowering of herbaceous species to provide maximum benefit to local wildlife.
Habitat Creation Other Neutral Grassland (Section 5.3)	1	Creation/ Enhancement of grassland	Ideally Autumn or Spring	The areas scheduled to be enhanced or created to form other neutral grassland will be sown with Emorsgate EM2 – General Purpose Meadow Mixture
	1	Year 1 Management	Routinely as required	Control annual weed growth by mowing to 50-75mm throughout the first year to minimise competition and weed seed production.

	2-30	Years 2 – 30 Management	Spring and mid to late Summer	• Mow to 100mm in Spring. • Leave to flower until late July / August. • Conduct single hay cut after flowering with growth reduced to 50mm. • Manage sections of each grassland parcel at different times from late June to the end of August.
	2-30	Removal of undesirable species	Winter i.e. Mid-September - March	• Targeted scrub, bracken and invasive species removal will be carried out as necessary.
	2-30	Removal of undesirable species	Winter i.e. Mid-September - March	• Targeted scrub, bracken and invasive species removal will be carried out as necessary.
Habitat Creation - Mixed Scrub (Sections 5.4)	1	Planting	Late Autumn	• Plant with at least 3 native woody species. • Planted at 1m centres to allow foraging (1.2/m²), to avoid creating dense clusters.
	1	Year 1 Management	Routinely as required	• Scrub cut back annually to prevent overgrowth. • Reduce bramble to 15% density within scrub patches. • Remove any weeds or invasive species that establish within the scrub patches. • Any plants that are removed, die or become seriously damaged will be replaced like-for-like in the next planting season.
	2-30	Years 2 – 30	Winter i.e. October - February (outside of bird nesting season)	• Scrub will be cut back annually and thinned every five years. • Different areas of scrub will be cut back / thinned on rotation in order to ensure a diverse age range (seedlings, sapling, young shrubs and mature shrubs) persists. • Bramble density should be reduced and maintained at 15% density within scrub patches.
	2-30	Removal of undesirable species	Winter i.e. October - February (outside of bird nesting season)	• Targeted invasive species removal will be carried out as necessary.
	2-30	Replacement Planting	Late Autumn	• Management must take into account the requirement for maintaining habitat connectivity across the site. Should any such vegetation die or its density become

				sparse, additional planting will be undertaken, replacing like-for-like.
Habitat Creation – Lowland Mixed Deciduous Woodland (Section 5.5)	1	Planting	Late Autumn	Rootgrow or Bonemeal should be applied upon planting to promote root growth.
	1	Year 1 Management	Routinely as required	- Two annual cuts should be undertaken, cutting it to 50-75mm and drying the cuttings on site. Any arisings from the cuttings are to be removed following 1 week. - Mowing to prevent weed domination.
	2-30	Botanical Survey	Optimal Survey Season	Identify areas of high botanical value, in order to advise thinning locations accurately.
Habitat Creation – Hedgerow (Sections 5.6)	1	Planting	Late Autumn	- Prepare ground by removing all weeds and digging a strip approx. 60-90cm wide. - Plant with native shrub species.
	1	Year 1 Management	Winter i.e. October - February (outside of bird nesting season)	- Begin 3 year cutting cycle in which a portion of the hedges on site are cut in the first year, another portion in the second year and no cutting in the third year. - Use hand tools and avoid the use of flails. - Sectional coppicing and/or hedge laying of western hedgerow to be undertaken where appropriate.
	1	Year 1 Monitoring	Late Winter – Early Spring	- Hedgerows will be inspected by a suitably experienced ecologist to assess the general health of the hedgerow. - Remedial action will be taken as necessary. - Any plants that are removed, die or become seriously damaged will be replaced like-for-like in the next planting season.
	2-30	Years 2-30 Management	Winter i.e. October - February (outside of bird nesting season)	- Continue the 3 year cutting cycle. - A proportion of hedges (at least 30%) should wherever possible be left to grow for 7-10 years. - Maintain a height of 3-4m wherever possible. - Use hand tools and avoid the use of flails. - Use coppicing or laying to fill gaps.

				If hedgerow size needs to be reduced (e.g. in more formal areas), avoid cutting the top and cut only one side.
	2-30	Monitoring	- Late Winter – Early Spring - Annually in Years 1-3 - Bi-annually in Years 4-10	Suitably qualified ecologist will assess the health of the hedgerow and recommend any necessary remedial action
	2-30	Replacement Planting	- Late Autumn ideally, in suitable weather (for planting) - Winter i.e. October - February (outside of bird nesting season) (for coppicing / laying)	- Removed, dead or damaged specimens will be replaced like for like in the next planting season. - Coppicing / laying will be used to gap up / thicken any thin hedgerows.
Habitat Creation – Individual Trees (Section 5.7)	1	Planting	Late Autumn	- Plant native tree species. - Apply Rootgrow or Bonemeal to encourage healthy root growth. - Apply Mycorrhizal treatment to the tree roots.
	1	Year 1 Management	Routinely as required	- Remove weeds from a 1m exclusion zone around each newly planted tree. - Apply mulch around the base of the tree as required.
	2-30	Weed management	Routinely as required	Remove weeds from a 1m area around the base of the trees for the first 2-3 years.
	2-30	Pruning	October	The trees will be subject to light pruning as required in October to ensure that they are developing healthy growth forms
	2-30	Monitoring	Every 3 years, late Winter – early Spring	- Trees will be inspected by a suitably experienced arborist. - General health will be assessed with remedial action recommended as necessary. - Arborist will produce a monitoring report to be sent to the LPA.

				Any plants that are removed, die or become seriously damaged shall be replaced like-for-like in the next planting season.
Habitat Creation - SUDs (Section 5.8)	1	Planting	Ideally Autumn or Spring	North-western basin (dry basin) will be established through seeding of Emorsgate EG8 – Meadow Mixture for Wetland
	1	Year 1 Management	Routinely as required	- Control annual weed growth by regular mowing throughout the first year to 30-50mm to minimise competition and weed seed production. - If necessary, glyphosate-based weed killer can be used to spot treat any areas with dense patches of Nettles or Bramble.
	2-30	Years 2 – 30 Management	Spring and mid to late Summer	- Mow to 100mm in Spring. - Leave to flower until late July / August. - Conduct single hay cut after flowering with growth reduced to 30-50mm. - Further cuts to be implemented in autumn and spring as required (subject to access during wetter periods).
	2-30	Removal of undesirable species	Winter i.e. Mid-September - March	Targeted scrub, bracken and invasive species removal will be carried out as necessary.
Habitat Creation – Reedbeds (Section 5.9)	1	Planting	September - November or March - May when the ground is wet	Pot-grown plants will be used to establish the reedbeds due to the precarious nature of growing from seed. Little intervention is required once planting has been completed as the plants grow quickly and can withstand frost and flooding.
	2-30	Years 2 – 30 Management	First cut back after 3 years in December – January then repeated on a 2-4 year cycle for 30 years	- The reeds will take 2-3 years to become fully established and require minimal intervention during this time. To encourage growth, plants should be watered during dry spells. - After 3 years, old vegetation can be cut back in to remove old stems and vegetation build-up. Old leaves should be raked during this time to open up and aerate the reedbed.

Compliance Check (Section 5.10)	1 - 30	Monitoring report (Ecologist)	Annually for the first 5 years, then every 5 years until year 30. Must be conducted during a suitable time of year and weather conditions.	• A report will be produced by an ecologist to provide details on all management, assessment of habitats, additional management requirements (if required), management to be carried out in the next phase and reporting on any delays • This document will be issued to the assigned management body whom will review and undertake remedial actions as appropriate.
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6.0 CONCLUSION

A Biodiversity Net Gain Assessment was undertaken for 'Land at Imberhorne Farm, East Grinstead'. At this stage the assessment identified that based on plans currently available, the proposals will result in a **net gain of +11.35% in habitats (or +8.12 habitat units) and a net gain of +305.38% in hedgerows (or +17.64 hedgerow units)**. Habitat creation on site includes modified grassland, other neutral grassland, mixed scrub and individual trees in addition to native hedgerows around the site. To provide compensation for the loss of habitats on site. The manner in which the habitats should be managed is also detailed within this report, this includes how frequently and at what time of year this should be carried out.

Although trading rules are not fully met, the development is exempt from the statutory 10% BNG requirement as the application was submitted prior to February 2024. A positive net gain has however been targeted and achieved. In addition to the reserved matters application associated with the residential element of the scheme, the adjacent Suitable Alternative Natural Greenspace (SANG) will deliver over 30 ha of additional habitat provision and enhancement (although excluded from formal BNG calculations), ensuring a robust and proportionate biodiversity outcome for the scheme overall.

7.0 REFERENCES

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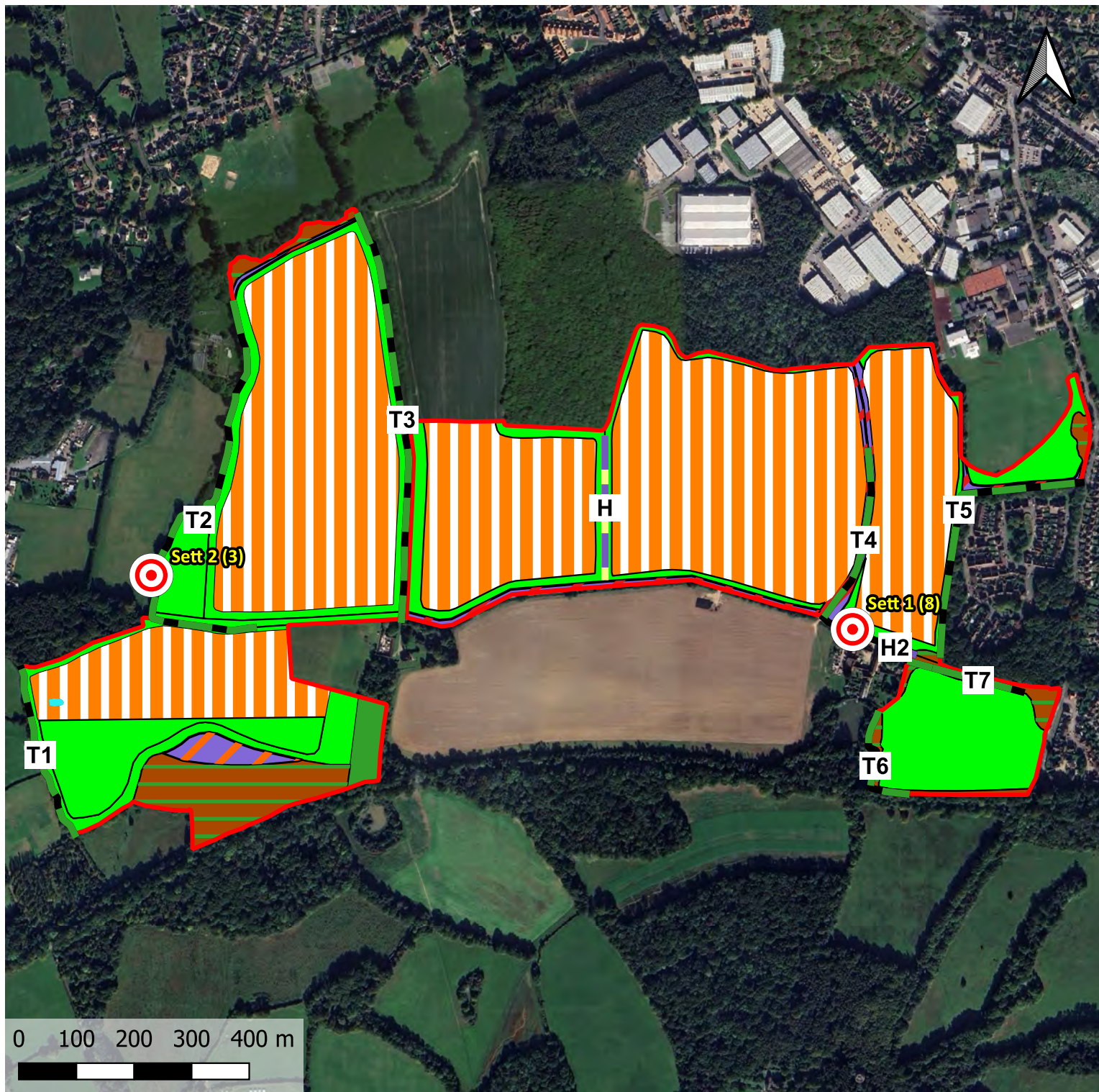
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APPENDIX 1 - Baseline Habitats Map



Legend

-  Site Boundary
-  Badger sett locations (TN)
-  Hedgerow (h2)
-  Hedgerow (priority habitat) (h2a)
-  Line of trees (w1g6)
-  Modified grassland (g4)
-  Lowland mixed deciduous woodland (w1f)
-  Dense scrub (h3)
-  Blackthorn scrub (h3a)
-  Temporary grass and clover leys (c1b)
-  Artificial unvegetated unsealed surface (u1c)
-  Pond (r)

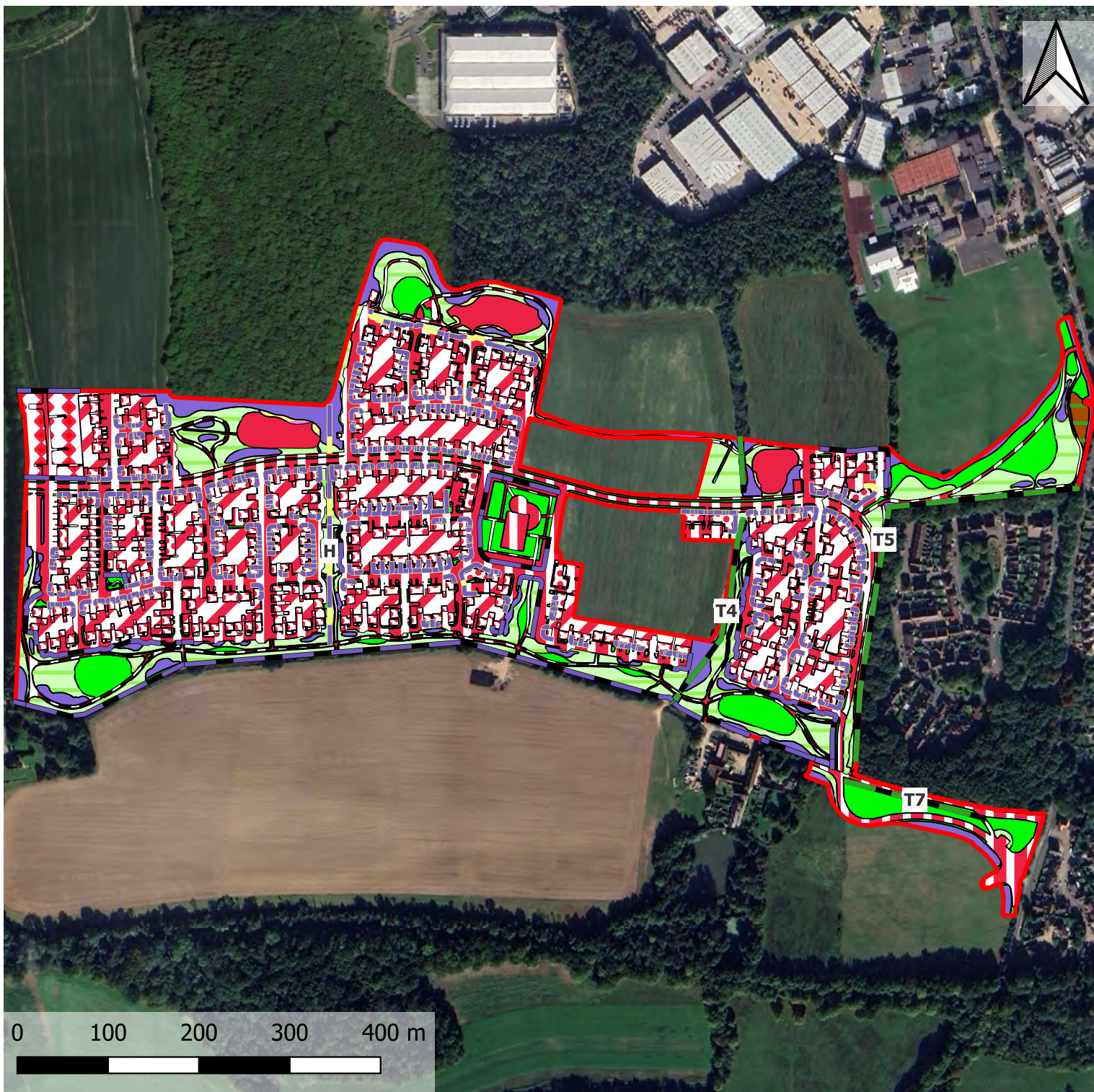


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Map	UKHabs Baseline Map
Site	Imberhorne Farm, East Grinstead
Client	Vistry
Date	16/12/2025

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APPENDIX 2 - Post-development Habitats Map



Legend

- Site Boundary
- Hedgerow (h2)
- Hedgerow (priority habitat) (h2a)
- Line of trees (w1g6)
- Other neutral grassland (g3c)
- Modified grassland (g4)
- Lowland mixed deciduous woodland (w1f)
- Native shrub planting (h)
- Dense scrub (h3)
- Reedbeds (f2e)
- SUDs (u)
- Vegetated gardens (u1)
- Developed land. sealed surface (u1b)
- Buildings (u1b5)
- Allotments (u1d)



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Map	UKHabs Post Dev Map
Site	Imberhorne Farm, East Grinstead
Client	Vistry
Date	16/12/2025

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APPENDIX 3- Condition Assessment Sheets

Grassland - Modified grassland			
On-site or off-site, site name and location	On site	Survey date and Surveyor name	25 th November 2025
Limitations (if applicable)	Survey outside of flowering season	Survey reference (if relating to a wider survey)	N/A
Grid reference	TQ 37422 38706	Habitat parcel reference	N/A
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. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Less than 6 species per m ²
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	Limited sward height variety due to passed management and continued disruption
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Small areas of bramble scrub present
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of	No	Areas of bare ground present throughout the habitat due to

	access, or any other damaging management activities.		management and access
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	Areas of bare ground present throughout the habitat due to management and access
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken present
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA4).	Yes	No invasive species present
Essential criterion achieved (Yes or No)			No
Number of criteria passed			3
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved X	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	X	
Suggested enhancement interventions to improve condition score			

UK Habitat Classification (UKHab) Habitat Types						
Woodland and forest - Lowland mixed deciduous woodland						
Habitat Description						
ukhab – UK Habitat Classification This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here: Woodland Wildlife Toolkit (sylva.org.uk) IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.						
On-site or off-site, site name and location	On site	Survey date and Surveyor name	25th November 2025 Lewis Lakudzala, MRes, ACIEEM			
Limitations (if applicable)	Outside of flowering season	Survey reference (if relating to a wider survey)	N/A			
Grid reference	TQ 36227 38210	Habitat parcel reference	N/A			
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	Only two age classes.
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	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	No herbivore damage seen.

			whole woodland ² .			
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	No invasive species seen.
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	At least 5 native tree species recorded.
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	Extensive canopy cover and shrubs were native.
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	Limited open spaces with woodland plenty of light still got through.
G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2	Two classes present.

		and seedlings or advanced coppice regrowth.				
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	Less than 10% tree mortality.
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	NVC plants recognisable but there were no ancient woodland characteristics.
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	Two storeys.
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	No veteran trees present.
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 .	1	Only small amounts of deadwood seen.

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 .	2	Less than 1 hectare of nutrient enrichment across the woodland.
		Total Score (out of a possible 39)				30
Condition Assessment Result				Condition Assessment Score		Result Achieved
Total score >32 (33 to 39)				Good (3)		
Total score 26 to 32				Moderate (2)		Moderate
Total score <26 (13 to 25)				Poor (1)		
Suggested enhancement interventions to improve condition score						

Habitat Type					
Native hedgerow					
Habitat Description					
Hawthorn Hedgerow					
ukhab – UK Habitat Classification					
On-site or off-site, site name and location	On site	Survey date and Surveyor name	25 th November 2025 Lewis Lakudzala, MRes, ACIEEM		
Limitations (if applicable)	Outside of flowering season	Survey reference (if relating to a wider survey)	N/A		
Grid reference	TQ 36897 38687	Habitat parcel reference	H		
Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)	
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	Around 2m tall.
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Yes	Around 2m wide.

B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	The gap between the ground and canopy base is less than 0.5m
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	No	More than 10% has gaps
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	There is disturbed ground against the hedge base running along the entire length.
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	Nettle is present.
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Yes	No invasive species.

		WCA3) and recently introduced species.			
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	No	Cropland management damaged the ground and the hedgerow is flailed.

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees			
Category	Category Requirements	Metric Score	
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3	
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2	Fails – B2, C1, C2, D2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one	1	

	functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).		
	Score achieved:	Moderate	
Suggested enhancement interventions to improve condition score			

Habitat Type				
Species-rich native hedgerow				
Habitat Description				
ukhab – UK Habitat Classification				
On-site or off-site, site name and location	On site	Survey date and Surveyor name	25 th November 2025	
Limitations (if applicable)	Survey completed outside of flowering season.	Survey reference (if relating to a wider survey)	N/A	
Grid reference	TQ 37335 38457	Habitat parcel reference	H2	
Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types				
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in	Yes

			the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).		
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	No	
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Yes	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	

D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Yes	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	No	

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees			
Category	Category Requirements	Metric Score	
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3	
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2	Fails – B2, C2, D2

Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:		Moderate	
Suggested enhancement interventions to improve condition score			

Habitat Types			
Line of trees			
Habitat Description			
See the Statutory Biodiversity Metric User Guide. This assessment is based on the Hedgerow Survey Handbook¹. For further clarifications please refer to the Handbook. Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.			
On-site or off-site, site name and location	On site	Survey date and Surveyor name	25 th November 2025
Limitations (if applicable)	Survey completed outside of flowering season.	Survey reference (if relating to a wider survey)	N/A
Grid reference	TQ 37544 38699 & TQ 37365 38210	Habitat parcel reference	T5
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Yes	Majority of trees were native.
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes	Gaps were small and infrequent.
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Yes	Cavities, loose bark and ivy were present.
D	There is an undisturbed naturally vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	No	T5 is bordered by a hard standing footpath so had disturbed vegetation.
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Yes	Limited deadwood and no damage recorded.
Number of criteria passed			4
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)		

Habitat Types			
Line of trees			
Habitat Description			
See the Statutory Biodiversity Metric User Guide. This assessment is based on the Hedgerow Survey Handbook¹. For further clarifications please refer to the Handbook. Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.			
On-site or off-site, site name and location	On site	Survey date and Surveyor name	25 th November 2025
Limitations (if applicable)	Survey completed outside of flowering season.	Survey reference (if relating to a wider survey)	N/A
Grid reference	TQ 37544 38699 & TQ 37365 38210	Habitat parcel reference	T6
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Yes	Majority of trees were native.
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes	Gaps were small and infrequent.
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Yes	Cavities, loose bark and ivy were present.
D	There is an undisturbed naturally vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	No	T6 is located along a managed field so both had disturbed vegetation.
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Yes	Limited deadwood and no damage recorded.
Number of criteria passed			4
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)		

Habitat Types			
Ecologically valuable line of trees – associated with ditch			
Habitat Description			
See the Statutory Biodiversity Metric User Guide. This assessment is based on the Hedgerow Survey Handbook1. For further clarifications please refer to the Handbook. Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.			
On-site or off-site, site name and location	On site	Survey date and Surveyor name	25th November 2025
Limitations (if applicable)	Survey completed outside of flowering season.	Survey reference (if relating to a wider survey)	N/A
Grid reference	TQ 37355 38718	Habitat parcel reference	T4
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Yes	Majority of trees were native.
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes	Gaps were small and infrequent.
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Yes	Cavities, loose bark and ivy were present.
D	There is an undisturbed naturally vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice2.	No	T5 is bordered by a footpath and T6 runs along a managed field so both had disturbed vegetation.
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Yes	Limited deadwood and no damage recorded.
Number of criteria passed			4
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)		
Suggested enhancement interventions to improve condition score			

Individual Tree Condition Assessment:

Condition Assessment Criteria	
A	The tree is a native species (or at least 70% within the block are native species).
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).
C	The tree is mature (or more than 50% within the block are mature)1.
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.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score
Passes 5 or 6 criteria	Good (3)
Passes 3 or 4 criteria	Moderate (2)
Passes 2 or fewer criteria	Poor (1)

Table 6. Individual tree condition assessments for the 4 oak trees proposed to be removed.

Tree Number	Size	Condition	Condition Criteria Met / Passed						Lost or Retained
			A	B	C	D	E	F	
1	VL	Good	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	Lost
2	L	Good	TRUE	TRUE	TRUE	TRUE	FALSE	TRUE	Lost
3	L	Good	TRUE	TRUE	TRUE	TRUE	FALSE	TRUE	Lost
4	L	Good	TRUE	TRUE	TRUE	TRUE	FALSE	TRUE	Lost