

# Habitat Management and Monitoring Plan

**Site Address:**

Land on Pound Lane, Upper Beeding, BN44 3JD

**Client:**

Simon Stringer – Newbrook Farms

**Report Date:**

21<sup>st</sup> August 2025

**Project:**

This report is prepared to inform a planning application with the Horsham District Council. The proposal is described as the construction of a new dwelling.

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### Guidelines

This assessment has been designed to meet:

- British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'.

### Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

This approach is enshrined in Government planning guidance, for example, paragraph 185 of the National Planning Policy Framework for England.

The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

In consequence of the scale and intensity of the proposed development, this plan-led report is considered adequate and proportionate. It communicates all relevant information necessary to determine a planning application or support the recommendations for further surveys.

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## 1.0 Introduction and Context

### 1.1 Background

Arbtech Consulting Ltd were commissioned by Simon Stringer – Newbrook Farms to produce a Habitat Management and Monitoring Plan (HMMP) for a proposed development at Land on Pound Lane, Upper Beeding BN44 3JD (hereafter referred to as the site).

The site has been subject to extensive previous ecological assessment of relevance to this report, comprising:

- Preliminary Ecological Appraisal (Arbtech Consulting Ltd, 2025)
- A Biodiversity Net Gain (BNG) Assessment (Arbtech Consulting Ltd, 2025)

### 1.2 Project Description

The planning application pertaining to the site with Horsham District Council is for the erection of a new dwelling (hereafter referred to as the proposed development). A plan showing the proposed development is provided in **Appendix 1**.

### 1.3 Site Context

The site is located at National Grid Reference TQ 19775 11204 and has an area of approximately 0.6ha. The site is situated in the rural location of Upper Beeding in a lowland habitat on the edge of the South Downs National Park and is positioned within a grazing marsh consisting of a network of fields utilised for sheep and horse pasture, separated by linear agricultural drainage ditches lined with thick scrubby vegetation. Newbrook business park is located adjacent to the north of the site, comprising of hard standing and buildings with no ecological value. A site location plan is provided in **Appendix 2**.

### 1.4 Scope of This Report

The aims of this HMMP are to provide a habitat creation and management plan to ensure the anticipated BNG is achieved over a 30-year management term to ensure the effective installation and long-term success of proposed habitat creation.

## 2.0 Ecological Baseline Conditions Relevant to This Report

The baseline ecological conditions of relevance to this report were determined as a result of the PEA, which culminates the results of all previous ecological survey work at the site to date as listed within the introduction.

### 2.1 BNG and Proposed Habitat Creation

Landscape proposals for the site include the retention and protection of existing habitats, and creation of new habitats. Habitat coverage anticipated post-development is shown on the plan provided in **Appendix 3** and summarised below:

- **Urban: Developed land sealed surface** - N/A – Other – 0.033 ha created.
- **Urban: Vegetated garden** - Condition Assessment N/A – 0.038 ha created.
- **Grassland: Floodplain wetland mosaic and CFGM** - Poor condition - 0.180 ha retained.
- **Grassland: Floodplain wetland mosaic and CFGM** - Moderate condition - 0.280 ha enhanced.
- **Heathland and shrub: Mixed shrub** - Poor condition - 0.020 ha retained.
- **Individual trees: Rural tree** – Poor condition - 0.098 ha created.
- **Native hedgerow** - Poor condition - 0.035 km retained and 0.100 km created.

### 2.2 Scope for Mitigation, Compensation and Enhancement, and Management

Appropriate management of the proposed habitat creation are required to ensure the effective installation and long-term success of compensatory habitat creation and enhancement of ecological opportunities at the site. Specific management prescriptions for enhanced and newly created habitats is required to cover a 30-year management term to ensure habitats achieve their target habitat classification and condition to fulfil BNG objectives.

### 3.0 HMMP

#### 3.1 Site Monitoring

Mitigation prescriptions to reduce adverse impacts to existing ecological features and biodiversity as identified through previous ecological assessment are detailed in **Table 1** below.

Table 1: Mitigation

Mitigation	Specification
<b>Persons Responsible and Lines of Communication</b>	<p>A Development Biodiversity Champion will be selected for the site preparation, demolition, and construction phase of the development. The Development Biodiversity Champion will be someone with significant influence on site, such as the contract or project manager. The Development Biodiversity Champion will be responsible for ensuring all actions outlined in this document are implemented. Any queries with regards to the mitigation and enhancement prescriptions will be addressed to the project ecologist and communication will be retained between the Development Biodiversity Champion and project ecologist throughout the project. The project ecologist's contact details are located on the title page of this report.</p> <p>Once the development is complete, a Post-Development Biodiversity Champion will be allocated who has influence on site during the operational phase, such as a long-term maintenance contractor or landowner. The Post-Development Biodiversity Champion will be responsible for ensuring all recommended management is undertaken and any associated remedial measures are completed where necessary.</p>
<b>Post-Development Site Visits</b>	<p>Post-development site visits by a Suitably Qualified Ecologist (SQE) will be undertaken covering a 30-year management term to confirm the successful installation and management of landscaping and species-specific enhancements. Visits will be completed on years 1, 2, 5, 10, 15, 20, 25, and 30 following development occupation. A report will be produced by the SQE detailing the results of each site visit including photographs and any remediation requirements as well as progressive metrics which will be submitted to the LPA. Where remediation is necessary, additional evidence may need to be provided to ensure remediation is applied effectively. Depending on the scale of the required remediation, additional evidence may comprise an additional site visit by an SQE or photographic evidence to be provided by the Post-Development Biodiversity Champion. This requirement will be defined based on the results of each site visit. Once the SQE confirms that the biodiversity enhancements have been installed correctly, no further site visits will be necessary following the year 5 visit. The Post-Development Biodiversity Champion will then be responsible for correctly managing ecological features at the site in accordance with this HMMP alongside identifying and implementing remediation measures as part of the ongoing management of the site.</p>

#### 3.2 Habitat Creation and Management

Best practice habitat creation and management over a 30-year term to ensure a BNG consistent with that reported within the BNG Assessment is provided in **Table 2** below. The final BNG Habitat Plan is provided in **Appendix 3**.

Table 2: Habitat Creation and Management Prescriptions

Ecological receptor	Specification
<b>Habitats with N/A or pre-determined target conditions</b>	It is noted that developed land; sealed surface, and vegetated garden, do not require any specific management to achieve their BNG objective. Management prescriptions for these habitat types are not included in this HMMP.
<b>Individual trees</b>	<p><b>Overview</b></p> <p>It is proposed to create a coverage of 0.098 ha of individual trees of poor condition. The planting specifications are shown on the landscape plans provided in <b>Appendix 3</b>.</p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To plant trees that will provide pollinating, foraging, and refuge opportunities for protected and/ or notable species groups including invertebrates, bats, and birds.</li> <li>• To create individual urban trees which achieve poor condition in line with the BNG condition assessment for individual trees.</li> </ul> <p><b>Tree planting Creation Method</b></p> <ul style="list-style-type: none"> <li>• <b>Ground preparation and planting</b> The locations for tree planting will be cleared and reduced to compacted permeable bare ground in preparation for planting. Planting substrate must comprise site won material with any deficiencies made up with imported topsoil compliant with BS 3883:2015. Each tree will be pit planted upright within the centre in accordance with BS 4428:1989, within a hole at last 500mm greater than the root system when fully spread and at a depth 250mm greater that the root system. Root balls will be soaked thoroughly in water and loosened to expose restricted roots before planting. The planted trees will then be backfilled ensuring there are no air pockets around roots or any roots protruding out of the ground.</li> <li>• <b>Timing</b> The land will be prepared during the summer ready for planting between November and March. Planting trees before the new year helps ensure better rooting and subsequent establishment including faster growth during the first growing season.</li> <li>• <b>Species</b> All tree species will be native and sourced from a nearby supplier to ensure local provenance.</li> </ul> <p><b>Management prescriptions covering a 30-year term:</b></p> <p style="text-align: center;"><b>Table 2.1:</b> New tree planting management prescriptions.</p>

Management	When	Rationale	BNG condition criteria compliance
Prepare panting area in summer, in preparation from autumn/ winter planting.	Year 1 – June/ July/ August	To ensure the ground is dry and workable.	n/a
Plant native trees only within prepped areas in Autumn, whereby the canopy over sails vegetation	Year 1 – September/ October/ November	To ensure trees take root and establish prior to the first growing phase the following spring.	A & F
Standard trees will be staked and tied using a 75mm diameter stake with the bark removed. The stakes will be long enough to allow for 600mm of the stake to be driven into each pit. Stakes will be fitted prior to tree planting to prevent root damage.	Year 1 – Immediately prior-to planting.	Protect roots from damage.	B & D
Ensure the steaks and ties are not restricting growth and are not damaged. Replace where necessary.	Year 2 onwards – Checked annually for the first 5 years.	Ensure growth isn't stunted.	B & D
Remove steaks and ties.	Year 5 in Spring – April/ May	Allow trees to grow unperturbed once established.	B & D
Removal of spent flowers to be removed through 'deadheading'	Years 1 – 5 - Twice annually, late spring and in the Autumn.	Allows trees to place more energy into re-growth.	B & D
At the end of each growing season all plant failures are to be 100% replaced	Year 2 onwards - Checked Annually for the 30-year term after each growing season in Autumn.	To ensure the success of planted trees.	B & D
Remove weeds	Year 2 onwards - Checked Annually for the 30-year term after each growing season in Autumn.	Reduce competition for resources nutrients etc.by weeds	B & D
Application of bark mulch at a depth of 50 mm	Year 2 onwards - Checked Annually for the 30-year term after each growing season in Autumn.	Reduce competition for resources nutrients etc.by weeds	B & D

	<table border="1"> <tr> <td data-bbox="510 164 943 193">Do not apply chemical fertilisers</td> <td data-bbox="976 164 1339 193">At all times.</td> <td data-bbox="1391 164 1760 268">The use of chemical fertilisers will encourage vigorous grasses and weeds to grow</td> <td data-bbox="1783 164 1805 188">D</td> </tr> <tr> <td data-bbox="510 284 943 424">Watering should be undertaken before and after planting out and as necessary for the continued thriving of all planting.</td> <td data-bbox="976 284 1361 387">Annually for the 30-year term when required following prolonged periods of draught.</td> <td data-bbox="1391 284 1760 347">Ensures plants do not dry out and subsequently fail.</td> <td data-bbox="1783 284 1805 308">B</td> </tr> <tr> <td data-bbox="510 443 943 584">Undertake any pruning requirements outside of the nesting bird season, which is between March and September inclusive.</td> <td data-bbox="976 443 1339 472">At all times.</td> <td data-bbox="1391 443 1760 507">Ensure no active bird nests are impacted by maintenance works.</td> <td data-bbox="1783 443 1805 467">E</td> </tr> </table>	Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow	D	Watering should be undertaken before and after planting out and as necessary for the continued thriving of all planting.	Annually for the 30-year term when required following prolonged periods of draught.	Ensures plants do not dry out and subsequently fail.	B	Undertake any pruning requirements outside of the nesting bird season, which is between March and September inclusive.	At all times.	Ensure no active bird nests are impacted by maintenance works.	E
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<p><b>Floodplain wetland mosaic and CFGM</b></p>	<p><b>Overview:</b> It is proposed to retain 0.180 ha of poor condition floodplain wetland mosaic and CFGM and enhanced 0.280 ha of moderate condition floodplain wetland mosaic and CFGM. The planting specifications are shown on the landscape plans provided in <b>Appendix 3</b>.</p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>To achieve a moderate condition for enhanced grassland by passing condition criteria D, E, &amp; F (as a minimum) in accordance with the Wetland Habitat Type Condition Sheet and BNG Assessment.</li> <li>To create grassland that will provide pollination, foraging, and commuting opportunities for protected and/ or notable species groups including badgers, herptiles, hedgehogs, invertebrates, bats, and birds.</li> <li>To undertake landscaping works in compliance with BS 4428:1989 – The Code of Practice for General Landscape Operation.</li> </ul> <p><b>Recommended management prescriptions over a minimum 30-year term:</b></p> <p style="text-align: center;"><b>Table 2.2: Floodplain wetland management prescriptions.</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #c8e6c9;"> <th style="text-align: left;">Management</th> <th style="text-align: left;">When</th> <th style="text-align: left;">Rationale</th> <th style="text-align: left;">BNG condition criteria compliance</th> </tr> </thead> <tbody> <tr> <td>Do not apply chemical fertilisers</td> <td>At all times.</td> <td>The use of chemical fertilisers will encourage vigorous grasses and weeds to grow or cause large areas of bare ground due to inhospitable growing conditions.</td> <td>B, C, D &amp; F</td> </tr> </tbody> </table>	Management	When	Rationale	BNG condition criteria compliance	Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow or cause large areas of bare ground due to inhospitable growing conditions.	B, C, D & F				
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Do not level habitat.	At all times.	Maintains the characteristic mosaic of the habitat by creating microclimates within the grassland.	B																		
<p><b>Mixed scrub</b></p>	<p><b>Overview:</b> It is proposed to retain a coverage 0.020 ha of mixed native scrub in poor condition in accordance with the BNG. The planting specifications are shown on the landscape plans provided in <b>Appendix 3</b>.</p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• To retain native shrubs that will provide pollinating, foraging, and refuge opportunities for protected and/ or notable species groups including amphibians, bats, birds, hedgehogs, invertebrates, and reptiles.</li> <li>• Ensure that good horticultural practice is employed to encourage long-term health and vitality of all shrubs.</li> <li>• Ensure well-balanced crowns and/ or natural shape by preventing over competition.</li> </ul> <p><b>Recommended management prescriptions over a minimum 30-year term:</b></p> <p style="text-align: center;"><b>Table 2.3:</b> Shrub management prescriptions.</p>																				

	Management	When	Rationale	BNG condition criteria compliance
	Plant shrub species in dense clusters separated by open glades allowed to naturally colonise within the allocated scrub area. Open areas should comprise approximately 25% of the scrub coverage.	When planting only. Open glades to be checked and cleared annually.	To create and maintain structural diversity within the scrub and to allow young specimens to colonise at vegetation edge.	B & E
	At the end of each growing season all plant failures are to be 100% replaced	When required; checked annually in Autumn.	To maintain amenity and wildlife value.	A
	If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years	N/A	Protect from damage	A
	Stakes should be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed	When required; checked annually in Autumn.	Maintain protection	A
	Remove weeds	When required; checked twice annually in early spring and in Autumn.	Reduce competition for resources nutrients etc.by weeds	C
	Application of bark mulch at a depth of 50 mm	Immediately after planting and then when required; checked annually in Autumn.	Reduce competition for resources nutrients etc.by weeds	A & C
	Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow	A & C
	Apply a light dressing of well-rotted manure	Annually in the winter	Note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.	A
	Removal of spent flowers from perennial plants should be removed through 'deadheading'	Twice annually, late spring and in the Autumn.	Allows plants to place more energy into re-growth.	A

	<p>Watering should be undertaken before and after planting out and as necessary for the continued thriving of all planting.</p> <hr/> <p>Check and replace any plant failures once a year</p>	<p>When required; provide more water during periods of draught and less water during times of prolonged rain.</p> <hr/> <p>For the first 5 years</p>	<p>Ensures plants do not dry out and subsequently fail.</p> <hr/> <p>To ensure no gaps form.</p>	<p>A</p> <hr/> <p>A</p>
<p><b>Native hedgerow</b></p>	<p><b>Overview:</b> It is proposed to retain 0.035 km and create 0.100 km of native hedgerow in poor condition. The planting specifications are shown on the landscape plans provided in <b>Appendix 3</b>.</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>• To create retain and native hedgerow of poor condition in accordance with the BNG Assessment.</li> <li>• To create dense hedgerows that will provide foraging, commuting, and refugia opportunities for notable species groups including bats, birds, badgers, and hedgehogs.</li> <li>• To ensure native species only are planted.</li> <li>• Ensure cultural techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible.</li> </ul> <p><b>Creation Method:</b></p> <ul style="list-style-type: none"> <li>• <b>Ground preparation</b> Prepare the ground by digging over a strip approximately 60-90cm (2-3ft) wide and one spit (or spade blade) deep. Soils that become waterlogged in winter may require a permanent drainage system. Alternatively, form the soil into a ridge about 15-20cm (6-8in) high and 50-70cm (20-28in) across to plant into.</li> <li>• <b>Planting</b> Plants should be positioned set back from hardscaped boundaries to allow space for the hedgerow to develop and mature prior to requiring any significant management/ cutting back. Plant density should focus on achieving a hedgerow width &gt;1m; as such, plants should be planted in a staggered double row approximately 45-60cm apart, where individual plants are planted 90cm apart within each row.</li> <li>• <b>Timing</b> It is best to prepare the land during the summer ready for planting between November and March. Planting before the new year helps ensure better rooting and subsequent establishment including faster growth.</li> <li>• <b>Recommended species mix:</b> It is recommended that a range of flowering and fruiting native hedge species are selected. Suitable species which will be planted as whips and</li> </ul>			

include Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), Dog Rose (*Rosa canina*), Beech (*Fagus sylvatica*), Hornbeam (*Carpinus betulus*), Wild Cherry (*Prunus avium*), Holly (*Ilex aquifolium*), Dogwood (*Cornus sanguinea*), Field Maple (*Acer campestre*), Hazel (*Corylus avellana*), Crab Apple (*Malus sylvestris*), Guelder Rose (*Viburnum opulus*), Elder (*Betula pendula*), and Silver Birch (*Betula pendula*).

**Management prescriptions covering a 30-year term:**

**Table 2.4: hedgerow planting management prescriptions.**

Management	When	Rationale	BNG condition criteria compliance
At the end of each growing season all plant failures are to be 100% replaced	When required	To maintain amenity and wildlife value.	A & B
If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years	N/A	Protect from damage	A, B & D
Stakes should be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed	Every six months (for one to two years if plant has grown well.	Maintain protection	A, B & D
Remove weeds	When required	Reduce competition for resources nutrients etc.by weeds	C & D
Application of bark mulch at a depth of 50 mm	When required	Reduce competition for resources nutrients etc.by weeds	C & D
Do not apply chemical fertilisers	N/A	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow	C & D
Watering should be undertaken before and after planting out and as necessary for the continued thriving of all planting.	When required	Ensures plants do not dry out and subsequently fail.	A & B
Check and replace any plant failures once a year	For the first 5 years	To ensure no gaps form.	A & B

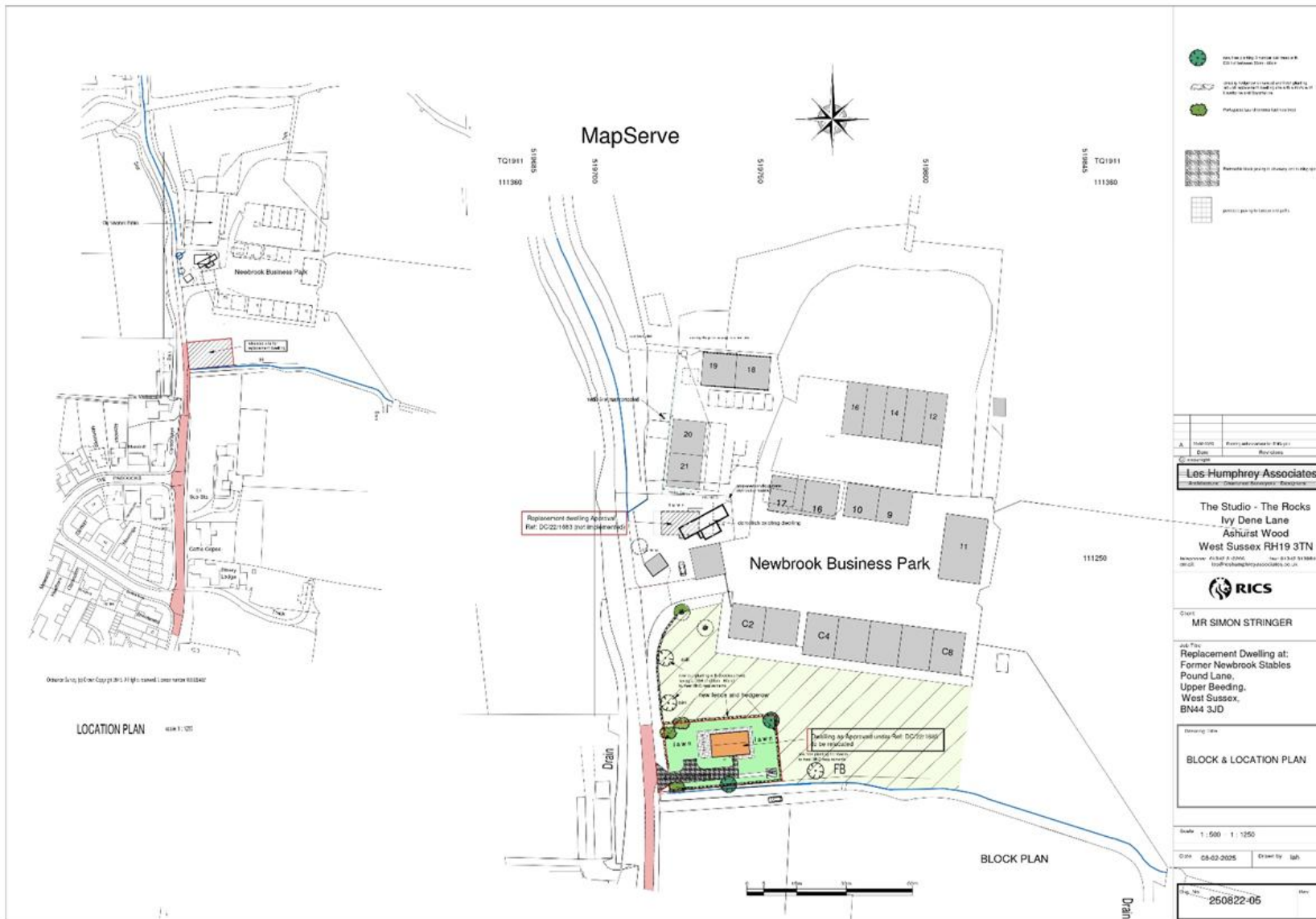
*Success indicators:*

	<p>The hedgerow will appear dense where all original gaps begin to fill to produce a consistently vegetated feature. Fruiting and flowering bodies should be present after a few years. Evidence of invertebrates and nesting/foraging birds may be present.</p>
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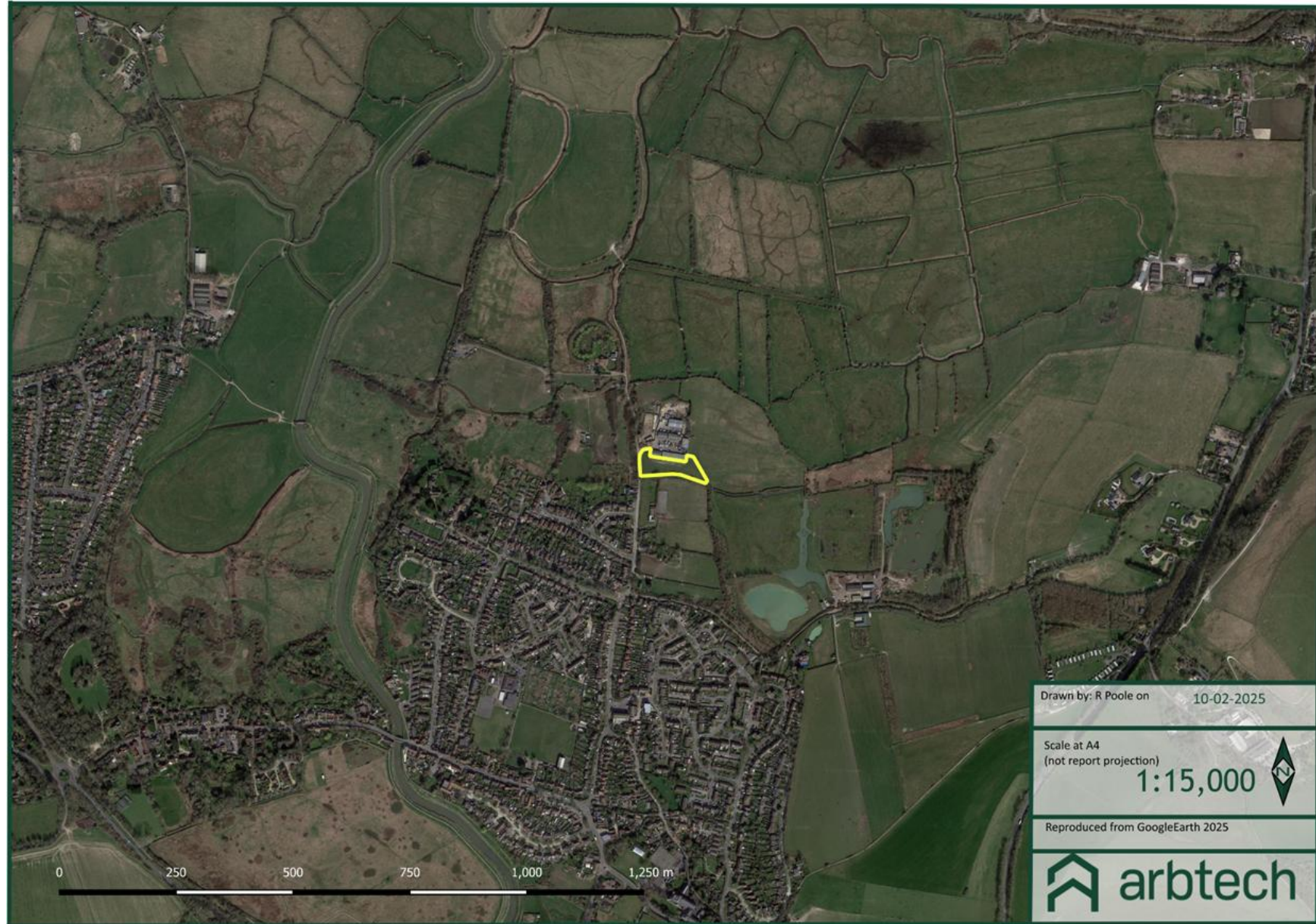
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Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan



Appendix 3: Post Development Habitat Plan

