



BNG Habitat Management & Monitoring Plan

Agricultural Barns, Westhouse
Farm, Sayers Common

Ecosupport Ltd
K4 Keppel,
Daedalus Park,
Lee-on-the-Solent
PO13 9FX

info@ecosupport.co.uk

VAT: 228 4314 18



Report	Biodiversity Net Gain Habitat Management and Monitoring Plan (HMMP)
Site Name	Agricultural Barns, Westhouse Farm, Sayers Common, Hassocks
Author(s)	Thomas Lane BSc (Hons) MRes
Checked by	Darrelle Moffat BES (Hons) PGCert ACIEEM
Client	Riverdale Developments Ltd.
Date of Issue	12 th November 2025
Status	Final

Table of Contents

1.0	INTRODUCTION	4
1.1	BACKGROUND	4
1.2	SITE LOCATION AND DESCRIPTION	4
1.3	DEVELOPMENT PROPOSALS	6
2.0	METHODOLOGY	7
2.1	HABITAT ASSESSMENT	7
2.2	HABITAT DISTINCTIVENESS	7
2.3	HABITAT CONDITION	7
2.4	RIVER CONDITION ASSESSMENT	7
2.4.1	The MoRPh Field Survey	8
2.4.2	Indicative River Type	9
2.4.3	Assessing River Condition	10
2.4.4	Limitations	11
2.5	STRATEGIC SIGNIFICANCE	11
2.6	MITIGATION HIERARCHY	11
2.7	LIMITATIONS	11
3.0	EXISTING HABITATS AND DEVELOPMENT PROPOSALS	12
3.1	BASELINE CONDITION ASSESSMENT	13
3.2	RIVER CONDITION ASSESSMENT	17
3.2.1	MoRPh5 Baseline	17
3.2.2	River Type Survey	18
3.2.3	River Condition	18
3.2.4	Encroachment	18
4.0	PROPOSED CREATED & ENHANCED HABITATS & NET GAIN ASSESSMENT	19
4.1	ON-SITE PROPOSALS	19
4.1.1	Non-Linear Habitats	19
4.1.2	Linear Habitats	22
4.1.3	Watercourses	24
4.2	METRIC CALCULATION	24
4.2.1	Watercourse units	24
5.0	HABITAT MANAGEMENT	26
5.1	PROTECTION OF RETAINED HABITATS	26
5.2	MIXED SCRUB	26
5.3	OTHER NEUTRAL GRASSLAND	27
5.3.1	Proposed Planting	27
5.3.2	Management	27
5.4	MODIFIED GRASSLAND	28
5.4.1	Proposed Planting	28
5.4.2	Management	28
5.5	INDIVIDUAL (RURAL) TREES	28
5.5.1	Mycorrhizal Treatment	29
5.5.2	Weed Management	29
5.5.3	Pruning	29
5.5.4	Monitoring and Replacement	29
5.6	HEDGEROWS	29
5.6.1	Proposed Planting	29
5.6.2	Hedgerow Management	29

5.6.3 Monitoring	30
5.6.4 Replacement	30
5.7 WOODLAND.....	31
5.8 COMPLIANCE CHECK	31
5.9 SAFEGUARDING.....	31
5.9 POST-CONSTRUCTION HABITAT CREATION	31
5.10 MANAGEMENT RESPONSIBILITIES	31
5.11 YEARS 2 – 30 MANAGEMENT / MONITORING TABLE.....	35
6.0 REFERENCES	39
APPENDIX 1. BASELINE HABITAT PLAN	40
APPENDIX 2. POST-DEVELOPMENT HABITAT PLAN	41

1.0 INTRODUCTION

1.1 Background

Ecosupport Ltd. were commissioned by Riverdale Developments Ltd. to undertake a Biodiversity Net Gain Assessment at 'West House Farm, Sayers Common' and detail the results of this assessment 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 as a result of the proposed development, with the objective of achieving a net gain in biodiversity.

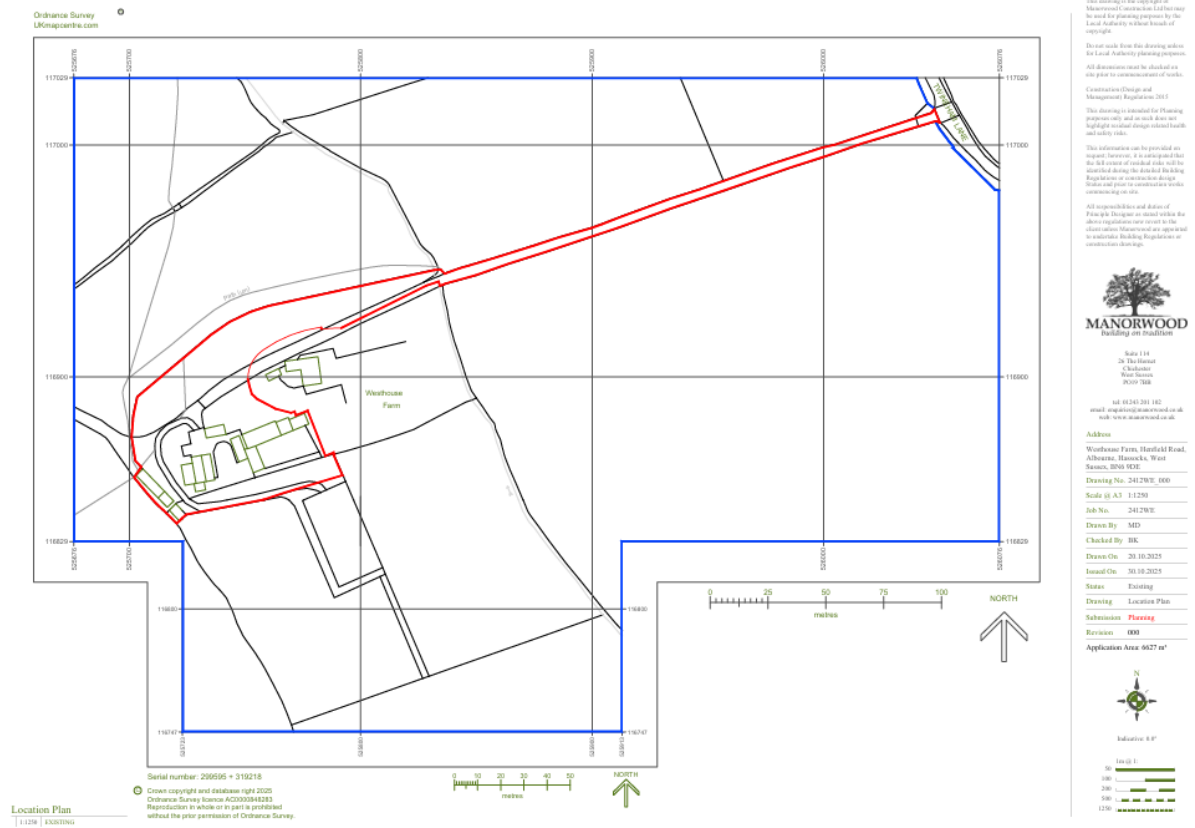
This report will also address how habitats will be enhanced and created to achieve a net gain in biodiversity units and how these habitats will be managed and monitored for at least 30 years. The following points will be covered (DEFRA, 2023):

- How off-site gains and / or significant on-site enhancements will be managed, taking into account 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

1.2 Site Location and Description

The site comprises a residential dwelling with associated garden and outbuildings as well as surrounding woodland and grassland at West House Farm, Albourne, Hassocks, BN6 9DE (centred on OS grid reference TQ 25773 16894) (**Fig 1**). The site is surrounded by pasture with the BS116 located to the east of the access road. The immediate surrounding environ can be considered largely rural comprising mostly of agricultural land with occasional small settlements.

Figure 1. Site boundary (Manorwood Construction Ltd., 2025).



1.3 Development Proposals

The proposals entail the demolition and creation of several outbuildings, as well as the conversion of existing outbuildings for alternative uses (**Fig 2**).

Figure 2. Proposed Site Plan (Manor Wood Construction Ltd., 2025).



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, 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 the initial and updated walkover on the 20th November 2024 and 29th May 2025 respectively and reported within the EclA (Ecosupport Ltd., 2025). The EclA should be referred to for information on UKHab habitat classifications on site and plant species recorded.

A condition assessment, in line with the Statutory Biodiversity Metric Technical Annex 1, was carried out on site by Adam Jessop MSc MCIEEM, Principal Ecologist with Ecosupport, and Louise Davies BSc (Hons), Project Ecologist with Ecosupport, on the 20th November 2024 and later updated on the 29th May 2025. 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, 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, 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.

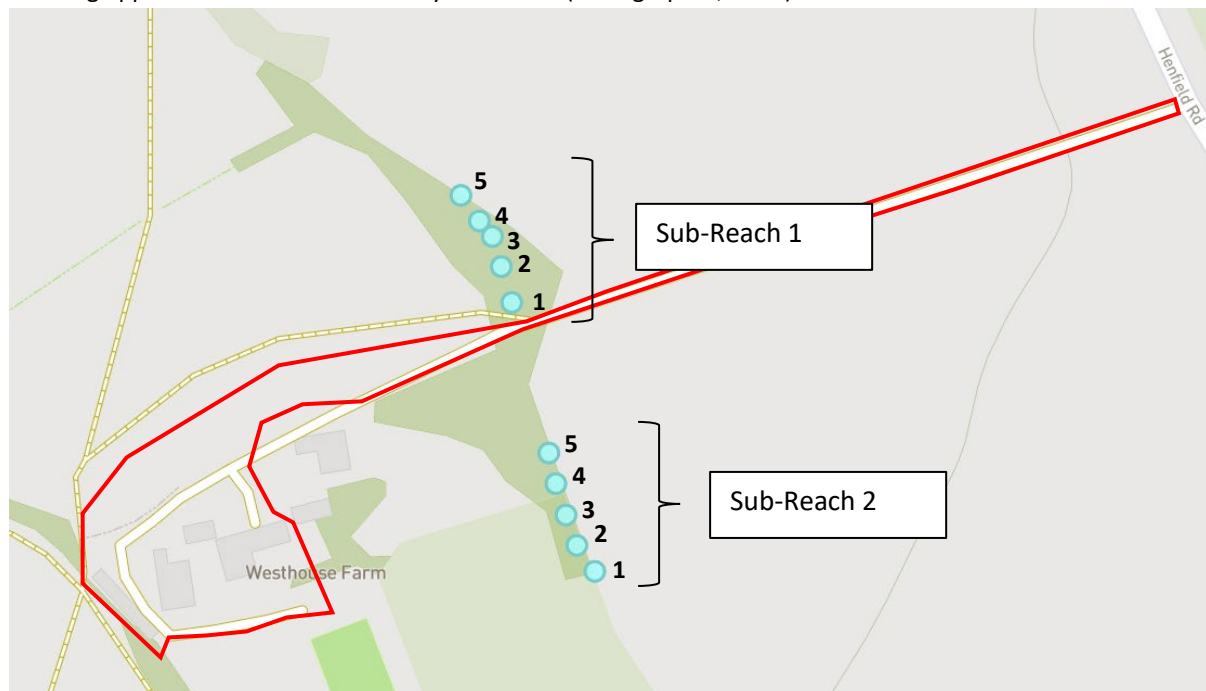
2.4 River Condition Assessment

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, 2024). The river condition assessment was undertaken as per the MoRPh survey methodology (Shuker et al., 2017, Gurnell et al., 2019, Gurnell et al., 2022).

2.4.1 The MoRPh Field Survey

The 'MoRPh' survey (Shuker et al., 2017, Gurnell et al., 2019) is used in the river condition assessment to collect field information for subreach(es) of a river with the aim of surveying at least 20% of the total river length within the area of a proposed development. As the length of stream lying within the site totalled 3m since the rest is culverted, minimal area was required. However, it was deemed more appropriate to survey two sub-reaches either side of the area of interest. Therefore, a much greater length of stream was surveyed with each module measuring 10m (as the stream measured less than 5m in width) and each sub-reach measuring 50m. The survey was undertaken by Louise Davies BSc (Hons) (RCA Accredited) on the 19th June 2025 (**Fig 3**).

Figure 3. Locations of the MoRPH5 surveys and module numbers completed at the unnamed watercourse, showing approximate red-line boundary of the site (Cartographer, 2025).



MoRPh field surveys should be conducted at low flow and preferably during Spring or early Summer to capture information on both vegetation and physical properties of the river and its margins. If surveying has to be conducted between mid-summer and autumn, care is needed to accurately identify and quantify physical features that may be obscured by vegetation. If surveys have to be conducted in Winter, observations of remnant and decaying vegetation from the previous summer should be used to estimate the potential presence and likely typical abundance (during the late spring, early summer) of short and tall herbs/grasses on the bank top and bank face, and aquatic vegetation morphotypes along the water-channel margin and on the river bed.

MoRPh surveys capture information on short lengths (modules) of river that are approximately twice the river width (width < 5 m, length = 10 m; width > 5 m and < 10 m, length = 20 m, width > 10 m and < 20 m, length = 30 m, width > 20 m and < 30 m, length = 40 m). For 'canals and navigable rivers' and for 'large rivers', where the bed material and submerged bed features are not visible (i.e. many rivers > 20 m width and all > 30 m width), module lengths should be 50 m.

For assessing river condition, a MoRPh5 subreach survey is comprised of 5 contiguous MoRPh module surveys to capture information for subreaches of 50, 100, 150, 200 m in length according to the river width (250 m for canals, navigable and large rivers). MoRPh5 surveys for these different river widths should be undertaken, respectively, within every 250, 500, 750 or 1000 m river length (1250 m for canals, navigable and large rivers) to provide a minimum survey of 20% of the total river/canal length within the proposed development area, to represent the range of local river conditions. In particular, one subreach must be located to capture the most physically degraded part of the river within the project site.

MoRPh surveys extend away from the river to 10m from the bank top edge on both banks and record information relating to the bank tops, bank faces, channel-water margin and the river bed as well as channel dimensions. The surveys are designed to be conducted on a single river thread. For distinctly multi-thread rivers, MoRPh surveys should be conducted on the thread(s) within the area of the proposed development. The survey captures the extent and character of (a) bank and bed sediments, (b) morphological and hydraulic features / habitats, (c) riparian and aquatic vegetation extent and structure, (d) presence and extent of non-native invasive plant species (NNIPS), (e) bank top land use pressures, (f) human interventions within the river channel and (g) the cross-sectional dimensions of the river channel.

2.4.2 Indicative River Type

River condition is assessed in the context of different river types. Although a continuum of river characteristics are present in nature, it is useful to identify the broad types or classes of river that may be encountered (Gurnell et al., 2016, Castro and Thorne, 2019) to provide a datum against which to assess the river's condition. At a European scale, 22 broad river types have been identified (Rinaldi et al., 2016). For the present application, these have been reduced to 15 morphological types (engineered canals and navigable rivers, large rivers, 13 river planform-bed material types (A to M)). Discrimination of these types is based mainly upon a reach-scale desk study but is supported by bed material information from MoRPh5 subreach-scale field surveys.

River types A to M are defined primarily by their planform and bed material, supported by the degree to which they are confined by their valley and also the valley gradient. These 13 types represent the range of near-natural river types likely to be encountered in England. Most rivers in England are currently single thread. However, wandering and multi-thread rivers are occasionally encountered and they would be found far more frequently under near-natural conditions.

Large rivers are those that are too wide or deep for reliable bed material information to be collected during a MoRPh field survey. Although full MoRPh surveys may be feasible on quite wide rivers, accurate survey of bed material often becomes challenging on near-natural rivers wider than 20m. Without a survey of bed material, these larger rivers cannot be allocated to one of river types A to M.

Canals and navigable rivers form the final river type. Their engineered or modified nature prevents the assignment of an indicative 'near-natural' type.

River types are referred to as 'indicative' because the river planform may have been altered by human activities rather than natural processes. The river type can only be confirmed with field observations

that illustrate that the river is functioning as that type or is being constrained by various levels of human interventions/pressures.

2.4.3 Assessing River Condition

River condition is assessed using 32 condition indicators that are automatically extracted from MoRPh5 field surveys once the data have been uploaded into the information system. Each river condition indicator is assigned a score of 0 to +4 (positive indicators) or 0 to -4 (negative indicators). Positive indicators represent the diversity (richness) and abundance (extent) of physical habitats offered by vegetation, sediment, vegetation-sediment-related physical features, and hydraulic habitats that can be observed at low flow. Negative indicators represent the extent and severity of local human interventions or pressures.

The Preliminary Condition Score for each MoRPh5 subreach is calculated as the sum of the average of the positive condition indicator scores and the average of the negative condition indicator scores for the subreach. The Preliminary Condition Score is translated into a Final Condition Score (5-good, 4-fairly good, 3-moderate, 2-fairly poor, 1-poor) based upon the River Type. The boundaries for allocating preliminary condition scores to final condition scores are listed in **Table 1**. These boundaries were defined for each river type by subdividing the numerical gap between the estimated worst and best case preliminary condition scores for each river type into 5 classes according to the top 10% of the range (Good), the next 15% (F. Good), the next 20% (Moderate), the next 25% (F. Poor) and the bottom 30% (Poor).

Table 1. Likely best and worst preliminary condition scores for each river type and lower threshold values for allocating preliminary condition scores to final condition scores (5 - good, 4 – fairly good, 3 – moderate, 2 – fairly poor, 1 – poor). The column for the River type of the unnamed watercourse at West House Farm has been circled.

River type	Can al s/ navi g a bl e	Lar g e	A	B	C	D	E	F	G	H	I	J	K	L	M
Likely best average condition score	1.8	2.5	2.4	2.7	2.7	2.7	2.7	2.8	3.0	2.9	3.1	2.8	2.4	2.4	2.4
Lower threshold for GOOD	>1.4	>2.0	>1.9	>2.2	>2.2	>2.2	>2.2	>2.3	>2.5	>2.4	>2.5	>2.3	>1.9	>1.9	>1.9
Lower threshold for FAIRLY GOOD	>0.7	>1.3	>1.2	>1.4	>1.4	>1.4	>1.4	>1.5	>1.6	>1.6	>1.7	>1.5	>1.2	>1.2	>1.2
Lower threshold for MODERATE	>-0.1	>0.3	>0.2	>0.2	>0.2	>0.2	>0.2	>0.4	>0.5	>0.5	>0.6	>0.4	>0.2	>0.2	>0.2
Lower threshold for FAIRLY POOR	>-1.2	>-1.0	>-1.0	>-0.9	>-0.9	>-0.9	>-0.9	>-0.9	>-0.9	>-0.9	>-0.8	>-0.9	>-1.0	>-1.0	>-1.0
Likely worst average condition scores	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5	-2.5

Two channel dimension indicators are also automatically extracted from MoRPh5 field surveys: River shape, Average width. These are used to support professional judgements concerning whether the channel is overdeep and thus hydrologically/ecologically disconnected to some degree from its bank

tops/floodplain. This 'overdeepening' assessment is only applied to certain river types, but if the channel of those river types is judged to be overdeep, the Final Condition Score is reduced by one class (e.g. Good is reduced to Fairly Good).

2.4.4 Limitations

It was not possible to access a significant portion of the stream which lay within the site boundary. Therefore, instead of assessing a single sub-reach within the site boundary, a total of two accessible sub-reaches were assessed on either side of this section. The data from these sub-reaches was used to inform the condition and river type assessment and, given that the results from these sub-reaches were broadly similar, it is considered this would have been reflective of the length of stream lying within the site boundary.

2.5 Strategic Significance

None of the habitats on site were located within or connected to any formally designated areas of importance for nature and therefore all habitats have been listed as 'Area not in local strategy' in line with the Statutory Biodiversity Metric User Guide (DEFRA, 2024).

2.6 Mitigation Hierarchy

The proposed development has been designed to follow the biodiversity gain hierarchy as described in paragraph 186 (a) of the National Planning Policy Framework (DLUHC) which sets out a list of priority actions when achieving a net gain on site:

- avoiding adverse effects of the development on onsite habitat with a habitat distinctiveness score, applied in the biodiversity metric, equal to or higher than six;
- so far as those adverse effects cannot be avoided, mitigating those effects;
- so far as those adverse effects cannot be mitigated, habitat enhancement of onsite habitat;
- so far as there cannot be that enhancement, creation of onsite habitat;
- so far as there cannot be that creation, the availability of registered offsite biodiversity gain;
- so far as that offsite habitat enhancement cannot be secured, purchasing biodiversity credits.

2.7 Limitations

There were not considered to be any significant limitations on the results of the habitat survey with all areas of the site accessible and the condition assessment undertaken during the optimal season for vascular flowering plants.

3.0 EXISTING HABITATS AND DEVELOPMENT PROPOSALS

The habitats on site were categorised according to UK Hab Ltd. 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):

- Modified grassland (g4) – secondary codes: (16) tall forbs, (32) scattered trees, (108) frequently mown (**Fig 3**)
- Native hedgerow (h2a) - secondary codes: (11) hedgerow with trees, (50) ditch (**Fig 4**)
- Artificial unvegetated; unsealed surface (u1c) with culvert (851)
- Lowland mixed deciduous woodland (w1f) (**Fig 5**)
- Mixed scrub (h3h) (**Fig 6**)
- Buildings (u1b5) (**Fig 3**)
- Other rivers and streams (r2b)

Please refer to the EclA (Ecosupport, 2025) for full detailed descriptions on the habitats.

Figure 3. View of some of the modified grassland and buildings on site (taken November 2024).



Figure 4. View of the hedgerow associated with ditch feature located just south of the buildings on site (taken November 2024).



Figure 5. View of the small woodland parcel present on site (taken November 2024).



Figure 6. View of the mixed scrub present on site, just slightly encroaching the boundary from the neighbouring redline (taken November 2024).



3.1 Baseline Condition Assessment

The following tables provide detail as to the condition assessments undertaken of the non-linear (**Table 2**) and linear (**Table 3**) habitats present on site with reference to the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2024).

Table 2. Existing non-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, 2024).

Habitat Type	Area (ha)	Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference
Modified Grassland	0.367	Poor	Species present were typical of Modified Grassland (e.g. Perennial Rye Grass, Creeping Buttercup, Dandelion, Daisy) with less than 6 species present on average in every square metre. Specifically, essential Criterion A was failed.	Area not in local strategy.	MG1 – MG6
Mixed Scrub	0.001	Poor	Parcels of scrub comprised of 2 native species only with no mature shrubs, no invasive species, no glades and no developed edge. Specifically, only criterion C was met.	Area not in local strategy.	MS1
Lowland Mixed Deciduous Woodland	0.014	Poor	Small pocket of Ash and Oak woodland. No invasive species were present with only 2 native tree species present. No open space or regeneration was noted although trees appeared to be in good health. No ground flora, deadwood or veteran trees were present and the ground was damaged by pedestrian access. Specifically, the woodland scored a total of 23 points (A1, B3, C3, D1, E3, F3, G1, H3, I1, J1, K1, L1, M1).	Area not in local strategy.	W1
Tall Forbs	0.011	Poor	These areas were dominated by nettles with no variation in vegetation structure and no diversity of species.	Area not in local strategy.	TF1 – TF2
Vegetated Garden	0.005	Condition Assessment N/A	-	Area not in local strategy.	-
Artificial Unvegetated; Unsealed Surface	0.178	N/A - Other	-	Area not in local strategy.	-

Developed Land; Sealed Surface	0.06	N/A - Other	-	Area not in local strategy.	-
Urban Tree	0.0112	Moderate	3 No. Small trees are situated around the outbuildings in the centre of the site. Specifically, criteria A, B, D and F were met.	Area not in local strategy.	T1, T2 and T5
Urban Tree	0.0326	Moderate	2 No. medium trees are situated around the outbuildings in the centre of the site. Specifically, criteria A, B, D and F were met.	Area not in local strategy.	T3, and T6

Table 3. 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, 2024).

Habitat Type	Length (km)	Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference
Native Hedgerow with Trees – Associated with Bank or Ditch	0.067	Good	Native hedgerow at least 1.5m in width and height with limited vertical and horizontal gappiness. At least 1m of undisturbed ground is present on one side of the hedge with no invasive species or damage noted. Trees were healthy but even aged and nettles were extensive across the hedgerow length. Specifically, Criteria A1, A2, B1, B2, C1, D1, D2 and E2 were met. <i>NB the ditch was not included as a watercourse for BNG as it was considered likely to be dry for the majority of the year and used for occasional runoff drainage only</i>	Area not in local strategy.	H1

Native Hedgerow	0.01	Good	Native hedgerow at least 1.5m in width and height with limited vertical gappiness. At least 1m of undisturbed ground is present on one side of the hedge with no invasive species or damage noted. Frequent horizontal gaps are present. Specifically, Criteria A1, A2, B1, C1, C2, D1 and D2 were met.	Area not in local strategy.	H4
Native Hedgerow with Trees	0.027	Good	Native hedgerow at least 1.5m in width and height with limited vertical and horizontal gappiness. At least 1m of undisturbed ground is present on one side of the hedge with no invasive species or damage noted. Trees were healthy but even aged and nettles were extensive across the hedgerow length. Specifically, Criteria A1, A2, B1, B2, C1, D1, D2 and E2 were met.	Area not in local strategy.	H5
Native Hedgerow with Trees	0.03	Moderate	Line of native trees with a continuous canopy and ecological niches. All trees appeared in healthy condition however a track was present within 6m of the tree line. Specifically, Criteria A, B, C, and E were met.	Area not in local strategy.	H3

3.2 River Condition Assessment

Only 0.003km of stream were located within the site boundary with an additional 0.004km comprising a culvert running beneath the main road on site – this is automatically assigned a condition of ‘Poor’ within the Statutory Biodiversity Metric. As this portion of stream was not accessible (due to dense vegetation), two adjacent sections of stream were surveyed (see **Section 2.4.1**) with the results of this outlined in the below sections.

3.2.1 MoRPh5 Baseline

The results of the MoRPh5 survey undertaken are presented in **Table 4** below which shows the score achieved for each indicator. The preliminary condition score achieved following the MoRPh5 survey was 1.33 for Sub-Reach 1 and 1.35 for Sub-Reach 2.

Table 4. Results of the MoRPh5 field surveys (NNIPS = non-native invasive plant species, positive indicators underlined, negative indicators in italic font).

Location	Code	Indicator Name	Score	
			Sub-Reach 1	Sub-Reach 2
Bank Top	B1	<u>Bank top vegetation structure</u>	4	3
	B2	<u>Bank top tree feature richness</u>	3	3
	B3	<u>Bank top water-related features</u>	0	0
	B4	<i>Bank top NNIPS cover</i>	0	0
	B5	<i>Bank top managed ground cover</i>	-2	-2
Bank Face	C1	<u>Bank face riparian vegetation structure</u>	3	3
	C2	<u>Bank face tree feature richness</u>	4	4
	C3	<u>Bank face natural bank profile extent</u>	2	3
	C4	<u>Bank face natural bank profile richness</u>	4	4
	C5	<u>Bank face natural bank material richness</u>	3	2
	C6	<u>Bank face bare sediment extent</u>	1	3
	C7	<i>Bank face artificial bank profile extent</i>	0	0
	C8	<i>Bank face reinforcement extent</i>	0	0
	C9	<i>Bank face reinforcement material severity</i>	0	0
	C10	<i>Bank face NNIPS cover</i>	0	0
Channel – Water margin	D1	<u>Channel margin aquatic vegetation extent</u>	1	0
	D2	<u>Channel margin aquatic morphotype richness</u>	1	0
	D3	<u>Channel margin physical feature extent</u>	1	0
	D4	<u>Channel margin physical feature richness</u>	1	0
	D5	<i>Channel margin artificial features</i>	0	-1
Channel bed	E1	<u>Channel aquatic morphotype richness</u>	0	0
	E2	<u>Channel bed tree features richness</u>	3	2
	E3	<u>Channel bed hydraulic features richness</u>	0	0
	E4	<u>Channel bed natural features extent</u>	0	0
	E5	<u>Channel bed natural features richness</u>	0	0
	E6	<u>Channel bed material richness</u>	3	3
	E7	<i>Channel bed siltation</i>	0	0
	E8	<i>Channel bed reinforcement extent</i>	0	0
	E9	<i>Channel bed reinforcement severity</i>	0	0
	E10	<i>Channel bed artificial features severity</i>	-4	0
	E11	<i>Channel bed NNIPS extent</i>	0	0
	E12	<i>Channel bed filamentous algae extent</i>	0	0
Preliminary Condition score:			1.33	1.35

3.2.2 River Type Survey

The results of the River Type survey are present in **Table 5** below.

Table 5. Results of the River Type Survey.

Code	Indicator Name	Score
A1	Braiding index (BI)	-
A2	Sinuosity index (SI)	1.043
A3	Anabranching index (AI)	1
A4	Level of confinement (U, PC, C)	Unconfined
A5	Valley gradient	0.01739m
A6	Bedrock reaches	-
A7	Coarsest bed material size class	Gravel / Pebble
A8	Average alluvial bed material size class	Silt
	River Type:	K – Straight / sinuous, coarsest SA, average SI

3.2.3 River Condition

Through the combination of the above MoRPh5 data and River type survey, the unnamed watercourse at West House Farm achieved a baseline condition of Fairly Good.

3.2.4 Encroachment

Encroachment is not relevant to the culvert. The stream does not currently have any encroachment within the watercourse or the riparian zone within the site.

4.0 PROPOSED CREATED & ENHANCED HABITATS & NET GAIN ASSESSMENT

4.1 On-Site Proposals

Following consultation with Riverdale Developments Ltd., in order to minimise the loss of biodiversity on site, the following habitats are being retained, enhanced and 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 in order 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. The recommendations within this report have been prepared in conjunction with Manorwood Construction Ltd.

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 Non-Linear Habitats

Table 3 indicates those 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 (the necessary planting and management required to achieve the stated condition criteria is detailed in **Section 5.0**).

Habitat Type	Action	Area (ha)	Target Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Other Neutral Grassland	Enhanced	0.075	Moderate	An existing area modified grassland in the north of the site will be enhanced to other neutral grassland of moderate condition in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2024). Specifically, criteria A, C and D will be targeted for achievement, with a high proportion of indicator species, limited bare ground presence and management of both Bracken and other scrub presence.	Area not in the local strategy	ONG1
Artificial Unvegetated; Unsealed Surface	Created	0.253	N/A - Other	-	Area not in the local strategy	-
Developed Land; Sealed Surface	Retained	0.005	N/A – Other	-	Area not in the local strategy	-
Developed Land; Sealed Surface	Created	0.042	N/A - Other	-	Area not in the local strategy	-
Lowland mixed deciduous woodland	Retained	0.014	Poor	The woodland will be retained in its existing condition. As it is targeting poor condition, no particular management is required for BNG.	Area not in the local strategy	W1
Modified grassland	Retained	0.091	Poor	-	Area not in the local strategy	

Modified Grassland	Created	0.152	Poor	Modified Grassland of Poor condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2024). Due to the formal location of this parcel, it is anticipated that species diversity will not necessarily be maintained at >5 species per m ² , therefore the Condition is assumed to be Poor. Despite this, Conditions C, F and G will still be targeted for achievement.	Area not in the local strategy	MG7-8
Mixed Scrub	Created	0.002	Moderate	Mixed scrub of moderate condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2024). Given the more formal location, only criteria A, B, and C will be targeted for achievement with native species planting and appropriate management to remove invasive species and maintain a range of ages.	Area not in the local strategy	MS3
Individual Tree (Rural)	Created	0.0489	Moderate	12 No. Individual Trees of Moderate Condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2024). Specifically, criteria A, B, D and F will be targeted for achievement with a choice of native tree species, little or no adverse impact on tree health by human activity and trees oversailing vegetation beneath. As individual trees, they automatically pass Criterion B.	Area not in the local strategy	Along the northern boundary amongst retained Modified Grassland (MG1)

4.1.2 Linear Habitats

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 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 (the necessary planting and management required to achieve the stated condition criteria is detailed in **Section 5.0**).

Habitat Type	Action	Length (km)	Target Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Native Hedgerow	Created	0.039	Moderate	Native hedgerows of moderate condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2024). Specifically, criteria A2, B1, B2, D1 and D2 will be targeted for achievement with management implemented to maintain a width of at least 1.5m, limit horizontal and vertical gappiness, remove invasive species and prevent damage.	Area not in the local strategy	NH1-2
Native Hedgerow with Trees	Created	0.04	Moderate	Native hedgerows with trees of moderate condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2024). Specifically, criteria A2, B1, B2, D1, D2 and E2 will be targeted for achievement with management implemented to maintain a width of at least 1.5m, limit horizontal and vertical gappiness, remove invasive species, maintain good tree health and prevent damage.	Area not in the local strategy	NH3

4.1.3 Watercourses

The proposals will not impact on the stream post-development. The only changes will entail the conversion of the existing track on site into a more formalised road however this only impacts the habitat above the culvert and will not result in any change to the watercourse or the riparian zones within 10m of the stream itself.

4.1.3.1 River Type Survey

The proposals will not impact the river type.

4.1.3.2 River Condition

There will be no impacts on the stream as a result of the development and therefore its 'Fairly Good' condition will be maintained.

As the site proposals will only impact the areas above the culvert (Poor Condition) and the stream is already vegetated with no impacts to the riparian zone, it is not considered proportional to enhance this area of watercourse on site.

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 +16.55% in habitats (or +0.20 habitat units) and a net gain of +10.33% in hedgerows (or +0.21 hedgerow units) and the trading rules are satisfied (Fig 9).**

Figure 9. Screenshot of the 'headline results' output from the BNG assessment undertaken for the site using the DEFRA Statutory Biodiversity Metric.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.20
	<i>Hedgerow units</i>	0.21
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	16.55%
	<i>Hedgerow units</i>	10.33%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

4.2.1 Watercourse units

The calculation has achieved a 0% gain in watercourse units. This is due to there being no adverse impacts on the condition of the existing culvert/stream. The culvert cannot be improved as it is required for the driveway access and there is not scope to enhance the stream within the site area, which is also vegetated and in fairly good condition already. As such, while a gain is not being obtained for the project, it is not considered this is necessary for this site based on the proposals and site area and a 0% gain/loss is considered to be acceptable.

The stream forms part of a larger residential application being proposed across the surrounding property by the same client that will be submitted in the near future and enhancements / gains will be considered for the larger application. As such, it is considered more proportionate to include the wider stream in the future application where there will be sufficient space to consider more strategic improvements rather than within the small scope of this site and it should be considered no-loss is acceptable on this site.

5.0 HABITAT MANAGEMENT

This section provides an outline of the habitat management prescriptions required to retain, enhance and create the proposed habitats within the site and meet the desired condition criteria for the purposes of delivering biodiversity net gain.

5.1 Protection of Retained Habitats

All of the habitats to be retained or enhanced will be protected from damage during the works. In particular, the retained hedgerows and trees 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 these habitats during the works and ensure any wildlife species that may be using them are protected.

5.2 Mixed Scrub

5.2.1 Proposed Planting

A pocket of mixed scrub will be created along the western boundary of the site, in which native planting will be undertaken to ensure at least 3 native woody species are present with no one species dominant. Species to be planted could include an assemblage of: Dogwood (*Cornus sanguinea*), Hazel (*Corylus avellana*), Broom (*Cytisus scoparius*), Privet (*Ligustrum vulgare*), Grey Willow (*Salix cinerea*), Elder (*Sambucus nigra*), Gorse (*Ulex europaeus*) and Wayfaring Tree (*Viburnum lantana*) as well as larger specimens such as Hawthorn (*Crataegus monogyna*), Hornbeam (*Carpinus betulus*) and Field Maple (*Acer campestre*).

Shrubs will be planted in groups of 3-5 plants with large spacing between groups 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.

5.2.3 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. Any dominating species will be targeted 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.
- Should any vegetation die or its density become sparse, additional planting will be undertaken, replacing like-for-like.
- Targeted removal of any invasive or non-native species should taken place as necessary.

All management of scrub will be undertaken outside of the bird nesting season, which spans March – August inclusive.

5.3 Other Neutral Grassland

5.3.1 Proposed Planting

An area along the northern boundary will be enhanced from a 'poor' condition Modified Grassland to a 'moderate' condition Other Neutral Grassland. This area of habitat should be established via the sowing of a wildflower mix such as Emorsgate EM4 – Meadow Mixture for Clay Soils (or similar approved by an ecologist) which comprises of other neutral grassland indicator species such as Common Bent (*Agrostis capillaris*), Crested Dog's Tail (*Cynosurus cristatus*), Common Knapweed (*Centurea nigra*) and Agrimony (*Agrimonia eupatoria*).

The sowing of these seeds will be completed either during the spring or the autumn 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.

5.3.2 Management

Wildflower areas do not require any additional watering or fertilizer. Cutting a meadow and removing the clippings retains low nutrient levels in the soil and suppresses coarse grasses which would otherwise out-compete the wildflowers. It is recommended the wildflower grassland undergoes two annual cuts. The cut grass should be dried on site. Cuttings should be left in situ for approximately one week, after this the arisings are to be removed from site.

First year management: Perennial species take at least a full year to establish. For newly sown areas the first summer will be dominated by annual weeds (species indicative of sub-optimal condition) arising from the soil seed bank and by grass growth. This should be controlled by mowing throughout the first year to minimise competition and weed seed production.

Management Once Established: After the first year, the wildflower areas will be mown in Spring to 100mm and will then be left to flower through to late July/August. This is beneficial for nesting birds, which do not fledge until late July, as well as insects and other wildlife. After flowering, the area will undergo a hay cut with growth reduced to 50mm.

To maintain maximum flowering interest and a varied sward height, sections of each grassland parcel should be managed at different times from late June to the end of August. Varying the mowing times from year to year is the best way to maintain a diverse balanced sward and minimise cover of sub-optimal species.

Targeted scrub and bracken removal will also need to be carried out as necessary to prevent encroachment into the grassland.

5.4 Modified Grassland

5.4.1 Proposed Planting

New planting of modified grassland around the site will be of a 'poor' condition, due to the likelihood of increased foot traffic or more regular management regimes. It is expected an amenity lawn seed mix will be used.

5.4.2 Management

The sowing of these seeds is best 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.

Given the formal location of this grassland and its potential for increase foot traffic, it is expected to be regularly maintained to a height of 30-50mm during April to August and 50-70mm for the remainder of the year.

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. 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.

5.5 Individual (Rural) Trees

5.5.1 Proposed Planting

A total of 12 No. native trees will be planted across the site. Recommended species include Field Maple (*Acer campestre*), Silver Birch (*Betula pendula*), Hawthorn (*Crataegus monogyna*), Wild Cherry (*Prunus avium*) and Oak (*Quercus robur*).

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.

5.5.2 Management

5.5.2.1 Mycorrhizal Treatment

To ensure a successful establishment of the newly planted trees, it is recommended that mycorrhizal treatment to 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.

5.5.2.2 Weed Management

All newly planted trees must have a 1-metre exclusion zone whereby weeds are routinely and pro-actively 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.

5.5.2.3 Pruning

The trees may 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).

5.5.2.4 Monitoring and Replacement

Trees will be inspected as part of the compliance checks with any notes made on their health and remedial actions required. Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.

5.6 Hedgerows

5.6.1 Proposed Planting

5.6.1.1 Native Hedgerows

New hedgerows will be planted on site in close proximity to the new developed areas within the centre of the site. It is recommended that the ground is prepared by digging a strip approximately 60 – 90 cm in width. All weeds present in the soil are to be removed during soil preparation. Recommended species to be planted within these hedgerows include Blackthorn (*Prunus spinosa*), Hazel (*Corylus avellana*), Holly (*Ilex aquifolium*), Hawthorn (*Crataegus monogyna*), Privet (*Ligustrum vulgare*) and Field Maple (*Acer campestre*).

5.6.1.2 Native Hedgerows with Trees

Additionally, a new native hedgerow with trees will be planted along the northern boundary of the site. In addition to the previously listed recommended species in Section 5.6.1.1, larger tree species must be planted at 10-20m intervals within this hedgerow length. Suggested larger species include Willow (*Salix spp.*), Alder (*Alnus glutinosa*), Hornbeam (*Carpinus betulus*), Elm (*Ulmus spp.*) or Birch (*Betula pendula*) as they can support high numbers of insects and, once matured, they can eventually provide roosting opportunities for bats.

5.6.2 Hedgerow Management

Management of existing hedgerows will begin in Year 1 while management of new hedgerows will begin once they are of a sufficient size to require it (not expected before 3-5 years).

The most favourable approach to managing hedgerows for the benefits of biodiversity is to encourage minimal interference and ensure when there is any cutting, it does so after autumn fruiting (so late winter is preferable). The key points of the management prescriptions are recommended to follow 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 structures and maintained at a height of 3 – (preferably 4) meters.
- A proportion of hedges (at least 30%) 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 meaning management works will likely involve cutting using hand tools
- Coppicing or laying should be used to manage any of the hedgerows on site which become gappy or sparse
- If the size of the hedgerow needs to be reduced, avoid cutting the top and cut one side.

In more formal locations, such as where the new native hedgerows will be planted, hedges may need to be maintained more regularly than is stated above and this is permitted provided that the criteria set out in **Table 4** are achieved as described.

Trees within hedgerows will be managed as per **Section 5.5.2** for individual trees. Management of the hedgerows must ensure newly planted trees are allowed to grow up above the hedgerow to reach maturity. Any trees lost will be replaced like for like.

Targeted removal of invasive species will be carried out as necessary.

5.6.3 Monitoring

Monitoring will take place during the compliance checks. This will be carried out by a suitably experienced ecologist during late winter – early spring of each year. These monitoring visits will assess the general health of the hedgerow and determine if any remedial action is required (some of which are outlined below such as replacement planting or altering the frequency of cuts).

5.6.4 Replacement

Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like 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 be beneficial to promote vigorous, dense regrowth. Such works must be undertaken during the period October – February to avoid the breeding bird season.

5.7 Woodland

The woodland on site will be retained in poor condition. No particular management will be required for this parcel since it does not require any criteria to be met to maintain its condition, however the woodland parcel itself cannot be removed.

5.8 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 in years 1, 3, 5, 10, 15, 25 and 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 of 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, 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
- Management of the above recommended actions must be carried out in the next phase and report of any details
- Each BNG monitoring report will be written up in accordance with the BNG Habitat Monitoring Report template provided by Natural England (2023) and will be sent to the LPA.

5.9 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.

5.9 Post-Construction Habitat Creation

Table 7 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.

5.10 Management Responsibilities

Riverdale Developments Ltd. will assume responsibility for the management and maintenance of the

newly created and enhanced habitats. If a management company will be appointed, it is the responsibility of Riverdale Developments Ltd. to ensure the appointed company understands and takes responsibility for all requirements. When required, responsibility will include ensuring all management works are completed and qualified ecologists, or other specialists are contracted as required. 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 Riverdale Developments Ltd. All management works as described above will need to be secured by a Section 106 agreement for the site that will legally oblige the client or other agreed party to carry out the works. An annual management timeline of all habitats has been provided in **Table 8** 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 5.8**).
- 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 7. Schedule of habitat retention, enhancement and creation works to be carried out in first year (as per **Sections 4.0 and 5.0**).

General Activity	Specific Activity	Dates / Timing	Description
Habitat Retention (Section 5.1)	Installation of Heras fencing for protection	Anytime	Heras fencing to be erected along retained / enhanced habitats to prevent these areas from being damaged during works.
Habitat Creation Mixed Scrub (Section 5.2)	Plant native shrub species	Late Autumn	- Plant at least 3 different native shrub species. - Plant in groups of 3-5 with large spacing.
	Year 1 Management	Spring and Summer	- Weed around newly planted shrubs as necessary. - Water whenever necessary during the first growing season. - Replace any dead shrubs like-for-like.
Habitat Enhancement Other Neutral Grassland (Section 5.3)	Creation of grassland	Ideally Autumn or Spring	The areas of other neutral grassland will be sown with Emorsgate EM4 – Meadow Mixture for Clay Soils.
	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.
Habitat creation Modified Grassland (Sections 5.4)	Planting	Ideally Autumn or Spring	Establish the grassland through sowing of an amenity grassland
	Year 1 Management	Routinely as required	- Control annual weed growth by regular mowing throughout the first year 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.
Habitat creation Individual Trees (Sections 5.5)	Planting	Late Autumn	- Plant native tree species. - Apply Rootgrow or Bonemeal to encourage healthy root growth.

Habitat creation / retention Hedgerows (Sections 5.6)			● Apply Mycorrhizal treatment to the tree roots.
	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.
	Planting	Late Autumn	● Prepare ground by removing all weeds and digging a strip approx. 60-90cm wide. ● Plant with native shrub species throughout the native hedgerows ● Native hedgerow with trees to also be planted with larger tree species in 10-20m intervals
	Year 1 Management of retained hedges	Winter i.e. October - February (outside of bird nesting season)	● On existing hedgerows, 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.
	Year 1 Monitoring	Late Winter – Early Spring	● Hedgerows will be inspected during compliance checks 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.

5.11 Years 2 – 30 Management / Monitoring Table

Once the initial works covering the first year of management / monitoring have been completed as outlined in **Table 7**, the longer-term management objectives for the ecological features on site will need to be implemented (which have been outlined in detail in the above sections). **Table 8** below provides an overview of the actions required and the timings of when they should be complete (covering years 2– 30 post construction).

Table 8. Schedule of monitoring and management in Years 2 – 30 for all habitats (as per **Sections 4.0 and 5.0**).

General Activity	Specific Activity	Dates / Timing	Description
Mixed Scrub (Section 5.2)	Cutting back / thinning	Winter i.e. October - February (outside of bird nesting season)	- Scrub will be cut back annually as needed to ensure areas do not become overgrown. - Thinning will take place routinely every 5 years. - Any scrub encroaching into adjacent habitats will be cut back as needed.
	Bramble management	Winter i.e. October - February (outside of bird nesting season)	Bramble will be cut back as necessary to maintain a density of no more than 15%.
	Invasive species removal	Winter i.e. October - February (outside of bird nesting season)	Removal of invasive species will be undertaken as necessary if they establish on site.
	Shrub replacement	Late Autumn	Any dead shrubs or areas that become sparse will be planted with new native shrubs, replacing like-for-like.
Other Neutral Grassland (Section 5.3)	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 grassland at different times from late June to the end of August
	Removal of undesirable species	Winter i.e. October - February (outside of bird nesting season)	Targeted scrub, bracken and invasive species removal will be carried out as necessary.
Modified Grassland (Section 5.4)	Years 2-30 Management	Year-round	The grassland will be subject to regular mowing

	Removal of undesirable species	Winter i.e. October - February (outside of bird nesting season)	Targeted scrub, bracken and invasive species removal will be carried out as necessary.
Individual Trees (Section 5.5)	Weed management	Routinely as required	Remove weeds from a 1m area around the base of the trees for the first 2-3 years.
	Pruning	October	The trees will be subject to light pruning as required in October to ensure that they are developing healthy growth forms
	Monitoring	Every 3 years, late Winter – early Spring	- Trees will be inspected during the compliance checks and remedial measures will be recommended as required - Any plants that are removed, die or become seriously damaged shall be replaced like-for-like in the next planting season.
Hedgerows (Sections 5.6)	Years 2-30 Management	Winter i.e. October - February (outside of bird nesting season)	- Continue the 3-year cutting cycle for existing hedges and begin the 3-years cycle for new hedges once they become mature enough - 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.
	Monitoring	Late Winter – Early Spring	Suitably qualified ecologist will assess the health of the hedgerow during compliance checks and recommend any necessary remedial action
	Replacement Planting	Late Autumn ideally, in suitable weather (for planting)	- 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.

		Winter i.e. October - February (outside of bird nesting season) (for coppicing / laying)	
Woodland (Section 5.7)	Monitoring	As per below	No particular management is required but the parcel must be retained and will be monitored as part of compliance checks
Compliance Check (Section 5.8)	Monitoring report	Years 1, 3, 5, 10, 15, 25 and 30. Must be conducted during a suitable time of year and weather conditions	- A report will be produced detailing assessment of habitats against criteria stipulated in Section 4.0 and any necessary remedial actions or adjustments to ongoing management. - The report will be submitted to the LPA. - Any necessary actions must then be completed prior to the next compliance check.

6.0 REFERENCES

DEFRA (2023) *Creating a habitat management and monitoring plan for biodiversity net gain*. Available at: <https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain>

DEFRA (2024) *Statutory Biodiversity Metric Tools and Guides*. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Ecosupport Ltd (2025). *Ecological Impact Assessment. Agricultural Barns, Westhouse Farm, Sayers Common, Hassocks*.

Emorsgate Seeds (2024) *EM4 – Meadow Mixture for Clay Soils*. Available at: <https://wildseed.co.uk/product/mixtures/complete-mixtures/meadow-mixtures-for-specific-soils/meadow-mixture-for-clay-soils/>

Natural England (2023) *BNG Habitat Monitoring Report Template*. Available at: <https://publications.naturalengland.org.uk/publication/5813530037846016>

Manorwood Construction Ltd. (2025), *Location Plan – Drawing No. 2412WE_000*

Manorwood Construction Ltd. (2025), *Proposed Plan – Drawing No. 2412WE_002*

UKHab Ltd. (2023). *The UK Habitat Classification – Version 2.0*.

Appendix 1. Baseline Habitat Plan



Appendix 2. Post-development Habitat Plan

