

Habitat Management and Monitoring Plan

Site Name:	Land at Furners Lane, Henfield
Date:	13/01/2025
Version:	Draft for planning v2

Author:



Client:



Contents

1. Project Background..... 2

Summary of Management Plan 2

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

Site Context Plan PB-F02..... 4

Phasing strategy..... 5

Roles and Responsibilities 5

Land Use Summary..... 6

Site Context Photos PB-F03..... 6

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01 7

Baseline and Environmental Information 8

2. Planned Management Activities 9

Principles Informed by Design Stage 9

Habitat and Condition Targets PM-T01 10

Habitat Retention..... 11

Habitat Retention Plan PM-F01..... 11

Creation, Enhancement and Management Targets and Prescriptions 12

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 21

3. Monitoring Schedule 22

Monitoring Strategy 22

Monitoring Methods and Intervals MS-T01..... 22

Monitoring Reports 23

Adaptive Management 23

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 – 21/10/2024	Sam Watson – 21/10/2024
Draft for planning	v2	Sam Watson – 13/01/2025	Sam Watson – 13/01/2025

Document Details

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Authorship Details

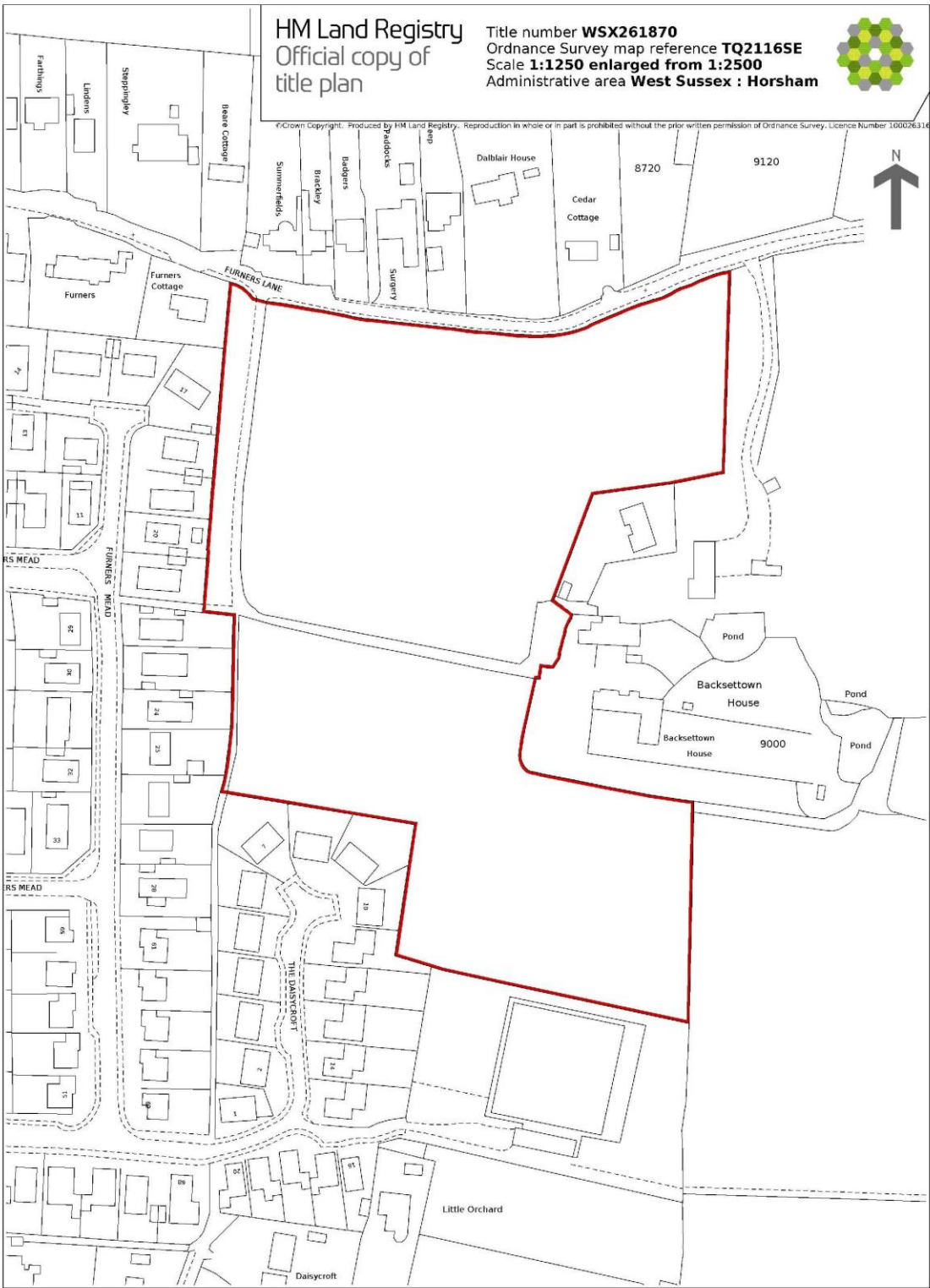
1. Project Background

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	Elivia Homes Ltd
Period covered by this management plan	
Planning authority	Horsham District Council
Planning reference (if applicable)	DC/24/1538
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: ☒ No: ☐

Summary of Management Plan

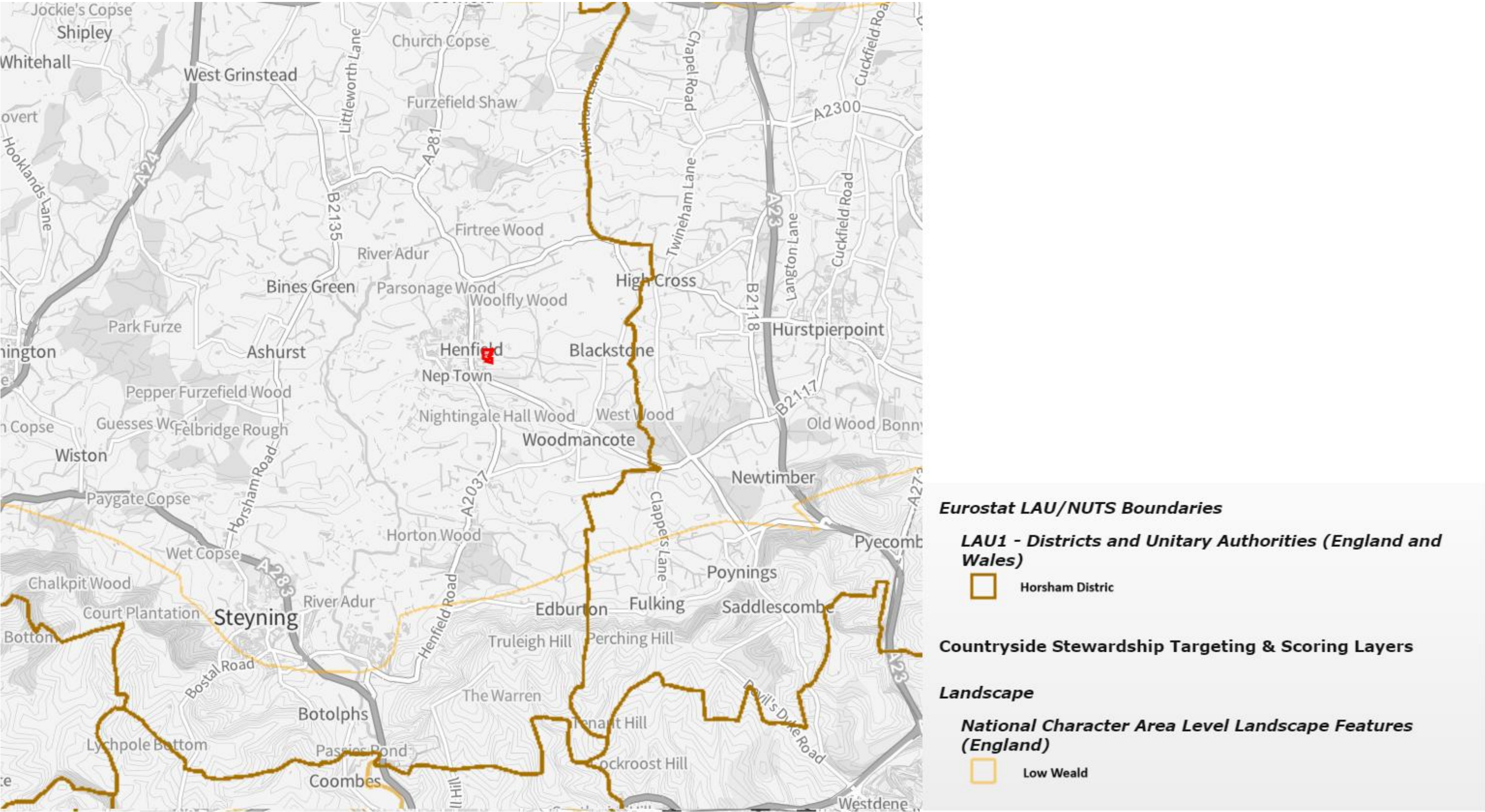
Habitats to be Retained, Created and Enhanced PB-B02
Approximately half of the existing grassland is to be retained and enhanced. Hedgerow, scrub and tree planting is also proposed
Timescales for Actions PB-B03
TBC post-consent
Monitoring Requirements PB-B04
TBC post-consent
Required Consents and Licences 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



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.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08		Yes: ☐ No: ☒	
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 HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	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. The site is within the Sussex North Water Supply Zone relating to the Arun Valley SAC, SPA and Ramsar. Henfield Common is c.150m to the south of the site, and contains a mosaic of neutral and acid grassland.	☐	Not expected to influence management
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).	☒	Sam Watson Ecology report ref: SWE-P24-0054-R1rev2, dated September 2024
Invasive Non-Native Species (INNS)	N/A	☐	None recorded on the site
Biological Records Plan - Sites and Species	N/A	☐	Not expected to influence management
Baseline Habitats Survey	See the Ecological Impact Assessment and Biodiversity Net Gain Assessment report	☒	Sam Watson Ecology report ref: SWE-P24-0054-R1rev2, dated September 2024
Public Access	N/A	☐	Not expected to influence management
Climate	N/A	☐	Not expected to influence management
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	Not expected to influence management
Agricultural Land Status	N/A	☐	Not expected to influence management
Soils and Substrates	N/A	☐	Not expected to influence management
Contaminated Land	N/A	☐	Not expected to influence management
Hydrology and Drainage	N/A	☐	Not expected to influence management
Flood Risk Zones	N/A	☐	Not expected to influence management

Landscape Character and Designations	N/A	☐	Not expected to influence management
Historic Land Use	N/A	☐	Not expected to influence management
Historic Environment and Earth Heritage	N/A	☐	Not expected to influence management
Other – please specify	N/A	☐	

Baseline and Environmental Information

See report Sam Watson Ecology report ref: SWE-P24-0054-R1rev2, dated September 2024 for full baseline information

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 ‘other, neutral grassland’ from poor to good condition. The pre-development condition assessment for this habitat indicates that this change can be achieved by increasing 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.

In addition, new mixed scrub is to be manged to achieve good condition. 57No new trees are also to be planted, although this are targeted at reaching only poor condition, and so, for the purpose of this HMMP, they are only required to be alive. No active management of the trees is therefore required or proposed under this HMMP.

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 other, neutral grassland, in poor condition. Sufficient land 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
Other, neutral grassland	Other, neutral grassland	1	Poor	Good	15	Good condition will be achieved by the grassland passing essential criteria A and F, and additional criteria B, D, E	
Other, neutral grassland	Mixed scrub	2	N/A – change in habitat type	Moderate	10	Good condition will be achieved by the scrub passing criteria A, B, C, D	Due to the small size of the scrub blocks, it is considered inappropriate to target criterion E.
Other, neutral grassland	Individual trees	N/A	N/A	Poor	10	N/A	Due to the target of poor condition, no criteria are required to be passed. The trees only have to be alive.
Other, neutral grassland	Hedgerow	N/A	N/A – new hedgerow creation	Poor	1	N/A	Due to the target of poor condition, no criteria are required to be passed. The hedges only have to be alive.

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, the individual trees (other than those to be removed) and bramble scrub.

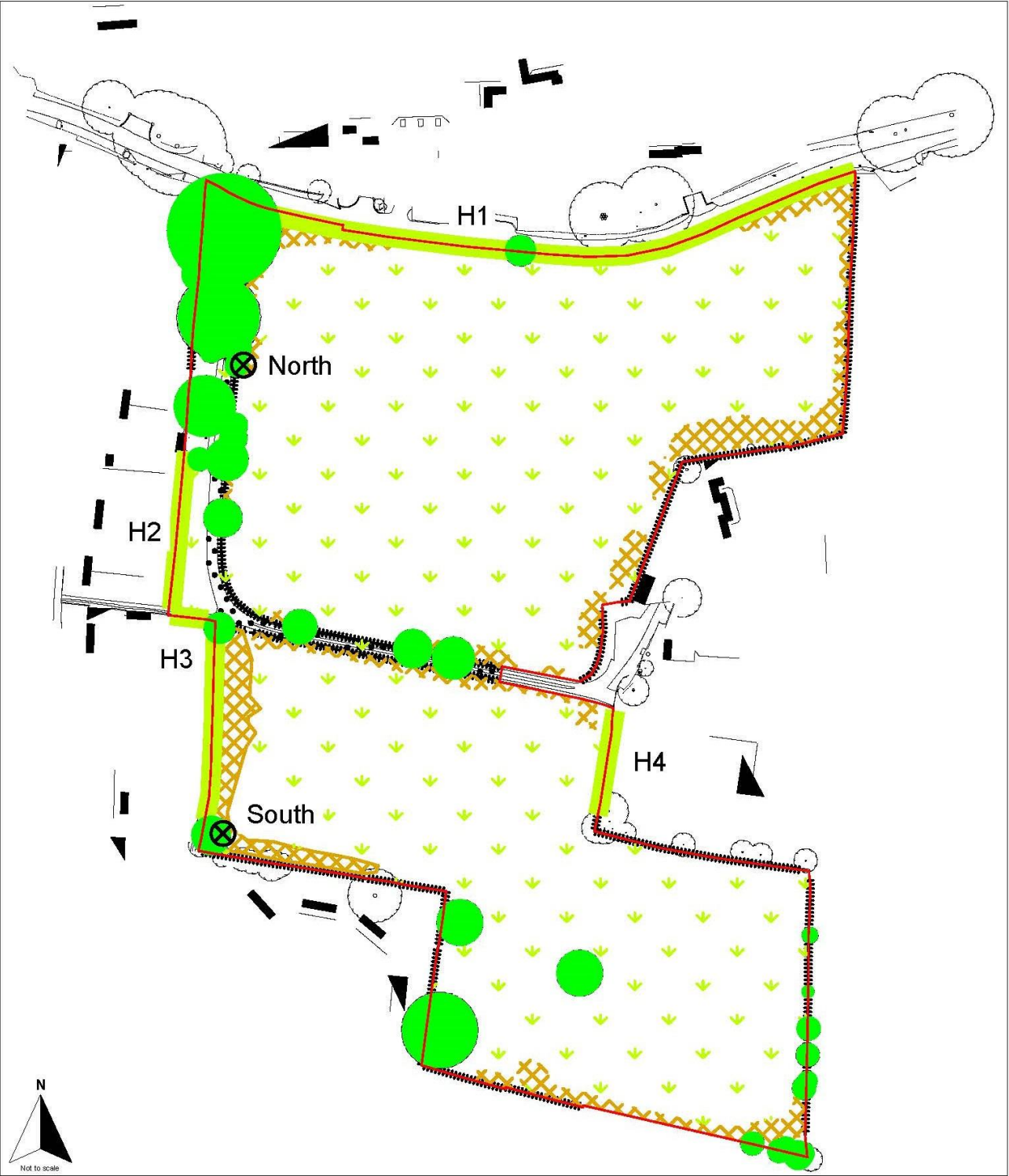
No specific management of these is anticipated to be required to maintain their current condition.

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

The following management targets and prescription templates are included in this HMMP

- Grassland (Medium, High, and Very High Distinctiveness)
- Mixed scrub

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 6. Grassland Med High and V. High.

Target Habitat						
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
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. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	1	N/A	Increase flora diversity	Implement traditional hay meadow management
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 insects, birds and small mammals to live and breed.	Yes	1	N/A	N/A	This should be achieved concurrently with the management for Criterion A
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	No	-	-	-	-
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	1	N/A	N/A	This should be achieved concurrently with the management for Criterion A, but may require targeted intervention if these species become dominant
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	1	N/A	N/A	This should be achieved concurrently with the management for Criterion A, but may require targeted intervention if these species become dominant. Any Schedule 9 species to be eradicated immediately

F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	Yes	1	N/A	N/A	This should be achieved concurrently with the management for Criterion A
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Additional Management Prescriptions (GH-B01)

None

Grassland (Medium, High, and Very High Distinctiveness)

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

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Parcels	Timing	Prescriptions
Carry out an annual hay cut once the flowering plants present have set-seed	1	Yearly between mid-July to end August	Cut vegetation and remove arisings either to a dedicated compose pile on-site or suitable facility off-site.
Control bracken and scrub if they are greater than 20% and 5% of the total area of the grassland	1	As required, during growing season	Clear bracken and scrub either by repeated cutting, digging or, as a last resort, localised use of pesticides
Control undesirable species - creeping thistle, spear thistle, curled dock, broad-leaved dock, common nettle, creeping buttercup, greater plantain, white clover and cow parsley	1	As required, during growing season	Clear any large area of these either by repeated cutting, digging or, as a last resort, localised use of pesticides to ensure they are less than 5% of the grassland in total/combined
Removed Schedule 9 species	1	Implement immediately	Implement immediate action to eradicate any species on Schedule 9 of the Wildlife and Country Side Act 1981 (as amended) if found within the site

Grassland (Medium, High, and Very High Distinctiveness) Species Lists (GH-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
N/A – habitat creation not proposed			

Other Supporting Information

Supporting Information (GH-B02)
Vegetation cutting must be carried out on a hot day i.e. above 18C and it should be to a height no lower than 150mm, to reduce the risk to reptiles. To minimise the damage caused to any ant hills, the vegetation should be cut by hand. If it is cut using a machine, it should be with a low ground pressure vehicle and/or tramlines should be established and followed every year to ensure damage and soil compaction cause by tyres is restricted to only these areas. It is critical that inorganic fertiliser and/or animal slurry (including that from a sewage treatment work) is NOT applied to the grassland. This would encourage vigorous grass growth that will out-compete desirable flowering plants and which would be expensive to remedy and

What Does Success Look Like? (GH-F01)

Scrub

Creation, Enhancement and Management Summary (SC-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 19. Scrub.

Target Habitat:						
Condition Assessment Criteria		Targeted	Relevant Parcels	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	2	Plant mixed scrub species in blocks	N/A – new habitat, enhancement not proposed	Selectively remove or reduce cover of a species if it becomes greater than 75% of habitat parcel
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes	2	N/A – long term management target	N/A – new habitat, enhancement not proposed	Clear up to 20% of parcel to encourage new growth
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	2	N/A – long term management target	N/A – new habitat, enhancement not proposed	Any Schedule 9 species to be eradicated immediately. Monitor and selectively remove undesirable species if the establish
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	2	N/A – long term management target	N/A – new habitat, enhancement not proposed	N/A – should be achieved concurrently with management of other, neutral grassland habitat
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	-	-	-	-

Additional Management Prescriptions (SC-B01)

None

Scrub

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

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant parcels	Timing	Prescriptions
Selectively remove or reduce cover of a species if it becomes greater than 75% of habitat parcel	2	September or October	Cut to ground level half of the total area of any species if it covers greater than 75% of the parcel
Clear up to 20% of parcel to encourage new growth	2	September or October	If/when scrub becomes overmature and seedlings and saplings are no longer present, clear fell a random 20% of the parcel to ground level to encourage new growth.
Any Schedule 9 species to be eradicated immediately.	2	Implement immediately	Implement immediate action to eradicate any species on Schedule 9 of the Wildlife and Country Side Act 1981 (as amended) if found within the site
Monitor and selectively remove undesirable species if the establish - non-native conifers, tree-of-heaven, holm oak, European turkey oak, cherry laurel, snowberry, shallon, American skunk cabbage, buddleia, cotoneaster, Spanish and hybrid bluebell.	2	As required, during growing season	Clear any large area of these either by repeated cutting, digging or, as a last resort, localised use of pesticides to ensure they are less than 5% of the parcel in total/combined

Scrub Species Lists (SC-T03)

Provide a detailed species list for the habitat to be created.

Common Name	Scientific Name	Abundance / %	Comments
Dogwood	Cornus sanguinea	15	
Hazel	Corylus avellana	15	
Hawthorn	Crataegus monogyna	20	
Holly	Ilex aquifolium	10	
Privet	Ligustrum vulgare	10	
Blackthorn	Prunus spinosa	10	
Dog Rose	Rosa canina	5	
Grey Willow	Salix cinerea	5	
Elder	Sambucus nigra	5	
Guelder-rose	Viburnum opulus	5	

Other Supporting Information

Supporting Information (SC-B02)
Management should be carried out in September or October to reduce the risk to nesting birds.

What Does Success Look Like? (SC-F01)

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.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
TBC post-consent				

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