



Biodiversity Net Gain Report

**Land to the Rear of Meadow Way,
Westergate**

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Contents

1.0 INTRODUCTION.....	3
2.0 BIODIVERSITY NET GAIN.....	4
3.0 ON SITE MANAGEMENT PROGRAMME.....	10
MAINTENANCE OPERATIONS.....	10
OVERARCHING REQUIREMENTS.....	11
NEW TREE PLANTING	11
NEW NATIVE MIXED SCRUB PLANTING	13
NATIVE HEDGEROWS	15
NEW ORNAMENTAL SHRUB AND ORNAMENTAL HEDGEROW	16
AMENITY GRASS (MODIFIED GRASSLAND).....	17
WETLAND GRASSLAND PLANTING / SuDS (OTHER NEUTRAL GRASSLAND – MODERATE)	18
FLOWERING LAWN (OTHER NEUTRAL GRASSLAND – POOR).....	19
LONGER SWARD GRASSLAND WITH WILDFLOWERS (OTHER NEUTRAL GRASSLAND – MODERATE).....	20
4.0 CONDITION MONITORING	22
5.0 MANAGEMENT MATRIX	31
6.0 CONCLUSIONS.....	34
APPENDIX 1: PROPOSED HABITATS	35
APPENDIX 2: LANDSCAPE PLANS	39

LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing. Whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snapshot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited, or the site supports habitats which are densely vegetated, only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

- 1.1 The Ecology Partnership was commissioned by Barratt Redrow to produce a report to support the discharge section 6 of Condition 4 from the appeal decision. The red line boundary of the site is shown below in figure 1.



Figure 1: Redline boundary

- 1.2 This application follows the Outline Planning Permission approved at appeal on 8 December 2023 under reference AL/178/22/OUT, which established the principle of development and the means of access. As part of the appeal decision Condition 4 was issued which contained a number of parts with regards to landscape and ecology. This document has been put together to discharge section 6 (vi) of condition 4 with regards to a reserved matters application for the appearance, landscaping, layout and scale (pursuant to outline permission AL/178/22/OUT) for the construction of up to 89 residential dwellings and open space and associated works". Section 6 of Condition 4 is detailed below:

"(vi) A Biodiversity Gain Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30-year period as a result of the development. The net biodiversity impact of the development shall be measured in accordance with the Secretary of State's biodiversity metric as applied in the area in which the site is situated at the relevant time. The content of the Biodiversity Gain Plan shall include the following: (a) Proposals for the on-site biodiversity net gain; and (b) A management and monitoring plan for onsite biodiversity net gain including 30-year objectives,

management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the Biodiversity Gain Plan is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The development shall be carried out in accordance with the approved Biodiversity Gain Plan."

2.0 Biodiversity Net Gain

2.1 The site was originally surveyed by The Ecology Partnership in May 2021 and November 2022 for the outline application, the original baseline was taken in the Phase 1 habitat classification and converted for use within the 3.1 version of the metric. An updated baseline assessment was undertaken in April 2024, with habitat classification and condition assessments undertaken with regards to the latest UKHAB and Statutory Metric Guidance. As there had been no significant change in habitat value on site between 2022 and 2024 (as detailed within the updated PEA walkover document), it is considered that this is the most comprehensive value of the original fixed outline submission baseline using correct guidance and condition assessment to inform a statutory metric calculation a requirement of the condition. As such this baseline has been used for this calculation. For the updated reserved matters scheme the Statutory Metric version 1.0.4 has been used. The baseline habitats were identified within the Application Site:

- Cropland – Cereal crops;
- Grassland – Modified land (seeded grass at site entrance);
- Grassland - Other neutral grassland (field margins);
- Heathland and shrub - Bramble scrub ;
- Urban – Developed land, sealed surface (Existing vehicular access and residential house drive etc);
- Urban – Vegetated Garden (Within existing residential property);
- Individual trees – Urban tree (Within garden – These are not counted as they are small size in diameter within vegetated garden as per guidance);
- Individual trees – Rural tree (Two trees at western site entrance);
- Native Hedgerow;
- Native Hedgerow – associated with bank or ditch; and
- Native Hedgerow with trees - associated with bank or ditch;

- 2.2 The Native Hedgerow with trees from the western boundary within the previous calculations has been excluded from this calculation as it has been established that this feature is indeed outside the red line boundary within the neighbouring property. The habitats from The Ecology Partnership 2024 survey are shown in Figure 2 below:



Figure 2: Baseline habitat map

- 2.3 Arable land dominated the site with the field under crop. Since the baseline was established, the arable field has not been put to crop over the last year or so and has succeeded to 'poor condition' neutral grassland. It is noted that this is the same value as arable land under the Statutory Metric. The existing vehicular entrance to the field consisted of a hardstanding entrance which transitioned to modified grass into the site. This was formed of what appeared to be a species poor seeded grass. The field boundaries were more diverse and considered to be other neutral grassland due to a higher diversity of grasses, and species of grass and herbs present. A small stand of bramble scrub was present near the site entrance. The remaining habitat was comprised of the existing residential property at 24 Meadow Way with house, driveway and paving, vegetated garden and associated small trees. The substation to the west of the site has been

discounted from the calculation as this is in ownership of a utilities company and is not under the control of the planning application or future management.

2.4 There are three hedgerow and tree line habitats within the site.

- Hedgerow 1 – Native Hedgerow from the southern boundary and is dominated by hawthorn.
- Hedgerow 2 – Hedgerow associated with bank or ditch, this formed the western half of the northern boundary and again was dominated by hawthorn, this parallel with a small ditch which held a small amount of water for part of the feature at time of the survey. This has been noted as being dry for the majority of the year.
- Hedgerow 3 – Native Hedgerow with trees and associated with bank or ditch – this formed the eastern half of the northern boundary and was associated with a section of dry ditch. This had no water at the time of the survey.

2.6 The proposed habitats have been taken from the submitted Fabrik detailed landscape plans and also referring to the Aspect Arboricultural Method Statement issued 15th April 2026.

2.7 The baseline habitats are provided below in table 1 and 2.

Table 1: Baseline Habitats – 3.85ha (Excluding Trees)

Habitat	Ha (area)	Condition
Cropland – Cereal Crop	3.5848	N/A
Grassland – Modified Grassland	0.0469	Poor
Heathland and Shrub – Bramble Scrub	0.002	N/A
Urban – Developed Land; Sealed Surface	0.03	N/A - Other
Urban – Vegetated Garden	0.0225	N/A
Grassland – Other Neutral Grassland	0.1449 0.1416 (enhanced to Other Neutral Grassland – Moderate Condition)	Poor
Individual Trees – Rural Tree (Small)	0.0041 (Retained)	Moderate
Individual Trees – Rural Tree (Medium)	0.0163 (Retained)	Moderate

Table 2: Baseline linear features 0.648km

Habitat	Length (Km)	Condition
Hedgerow 1 – Native Hedgerow	0.356	Moderate
Hedgerow 2 – Hedgerow associated with bank or ditch	0.124	Moderate
Hedgerow 3 – Native Hedgerow with trees and associated with bank or ditch	0.168	Moderate

2.8 Post development habitats provided below in tables 3 and 4.

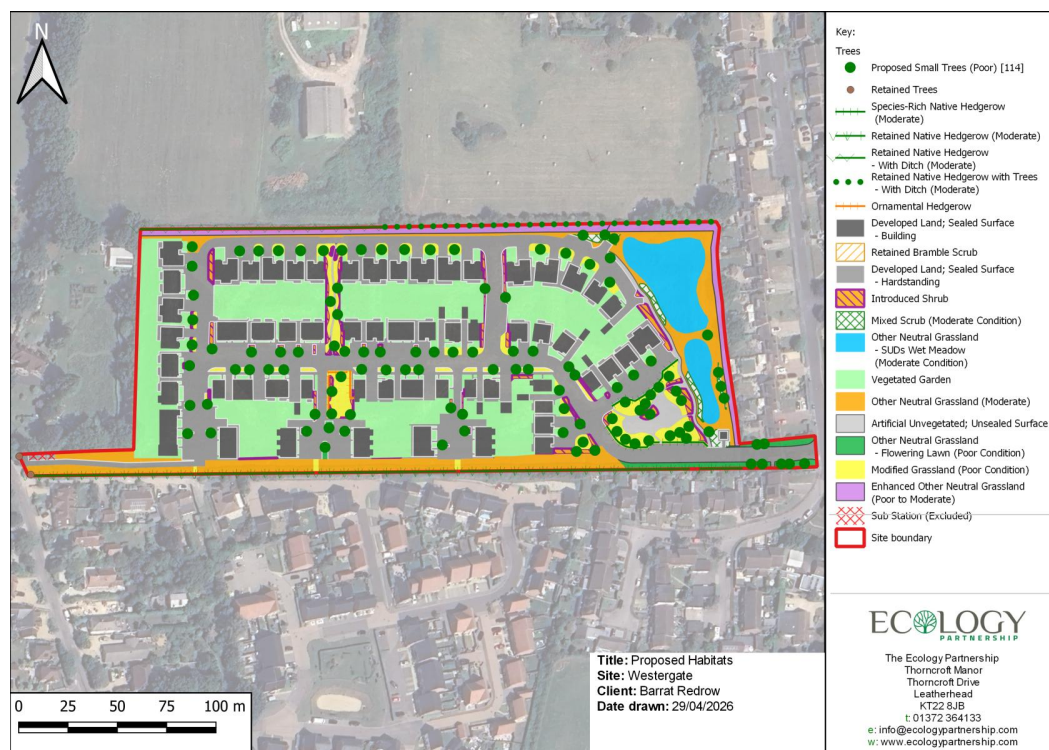
Table 3: Post development habitats – 3.85 ha (Excluding Trees)

Habitat	Ha (area)	Condition
Urban – developed land sealed surface (New buildings)	0.6475	N/A - Other
Urban – developed land sealed surface (New Roads, driveways and paths)	1.1996	N/A - Other
Urban – Vegetated Garden (New residential gardens)	0.8642	N/A
Artificial Unvegetated; Unsealed Surface (Gravel paths)	0.0725	N/A - Other
Heathland and shrub – Mixed Scrub (New Scrub to west of the site)	0.0254	Moderate
Grassland – Modified Grassland (Grassland verges in management)	0.206	Moderate
Urban – Introduced Shrub (Ornamental planting)	0.1252	N/A
Grassland – Other Neutral Grassland (New boundary wildflower grassland)	0.3154 0.0249 (hedgerow mix)	Moderate (A soil test will be undertaken to ensure best mix is chosen)
Grassland – Other Neutral Grassland (Flowering lawn))	0.0497	Poor
Grassland – Other Neutral Grassland (Wet wildflower mix within SUDs)	0.1793	Moderate
Individual Trees – Urban Tree (114 new small trees planted across the development)	0.4642	Poor
Grassland – Other Neutral Grassland	0.1416 Enhanced from Poor Condition Other Neutral Grassland	Moderate

Table 4: Post development linear features – 0.785km

Habitat	Length (KM)	Condition
Hedgerow 1 – Native Hedgerow	0.356 (0.348 retained)	Moderate
Hedgerow 2 – Hedgerow associated with bank or ditch	0.124 retained	Moderate
Hedgerow 3 – Native Hedgerow with trees and associated with bank or ditch	0.168 retained	Moderate
New Hedgerow – Species-rich native hedgerow planted around open space	0.099	Moderate
New Hedgerow – Ornamental Hedgerow around southern central play space	0.046	Poor

2.9 The proposals for the site are shown in Figure 3 below and attached in Appendix 1.

**Figure 3: Site proposals**

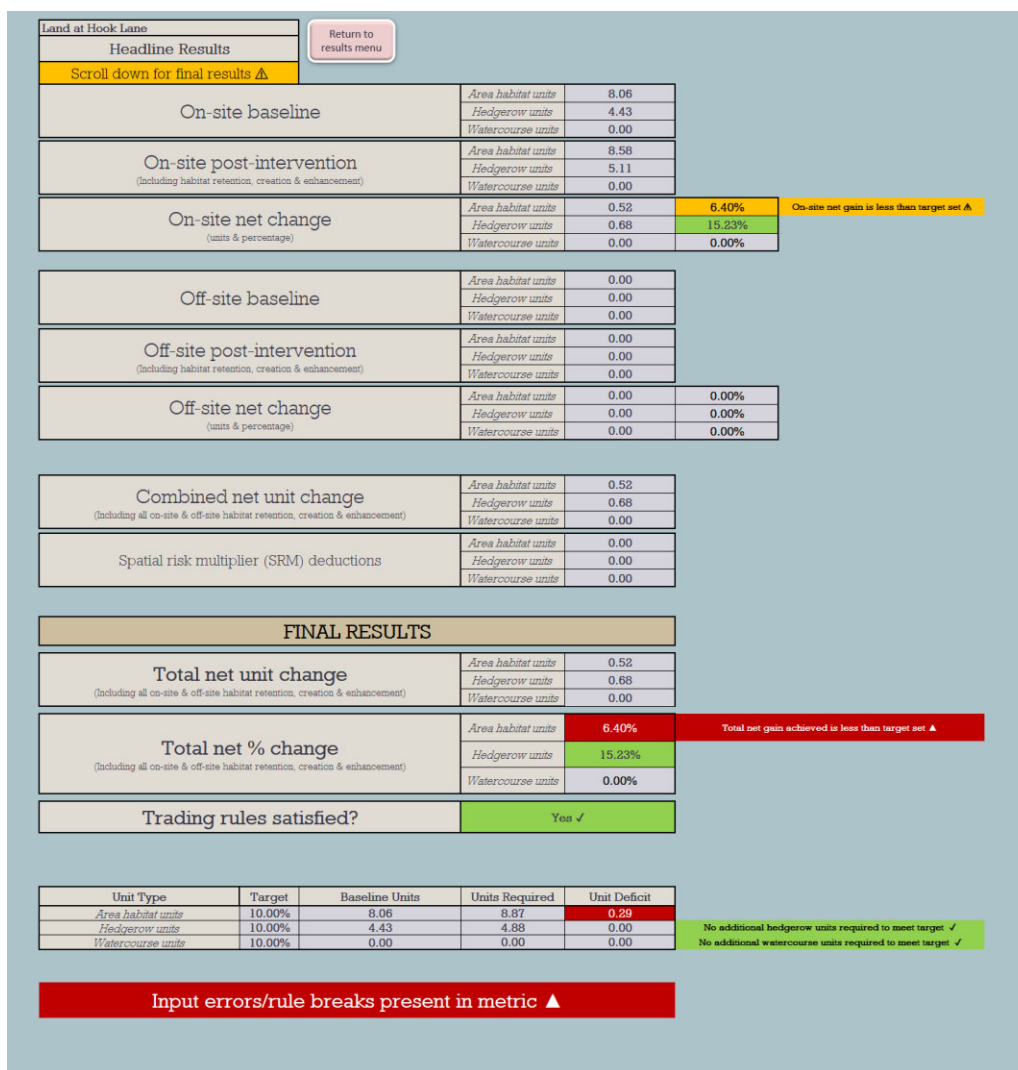


Figure 4: Headline results

- 2.8 It can be seen that a **+6.40%** increase of habitat units, with an increase of **+0.52 habitat units** overall. With regards to hedgerow units, there will be an increase of **+15.23%** hedgerow units with an increase of **+0.68 hedgerow units** overall. Although net gain is achieved on site, the calculation falls short of the +10% requirement. As such the remaining short fall of 0.29 credits (factoring in any other additional trading requirements) will be bought from the local habitat bank marketplace. Quotations are already being gathered. Once this calculation has been given initial approval from the LPA, credits will be formally bought an updated report and the relevant net gain plan form and paperwork will be submitted.

3.0 On Site Management Programme

- 3.1 All the operations in the maintenance and management strategy will prioritise sustainability, and this will be reviewed as part of the landscape documents. This review will include the suitability of species in the long term with a view to global warming, the need for watering after the initial maintenance liability period and the use of imported mulches. The habitats will need to be managed for a minimum of 30 years as part of the biodiversity net gain agreement, this will ensure the establishment and the establishment of targeted conditions. The habitats will then be managed beyond this time following the same management plan to ensure long-term landscape management for the housing development.

Maintenance Operations

- 3.2 This management plan assumes that the landscape scheme will have been implemented based on detailed drawings that have been produced in accordance with the landscape areas as shown in Appendix 2. This document has incorporated the maintenance provisions for plant establishment and therefore provides a comprehensive source of maintenance requirements following practical completion.
- 3.3 Proposed maintenance operations are outlined in the below list of overarching requirements which should be read in conjunction with the actions contained in the tables outlining annual management operations.
- 3.4 Management principles are devised for the following landscape elements that are proposed or existing within the site:
- Planting of new street trees within the development to create new habitat features;
 - Planting of additional trees within landscaped areas;
 - New native scrub thicket planting to the east of the site;
 - Seasonably wet areas of SuDS attenuation basins;
 - Ornamental planting
 - Grassed areas: mown amenity, flowering lawn and wildflower meadow and
 - Hedgerow creation and management.

Overarching Requirements

- 3.5 All areas of planting/vegetation should be cleared of litter at least once a month to keep the site clean and tidy.
- 3.6 The requirement for watering should be assessed regularly during long, dry periods (typically during the summer months between April and September) to ensure that all areas of new and existing planting are maintained in good health and vigour. Trees, shrubs, and hedge planting should be watered regularly and in response to weather conditions.
- 3.7 Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.
- 3.8 As part of turfing and seeding, when newly turfed and seeded areas reach 50mm they should be lightly rolled and cut to a height of 40mm, trimming the tips on dry day. All arisings shall be removed. Any bare patches shall be made good at this time. Amenity (Modified Grassland) Lawn areas should then be cut at appropriate intervals during the growing season to maintain a 40mm high sward. Watering, weeding and repair of all erosion and settlement with reseeding or turfing shall be undertaken as required to establish a uniform and healthy stand of grass.
- 3.9 Replacement planting should be carried out in November or February/March, avoiding the winter frosts. Replacement seeding should be carried out in spring or autumn.

New Tree Planting

- 3.10 The objectives for new tree planting include the following
- To integrate ecological features within the development area;
 - To strengthen the landscape structure;
 - Provide new habitat creation;
 - Provide a range of trees with differing age, structure, character and species.
- 3.11 An annual inspection will be undertaken of tree stakes and ties, which are to be adjusted as necessary and removed once tree anchorage has been established. Similarly, any trees

that are supported by underground guys will be inspected for wind-throw or rotation within their planting pits, and the pits excavated, and guys repositioned and tightened, if necessary.

3.12 Trees found to be dead or dying to be replaced on a like-for-like basis as soon as possible within the next available planting season. The following activities would be required to maintain the condition of the tree planting:

- Clear vegetation from around the tree base;
- Replace dead/dying or vandalised trees;
- Manage scrub encroachment if required;
- Check stability and remove staked/ties;
- Prune as appropriate.

3.13 These activities would continue throughout the 30-year management plan period, but it may be necessary for the timing/frequency of activities to be adapted accordingly. Table 5 sets out management objectives and prescriptions for the newly planted trees.

Table 5: New Tree Planting Management

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11-30+
Water trees as required to ensure satisfactory establishment, and for a period of not less than two years after planting. Frequency: as required to maintain healthy plant growth.	To ensure sustained tree growth	✓	✓	✓
Trees should be inspected every 3 months for the first two years of the plan to ensure that trees are healthy, not diseased, damaged, or dead. Inspection to identify any dead limbs or other parts of a tree that may cause harm to the tree or a member of the public.		✓	✓	✓
Establishment maintenance for new trees (maintenance of tree stakes, ties, guys and guards). Once established any guards and stakes should be removed and taken off-site and disposed of responsibly. Tree guards will be biodegradable.		✓	✓	✓
Any species which die, become diseased or seriously defected should be replaced like for like in the first available planting season. Tree replacement should be undertaken as required in early spring or late autumn.		✓	✓	✓

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11-30+
Yearly pruning should be conducted between January and March based on findings of inspections and species requirements. Formative pruning as required. Emergency pruning should be conducted immediately when a critical fault is noticed.		✓	✓	✓
Weeds on top of tree pits should be removed by hand. Litter and other debris should be removed from planting beds. Mulch should be topped up to depths and levels set out in the planting works implementation specification. - Frequency of weed removal: fortnightly from spring to autumn and then monthly during the winter months; - Frequency of debris removal: bimonthly - Frequency of mulch replenishing: every 6 months.		✓	✓	✓

New Native Mixed Scrub Planting

3.14 The objectives for new native planting mixtures will include the following;

- New areas for native scrub planting to provide habitat of ecological interest to the eastern of the site;
- To create a diverse a rich species mixture and additional areas to provide new opportunities for nectar and fruiting resources;
- To provide new opportunities for nesting and foraging areas for birds and commuting and foraging bats as well as refuge and foraging habitat for reptiles, amphibians and other wildlife;

3.15 The native matrix species will be planted with the aim to achieve blocks of thick native foliage. Ruderal vegetation should be allowed to develop at the margins. In years 1-5, the primary aim is to ensure successful establishment of plants. From year 5 onwards, the aim will be to create a visually diverse, mature, and natural looking area. The proposed species mix is as follows:

- Field Maple (*Acer campestre*)
- Hazel (*Corylus avellana*)
- Hawthorn (*Crataegus monogyna*)
- Blackthorn (*Prunus spinosa*)

- Dog Rose (*Rosa canina*)
- Bramble (*Rubus fruticosus*)
- Elder (*Sambucus nigra*)
- Wayfaring Tree (*Viburnum lantana*)
- Guelder Rose (*Viburnum opulus*)

Table 6: New Native Scrub Management

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11-30+
Water native scrub as required to ensure satisfactory establishment, and for a period of not less than two years after planting. Frequency: as required to maintain healthy plant growth.	To ensure sustained shrub growth	✓	✓	✓
Scrub planting should be inspected every 3 months to ensure that scrub plants are healthy, not diseased, damaged, or dead. Formative pruning as required. Dead or unhealthy shrubs should be removed on inspection and replaced with the same species and size as required to achieve the desired visual effect. • Frequency of inspections: 3 monthly • Frequency of remedial work: immediately as required. • Frequency of seasonal remedial pruning works: Pruning at the end of plant flowering seasons (spring to autumn) as required	To conserve the 'layered effect' of vegetation in the local landscape	✓	✓	✓
Once established any guards and stakes should be removed and taken off-site and disposed of responsibly. Tree guards will be biodegradable.		✓	✓	✓
Any species which die, become diseased or seriously defected should be replaced like for like in the first available planting season. Tree replacement should be undertaken as required in early spring or late autumn.		✓	✓	✓
Yearly pruning should be conducted between January and March based on findings of inspections and species requirements. Formative pruning as required. Emergency pruning should be conducted immediately when a critical fault is noticed.		✓	✓	✓
Litter and other debris should be removed from planting beds. Mulch should be topped up to depths and levels set out in the planting works implementation specification. • Frequency of weed removal: fortnightly from spring to autumn and then monthly during the winter months; • Frequency of debris removal: bimonthly • Frequency of mulch replenishing: every 6 months		✓	✓	✓

Native Hedgerows

- 3.16 The objectives for new hedgerow planting include the following;
- Creation of new native hedgerow with a variety of species to provide diversity in species and structure;
 - Establish new habitats for nesting and foraging birds;
 - To soften the edges of the development areas and hard landscaping.
- 3.17 An annual inspection to replace dead/diseased plants will be undertaken at the end of each growing season for the first 5 years after planting, and pruning to promote healthy growth, where required. After that period, pruning of native hedgerows will be carried out, once in 5 years, between November - February.

Table 7: Hedgerow Management

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11-30+
Establishment maintenance for new hedges: trimming, weeding, annual inspection, replacement of losses, irrigation as required, hedgerow formative pruning, thinning). Adjustment and replacement of stakes and guards as required. Replace as necessary. Plant guards to be straightened and ties checked during each inspection (at least 4 inspections during the year) and adjust to avoid chaffing and other damage. Guards and stakes to be removed at the appropriate time, typically during 4th or 5th year, dependant on the mammal population.	To ensure successful establishment	✓		
Trim as required to maintain neat appearance (works subject to restrictions within bird nesting season). Gap up as required in winter.		✓	✓	✓
Replace any dead or damaged sections	To maintain a healthy continuous hedge	✓	✓	✓

- 3.18 Existing hedgerows will be managed as per management regime post establishment, i.e treated as 5 + plus, with trimming required subject to nesting bird season, with gap up work undertaken in winter.

New Ornamental Shrub and Ornamental Hedgerow

3.19 The objectives for new ornamental shrub and bed planting:

- To provide an attractive and sensual environment for residents
- To establish new opportunities for Insects and Birds
- To soften the edges of the development areas, the play space and landscaping areas

Table 8: New Ornamental Planting Mixture Management

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11-30+
Water native shrub as required to ensure satisfactory establishment, and for a period of not less than two years after planting. Frequency: as required to maintain healthy plant growth.	To ensure sustained shrub growth	✓	✓	✓
Shrub planting should be inspected every 3 months to ensure that scrub plants are healthy, not diseased, damaged, or dead. Formative pruning as required. Dead or unhealthy shrubs should be removed on inspection and replaced with the same species and size as required to achieve the desired visual effect. • Frequency of inspections: 3 monthly • Frequency of remedial work: immediately as required. • Frequency of seasonal remedial pruning works: Pruning at the end of plant flowering seasons (spring to autumn) as required	To conserve the 'layered effect' of vegetation in the local landscape	✓	✓	✓
Once established any guards and stakes should be removed and taken off-site and disposed of responsibly. Tree guards will be biodegradable.		✓	✓	✓
Any species which die, become diseased or seriously defected within the first 5 years should be replaced like for like in the first available planting season. Shrub replacement should be undertaken as required in early spring or late autumn.		✓	✓	✓
Yearly pruning should be conducted between January and March based on findings of inspections and species requirements. Formative pruning as required. Emergency pruning should be conducted immediately when a critical fault is noticed.		✓	✓	✓
Litter and other debris should be removed from planting beds. Mulch should be topped up to depths and levels set out in the planting works implementation specification. • Frequency of weed removal: fortnightly from spring to autumn and then monthly during the winter months;		✓	✓	✓

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11-30+
- Frequency of debris removal: bimonthly - Frequency of mulch replenishing: every 6 months				

Amenity Grass (Modified Grassland)

3.20 The objectives for amenity grassland include the following;

- Amenity grassland which is managed for amenity value.

3.21 The amenity grassland relates to short-mown grassland areas, largely found associated with road verges around the residential section of the site as well as more formal green areas including within the LEAP areas. During the initial establishment, the grassland should be mown when it reaches 50mm in height and cut to 40mm in height in the first year. The arisings (cuttings) from this first mow should be removed off-site to encourage grassland establishment. Prior to cutting all areas will be cleared of litter and debris in accordance with the section detailed above.

3.22 All operations will be carried out using machinery appropriate to the task. Mowing operations will only be carried out during appropriate weather conditions avoiding sustained periods of rain, heavy frost, snow, and waterlogging. Where operations are suspended due to unsuitable conditions additional maintenance visits will be agreed upon in order to maintain the sward within acceptable growth limits.

Table 9: Amenity Grassland Management

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11-30+
The first cut of the grassed area to be done when the grass is reasonably dry and has reached an initial growth of 50mm. All arisings are to be removed from hard surfaces and all works in a clean and tidy condition. Generally, maximum height of growth at any time should be 50mm. All litter and debris should be removed prior to mowing. Cut as and when necessary to a height of 25mm or 50mm, depending on area, with all arisings removed. Trim all edges. Weed control: grass should be kept substantially free of broad-leaved weeds using a	To achieve sward establishment to 95% minimum cover	✓		

suitable selective herbicide according to manufacturer's instructions.				
Yr 2 onwards: cut to maintain grass height of 25mm or 50mm, depending on the area, and remove arisings.	To maintain healthy growing grassed areas with 90% minimum grass cover	✓	✓	✓
Inspect and, if required, cultivate and overseed areas of worn grass. Fertiliser for grassed areas should be applied in March (spring) and September (autumn) according to manufacturer's instructions.		✓	✓	✓
Inspect in late autumn and assess the need for winter maintenance; principally scarification and/or aeration.		✓	✓	✓

Wetland Grassland Planting / SuDS (Other Neutral Grassland – Moderate)

3.23 The objectives for new swale / wetland grassland planting including the following;

- Create a species rich grassland habitat (EM8 grassland seed mixture or equivalent);
- Monitor the area for invasive species and scrub species present so drainage is retained and the species diversity is maintained;
- Avoid the use of chemicals to manage invasive species / pesticides etc; and
- Cut to a minimum length of 100mm to avoid killing and injury of reptiles.

Table 10: Wetland Grassland Planting

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11-30+
Regular litter removal and grass cutting/ grass edges - grass should be cut at 100mm. Periodic removal of any excess silt, as required. Once established, lift and divide any marginal planting annually according to species. Replace any losses.	To maintain structures as safe and fit for sustainable drainage function	✓	✓	✓
Inspections should be undertaken on a minimum basis of once a month, particularly during the vegetation establishment period and after significant storm events to identify areas of erosion, locations of silt deposits, and health of the vegetation and soil. Undertake any repairs/maintenance as required.	To maintain feature and plant cover in attractive condition and achieve biodiversity and habitat objectives	✓	✓	✓
Cut back vegetation as required in autumn to ensure optimum functioning and free flow of water.		✓	✓	✓

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11-30+
Remove invasive species.		✓	✓	✓

Flowering Lawn (Other Neutral Grassland – Poor)

- 3.24 The objectives for flowering lawn include the following;
- Grassland kept to a short length for use by residents but promoting a diverse range of species and flowering plants for pollinators.
- 3.25 The flowering lawn will be maintained to a short sward at the site entrance and on select grass verges. Grassland can be left to grow to a longer sward height around the edges to give a more natural feel and promote the growth of different species across the whole grassland. In general, during the initial establishment, the grassland should be mown when it reaches 75mm in height and cut to 50mm in height in the first year. The arisings (cuttings) from this first mow should be removed off-site to encourage grassland establishment and prevent nutrient build up which may reduce the diversity of the grassland. Prior to cutting all areas will be cleared of litter and debris in accordance with the section detailed above. The recommended mix is Wild Flower Lawns and Meadows or similar approved as detailed within the landscape plans.
- 3.26 All operations will be carried out using machinery appropriate to the task. Mowing operations will only be carried out during appropriate weather conditions avoiding sustained periods of rain, heavy frost, snow, and waterlogging. Where operations are suspended due to unsuitable conditions additional maintenance visits will be agreed upon in order to maintain the sward within acceptable growth limits.

Table 11: Flowering Lawn Grassland Management

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11-30+
The first cut of the grassed area to be done when the grass is reasonably dry and has reached an initial growth of 75mm. All arisings are to be removed from hard surfaces, and all works in a clean and tidy condition. Generally, maximum height of growth at	To achieve sward establishment to 95% minimum cover	✓		

any time should be 75mm. All litter and debris should be removed prior to mowing. Cut as and when necessary to a height of 50mm, depending on area, with all arisings removed. Trim all edges. All arisings should be removed.				
Yr 2 onwards: cut to maintain grass height of 50mm or 75mm, depending on the area, and remove arisings.	To maintain healthy growing grassed areas with 90% minimum cover and a diverse flowering sward	✓	✓	✓
Inspect and, if required, cultivate and overseed areas of worn grass.		✓	✓	✓
Inspect in late autumn and assess the need for winter maintenance; principally scarification and/or aeration.		✓	✓	✓

Longer Sward Grassland with Wildflowers (Other Neutral Grassland – Moderate)

5.27 The objectives for wildflower grassland include the following;

- To promote a biodiverse sward with desirable species composition (EM5 meadow mix for loamy soils or EH1 hedgerow mixture), a soil test should be undertaken to ensure the most appropriate mix is used;
- To promote a natural, attractive appearance;
- To maintain a diverse sward composition through the use of sensitive management regimes and control scrub and undesirable ruderal species;
- As far as practicable avoid the use of fertiliser and herbicides;
- To promote habitat diversity and a nectar-rich sward; and
- Cut to a minimum height of 100mm to avoid killing and injury to reptiles.

5.28 Areas are present along the northern and southern aspects of the site and around the SuDS basins to the east.

5.29 Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So, resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing

through to the end of March of the following year. Dig out any residual perennial weeds such as docks. The grassland will be mown to a height of 100mm with arisings cleared from the site.

- 5.30 In the second and subsequent years sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing. Meadow grassland is not cut from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 100mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow the re-growth through to late autumn/winter to c 100mm and again in spring if needed. Loamy soils tend to be more fertile, encouraging the growth of grasses. Increasing the frequency of mowing or grazing to remove surplus grass can help to maintain a balanced sward structure with a good flower content
- 5.31 The diversity of the grassland should be subject to ongoing monitoring to ensure maximum ecological benefit. The monitoring of the grassland will be undertaken by the management company and should include a review of a suitably qualified ecologist against the baseline and the aspired condition.
- 5.32 No selective herbicides will be used within these grassland areas. Instead, pernicious weeds (for example, dock and thistle) will be removed by hand, or burnt. All arisings will be removed from the site, immediately after cutting. Any litter will be removed prior to each cut, and leaves will be raked off grass prior to autumn cuts.
- 5.33 Existing grassland margins are to be enhanced under proposals. The existing grassland should be supplemented with seeding of EM5 or EH1 mix or the most suitable mix after a soil test. Care of reptiles must be taken within these areas, with grass cut within the active season (March/ April – October temperature dependent) in two stages firstly to 100mm, before being left for 24hrs before cutting the ground level with arisings removed. As such only sections of this habitat should be prepared at any one time and should be done so in consultation with the project ecologist, leaving suitable adjacent habitat untouched whilst

work is undertaken. This will allow suitable habitat to persist along the site boundaries with retained suitable habitat for reptiles to move to whilst enhancement work is undertaken. Once newly prepared areas have grown providing suitable reptile habitat once again, new areas can be prepared and enhanced.

5.34 Management of the wildflower grassland areas is shown in table 15 below.

Table 12: Wildflower Grass Management

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11-30+
Year 1: scarify in spring / autumn and sow suitable native wildflower mix. Cut to a height of 100mm in August. All arising should be removed. Repeat as required for 3 to 5 years to establish wildflower content. Spot treat or hand-pull undesirable weed species. Minimise chemical use.	To achieve sward establishment to 95% cover To achieve floristically diverse sward content, providing colour and seasonal variety for visitors and habitat for insects and birds. Control invasive weed species (by cutting prior to seed set)	✓	✓	
Post establishment: The wildflower meadow should be cut once per year to between 100mm (late August/ September for summer flowering meadow or July for spring flowering). An additional cut in late autumn / winter may be carried out, especially in the first few years following establishment. This measure would help control the vigour of the sward, especially of the bulkier grasses, and would encourage greater species richness. All arisings should be left in situ for 48 to 72 hours prior to removal. Minimise chemical use. Management following the seed manufactures instructions should also be brought into the management scheme.	To ensure floristically diverse sward content and Control invasive weed species	✓	✓	✓
Monitoring to review the grassland condition. This will then review management techniques.	To monitor floristically diverse sward	✓	✓	✓

4.0 Condition Monitoring

4.1 Monitoring of the habitats to ensure development to the conditions as forecast within the BNG assessment will be undertaken in years 2, 5, 10, 15, 20, 25 and 30 years from the

commencement of development. Monitoring should be undertaken during the summer months, i.e late May – August when most flowering plants are present to undertake the best botanical surveys and to accurately assess condition of grasslands.

- 4.2 The contractors will be provided with the proposed planting detail to ensure the planting lists are adhered to. Monitoring must be undertaken by a suitably qualified ecologist and provision and funding for this will be agreed between Barratt Redrow Homes and any management company employed to enact this management plan. The following condition assessment sheets must be used to ensure that the desired condition of habitats is being achieved, in particular for the establishment of other neutral grassland. Funding will be available for remediation measures required to achieve the desired condition. Recommendations for remedial actions will be given within the monitoring reports and must be actioned by the management company to ensure compliance. The monitoring reports will be supplied to Barratt Redrow, the appointed management company and the Local Planning Authority (Arun District Council).

Modified Grassland

- 4.3 This accounts for the amenity grass verges and grassland around play space of low value grassland which fall within the communal areas of the development under remit of the management company. It is required that 'poor' condition is achieved. The following assessment sheet should be used to establish that the grassland condition requirement is on track.

Table 13: Modified Grassland Condition Criteria

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
UKHab Habitat Type(s): Grassland - Modified grassland		
Condition Assessment Criteria		
A	There are 6-8 vascular plant species per m present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	
	Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m~ (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be	

	classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note – patches of scrub with continuous (more than 90% cover should be classified as the relevant scrub habitat type.	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	
G	There is an absence of invasive non-native plant species. (as listed on Schedule 9 of WCA*).	
Condition		Poor Required
Condition Assessment Result		
Good	Passes 6 or 7 of 7 criteria including essential criterion A	
Moderate	Passes 4 or 5 of 7 criteria including passing essential criterion A	
Poor	Passes 3 or fewer criteria; OR 4-6 of criteria but failing criterion A	
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .		
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.		
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels, accordingly, applying the buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.		
Footnote 4 – Wildlife and Countryside Act 1981 (as amended)		

Other Neutral Grassland

4.4 This accounts for the more diverse wildflower grassland present on site. This includes:

- Flowering Lawn located within the at site entrance and on select verges– Poor Condition Required
- Wildflower Grassland around site boundaries – Moderate Condition Required

- Wet Meadow located within the SUDs basin – Moderate Condition Required

4.5 To achieve moderate condition, criteria A must be achieved, with at least two other criteria from B, C, D or E.

Table 14: Condition assessment tables for neutral grassland

Condition Sheet: GRASSLAND Habitat Type (medium, high & very high distinctiveness)		
UKHab Habitat Type(s): All other grassland types and tall ruderal (ie. not amenity/modified)		
Condition Assessment Criteria		
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	
E	Combined cover of species indicative of sub-optimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	
Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnotes 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving good condition for non-acid grassland types only.	
Condition		Poor Required for Flowing Lawn

		Moderate for Wildflower Meadow and Wet SUDs area
Condition Assessment Result		
Good	Passes 5 of 6 criteria, including essential criterion A and F	
Moderate	Passes 3 or 4 of 6 criteria, including essential criterion A	
Poor	Passes 0, 1, 2 criteria of 6 criteria; OR Passes 3 or 4 criteria excluding criterion A and F	
Footnote 1 – Professional judgement should be used alongside the UKHab description.		
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches where not exceeding 5% cover.		
Footnote 3 – Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .		
Footnote 4 – Assess this for distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels, accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into the adjacent habitat, by applying professional judgement.		
Footnote 5 – Wildlife and Countryside Act 1981 (as amended)		

Native Scrub Mixture

- 4.5 The native scrub mix may take several years to establish however 3 or 4 of the following criteria must be achieved to gain the required 'Moderate' condition.

Table 15: Condition assessment tables for neutral grassland

Condition Sheet: SCRUB Habitat Type		
UKHab Habitat Type(s): All forms of scrub		
Condition Assessment Criteria		
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of sub-optimal condition ⁶ make up less than 5% of ground cover.	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	
Condition		Moderate Required
Condition Assessment Result		
Good	Passes 5 of 5 criteria	
Moderate	Passes 3 or 4 of 5 criteria	
Poor	Passes 2 or fewer criteria	
Footnote 1 – Professional judgement should be used alongside the UKHab description.		
Footnote 2 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) <i>Hedgerow Survey Handbook: A standard procedure for local surveys in the UK</i> . 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).		
Footnote 3 – See gov.uk standing advice on ancient and veteran species. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)		
Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.		
Footnote 5 – Wildlife and Countryside Act 1981 (as amended).		
Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven <i>Alianthus altissima</i> , holm oak <i>Quercus ilex</i> , European turkey oak <i>Quercus cerris</i> ,		

cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos* spp., shallon *Gaultheria shallon*, American skunk cabbage *Lysichiton americanus*, buddleia *Buddleja* spp., cotoneaster *Cotoneaster* spp., Spanish bluebell *Hyacinthoides hispanica* and hybrid bluebells *Hyacinthoides x massartiana*. There may be additional relevant species local to the region and or site.

Native Hedgerows

- 4.5 The native scrub mix may take several years to establish however 3 or 4 of the following criteria must be achieved to gain the required 'Moderate' condition.

Table 16: Condition assessment tables for neutral grassland

Condition Sheet: HEDGEROW Habitat Type		
UKHab Habitat Type(s): All Native Hedgerows – Ornamental and Non-native hedgerows are automatically given the score of 'poor condition'		
Condition Assessment Criteria		
A	Height >1.5 m average along length	
	Width >1.5 m average along length	
B	Gap – hedge base Gap between ground and base of canopy <0.5 m for >90% of length	
	Gap – hedge canopy continuity Gaps make up <10% of total length and No canopy gaps >5 m	
C	Undisturbed perennial vegetation >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length (on one side of the hedge (at least))	
	Undesirable species Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	
D	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnotes 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving good condition for non-acid grassland types only.	
E	Invasive species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	
	Current Damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	
	Tree Age (if hedgerow with trees) There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or	

	ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	
	Tree health (if hedgerow with trees) At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	
	Condition	Moderate for retained and creative native hedgerows Ornamental / Non-native hedgerow automatically given a value of 'poor condition'
Condition Assessment Result		
	Hedgerow without Trees	Hedgerow with Trees
Good	No more than 2 failures in total; AND No more than 1 in any functional group.	No more than 2 failures in total; AND No more than 1 failure in any functional group.
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).
Footnote 1 – DEFRA (2007) <i>Hedgerow Survey Handbook. A standard procedure for local surveys in the UK.</i> [online] Available on: layout (hedgelink.org.uk) Footnote 2 – STALEY, J.T. ET AL. (2020) <i>Definition of Favourable Conservation Status for Hedgerows.</i> [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk) Footnote 3 – Wildlife and Countryside Act 1981 (as amended). Footnote 4 – CHEFFINGS, C. M. et al. (2005) <i>The Vascular Plant Red Data List for Great Britain.</i> Species Status 7: 1-116. [online] Available on: The Vascular Plant Red Data List for Great Britain (Species Status No. 7) JNCC Resource Hub Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). <i>Definitions: wild, native or alien?</i> [online] Available on: Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org) Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) <i>Online Atlas of the British and Irish Flora.</i> [online] Available on: Acknowledgements Online Atlas of the British and Irish Flora (brc.ac.uk) Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNS) (2022) Available on: Home » NNSS (nonnativespecies.org) Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)		

Individual Trees (Rural / Urban)

- 4.5 The two retained trees at the western end of the site are to be maintained at 'moderate' condition and all newly planted trees are required to have 'poor' condition.

Condition Sheet: INDIVIDUAL TREES Habitat Type		
UKHab Habitat Type(s): Urban tree: Covers the following topographical formations most commonly found in urban areas ¹ :		
Individual Trees (urban or rural): Young trees over 75mm in diameter at breast height whose canopies are not touching.		
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):		
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.		
Condition Assessment Criteria		
A	The tree is a native species (or at least 70% within the block are native species).	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain > 75% of expected canopy for their age range and height	.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	
Condition		Moderate Required for retained trees Poor for newly planted trees
Condition Assessment Result		
Good	Passes 5 or 6 criteria	
Moderate	Passes 3 or 4 criteria	
Poor	Passes 2 or fewer criteria	
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)		
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.		

5.0 Management Matrix

5.1 A summary of annual maintenance operations during the management period is given below in terms of season and frequency.

5.2 Annual visual inspections will be required in order that operations can be adapted to respond to the needs of planting as it becomes more established and to respond to unpredictable events, such as extreme weather, which may require additional, specific actions and to keep an up-to-date record of maintenance requirements. During Years 4 to 15, the following general management considerations are observed, followed by specific considerations for specific planting types/site areas. Condition monitoring reports will also be fed back to the management company to ensure establishment and maintenance of newly created habitats to the required condition for BNG.

Table 17: Management Matrix

Operation	J	F	M	A	M	J	J	A	S	O	N	D
1. Trees:												
Annual tree inspection, remedial pruning, as required;										✓		
Tree stake/guy adjustment/removal, and adjust rabbit protection;	✓											
Removal of dead, diseased, and dying wood;										✓		
Formative pruning and trimming back from paths or roads;										✓	✓	
Adjustment of tree grilles;				✓						✓		
Remove fallen leaves;										✓		
Weeding and litter pick;	✓		✓	✓	✓	✓	✓	✓	✓	✓		✓
Defects replacements (first 3 years following planting);		✓									✓	
Self-sown tree removal by digging up or use of suitable herbicides;							✓					
2. Native Scrub/shrub Planting:												
Hand weeding around new planting, with spot treatments if necessary;			✓	✓	✓	✓	✓	✓	✓	✓		

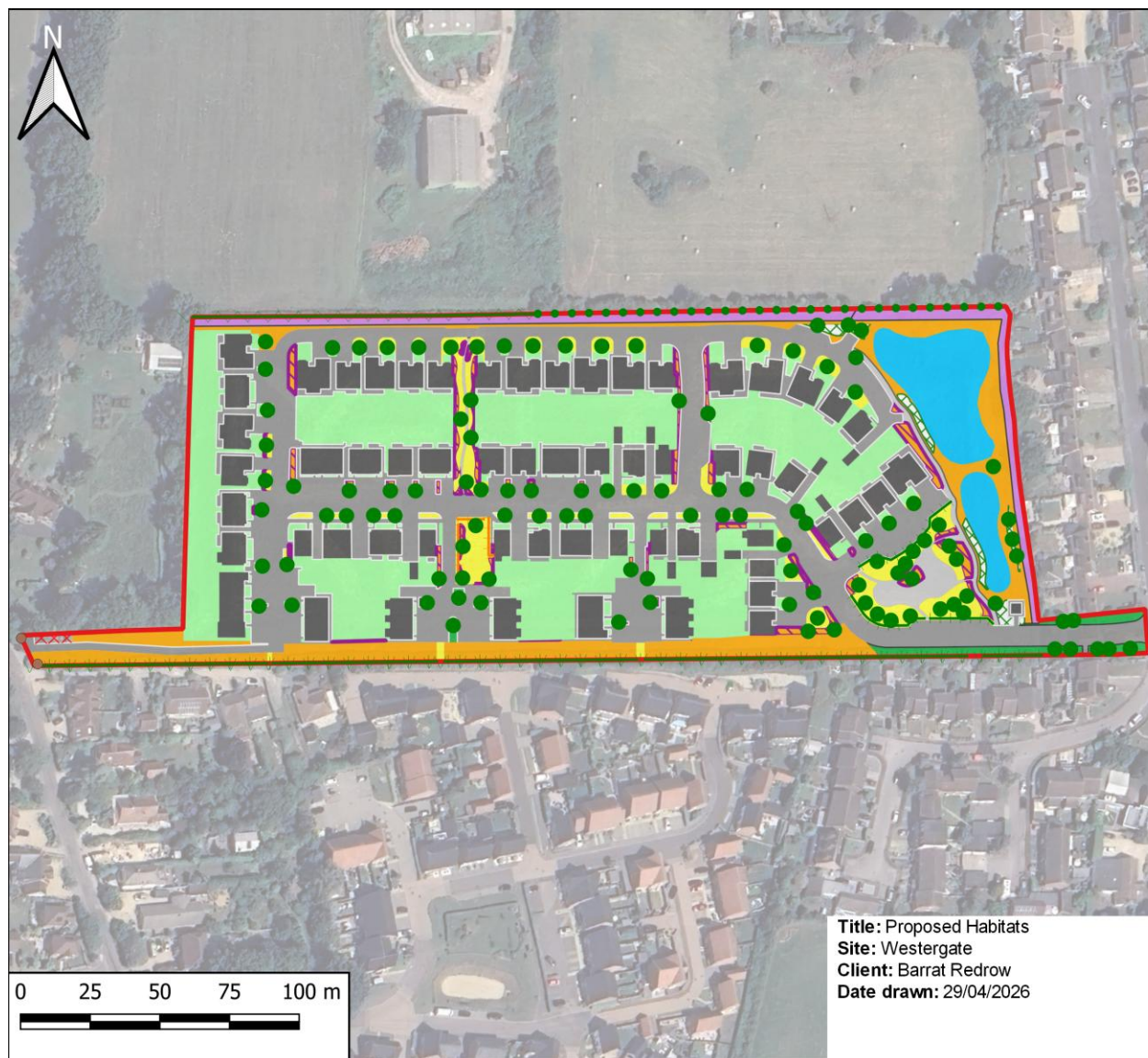
Operation	J	F	M	A	M	J	J	A	S	O	N	D
Tree stake/guy adjustment/removal, and adjust any rabbit protection;	✓											
Replacement of dead or diseased new planting;		✓									✓	
Formative pruning;	✓	✓	✓									
3. Hedgerows:												
Annual inspection - pruning as required (first 3 years following planting);											✓	
Pruning of hedgerows;		✓									✓	
Single species hedges - pruning as required	✓	✓									✓	✓
Weed and litter removal;			✓	✓	✓	✓	✓	✓	✓	✓	✓	
Defects replacements		✓									✓	
4. Wetland Grass areas (SuDS/Swales)												
Clearance and cutting down marginals, as required;		✓	✓							✓		
Wetland grass: cutting, as specified, and litter removal, and removal of arisings (grass adjacent to ponds cur once every 2 years);							✓			✓		
Litter and debris removal;				✓								
Defects reinstatement (once annually) (either/or).		✓									✓	
5. Amenity (Modified) Grass Areas												
Cutting and litter removal;				✓	✓	✓	✓	✓	✓	✓		
Removal of fallen leaves									✓	✓		
Maintain grass-free circle, as specified, around trees					✓		✓		✓			
Maintain grass and weed-free edges adjacent paths					✓							
Selective herbicide treatment as necessary to control weeds			✓	✓	✓	✓	✓	✓	✓	✓		
Scarification, spiking and top-dressing to ensure the ongoing health of the grass sward;					✓							
Defects reinstatement.				✓						✓		
6. Flowing Lawn (Other Neutral Poor Condition)												
Cutting, as specified, and litter removal, and removal of arisings (Year 1 and 2);			✓	✓	✓	✓	✓	✓	✓	✓		

Operation	J	F	M	A	M	J	J	A	S	O	N	D
Cutting, as specified, and litter removal, and removal of arisings (Year 3 onwards) early and late cut, with monthly mowing June - August			✓			✓	✓	✓				✓
Grass edge trimming to be undertaken every fortnight				✓	✓	✓	✓	✓	✓	✓		
Defects reinstatement (once annually) (either/or).				✓						✓		
7. Wildflower (Other Neutral moderate condition) Grass:												
Cutting, as specified, and litter removal, and removal of arisings (Year 1 and 2);								✓		✓		
Cutting, as specified, and litter removal, and removal of arisings (Year 3 onwards) summer cut, in combination with an autumn or spring mowing;								✓		✓		
Defects reinstatement (once annually) (either/or).			✓								✓	
8. Monitoring												
Tree inspections by arboriculturist									✓	✓		
Ecological monitoring years 2, 5, 10, 15, 20, 25 and 30					✓	✓	✓	✓				
Note: '✓' where indicated, implies either/or for timing of specified management operation.												

6.0 Conclusions

- 6.1 This document has been put together to discharge section 6 (vi) of condition 4 with regards to a reserved matters application and Biodiversity Net Gain.
- 6.2 This report provides the details of the revised onsite BNG proposals. This report provides a management and maintenance plan and requirements to meet the required conditions for each proposed habitat. Habitats on site will be managed for 30years and the funding, management and monitoring mechanisms required have been detailed within this report. The remaining credits required to reach 10% will be purchased from a local habitat bank, as soon as the LPA confirm that they approve the updated metric. This will be accompanied by the required net gain form and other required paperwork.
- 6.3 The proposals ensure that a net gain can be achieved through the use of onsite habitat creation and long-term management. Remaining required credits will be bought from a local offsite habitat credit provider.

Appendix 1: Proposed Habitats



- Key:**
- Trees**
- Proposed Small Trees (Poor) [114]
 - Retained Trees
 - Species-Rich Native Hedgerow (Moderate)
 - Retained Native Hedgerow (Moderate)
 - Retained Native Hedgerow - With Ditch (Moderate)
 - Retained Native Hedgerow with Trees - With Ditch (Moderate)
 - Ornamental Hedgerow
 - Developed Land; Sealed Surface - Building
 - Retained Bramble Scrub
 - Developed Land; Sealed Surface - Hardstanding
 - Introduced Shrub
 - Mixed Scrub (Moderate Condition)
 - Other Neutral Grassland - SUDs Wet Meadow (Moderate Condition)
 - Vegetated Garden
 - Other Neutral Grassland (Moderate)
 - Artificial Unvegetated; Unsealed Surface
 - Other Neutral Grassland - Flowering Lawn (Poor Condition)
 - Modified Grassland (Poor Condition)
 - Enhanced Other Neutral Grassland (Poor to Moderate)
 - Sub Station (Excluded)
 - Site boundary

Title: Proposed Habitats
Site: Westergate
Client: Barrat Redrow
Date drawn: 29/04/2026

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Key:

Trees

- Proposed Small Trees (Poor) [114]
- Species-Rich Native Hedgerow (Moderate)
- Retained Native Hedgerow (Moderate)
- Retained Native Hedgerow with Trees - With Ditch (Moderate)
- Developed Land; Sealed Surface - Building
- Developed Land; Sealed Surface - Hardstanding
- Introduced Shrub
- Mixed Scrub (Moderate Condition)
- Other Neutral Grassland - SUDs Wet Meadow (Moderate Condition)
- Vegetated Garden
- Other Neutral Grassland (Moderate)
- Artificial Unvegetated; Unsealed Surface
- Other Neutral Grassland - Flowering Lawn (Poor Condition)
- Modified Grassland (Poor Condition)
- Enhanced Other Neutral Grassland (Poor to Moderate)
- Site boundary

Title: Proposed Habitats 2 of 2

Site: Westergate

Client: Barrat Redrow

Date drawn: 29/04/2026



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Appendix 2: Landscape Plans





Symbol	Description
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking Space
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Drainage Path
[Symbol]	Proposed Boundary
[Symbol]	Proposed Street
[Symbol]	Proposed Tree
[Symbol]	Proposed Tree (to be Retained)

Notes to Legend & Schedule (containing)
 1. All dimensions are in feet and inches (ft-in).
 2. All dimensions are rounded to the nearest 1/4 inch.
 3. All dimensions are subject to change without notice.

Site Plan of Meadow Way, Westbridge
 1. All dimensions are in feet and inches (ft-in).
 2. All dimensions are rounded to the nearest 1/4 inch.
 3. All dimensions are subject to change without notice.

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Site Plan of Meadow Way, Westbridge
 1. All dimensions are in feet and inches (ft-in).
 2. All dimensions are rounded to the nearest 1/4 inch.
 3. All dimensions are subject to change without notice.

Scale: 1" = 10'-0"

North Arrow

Legend

Proposed Building Footprint

Proposed Parking Space

Proposed Landscaping

Proposed Drainage Path

Proposed Boundary

Proposed Street

Proposed Tree

Proposed Tree (to be Retained)

Appendix 1: Baseline Statutory Metric Condition Assessment

-Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
UKHab Habitat Type(s): Grassland - Modified grassland		
Condition Assessment Criteria		Grassland – Seeded Grass at Vehicle Entrance to Field
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note – patches of scrub with continuous (more than 90% cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens?).	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species? (as listed on Schedule 9 of WCA*).	Y
Condition		Poor
Condition Assessment Result		
Good	Passes 6 or 7 of 7 criteria including essential criterion A	
Moderate	Passes 4 or 5 of 7 criteria including passing essential criterion A	

Poor	Passes 3 or fewer criteria; OR 4-6 of criteria but failing criterion A	
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .		
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.		
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying the buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.		
Footnote 4 – Wildlife and Countryside Act 1981 (as amended)		
Condition Sheet: GRASSLAND Habitat Type (medium, high & very high distinctiveness)		
UKHab Habitat Type(s): All other grassland types and tall ruderal (ie. not amenity/modified)		
Condition Assessment Criteria		Field Margins
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	N
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Y
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y
E	Combined cover of species indicative of sub-optimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	Y
Additional Criterion - must be assessed for all non-acid grassland types		

F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).	N
	Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	
Condition		Poor
Condition Assessment Result		
Good	Passes 5 of 6 criteria, including essential criterion A and F	
Moderate	Passes 3 or 4 of 6 criteria, including essential criterion A	
Poor	Passes 0, 1, 2 criteria of 6 criteria; OR Passes 3 or 4 criteria excluding criterion A and F	
Footnote 1 – Professional judgement should be used alongside the UKHab description.		
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches where not exceeding 5% cover.		
Footnote 3 – Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .		
Footnote 4 – Assess this for distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into the adjacent habitat, by applying professional judgement.		
Footnote 5 – Wildlife and Countryside Act 1981 (as amended)		

Condition Assessment Criteria	Criteria achieved?									
Hedgerows	H1	H2	H3	H4	H5	H6	H7	H8	H9	H10
Height >1.5 m average along length	Y	Y	Y							
Width >1.5 m average along length	Y	Y	Y							
Gap – hedge base Gap between ground and base of canopy <0.5 m for >90% of length	N	N	N							
Gap – hedge canopy continuity Gaps make up <10% of total length and No canopy gaps >5 m	Y	Y	Y							
Undisturbed perennial vegetation >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length (on one side of the hedge (at least))	Y	Y	Y							
Undesirable species	N	N	N							

Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.										
Invasive species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Y	Y	Y							
Current Damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	N	N	N							
Tree Age (if hedgerow with trees) There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.		N								
Tree health (if hedgerow with trees) At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.		Y								
Criteria failed	3	3	3							
Condition (G = good; M = moderate; P = poor)	M	M	M							

Condition Assessment Result		
	Hedgerow without trees	Hedgerow with trees
Good	No more than 2 failures in total; AND No more than 1 in any functional group.	No more than 2 failures in total; AND No more than 1 failure in any functional group.
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).

Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).
Footnote 1 – DEFRA (2007) <i>Hedgerow Survey Handbook. A standard procedure for local surveys in the UK</i>. [online] Available on: layout (hedgelink.org.uk) Footnote 2 – STALEY, J.T. ET AL. (2020) <i>Definition of Favourable Conservation Status for Hedgerows</i>. [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk) Footnote 3 – Wildlife and Countryside Act 1981 (as amended). Footnote 4 – CHEFFINGS, C. M. et al. (2005) <i>The Vascular Plant Red Data List for Great Britain</i>. Species Status 7: 1-116. [online] Available on: The Vascular Plant Red Data List for Great Britain (Species Status No. 7) JNCC Resource Hub Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). <i>Definitions: wild, native or alien?</i> [online] Available on: Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org) Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) <i>Online Atlas of the British and Irish Flora</i>. [online] Available on: Acknowledgements Online Atlas of the British and Irish Flora (brc.ac.uk) Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on: Home » NNSS (nonnativespecies.org) Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)		

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