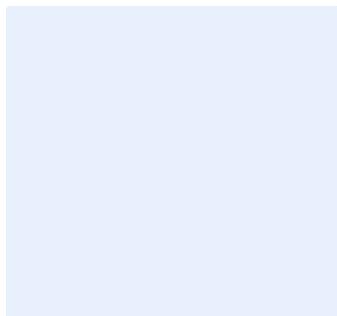


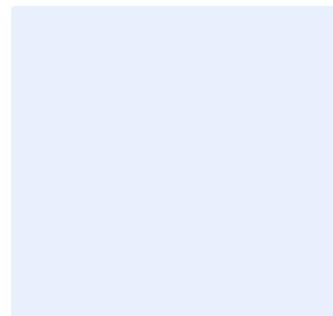
Habitat Management and Monitoring Plan

Site Name:	Land at Furners Lane, Henfield
Date:	21/10/2024
Version:	Draft for planning

Author:



Client:



Template Document User Guide

Please delete this guidance page upon completion.

Template User Guide

You can use the Habitat Management and Monitoring Plan Template (HMMPT) for on-site or off-site biodiversity net gain projects. It is suitable for sites of varying sizes and complexity, from small and simple to large and complex. It provides a series of tables, figures and textboxes. Complete these to demonstrate how habitat creation, enhancement and management will be undertaken. Not every box will be relevant to every project. Omit those considered not relevant to your project, applying professional judgement.

Companion Document

The Companion Document contains templates for each broad habitat type used in the statutory biodiversity metric. It also assists authors in completing the 'Environmental Information', 'Creation, Enhancement and Management' and 'Monitoring' sections. To tailor the plan for your site, insert the relevant standardised forms from the Companion Document into your main HMMPT.

Site Baseline and Environmental Information

Considering the site's characteristics, choose the relevant baseline site conditions and background environmental information to include in your management plan. This is essential in informing the design of your project and shows the reviewer you have considered these in the proposals for the site. These include the proposed habitat creation and enhancement. Also, what is appropriate to include or exclude, or to point the reviewer to relevant information that has provided elsewhere as part of the application. Use the 'Baseline and Environmental Checklist PB-T01' to record relevant references, or reasons if not included.

HMMPT Checklist (separate document)

This checklist is a summary of the HMMPT Template headings. Author and reviewer can scan the list to check which HMMPT details to include, or that have been included, in the submitted plan. You can also list and link to relevant supporting documents to accompany the templated details if required. This helps avoid duplication of information. The reviewer can then easily check which information to expect to see in the HMMPT and which to review in an alternative linked document.

Formatting

The HMMPT format is intended as a guide. The Template uses standard Microsoft Word formatting that has not been locked for editing. You can therefore adjust it to tailor your HMMPT as required for the specific site and according to your preferences. For example, you can change text box sizes to reduce blank space in the template.

There are opportunities to provide and reference additional photographs and plans as separate appendices if required. Provide the reference number of the appropriate appendix, or location if included in a separate report, using the appropriate box within the template.

Text in grey is provided as a prompt. Replace grey text with your own words. Remember to change to black text then delete any remaining grey 'prompt' text.

You can delete blue text as this is for guidance purposes only.

Each text box in this HMMPT has a unique ID to assist reviewers. Do not change the reference code of any Boxes or Tables.

Supporting documents

- [HMMPT Companion Document](#)
- [Statutory Biodiversity Metric tools and guides](#)
- [Biodiversity Net Gain Guidance](#)

Using the Companion Document

The Companion Document includes additional boxes and tables that must be manually copied into this template using the copy-and-paste function. To streamline the copying and pasting process, you can minimise the heading by selecting the arrow on the left. Once the arrow is selected, when you copy, you will also copy any accompanying boxes or tables.

It is the author's responsibility to decide what additional information is appropriate to include.

Template published by Natural England.

We acknowledge the significant input from the HMMPT user-testers and production on Natural England's behalf by FPCR Environment and Design.

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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
Draft for planning	Final	Sam Watson – 21/10/24	Sam Watson – 21/10/24

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
Sam Watson Ecology report ref: SWE-P24-0054-R2 - Furner's Lane, Henfield - draft HMMP for planning

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	Delivery of 10% net gain on-site
Development Name and Address	Furners Lane, Henfield
BNG Project Name and Address	N/A
Author Organisation	Sam Watson Ecology
Landowner	
Land Manager	
Responsible person/organisation for creating or enhancing the habitat	
Period covered by this management plan	
Planning authority	Horsham District Council
Planning reference (if applicable)	
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ 21798 16061
Metric revision/title	Statutory metric published 23.07.2024
Are any Irreplaceable Habitats present onsite	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

Approximately half of the existing grassland is to be retained and enhanced. Hedgerow and tree planting is also proposed

Timescales for Actions PB-B03

TBC post-consent

Monitoring Requirements PB-B04

TBC post-consent

Required Consents and Licences PB-B05

None

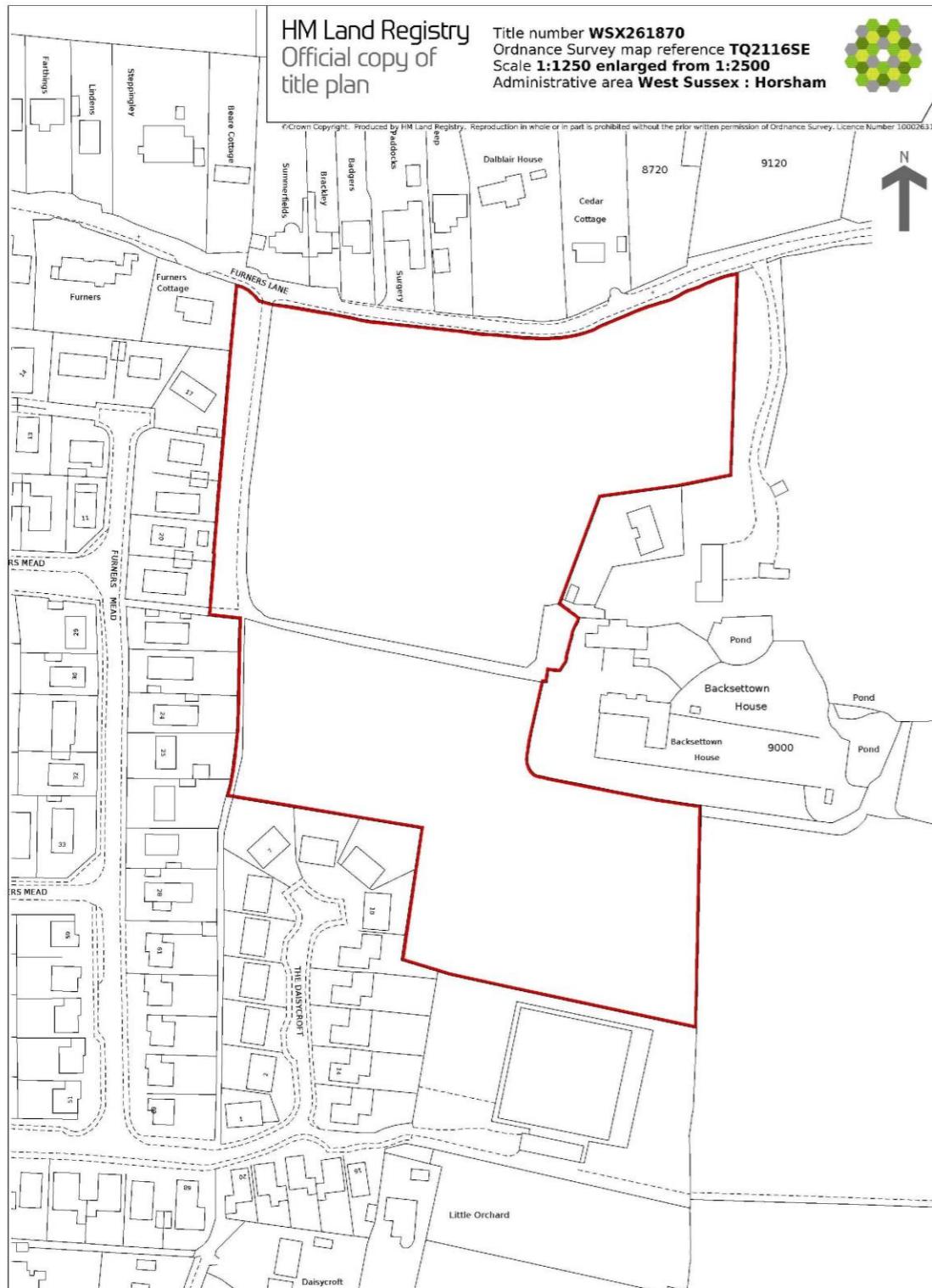
Funding PB-B06

TBC post-consent but at this stage funding for the implementation of the HMMP is expected to be secured through the management company created for the development

Legal Agreement PB-B07

TBC post-consent

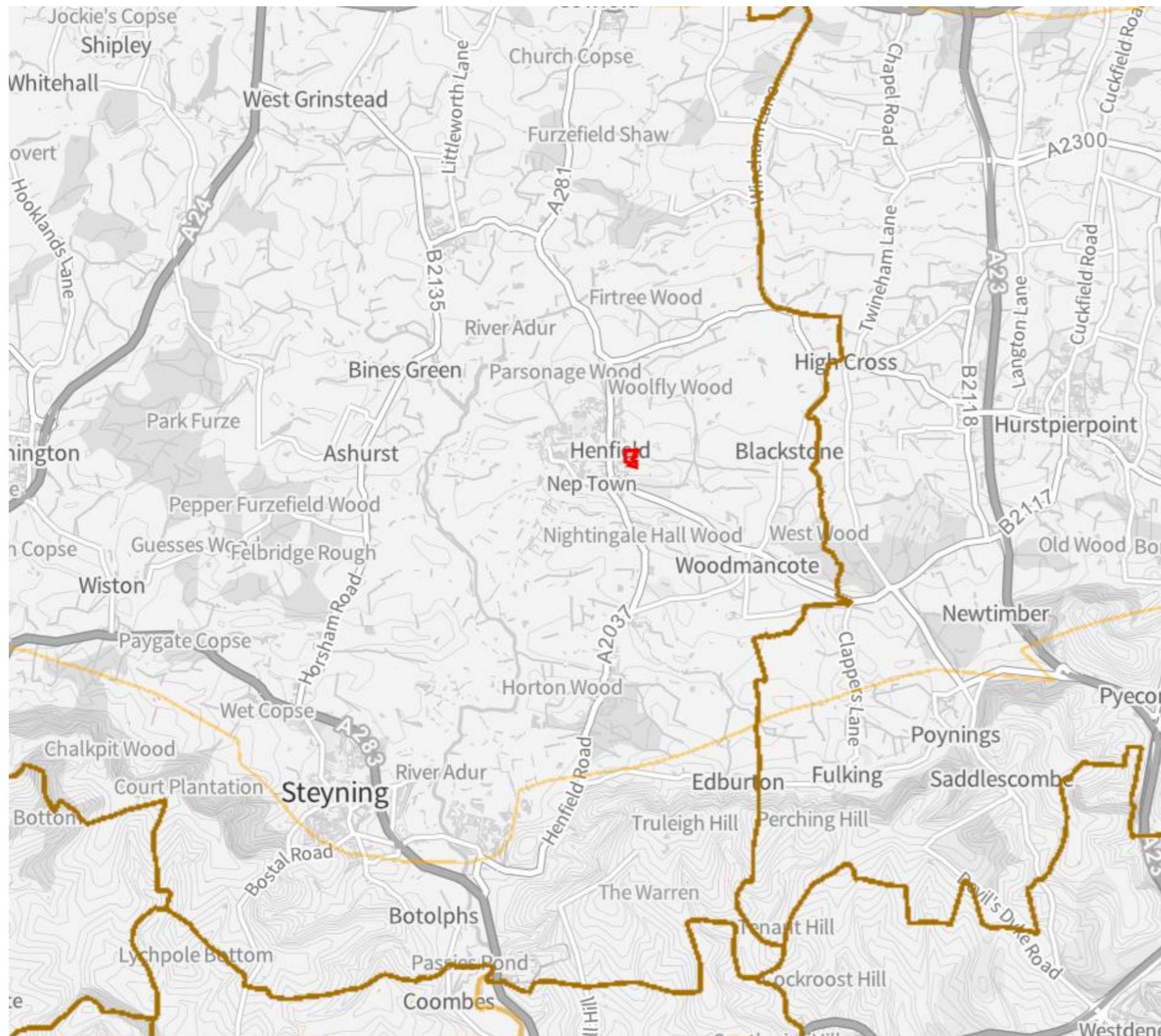
Site Boundary Plan PB-F01



This official copy is incomplete without the preceding notes page.

Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.



Eurostat LAU/NUTS Boundaries

LAU1 - Districts and Unitary Authorities (England and Wales)

Horsham District

Countryside Stewardship Targeting & Scoring Layers

Landscape

National Character Area Level Landscape Features (England)

Low Weald

Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
N/A		

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		TBC post-consent		
Organisation				
Responsibility	Start Date:		End Date:	
TBC post-consent				
Statement of Competency				

Landowner or Land Manager PB-B10				
Name or Initials		TBC post-consent		
Organisation				
Responsibility	Start Date:		End Date:	
TBC post-consent				
Statement of Competency				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		TBC post-consent		
Organisation				
Responsibility	Start Date:		End Date:	
TBC post-consent				
Statement of Competency				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		TBC post-consent		
Organisation				
Responsibility	Start Date:		End Date:	
TBC post-consent				

Land Use Summary

Overview of Baseline Site Use PB-B13

The site comprises two predominately grass fields separated by an east-west aligned track. The boundaries are defined mainly by hedgerows. The site is not currently subject to active management and the grasslands had a rank, outgrown appearance when first surveyed in February 2022. Since this, self-sown silver birch and sallows have become common and widespread, with bramble thickets also now a common feature throughout.

Overview of Proposed Site Use PB-B14

Approximately half the site will be developed and will contain dwellings, private gardens, formal open space and associated infrastructure. The remainder will be mainly grassland with some trees, used as informal open space.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices

Reference: [Click or tap here to enter text.](#)



Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HHMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	<p>No part of the site or land immediately adjacent to it, is the subject of a statutory or non-statutory nature conservation designation, and there are no statutory designations within the 2km of the site. However, the site is within the Sussex North Water Supply Zone relating to the Arun Valley SAC, SPA and Ramsar.</p> <p>Henfield Common is c.150m to the south of the site, and contains a mosaic of neutral and acid grassland.</p>	<input checked="" type="checkbox"/>	
Protected and Notable Species	The site supports common lizard and slow worm, both of which are protected under from killing and injury under the Wildlife and Countryside Act 1981 (as amended).	<input checked="" type="checkbox"/>	
Invasive Non-Native Species (INNS)	N/A	<input type="checkbox"/>	None recorded on the site
Biological Records Plan - Sites and Species	See above	<input checked="" type="checkbox"/>	
Baseline Habitats Survey	See the Ecological Impact Assessment and Biodiversity Net Gain Assessment report	<input checked="" type="checkbox"/>	Sam Watson Ecology report ref: SWE-P24-0054-R1rev2, dated September 2024
Public Access	N/A	<input type="checkbox"/>	Existing public access will continue
Climate	N/A	<input type="checkbox"/>	Not expected to influence management
Geology and Topography	Any geological or topographical constraints or opportunities?	<input type="checkbox"/>	Not expected to influence management
Agricultural Land Status	N/A	<input type="checkbox"/>	Land not used for agriculture
Soils and Substrates	N/A	<input type="checkbox"/>	Not expected to influence management
Contaminated Land	N/A	<input type="checkbox"/>	None recorded on the site
Hydrology and Drainage	None recorded on the site	<input type="checkbox"/>	Not expected to influence management
Flood Risk Zones	N/A	<input type="checkbox"/>	Site not within an area of higher flood risk
Landscape Character and Designations	N/A	<input type="checkbox"/>	Not expected to influence management

Historic Land Use	N/A	<input type="checkbox"/>	Not expected to influence management
Historic Environment and Earth Heritage	N/A	<input type="checkbox"/>	Not expected to influence management
Other – please specify	N/A	<input type="checkbox"/>	

Baseline and Environmental Information

See the Companion Document pages 3-20 for the baseline and environmental information insert forms.

The HMMPT Companion Document contains a template for each environmental information category. Use these templates to set out how you have considered relevant constraints and opportunities as part of the design process, to promote the success of this management plan. Copy in the relevant templates from the Companion Document for each environmental information category to be included. Optional: Include these sheets at the end of your plan or as an appendix, referencing the location in Table PB-T01 above.

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The over-arching aim of the proposed management is to enhance the existing modified grassland in moderate condition, to 'other, neutral grassland' in good condition. This change is linked mainly to the flora diversity of the grassland and management is therefore targeted at increase the diversity of the grassland through the application of traditional hay meadow management principles.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

The irreplaceable habitats (2No veteran trees) were identified for retention at an early stage. Beyond this, the majority of the site is modified grassland. Sufficient grassland was therefore retained as part of the development design to ensure that the full 10% net gain could be achieved on-site.

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. Include the relevant 'Area', 'Hedgerow', and 'Watercourse' types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Modified grassland	Other, neutral grassland	1	Moderate	Good	15	Good condition will be achieved by the grassland passing essential criteria A and F, and additional criteria B, D, E	

Habitat and Condition Targets Further Comments

In addition to enhancing the grassland itself, a secondary objective is to ensure that the grassland continues to provide habitat for the resident populations of common lizard and slow worm.

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

The only habitats that are to be retained in their baseline condition are the existing hedgerows, H1 to H5.

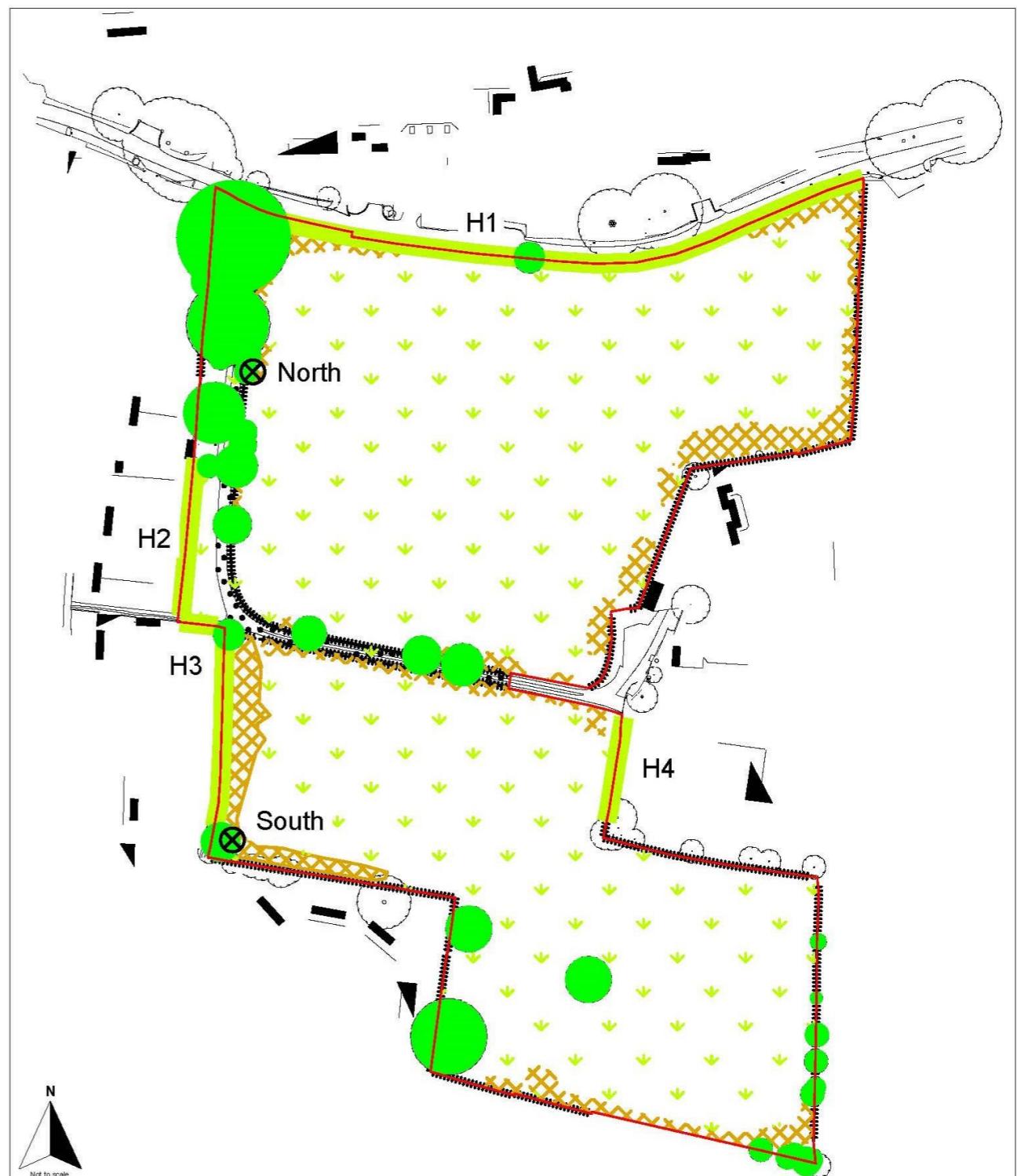
No specific management of the hedgerows is anticipated to be required to maintain their current condition.

Specification of Protective Measures to be Used PM-04

N/A

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices . Reference: [Click or tap here to enter text](#).



Creation, Enhancement and Management Targets and Prescriptions

Templates are available for Area Habitats, Hedgerows and Watercourses

See the HMMPT companion document pages 21-125 for the habitat creation, enhancement and management targets and prescription templates. The Companion Document contains a template for each habitat condition criteria as provided in the statutory biodiversity metric tool and Condition Assessments.

Use these templates to set out the creation, enhancement and management targets and prescriptions for each habitat on your site.

i) **Plan(s) page**

Page 22 includes a blank template for including a plan showing the locations of the habitat creation, enhancement and management measures to be delivered by the HMMPT. You can either present a single site-wide masterplan showing the locations of all habitats to be delivered and, or, you can provide individual plans for each of the habitats to be delivered, showing only the locations of the relevant habitats. Use your professional judgement to determine whether individual plans for each habitat are required.

ii) **Tabulated Templates**

For each habitat type provided as part of your proposals, copy and paste the relevant templates from the Companion Document into this section of the HMMPT. Use your professional judgement on how to include these. You can

- include a single table for each different habitat type to be delivered by stating which parcels each criterion is relevant to
and, or
- use multiple versions of the same habitat template. This may be more useful if you are targeting different conditions in different parts of the site or if differing baseline conditions across your site may affect the management of certain parcels. You can provide a separate set of tables for each different condition requirement of the same habitat by re-copying the same blank template into the HMMPT.

Delete the blue text on this page before copying across sections from the Companion Document.

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

This is a pre-emptive list. The list of potential risks should be as comprehensive as possible to provide confidence in the delivery of the management plan objectives. Complete each habitat's management targets and prescriptions first, then consider the likelihood of the risk occurring and what impacts it may have if it was to occur. Consider how these may feed back into monitoring requirements.

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)

TBC post-consent

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.

Monitoring methods and frequency need to be considered according to habitat type. The text below is only for illustrative purposes. Plan according to your own project and habitat requirements.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
TBC post-consent		

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
TBC post-consent	

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
TBC post-consent			

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

TBC post-consent