

Habitat Management and Monitoring Plan

Site Name:	100 Kingston Lane, Shoreham-by-Sea
Date:	05/01/2026
Version:	3



Author:



Client:



Contents

1. Project Background..... 2

 Summary of Management Plan 2

 Site Boundary Plan PB-F01..... 3

2. Planned Management Activities 4

 Habitat and Condition Targets PM-T01 4

 Habitat Retention..... 5

 Habitat Retention Plan PM-F01 5

 Creation, Enhancement and Management Targets and Prescriptions 6

 Habitat Creation, Enhancement and Management Plan EM-F01 6

 Scrub 7

 Creation, Enhancement and Management Summary (SC-T01) 7

 Scrub 8

 Creation, Enhancement and Management Detailed Methods (SC-T02) 8

 Scrub Species Lists (SC-T03) 8

 Grassland (Low Distinctiveness) 9

 Creation, Enhancement and Management Summary (GL-T01) 9

 Grassland (Low Distinctiveness) 10

 Creation, Enhancement and Management Detailed Methods (GL-T02)..... 10

 Grassland (Low Distinctiveness) Species Lists (GL-T03)..... 10

 Individual Trees 11

 Creation, Enhancement and Management Summary (UT-T01) 11

 Individual Trees 12

 Creation, Enhancement and Management Detailed Methods (UT-T02)..... 12

 Individual Trees Species Lists (UT-T03)..... 13

 Urban - Introduced Scrub 14

 Creation, Enhancement and Management Summary (UR-T01)..... 14

 Urban Species Lists – Introduced Scrub (UR-T03) 14

 Urban – Biodiverse Green Roof 15

 Creation, Enhancement and Management Summary (GR-T01)..... 15

 Creation, Enhancement and Management Detailed Methods (GR-T02) 16

3. Monitoring Schedule 17

 Monitoring Strategy 17

 Monitoring Methods and Intervals MS-T01 17

Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
1	DRAFT	A. Grubb / 04.12.25	D. Ross / 10.12.25
2	FINAL		D. Ross / 12.12.25
3	Version 3		D. Ross / 05.01.26

1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Land off Kingston Lane, Shoreham-by-Sea
BNG Project Name and Address	N/A
Author Organisation	Beamsley Ecology Ltd
Landowner	Adur & Worthing Council
Land Manager	Adur & Worthing Council
Responsible person/organisation for creating or enhancing the habitat	Worthing Homes
Period covered by this management plan	October 2026 – October 2056 (or 30 years from completion of landscaping)
Planning authority	Adur & Worthing Council
Planning reference (if applicable)	AWDM/1006/25
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ 23696 05448
Metric revision/title	BE0061.XLS.01.2 Kingston Lane, Shoreham-by-Sea BNG Metric – Version 2
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

This management plan relates only to those habitats included within the accompanying biodiversity metric. Other ecological enhancements will be incorporated (such as green roofs and log piles), however there is no requirement to include their management prescriptions within this document, and this will be at the discretion of the landowner.

Twenty-one existing trees will be retained by the proposals. These will be appropriately protected throughout the construction phase of the development.

The following habitat types will be created on-site:

- Modified grassland (Moderate Condition):0.0315ha of modified grassland will be created
- Mixed scrub (Moderate Condition): 0.0713ha of mixed scrub will be planted
- Introduced shrub (N/A Condition):0.0246ha of non-native ornamental shrub mix will be planted
- Urban trees (Poor Condition): 85 small trees will be planted
- Biodiverse Green Roof: 0.1565ha of 'biodiverse Green Roof' will be installed.

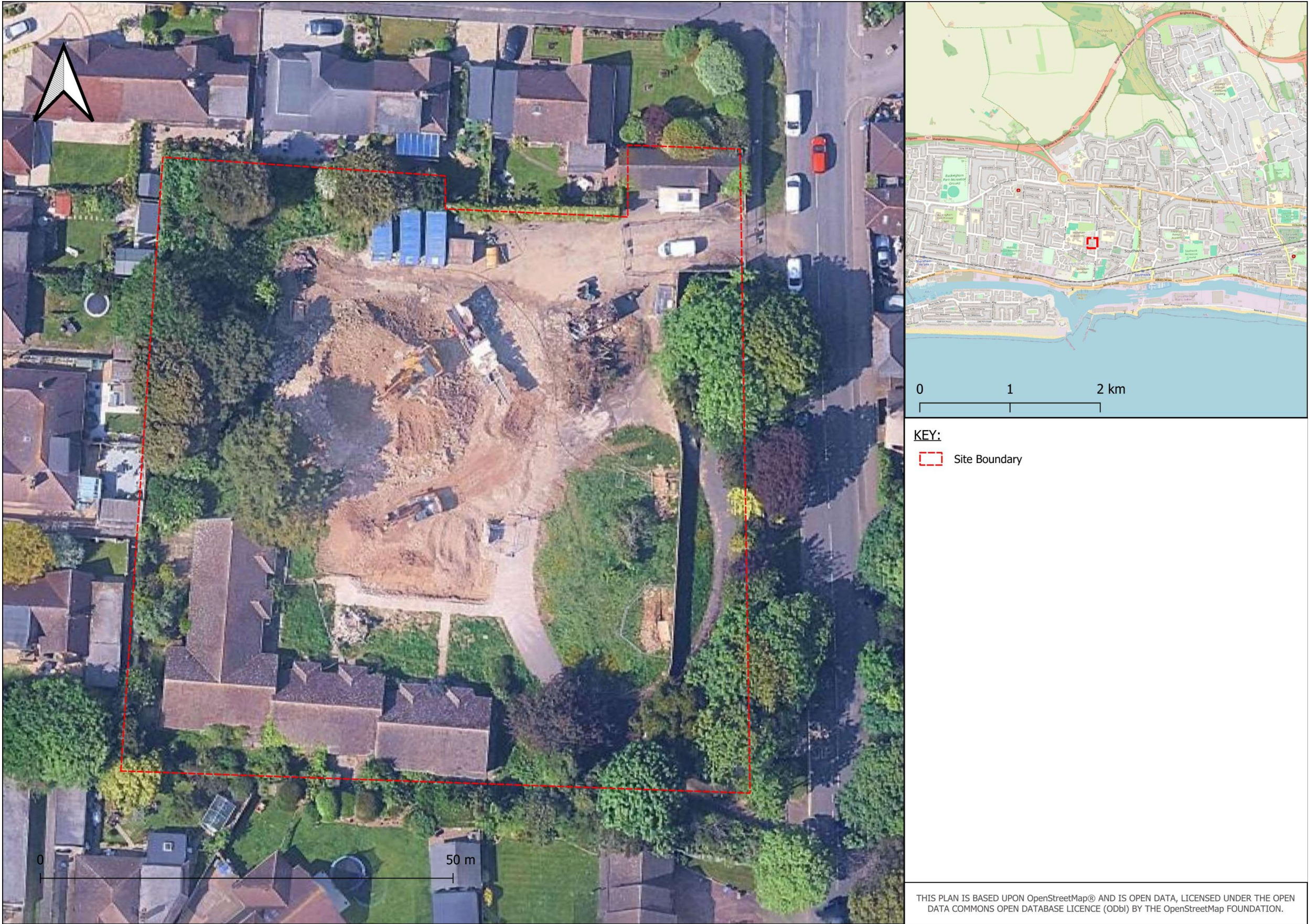
The remainder of the site will comprise developed land; sealed surface (buildings, pathways and car parking).

Timescales for Actions PB-B03

Habitat creation is estimated to be completed by October 2026. Upon creation, habitats will be managed and monitored for a 30-year period.

Monitoring Requirements PB-B04

Formal monitoring will be undertaken annually in years 1, 2, 3, 4 and 5, and every 5 years thereafter until year 30.



2. Planned Management Activities

Management Plan Aims and Objectives PM-B01

This management plan relates only to those habitats included within the accompanying biodiversity metric. Other ecological enhancements will be incorporated (such as green roofs and log piles), however there is no requirement to include their management prescriptions within this document, and this will be at the discretion of the landowner.

Twenty-one existing trees will be retained by the proposals. These will be appropriately protected throughout the construction phase of the development.

The following types of habitat will be created on-site:

- Modified grassland (Moderate Condition):0.0315ha of modified grassland will be created
- Mixed scrub (Moderate Condition): 0.0713ha of mixed scrub will be planted
- Introduced shrub (N/A Condition):0.0246ha of non-native ornamental shrub mix will be planted
- Urban trees (Poor Condition): 85 small trees will be planted
- Biodiverse green roof (Moderate Condition): 0.1565ha (area provided by architects).

The remainder of the site will comprise developed land; sealed surface (buildings, pathways and car parking).

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve.

Habitat Type	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets
Mixed scrub	Moderate	4	Moderate condition will be targeted by achieving a pass in criteria A, B and C . Criteria D and E will not be targeted.
Modified grassland	Moderate	5	Moderate condition will be targeted by achieving a pass in criteria A, C, D, E, F and g . Criterion B will not be targeted.
Urban tree	Poor	10	Poor condition will be achieved.
Introduced shrub	N/A	1	NA
Biodiverse green roof	Moderate	5	Moderate condition will be targeted by achieving a pass in criteria A, B and C . Criterion G will not be targeted due to structural constraints.

Habitat Retention

Measures to be Implemented to Protect Retained Habitats PM-03

The majority of the existing trees at the site boundaries will be retained by the works. These will be protected throughout the construction phase of the development by installing appropriate buffer zones around their Root Protection Areas. Four trees will be lost.

No other habitats will be retained on site.

Specification of Protective Measures to be Used PM-04

Specifications of protective measures to the retained trees are included within the Arboricultural Impact Assessment prepared for the site by Tim Moya Associates, (Ref: 241161-TMA-XX-RP-AP-2700-P01).

Provided the RPAs are adequately adhered to, the trees will require no further management to maintain their baseline condition. Any arboricultural works will be limited to preserving health and safety of property or persons, or to maintain the health of the trees.

Habitat Retention Plan PM-F01



The Landscape masterplan should also be consulted. This has been produced by MATCH Landscape Architects; drawing no. MTC114P01.



Scrub

Creation, Enhancement and Management Summary (SC-T01)

Target Habitat:		Mixed scrub. Condition: Moderate			
Condition Assessment Criteria		Targeted	Creation approach	Enhancement Approach	Management Approach
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). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprising 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).	Yes	Planted scrub will include only native species – as detailed in SC-T03 below.	NA	Ongoing monitoring will ensure establishment and percentage cover of each species.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes	NA	NA	Management will include glade creation / small scale coppicing on a 3-year rotation after a 5-year establishment period to ensure a diverse age structure is maintained.
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes	The planting of only native species (see SC-T03) will ensure no INNS or species of suboptimal condition are planted.	NA	Ongoing monitoring will ensure the continued absence of invasive non-native species and species of sub-optimal condition.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	NA	NA	Given the nature of the site layout, this will be impractical to achieve.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	NA	NA	Given the nature of the site layout, this will be impractical to achieve.

Scrub

Creation, Enhancement and Management Detailed Methods (SC-T02)

Action	Relevant parcels	Timing	Prescriptions
Scrub planting		During the development: November – March (inclusive)	Planting of native species only; species and % cover is included in SC-T03 below. Newly planted shrubs will be planted no more than 50cm apart, to a depth of root collar in accordance with BS4428, by an appropriately experienced contractor, between November and March. Plants will be staked and protected with standard tree guards. During the first growing season the newly planted shrubs must be well watered particularly during dry periods, and weeds should be suppressed at the base of each plant, either through herbicide treatment or mulching.
Scrub establishment		During the first growing season.	The growth and establishment of the plants will be assessed after the first growing season from planting, and if any are deemed not to be in sufficient health / sufficiently well established, they will be replaced by the planting contractor. Replacements should be replaced like-for-like, unless deemed inappropriate for their location; if this is the case, advice from the project ecologist and / or arboriculturist will be sought.
Initial prune; dense growth encouragement		During the second year following planting: January - February	The newly planted plants must have an initial prune within the second year after planting to encourage dense, bushy growth. This should be done by an appropriately experienced contractor, who can demonstrate their ability to prune young plants to encourage dense growth. This should be undertaken in late winter (January to February), when birds are not nesting. After this, no further pruning should be undertaken until 5 years after planting to allow the scrub to fully establish.
Monitoring for establishment of non-native or species of sub-optimal condition		Annually for years 1, 2, 3, 4 and 5. Every 5 years thereafter. Can be undertaken at any time of year, but during the growing season is best (April – September)	Annual monitoring shall be undertaken to ensure no non-native invasive species, or species of suboptimal condition are establishing. Monitoring will also ensure the establishing scrub is not being choked by bramble, climbing species (cleavers <i>Galium aparine</i> , bindweed <i>Calystegia</i> spp. etc.) or ruderal species; if this is the case, intervention will be required to either eradicate or reduce the vigour of these species. Monitoring will also ensure planted scrub is establishing well so that Condition assessment criterion A (SC-T01) is being met: 80% native species cover, >3 woody species are present and no single species comprising more than 75% of the cover.
Monitoring after 5-year establishment phase		Year 5 from planting. Can be undertaken at any time of year, but during the growing season is best (April – September). If establishment is not sufficient, continue annual monitoring until sufficient establishment is complete.	5 years after planting, a monitoring visit must be undertaken to monitor the establishment of the scrub. Provided establishment is sufficient, the 3-year coppice regime may commence. In order to qualify as ‘Sufficiently Established’ the following criteria should be met: - >80% canopy cover across the planted area - Modal height of scrub is >1.2m Natural seedling / sapling growth or suckering is present at the ground layer

Scrub Species Lists (SC-T03)

Common Name	Scientific Name	Abundance / %
Dogwood	Cornus sanguinea	20
Hazel	Corylus avellana	20
Hawthorn	Crataegus monogyna	20
Elder	Sambucus nigra	10
Hornbeam	Carpinus betulus	10
Holly	Ilex aquifolium	10
Spindle	Euonymus europaeus	10
Wild privet	Ligustrum vulgare	10

Grassland (Low Distinctiveness)

Creation, Enhancement and Management Summary (GL-T01)

Details of the approach to delivering each of the targeted condition criteria and habitat:

Target Habitat:		Modified grassland. Condition: Moderate		
Condition Assessment Criteria		Targeted	Creation Approach	Management Approach
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. 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 m², please review the full UKHab description to assess whether the grassland should 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.	Yes	Sowing of suitable seed mix will include at least 8spp/m ² .	All arisings will be removed after mowing; this will ensure nutrients are not added to the grassland and maximise potential for species diversity. No Nutrient input will be added to the grassland.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Given the amenity value of the grassland, this criterion is impracticable.	NA
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	N/A	The mowing regime will ensure scrub encroachment does not occur.
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.	Yes	N/A	No physical damage is expected to the area of grassland; if any unexpected damage happens, remedial works will be undertaken to repaid and re-seed the effected areas.
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	Yes	N/A	Monitoring will ensure areas of bare ground are not >10% cover. If they appear, the area will be overseeded.
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.	Yes	N/A	Bracken encroachment is highly unlikely due to the location of the site, however if any does occur, it will be uprooted annually.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes	No INNS will be included within the seed mix. No INNS are currently present on site.	Monitoring will ensure the absence of INNS.

Grassland (Low Distinctiveness)

Creation, Enhancement and Management Detailed Methods (GL-T02)

Action	Timing	Prescriptions
Ground preparation	Immediately prior to sowing	Any areas of ground which have been subjected to ground disturbance as a result of the construction activities will be smoothed over through light harrowing or rotavation. This can be done at any time of year but is best done immediately prior to seed sowing.
Seeding	Autumn (September-October) or spring (March-April)	A UK-sourced seed mix will be used: for example Emorsgate “EM1 Basic General Purpose Meadow Mixture” (this mix has a 90:10 grass to wildflower ratio, with 5 native grass species and 10 wildflower species. Appropriate sowing rates should be adhered to (this is 4g/m2 for the EM1 mix). Seed will be sown in the autumn (September-October) or spring (March-April) but may be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. The ground preparation and seed sowing may be undertaken by any competent person.
First Year Management	First year after sowing	Following sowing, the grassland will be allowed to establish naturally. An initial flush of annual ‘weeds’ is to be expected, but these will offer shelter for sown seedlings to establish. The first mowing of the grassland will be undertaken in mid-late summer (July-August). Arisings will be removed from the grassland and composted. After this initial mow, the grassland will be kept short by mowing through to the end of March of the following year. Any residual perennial ‘weeds’, such as docks or thistles will be removed by hand.
Management Once Established	Ongoing	Due to the amenity value of the grassland, mowing will be undertaken at the discretion of the management company. All arisings will be removed from the grassland to ensure no nutrient input. Nutrient input (such as fertiliser) will not be used, and no non-native invasive plant species will be introduced to the grassland.
Monitoring for bare ground cover and damage	Ongoing	To be undertaken by site management company / contractors. During each cut, the grassland should be monitored for bare or damaged ground. If any is present, remedial works should be undertaken: this may require cordoning off of the damaged area and / or overseeding with a suitable wildflower mix (see GL-T03)
Monitoring of species diversity	Annually for years 1, 2, 3, 4 and 5. Every 5 years thereafter. To be undertaken between May – July.	To be undertaken by Suitably Qualified Ecologist. Monitoring of species diversity: if the diversity is low, consideration for reseeding may be required or amendment of management.

Grassland (Low Distinctiveness) Species Lists (GL-T03)

Wild flowers 10%	Grasses 90%
1.00% <i>Betonica officinalis</i> (<i>Stachys officinalis</i>) – Betony	9.00% <i>Agrostis capillaris</i> – Common Bent
1.50% <i>Centaurea nigra</i> – Common Knapweed	31.50% <i>Cynosurus cristatus</i> – Crested Dogstail
1.00% <i>Daucus carota</i> – Wild Carrot	27.00% <i>Festuca rubra</i> – Red Fescue
1.00% <i>Leucanthemum vulgare</i> – Oxeye Daisy	4.50% <i>Phleum bertolonii</i> – Smaller Cat’s-tail
1.50% <i>Plantago lanceolata</i> – Ribwort Plantain	18.00% <i>Poa pratensis</i> – Smooth-stalked Meadow-grass
0.80% <i>Poterium sanguisorba ssp sanguisorba</i> – Salad Burnet	
1.50% <i>Prunella vulgaris</i> – Selfheal	
1.00% <i>Ranunculus acris</i> – Meadow Buttercup	
0.20% <i>Rhinanthus minor</i> – Yellow Rattle	
0.50% <i>Silene dioica</i> – Red Campion	

Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Details of the approach to delivering each of the targeted condition criteria and habitat:

Target Habitat:			Poor	
Condition Assessment Criteria		Targeted	Creation Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	No	Not all of the species planted will be native; some are though.	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Individual trees automatically pass this criterion.	
C	The tree is mature (or more than 50% within the block are mature).	No	The small trees are unlikely to reach sufficient maturity within the 30-year period.	
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.	Yes	NA	Branches only to be removed if the pose a threat to health and safety. The root protection areas of all trees should be considered throughout the 30-year management period: no activities detrimental to these areas should be undertaken.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	The small trees are unlikely to reach sufficient maturity to develop suitable niches within the 30-year period.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Planting locations to consider future canopy spread, to ensure at least 20% over sails vegetation.	

Individual Trees

Creation, Enhancement and Management Detailed Methods (UT-T02)

Detailed prescriptions for the creation and management of the habitat:

Action	Timing	Prescriptions
Tree planting	During the development: November – March	The trees will have a girth of 5-20cm and height of at least 200mm at the time of planting. Newly planted trees will be planted in pits (appropriately sized) between November and March. They will be backfilled with 70% clean topsoil, 30% peat-free compost. The top 75mm of the pits will be covered with surface bark chippings and heavily watered after planting. All trees will be double staked with timber crossbars and soft ties and protected with 750mm standard tree guards.
Monitoring: Tree establishment	After the first growing season.	The growth and establishment of the trees will be assessed after the first growing season from planting, and if any are deemed not to be in sufficient health / sufficiently well established, they are to be replaced by the planting contractor. Replacements should be replaced like-for-like, unless deemed inappropriate for their location; if this is the case, advice from the project ecologist and / or arboriculturist will be sought.
Monitoring: Ongoing	Ongoing	Once established, trees will require little management in the future, unless specifically addressing problems or damage to individual specimens. This applies to the retained trees too. Branches should be removed only when they pose a risk to the health and safety of people or property, outside of the breeding bird season and should not be removed from March to August inclusive. If any specialist works are required, an approved arboriculturist should be appointed. The root protection areas of all trees should be considered throughout the 30-year management period: no activities detrimental to these areas should be undertaken. Any diseased or dying trees should be replaced through consultation with an arboriculturist.

Individual Trees Species Lists (UT-T03)

The table below shows the species that are scheduled to be planted. This correlates with the Landscaping proposals (drawing no. MTC114P01.02); refer to that document for locations and specifications.

Scientific Name
<i>Acer campestre</i>
<i>Acer freemanii</i> ‘Armstrong’
<i>Amelanchier lamarckii</i>
<i>Betula pendula</i> 'Fastigiata'
<i>Carpinus betulus</i> 'Frans Fontaine'
<i>Fagus sylvatica</i>
<i>Liquidambar styraciflua</i>
<i>Pinus sylvestris</i>
<i>Prunus avium</i> ‘Plena’
<i>Sorbus aucuparia</i>
<i>Juglans regia</i>
<i>Malus domestica</i>
<i>Prunus cerasifera</i>
<i>Prunus domestica</i>

Urban - Introduced Scrub

Creation, Enhancement and Management Summary (UR-T01)

The introduced shrub habitats do not require condition assessment. Rather they should meet the following description:

“Non-native tall, mid or low phanerophytes planted in a garden or park setting”. The use of native plants will be permitted. No plants listed as Invasive, Non-Native Species (INNS) will be included.

Urban Species Lists – Introduced Scrub (UR-T03)

The following species will be used:

Common Name	Scientific Name
<i>Cornus sanguinea</i> ‘Midwinter Fire’	Midwinter Fire dogwood
<i>Hebe</i> 'Beverly Hills'	Hebe ‘Beverly Hills’
<i>Helictotrichon sempervirens</i>	Blue oat grass
<i>Rosa canina</i>	Dog rose
<i>Salvia officinalis</i> 'Purpurascens'	Purple sage
<i>Vinca major</i>	Greater periwinkle
<i>Carex flagellifera</i>	Weeping brown sedge / Glen Murray tussock
<i>Deschampsia cespitosa</i> 'Bronzeschleier'	Bronze veil tufted hair grass
<i>Luzula sylvatica</i>	Great woodrush
<i>Uncinia rubra</i>	Red hook sedge
<i>Achillea</i> ‘Moonshine’	Moonshine yarrow
<i>Bergenia</i> 'Wintermärchen'	Wintermärchen bergenia / Elephant’s ears
<i>Digitalis grandiflora</i>	Yellow foxglove
<i>Euphorbia amygdaloides</i> var. <i>robbiae</i>	Wood spurge / Mrs Robb’s bonnet
<i>Salvia officinalis</i> 'Berggarten'	Berggarten sage
<i>Heucherella</i> 'Yellowstone Falls’	Yellowstone Falls foamy bells
<i>Rosmarinus officinalis</i> (now <i>Salvia rosmarinus</i>)	Rosemary
<i>Thymus vulgaris</i>	Common thyme / Garden thyme
<i>Salvia officinalis</i>	Common sage
<i>Mentha spicata</i>	Spearmint
<i>Allium</i> (genus)	Onions / garlics / chives / alliums
<i>Bergenia</i> 'Wintermärchen'	Wintermärchen bergenia / Elephant’s ears

Urban – Biodiverse Green Roof

Creation, Enhancement and Management Summary (GR-T01)

Target Habitat:		Biodiverse Green Roof. Condition: Moderate			
Condition Assessment Criteria		Targeted	Creation approach	Enhancement Approach	Management Approach
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Yes	Vegetation structure variation will be achieved through creation of a varied substate depth and seeding with a species rich wildflower and sedum mix (Flora 5 Seed Mix BauderGREEN Flora Seed Mixes - Bauder , containing species numbers in excess of the UKHab habitat description (>25 wildflower species).	NA	Survey in year 3, 6, 10 and 20 to determine species establishment and carry out targeted re-seeding if required.
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	Species mix will include >25 wildflower species, and 29 species in total.	NA	Periodic survey to determine species establishment and carry out targeted re-seeding if required.
C	Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover)."	Yes	Only native wildflower and sedum species suitable for extensive biodiverse roofs will be used. All substrate and planting material will be certified free of invasive non-native species.	NA	Ongoing monitoring will ensure the continued absence of invasive non-native species and species of sub-optimal condition.
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.	No	N/A	NA	N/A

Creation, Enhancement and Management Detailed Methods (GR-T02)

Action	Timing	Prescriptions
Ground preparation	During construction	Creation of a low nutrient substrate varying in depth between 80 and 150mm, with at least 30% of the roof 150mm deep.
Seeding	Autumn (September-October) or spring (March-April)	Bauder seed mix 'Flora 5' will be used, or a seed floral seed mix and sedum combination of equivalent diversity. Ratio of 60:40 between wildflower and sedum established at the point of seeding and installation.
First Year Management	First year after sowing	Confirmation of species establishment rates, and reseeding as required.
Management Once Established	Ongoing	Management visits (May and September) to remove undesirable ruderal species, control INNS as required, and undertake infill plug planting or reseeding where wildflower diversity or cover falls below target thresholds.
Monitoring for establishment ratios	Ongoing	Survey in years 1 – 5 and every 5 years thereafter (to year 30) to ensure wildflower to sedum ratio is achieved. Additional sedum planting carried out as appropriate. Some variation will be allowed from the 60:40 UKHab description at the discretion of the surveyor.
Monitoring of species diversity	Annually for years 1, 2, 3, 4 and 5. Every 5 years thereafter. To be undertaken between May – July.	To be undertaken by Suitably Qualified Ecologist. Survey in year 3, 6, 10 to determine species establishment and carry out targeted re-seeding if required.

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)
Routine monitoring is essential to ensure establishment and ongoing condition of retained, enhanced and created habitats. Photographs will be taken during each monitoring visit to compare through years. All formal monitoring will be undertaken by a Suitably Qualified Ecologist (SQE). The site owner is responsible for submitting the monitoring reports; they may delegate this responsibility to the appointed contractor or SQE. They will be submitted within 1 month of each monitoring visit to Adur & Worthing Council. Sufficient detail for the Council to assess progress; Natural England’s ‘Monitoring Report Template’ is advised to be used.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Mixed scrub	Monitoring to compile species list (woody species and others) and percentage cover for each parcel. The checks will be made to ensure compliance with the condition targets. Photographs will be taken during each monitoring visit to compare through years.	Annually for years 1, 2, 3, 4 and 5. Every 5 years thereafter. To continue annually if not sufficiently established (see SC-T02). Can be undertaken at any time of year, but during the growing season is best (April – September)
Modified grassland	Monitoring to collect a botanical species list across grassland; this can be compared with the species listed in the Modified Grassland habitat description as described by the UKHab Classification (V2.01). Quadrat sampling (1m² quadrats at georeferenced and repeatable	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August

	points) will be used to identify the habitat type that is establishing and then number of species per m². Percentage of bare ground, bramble and bracken cover will be estimated. Photographs will be taken during each monitoring visit to compare through years. The checks will be made to ensure compliance with the condition targets.	
Urban trees	Monitoring to ensure the health of planted and retained trees. Advise on replacement (like for like or alternative) where failures occur.	Year 1, Year 5 and every 5 years thereafter. Can be undertaken at any time of year, but during the growing season is best (April – September)
Introduced shrub	No condition assessments are required for this habitat, however as part of the monitoring for the other habitats, the maintained presence of these habitats will also be monitored and reported on.	Year 1, Year 5 and every 5 years thereafter.
Biodiverse Green Roof	Monitoring to determine the – - rate of establishment and species diversity across the feature. - Ratio of sedum to wildflower cover	Annually for years 1–5, then every 5 years thereafter. Surveys to be undertaken April–September.

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Worthing Homes	Adur & Worthing Council

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Year 1	July-August	August - September	Report on successful (or otherwise) habitat creation. Reasons for failures to be included where relevant.
Years 2-6	July-August	August - September	Report of initial habitat establishment and advise on whether further remedial or additional works are required.
Years 10, 15, 20, 25 and 30	July-August	August - September	Report on habitat condition and any remedial measures or adaptations to management as required.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Adaptive management is a systematic approach to natural resource management that involves monitoring and evaluating the effectiveness of management actions then adjusting as necessary to improve outcomes over time. It is an iterative process in which management actions are followed by targeted monitoring outcomes. These, in turn, inform the ongoing management.

Monitoring results inform necessary management changes to promote achieving BNG targets. The monitoring can pick up any unexpected, external influences. Some examples are dealing with a new plant disease, an invasive species that is thriving due to climate change, or changes to site access due to site flooding.

Observations and notes from day-to-day management are important for delivering adaptive management.

Scrub:

Establishment of the planted scrub may not sufficiently cover the area. This should be reviewed by the SQE and if required, in-fill planting should be included.

Grassland:

No damage to the grassland is anticipated, however if any damage occurs to create significant areas of bare ground, the grassland may need to be overseeded (following the methods detailed within GH-T02) with EM1 meadow mixture.

Trees:

Should any of the planted or retained trees die or become significantly diseased, they will be replaced like for like, unless a particular specimen / species is not deemed appropriate by the SQE; they may then recommend a suitable alternative.

Biodiverse Green Roof:

If monitoring identifies failure to achieve Moderate condition (e.g. insufficient species per m² or total species, wildflower cover <30%, INNS present, or loss of structural diversity), remedial actions shall include targeted plug planting, reseeding, substrate top-up, replacement of structural habitat features and increased weeding frequency as advised by the SQE.

General:

The initial creation and enhancement works are due to commence prior to October of 2026. Should this be delayed for any reason, Ardur and Worthing Council will be notified, and the schedule will be put back by however many years the delay continues.