



# BIODIVERSITY NET GAIN DESIGN REPORT V2

Rock Lodge, Lewes Road, Scaynes Hill,  
West Sussex RH17 7NG

## A REPORT FOR JOHN BELLIERE

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

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Assessment completed January  
2026

**Table 0.1** - Document and Version Control

|           |                                                    |                             |            |
|-----------|----------------------------------------------------|-----------------------------|------------|
| Author    | Georgie Baulcomb BSc MSc ACIEEM                    |                             |            |
| Site      | Rock Lodge, Lewes Road                             |                             |            |
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| V1        | Linda Kerrison MSc<br>ACIEEM                       | Giles Coe BSc (hons) MCIEEM | 05/02/2026 |
| V2        | Georgie Baulcomb BSc MSc ACIEEM                    |                             | 05/02/2026 |

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This report has been written to provide an objective assessment of the ecological constraints and opportunities that were considered to be present at the site at the time the survey/s were conducted and, should be used solely for the purpose for which it was designed. The copyright must be considered to rest with Co-ecology Ltd whilst use of the report is for the commissioning party and their client only, unless with the express and written consent of Co-ecology Ltd.

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

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

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## Summary of Assessment

Co-ecology Ltd was commissioned by John Belliere to provide ecological advice and support regarding an application to create a new access to Lewes Road from the site at Rock Lodge, Scaynes Hill, West Sussex RH17 7NG.

A Preliminary Ecological Appraisal (PEA) Report was undertaken by Emma Waller MSc in July 2025 (Emma Waller, 2025), which should be read in conjunction with this assessment.

Habitat condition assessment for use in the statutory BNG metric was undertaken by Co-ecology Ltd in January 2026 following an updated site visit and review of the PEA report.

The following points summarise the main results of this Biodiversity Net Gain (BNG) Design Report:

- 1.1. Proposals include removal of the original access driveway and construction of a new driveway with new site entrance located off Lewes Road. The new drive will be constructed using a permeable stone surfacing; with the majority of introduced shrub, grassland and trees retained.
- 1.2. The application site was 0.105 hectares (ha) in area and largely comprised *u1 introduced shrub* with scattered trees, *g4 modified grassland* and an area of hard standing used for access.
- 1.3. The western and north boundaries comprised by *h2b - native hedgerow* with a line of mature beech tree adjacent to the site western boundary but beyond the red line boundary.
- 1.4. The proposals will result in the loss of two mature trees in poor condition with the loss of some *introduced shrub* and *modified grassland*.
- 1.5. The objective of the proposed biodiversity measures was to increase the structural and biological complexity of the site and create habitats that benefit both on-site and the surrounding landscape.
- 1.6. Proposed habitats comprise the creation of:
  - 0.057ha of fourteen individual small rural trees, moderate condition;
  - 0.0145ha of *u1b – developed land, sealed surface*;
  - 0.0128ha of *u1 – introduced shrub*;
  - 0.002ha of *g4 – modified grassland*; and
  - 0.05km of *h2a – native hedgerow*, poor condition.
- 1.7. The proposed on-site habitat creation with compensation for habitat loss are in line with environmental policies included within Mid Sussex District Plan 2014-2031<sup>1</sup>.
- 1.8. Under the current ecological and landscape design for the site, a **13.89% net gain for area habitat value** and a **2026.50% net gain for hedgerow habitat value** is projected. There are no watercourses on or adjacent to the application site.

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<sup>1</sup> [Mid Sussex District Plan 2014-2031](#)

## 2 Background

### *Overview of the commission and the proposals*

- 2.1. Co-ecology Ltd was commissioned by John Belliere to provide ecological advice and support regarding an application to create a new site access to Lewes Road from a private residential property at Rock Lodge, Scaynes Hill, West Sussex RH17 7NG.
- 2.2. Proposals comprised the removal of an existing tarmac driveway and entrance from the north boundary with creation of a new permeable gravel driveway and access point within the west boundary off Lewes Road. Proposals include extensive soft landscaping and tree planting with the majority of private garden habitats remaining.
- 2.3. A Preliminary Ecological Appraisal (PEA) Report was produced by independent ecologist Emma Waller in 2025 (Emma Waller, 2025), which should be read in conjunction with this assessment.

### *Objectives of this assessment*

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

### *Site context and legislation*

- 2.6. The site is located in a rural location within the district of Mid Sussex, 2.1km southeast of Haywards Heath centred around National Grid Reference (NGR) TQ 37110 22777. The application site is approximately 0.105ha in area and largely private garden habitats with well managed introduced shrub and modified grassland cut to a very short sward height.
- 2.7. Habitats in the wider landscape are dominated by a patchwork of arable and pasture fields with hedgerow boundaries intersected by rural roads, and large areas of woodland.
- 2.8. The following pieces of legislation and National policy are relevant to this scheme and have been used to inform this appraisal:
- The Environment Act (2021)
  - Town and Country Planning Act 1990 (as amended)
  - Natural Environment and Rural Communities Act 2006
  - The National Planning Policy Framework 2024
  - Biodiversity and geological conservation: circular 06/2005
- 2.9. The following local policies are extracted from the Mid Sussex District Council Adopted Local Plan 2014 - 2031<sup>2</sup> (adopted March 2018).
- 2.10. An extract to this policy is provided below and the policy in full in the appendices:

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<sup>2</sup> [Mid Sussex Distric Plan 2014-2031](#)

*DP37: Trees Woodland and Hedgerows*

“The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.”

*DP38: Biodiversity*

“The District Plan recognises the importance of the protection and conservation of areas of importance for nature conservation and the valuable contribution made by these sites and features in conserving biodiversity and geodiversity of our natural heritage, together with opportunities for education and employment. The District Plan also recognises the importance of the protection and conservation of areas outside of designated areas where these are of nature conservation value or geological interest especially where they contribute to wider ecological networks.”.

## 3 Methodology

### *Personnel*

- 3.1. The updated UKHabs Survey, condition assessment and reporting on the findings and BNG assessment were undertaken by Georgie Baulcomb BSc MSc ACIEEM. Georgie is an ecologist with nine years' commercial experience in quantitative field surveys and assessments and with expertise in habitats although primarily a specialist in the mitigation of impacts to legally protected species.
- 3.2. The final site layout (drawing number 834/303dPL Proposed Entrance Site Plan) has been designed by Ecotecture Ecological Architecture, with input from the ecologist and landowner. The proposed design will not be impacting the habitats surrounding the site, most notably the native hedgerow to the south.

### *UK Habitats Classification and Condition Assessment*

- 3.3. Georgie Baulcomb BSc MSc ACIEEM undertook an updated the UK Habitats survey on the 8<sup>th</sup> January 2026. During the survey, they verified the findings of the previous PEA survey (Emma Waller, 2025) and recorded identifiable plant species with an indication of their relative abundance following the DAFOR<sup>3</sup> scale. The purpose of the survey was to complete a baseline habitat survey of the developable areas of the site using the UK Habitats classification system. Secondary Codes were utilised where the relevant conditions pertained. During the survey, each habitat parcel was assessed using the Statutory Biodiversity Metric – Condition Assessment Sheets and Methodology.
- 3.4. Using open-source software, QGIS (v 3.42.2), recorded habitats were digitally mapped according to UK Habitats Classification to allow the quantification of the area occupied by each habitat to produce a baseline (pre-development) map.

### *Biodiversity Net Gain Calculation*

- 3.5. This report provides a summary of the results of a Biodiversity calculation using the *Statutory Biodiversity Metric Calculation Tool* (version 1.0.4). The baseline habitats on site were put into the QGIS BNG Template from Natural England and the condition assessment for each polygon was updated along with the proposed habitat creation. All shapefiles were then entered into the Statutory Biodiversity Metric Calculation Tool (this report should be viewed in conjunction with the spreadsheet).

### *Constraints*

- 3.6. There were no noteworthy constraints to the habitats survey or Biodiversity Net Gain calculation. Although the habitat survey was undertaken in January when plants with a later flowering phenology may have been absent, it was possible to accurately identify the habitat types present and complete condition assessments.

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<sup>3</sup> Dominant, Abundant, Frequent, Occasional, Rare

## 4 Baseline Conditions

### HABITATS

#### Irreplaceable and Priority habitats

- 4.1. There are no irreplaceable or priority habitats within the site boundary.
- 4.2. Priority habitats within 2km of the site boundary include deciduous woodland, ancient woodland, traditional orchard, lowland fens, good quality semi-improved grassland and lowland meadows.

#### On-Site Habitats

- 4.3. The habitats within the red line boundary were dominated by urban habitats *u1 introduced shrub*, and *u1b developed land, sealed surface* with *g4 modified grassland*, scattered mature trees, a short section of *h3a native hedgerow*, sparsely vegetated land and a garage building.
- 4.4. The site as surrounded to the north and west by boundary vegetation comprising introduced shrub and scattered trees.
- 4.5. A summary of each habitat type recorded during the initial PEA and subsequent site assessment is provided below; full descriptions of habitats present across the site are detailed within the associated Preliminary Ecological Report (PEA) report (Emma Waller, 2025).

#### *u1 – introduced shrub 0.055ha*

- 4.6. The entire western and northern boundary of the site comprised managed introduced shrub planting with scattered trees. Species included cherry laurel *Prunus laurocerasus*, bamboo *Bambusa* sp., silver birch *Betula pendula*, butterfly bush *Buddleia davidii*, holly *Ilex aquifolium*, spruce *Picea* sp., pagoda dogwood *Cornus alternifolia*, ash *Fraxinus excelsior*, English yew *Taxus baccata*, hazel *Corylus avellana*, Eucalyptus sp., Thuja sp., Cypress sp., English oak *Quercus robur*, bramble *Rubus fruticosus* agg., ivy *Hedera helix*, rhododendron sp., pendulous sedge *Carex pendula*, and scaly male fern *Dryopteris affinis*.
- 4.7. There were extensive areas of bare ground located around the base of plant growth and occasional ivy growth.

#### *Individual trees - Urban tree 0.0326ha*

- 4.8. Located within the western boundary where the proposed new access driveway will cross through to the highway were two mature individual trees. One ash had a diameter at breast height (DBH) of 0.8m with clear signs of significant ash dieback disease but no suitable bat roosting features. The second tree was a large Leyland cypress tree *Cupressus x leylandii* in poor condition with no suitable bat roosting features.

#### *u1b - developed land, sealed surface 0.026ha*

- 4.9. This habitat included the existing access road constructed of tarmac and impermeable surface.

#### *g4 – modified grassland 0.021ha*

- 4.10. The eastern boundary of the site comprised managed grassland. The grassland was dominated by grass species including rye grass *Lolium perenne*, Yorkshire-fog *Holcus lanatus*, and annual meadow grass *Poa annua*. Occasional herbaceous species included meadow buttercup *Ranunculus acris*, selfheal *Prunella vulgaris*, herb Robert *Geranium robertianum*, yarrow *Achillea millefolium*, white clover *Trifolium repens*, daisy *Bellis perennis*, dandelion *Taraxacum* sp., bristly oxtongue *Helminthotheca echinoides*, lesser stichwort *Stellaria graminea*, common ragwort *Jacobaea vulgaris* and cat's-ear *Hypochaeris radicata*.

- 4.11. This habitat was considered to be in **poor condition** due to the low number of species present (less than six species per m<sup>2</sup>), lack of sward height variation and areas of bare ground.

*h2a – native hedgerow – 0.002km*

- 4.12. A very short section of native hedgerow was located in the south west corner of the site. This habitat was dominated by mature hazel with occasional hawthorn *Crataegus monogyna*

*Building*

- 4.13. A single storey double garage was located in the centre of the site. The building was clad in large timber weather boarding and was open fronted providing access internally to the underside of a pitched roof clad in tight fitting tiles.
- 4.14. The building will not be directly impacted by the proposed works and was therefore not subject to detailed preliminary roost assessment.

*Habitat Evaluation*

- 4.15. The site was dominated by *introduced shrub* (condition assessment not applicable) and *modified grassland* in poor condition, with scattered trees and other urban habitat.
- 4.16. The site had limited diversity of habitat types and structure, with plant species limited to those typically found in private residential gardens and heavily managed modified grassland areas with little intrinsic biodiversity value.

**PROTECTED SPECIES**

- 4.17. There were limited opportunities for protected species. For full details regarding protected species, data results and further discussion, refer to the accompanying PEA Report (Emma Waller, 2025).
- *Badgers*: The habitats on site holds some suitability for badgers to forage but there was no sett building opportunities. No evidence of badger activity was identified at the time of the survey. The proposed development is confined primarily to previously developed land, sealed surface with a small section extending into a flat piece of introduced shrub. The development will therefore not impact on any suitable habitat or pose a significant risk to badgers in the local area.
  - *Bats*: There are no roosting opportunities for bats within the redline boundary. The grassland was suboptimal for foraging bats due to the uniform short sward height and lack of species diversity. The boundary introduced shrub and scattered trees provide commuting routes and foraging habitat only.
  - *Breeding Birds*: The introduced shrub and scattered trees provide suitable nesting opportunities for a variety of common bird species.
  - *Great crested newts*: There are no waterbodies located on site however one artificially created pond was located in the wider landscape approximately 60m north east. The grassland does not provide the structural diversity this species requires and the introduced shrub held large areas of bare ground which is considered unsuitable for this species.
  - *Hazel dormouse*: The application site offers very limited habitat for hazel dormice, with suitable features restricted to the boundary hedgerows. Whilst no boundary vegetation is to be lost, disturbance or damage to vegetation along the eastern and western boundaries of the site during the course of the development could fragment connectivity temporarily.
  - *Reptiles*: The site was unsuitable for reptile species due to the short sward of the grassland, the lack of structural diversity, lack of suitable cover and regular management.

#### **Baseline metric calculations**

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

**Table 4.1.** Baseline metric calculation - habitats

| Habitat type                   | Area (ha) | Distinctiveness | Condition | Habitat Units |
|--------------------------------|-----------|-----------------|-----------|---------------|
| Introduced shrub               | 0.0552    | Low             | N/A       | 0.11          |
| Individual trees               | 0.0326    | Medium          | Poor      | 0.13          |
| Developed land, sealed surface | 0.0259    | Very low        | N/A       | 0.00          |
| Modified grassland             | 0.0212    | Low             | Poor      | 0.04          |
| Ruderal/Ephemeral vegetation   | 0.0025    | Low             | Poor      | 0.01          |

- 4.19. Table 4.2 below provides the baseline information for the on-site hedgerows, again illustrated by Figure 1 – Baseline Habitats map.

**Table 4.2.** Baseline metric calculation - hedgerows

| Habitat type    | Length (km) | Distinctiveness | Condition | Habitat Units |
|-----------------|-------------|-----------------|-----------|---------------|
| Native hedgerow | 0.002       | Low             | Poor      | 0.00          |

Figure 1 – Baseline Habitats



## 5 BNG Good Practice Principles for Development

5.1. BNG Good Practice Principles for Development were followed from the initial stages of the project. Table 5.1 below summarises the principles and their implementation within the project.

- 5.2. Inherent within the design of the scheme is the iterative application of the mitigation hierarchy as discussed between the client and the landscape architects. This design, by default, has been adjusted to avoid all and de-minimis impacts on the more significant boundary habitats. Figure 2 later within this report shows the final proposed layout (including landscape) for the site.
- 5.3. The proposal for the site includes measures to increase the structural complexity of habitats that will act as buffers and corridors between the proposed application area and the wider landscape.
- 5.4. The proposed habitats would provide suitable habitats for insects, breeding birds, foraging bats and foraging badgers ensuring that the ecological coherence of the site and the wider landscape is strengthened in line with the LNRS biodiversity priorities.
- 5.5. Table 5.1 below details the BNG Good Practice Principles relevant to the proposed development.

**Table 5.1.** BNG Good Practice Principles for Development

| Principle                                                 |            | Comments                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Apply the mitigation hierarchy                            | Avoid      | The project design has aimed to avoid impacts on ecological receptors, such as protected species, by avoiding impacts to significant trees and the adjacent boundary habitats.                                                                                                                                                                                                                                    |
|                                                           | Minimise   | During the development, any residual impacts on surrounding habitats will be minimised owing to the very limited scale and short-term nature of the proposed construction works.                                                                                                                                                                                                                                  |
|                                                           | Compensate | In order to compensate for the loss of habitats (scattered trees, introduced shrub, modified grassland and ruderal vegetation) and to increase the structural complexity of the site, areas of introduced shrub, new native trees and extensive native hedgerow will be created. The planted hedgerow will improve site connectivity and provide further foraging and shelter opportunities for multiple species. |
| Avoid losing biodiversity that cannot be offset elsewhere |            | No irreplaceable habitats will be impacted as a consequence of the proposed development.                                                                                                                                                                                                                                                                                                                          |
| Be inclusive and equitable                                |            | During the planning process, the applicant and their team have engaged with different stakeholders including the planning authorities and ecologists.                                                                                                                                                                                                                                                             |
| Address risk                                              |            | The proposed new habitats are expected to be established (although not in a mature stage) near the completion of the works at the site. Habitat creation will be completed in the first available planting seasons following the completion of hard landscaping.                                                                                                                                                  |
| Make a measurable net gain contribution                   |            | Under the current landscape design for the site, a <b>13.89% net gain for area habitat value</b> and a <b>2026.50% net gain for hedgerow habitat value</b> is projected.                                                                                                                                                                                                                                          |

## 6 Project Design

### Overview

6.1. Following the identification and assessment of the development impacts on important ecological receptors on site, this chapter describes and assesses the need for compensation and enhancement measures.

6.2. Table 6.1 below summarises the results of the Metric Calculations for the proposed habitats. Figure 2 illustrates the proposed habitats for the site.

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

| Habitats                       | Baseline |       | Proposed (Area: ha) |        |         |          | Proposed (Units) |      |         |              | Total change |
|--------------------------------|----------|-------|---------------------|--------|---------|----------|------------------|------|---------|--------------|--------------|
|                                | Area     | Units | Retained            | Lost   | Created | Enhanced | Retained         | Lost | Created | Enhanced     | Units        |
| Introduced shrub               | 0.055    | 0.11  | 0.0503              | 0.0049 | 0.0128  | -        | 0.10             | 0.01 | 0.02    | -            | +0.01        |
| Individual tree                | 0.0326   | 0.13  | -                   | 0.03   | 0.057   | -        | -                | 0.13 | 0.17    | -            | +0.04        |
| Developed land, sealed surface | 0.0259   | 0.00  | 0.0128              | 0.0131 | 0.0145  | -        | 0.00             | 0.00 | 0.00    | -            | 0.00         |
| Modified grassland             | 0.0212   | 0.04  | 0.0124              | 0.0088 | 0.002   | -        | 0.00             | 0.02 | 0.00    | -            | -0.02        |
| Ruderal vegetation             | 0.0025   | 0.01  | -                   | 0.0025 | -       | -        | -                | 0.01 | -       | -            | -0.01        |
|                                |          |       |                     |        |         |          |                  |      |         | TOTAL Change | 0.02         |

6.3. Table 6.2 below summaries the results of the Metric Calculations for the on-site hedgerows.

**Table 6.2.** Summary of predicted profit and loss of hedgerow habitats on-site

| Habitats        | Baseline |       | Proposed (Length: km) |      |         |          | Proposed (Units) |      |         |          | Total change |
|-----------------|----------|-------|-----------------------|------|---------|----------|------------------|------|---------|----------|--------------|
|                 | Km       | Units | Retained              | Lost | Created | Enhanced | Retained         | Lost | Created | Enhanced | Units        |
| Native hedgerow | 0.002    | 0.00  | 0.002                 | -    | 0.04    | -        | 0.00             | -    | 0.08    | -        | +0.08        |

### Compensation

- 6.4. Integrated within the core design of the development is the aim to avoid any impact to habitats within the wider landscape.
- 6.5. Habitat compensation measures for the project include the creation of areas of introduced shrub, planting of native trees, and extensive hedgerow planting. This will increase foraging, commuting and sheltering opportunities for bats, birds and offer a source of nectar for insect pollinators.
- 6.6. The planting of native trees and hedgerows within site will also provide ecological linkage to other strategically significant locations.
- 6.7. All newly created features are to be managed for the life of the scheme.

### Habitat Creation

- 6.8. Creation of the habitats on site is the main objective for delivering the BNG calculation. The habitats to be created include:
- *h2a – native hedgerow* – hedgerows will be planted along the perimeter of the newly created driveway for visual screening of the drive and carriageway adjacent to site.
  - *Individual trees* – A total of fourteen small native trees are proposed for the site. Tree species are to match those already present in the locality and to be of local provenance. These will be planted within the northern and central section of the site.
- 6.9. The following sections describe how the proposed habitats will reach their target condition.

#### *h2a - native hedgerow- poor condition*

- 6.10. Table 6.3 describes how the creation of native hedgerow within the site will reach condition.
- 6.11. A hedgerow is considered to be in poor condition for Biodiversity Net Gain (BNG) purposes if it has more than 4 failures across a set of eight specific criteria, or if it fails both criteria within more than one functional group (A-D).

**Table 6.3.** Native hedgerow – targeted criteria and habitat creation, management and remedial measures

| Condition Assessment Criteria |                                                                                                                                                                                                                                            | Target | Habitat creation Measures | Habitat Management / Remedial Measures                                                                                          |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| A1                            | Height<br>>1.5m average along length.                                                                                                                                                                                                      | No     | N/A                       | Newly planted hedgerow will be left for at least 3 years to establish and will be cut only after it has reached 1.5m in height. |
| A2                            | Width<br>>1.5m average along length.                                                                                                                                                                                                       | No     | N/A                       | N/A                                                                                                                             |
| B3                            | Gap – hedge base<br>Gap between ground and base of canopy <0.5m for >90% of length.                                                                                                                                                        | No     | N/A                       | N/A                                                                                                                             |
| B2                            | Gap – hedgerow canopy continuity<br>Gaps make up <10% of total length; and no canopy gaps >5m.                                                                                                                                             | Yes    | N/A                       | N/A                                                                                                                             |
| C1                            | Undisturbed ground and perennial vegetation<br>>1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:<br>- measured from outer edge of hedgerow, and<br>- is present on one side of the hedge (at least) | No     | N/A                       | N/A                                                                                                                             |

**Table 6.3.** Native hedgerow – targeted criteria and habitat creation, management and remedial measures

| Condition Assessment Criteria |                                                                                                                                                                                                          | Target | Habitat creation Measures                                                                                | Habitat Management / Remedial Measures                                                                               |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| C2                            | Nutrient-enriched perennial vegetation<br>Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.                                                | Yes    | N/A                                                                                                      | Regular monitoring of the hedgerows.<br>Hand removal of indicator species when species become in excess of 20% cover |
| D1                            | Invasive and neophyte species<br>>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species. | Yes    | Use clean planting stock and avoid contaminated soil. Monitor for invasive species during establishment. | Regularly inspect and remove invasive species manually. Prevent spread from adjacent land.                           |
| D2                            | Current damage<br>>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.                                                                                               | No     | N/A                                                                                                      | N/A                                                                                                                  |

*Individual trees – moderate condition*

- 6.12. A total of fourteen small, scattered native trees will be positioned within the western boundary habitats of the site.
- 6.13. The individual trees will comprise native species (such as oak trees *Quercus robur*, wild cherry *Prunus avium*, field maple *Acer campestre* and crab apple *Malus sylvestris*). Oak trees have been selected due to their long lifespan and its capacity to provide habitat, food and shelter for a wide variety of species. Wild cherry, field maple and crab apple will offer a nectar source in spring and supports pollinators such as bees, butterflies and birds.
- 6.14. Tree planting is to be undertaken between November and March using bare-root or cell-grown stock. Biodegradable stakes and guards will be used.
- 6.15. During the first 2 – 3 years the trees will need watering during dry spells and formative pruning will be undertaken to encourage strong structure.
- 6.16. The management of the trees will be centred on:
- Encourage healthy growth through formative pruning.
  - Monitor tree health and replace failures promptly.
- 6.17. All plant materials will be sourced from a reputable supplier and planted following the Good Practice Principles set out in BS 8545:2014 Trees: from nursery to independence in the landscape (BSI, 2014).
- 6.18. Table 6.4 below describes how individual trees reaching moderate condition will be achieved. To achieve moderate condition 3-4 criteria must be achieved.
- 6.19. All plants will be sourced from a local, reputable supplier to ensure that invasive non-native species are not accidentally introduced.

**Table 6.4.** Individual urban trees – targeted criteria and habitat enhancement, management and remedial measures

| Condition Assessment Criteria |                                                                                     | Targeted criteria? | Habitat creation Measures                                                          | Habitat Management / Remedial Measures                                                                                |
|-------------------------------|-------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| A                             | The tree is a native species (or at least 70% within the block are native species). | Yes                | Plant native tree species, ensuring at least 70% of the block comprises UK natives | Maintain species composition through replacement planting with native stock and avoid introducing non-native species. |

**Table 6.4.** Individual urban trees – targeted criteria and habitat enhancement, management and remedial measures

| Condition Assessment Criteria |                                                                                                                                                                                                                                                                                     | Targeted criteria? | Habitat creation Measures                                                                                                                                     | Habitat Management / Remedial Measures                                                                                                                                                      |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               |                                                                                                                                                                                                                                                                                     |                    | such as oak, hazel, or field maple.                                                                                                                           |                                                                                                                                                                                             |
| B                             | The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).                                                                                     | Yes                | <i>NB: Individual trees automatically pass this criterion.</i><br>Design planting layout to achieve a near-continuous canopy, spacing trees to minimise gaps. | <i>NB: Individual trees automatically pass this criterion.</i><br>Monitor canopy development and infill gaps with appropriate native species if they exceed 10% of the area or 5m in width. |
| C                             | The tree is mature (or more than 50% within the block are mature).                                                                                                                                                                                                                  | No                 | N/A                                                                                                                                                           | N/A                                                                                                                                                                                         |
| 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 trees retain >75% of expected canopy for their age range and height. | No                 | N/A                                                                                                                                                           | N/A                                                                                                                                                                                         |
| E                             | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.                                                                                                                                                 | No                 | N/A                                                                                                                                                           | N/A                                                                                                                                                                                         |
| F                             | More than 20% of the tree canopy area is oversailing vegetation beneath.                                                                                                                                                                                                            | Yes                | N/A                                                                                                                                                           | Plant trees within the modified grassland area.                                                                                                                                             |

### Monitoring

- 6.20. The establishment of the introduced shrub, hedgerow and trees should be monitored for the site with audit checks made at key stages immediately after creation and in years 2, 5, 10, 15, 20, 25 and 30 post-construction to allow reactive changes to the management process to be made if required.
- 6.21. The habitats referred to in this BNG Design Report will be the responsibility of the owner of the site. Upon sale or transfer of land, these responsibilities shall transfer to the new owner(s), who must ensure continued compliance.

### Additional enhancements

- 6.22. There are opportunities to for further biodiversity enhancements and improvements to habitats within the wider ownership boundary through some basic measures, these could include:
- Provision of artificial bat and bird boxes to be fixed to mature trees - suitable boxes can be obtained from the Nestbox Company<sup>4</sup> or other reputable supplier.
  - Installation of log piles<sup>5</sup> and other refugia for amphibians and invertebrates<sup>6</sup> within and adjacent to boundary habitats to provide shelter for reptiles and amphibians and increase the abundance and diversity of insects.

<sup>4</sup> [Nesting Boxes for Birds, Bats, & Mammals, UK Manufacturer \(nestbox.co.uk\)](http://nestbox.co.uk)

<sup>5</sup> [Habitat heaps - RSPB \(rspb.org.uk\)](http://rspb.org.uk) / [Dead wood habitats - Buglife \(buglife.org.uk\)](http://buglife.org.uk) / [Log shelters - The Wildlife Trusts \(wildlifetrusts.org\)](http://wildlifetrusts.org)

<sup>6</sup> [Hibernaculum – Froglife \(froglife.org\)](http://froglife.org)

### *Conclusion*

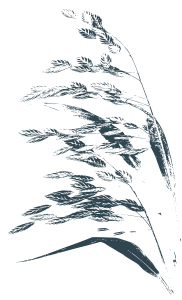
- 6.23. Overall, it is considered that the development presents opportunities for the site to be improved through active management and incorporating appropriate compensation and enhancement measures.
- 6.24. The creation of a more complex spatial structure within the site combined with the improved habitat connectivity from site habitats to the wider landscape will enhance the ecological value of the site in the local landscape.

Figure 2 – Retained and Created Habitats



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