Habitat Management and Monitoring Plan

Denhams, Andrews Hill, Billingshurst, West Sussex, RH14 9JT.

May 2025

Arun Ecology Ltd

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Contents

1. Development Information 6
1.1 Development Background 6
1.2 Scope of the Habitat Management and Monitoring Plan 6
2. Method 7
2.1 General Approach 7
2.2 Sources of Information 7
3. Habitat Management and Monitoring Plan Considerations 8
3.1 Background 8
3.2 Landscape Considerations 8
3.3 Ecology Information 8
3.4 Historic Environment and Earth Heritage 8
3.5 Environmental Information 8
3.6 Land Use Information 8
4. Baseline Habitat Information 9
4.1 Baseline Habitat within the Development Boundary 9
5. Proposed Onsite Habitat Creation and Ecological Enhancement 10
5.1 Habitat Creation 10
5.2 Additional Ecological Enhancements 11
6. Works Schedule - Habitat Creation 13
7. Habitat Management and Monitoring Plan 14
8. Auditing and Reporting 16

Figure 1 Biodiversity Net Gain Baseline Habitat Plan 4
Figure 2 Biodiversity Net Gain Proposed Habitat Plan 5

Document Information

Client	Chris and Rona Williamson
Project	Habitat Management and Monitoring Plan - Denhams, Andrews Hill, Billingshurst, West Sussex, RH14 9JT.
Version	Final
Project team	Hannah Baker – Project Director
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Revision number	Date of issue	Author	Reviewer
001	30/05/2025	Amy Oldham BSc (Hons) - Assistant Ecologist	Hannah Baker BSc (Hons) MSc, ACIEEM – Director and Principal Ecologist

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Legend

Development boundary

UK Hab Baseline

g4 - Modified grassland

u1b - Developed land, sealed surface

u1b5 - Developed land, sealed surface - building

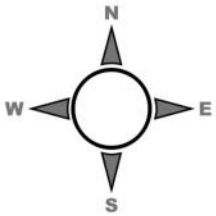
h3d - Bramble scrub

847 - Introduced shrub

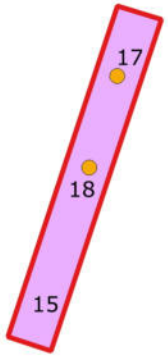
Trees

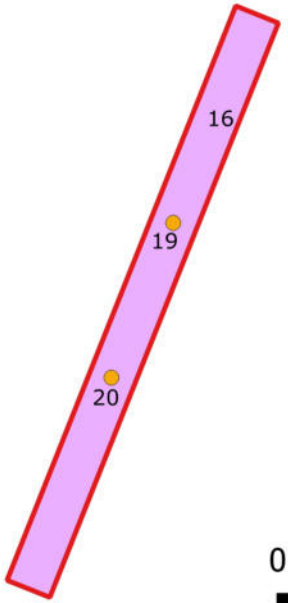
1- 16: BNG Baseline Habitat Reference number

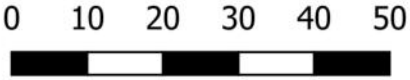
Figure Title: BNG Baseline Habitat Plan		
Client/ Project Reference: D-WIL-001-001-001 Chris Williamson		
Figure number: 1	Revision: 1	Scale at A4: 1:1000
Cartographer: AO	Date drawn: 28/05/2025	Approver: HB



Note: Parcel 11 includes all of the other areas of developed land sealed surface. These areas have been combined in the metric due to their small size.







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Legend

- Development boundary

UK Hab Proposed

- u1b - Developed land, sealed surface
- u1b5 - Developed land, sealed surface (building)
- Vegetated garden
- g4 - Modified grassland (retained)
- h3h - Mixed scrub
- Proposed individual trees
- Retained individual trees
- Proposed solitary bee box
- Proposed house sparrow nest box

1-20: BNG Habitat Creation Reference number

Figure Title: BNG Proposed Habitat Plan		
Client/ Project Reference: D-WIL-001-001-001 Chris Williamson		
Figure number: 2	Revision: 1	Scale at A4: 1:1000
Cartographer: AO	Date drawn: 28/05/2025	Approver: HB

1. Development Information

1.1 Development Background

1.1.1 The development information and an overview of the development background is outlined below in Table 1.

Table 1 – Development Information**.**

Landowner	Chris and Rona Williamson
Development Location	Denhams, Andrews Hill, Billingshurst, West Sussex, RH14 9JT (see Figure 1). Central grid reference: TQ 07959 24256).
Development Type	Residential
Local Planning Authority	Horsham District Council
Planning Reference	Draft - TBC
Planning Status	Application not submitted.
Development Plan	Folkes Architects - Drawing reference: 20081: 2.01
Development Phasing	The development will be delivered in a single phase.
Proposed Land Manager	Appointed Contractor
Location of Habitat Management	Onsite
Legal Agreement	There is no legal agreement finalised at this time. Any agreement will cover a minimum period of 30 years.
Funding Agreement	The habitat management will be funded by the landowner.
BNG Register Reference	N/A
Biodiversity Net Gain Metric Revision/Title	D-WIL-001_BNG_Metric

1.2 Scope of the Habitat Management and Monitoring Plan

Extent

1.2.1 The Habitat Management and Monitoring Plan (HMMP) is limited to areas within the development boundary where on-going management can be secured via a legal agreement (See Figure 1 and Figure 2).

Aims and Objectives

1.2.2 The HMMP sets the following aims and objectives:

- To identify the opportunities offered by the development to deliver measurable net gains for biodiversity as defined under the requirements of The Environment Act, 2021, set at a minimum threshold of 10% gain;
- To identify the opportunities of the development to achieve 'additionality' by incorporating ecological enhancements that are not universally measurable;
- Outline the design of any ecological enhancements and how this will be delivered as part of the development;
- Provide a strategy, management and monitoring plan to outline how ecological enhancements will be successfully implemented and retained as part of the development; and
- Provide details on the location of the ecological enhancements supported by digitized mapping.

1.2.3 The aims and objectives of the HMMP are based on the BNG calculation for development which sets out a provisional 10.03% net gain in habitat units.

Reason

1.2.4 To ensure the development is compliant with:

- The Environment Act, 2021; and
- Horsham District Council Local Plan (2015), Policy 25 and 31 including interim guidance and amendment to Policy 25 and Policy 31 in the emerging local plan.

2. Method

2.1 General Approach

2.1.1 This section outlines the approach to inform the HMMP and ensure the proposed aims and objectives can be achieved in practice.

2.2 Sources of Information

Desk Study

2.2.1 To ensure the proposals of this HMMP do not result in adverse impacts on any sites or habitats of biodiversity value, the following sources of information have been sought as part of the Preliminary Ecological Appraisal Report for the development (see report reference in Table 2):

- RAMSAR, Special Conservation Areas (SACs) and Special Protection Areas (SPAs), (including potentially designated sites), Sites of Specific Scientific Interest (SSSI) and locally designated sites – within 2 km of the development boundary;
- All other non-statutory designated sites – within 1 km of the development boundary;
- Habitats of Principle Importance (HPI) – within 2 km of the development boundary;
- Ancient woodland – within 2 km of the development boundary;
- Rivers – within 2 km of the development boundary; and
- Ponds – within 0.5 km of the development boundary.

2.2.2 To ensure the proposed ecological enhancement and habitat creation is appropriate to the surrounding landscape, details on the National Character Region were sought.

2.2.3 To gain an understanding of the suitability of the site to support certain habitat types, an understanding of the site geology was sought. The sites soil type has not been sought at this time but will be considered prior to commencement of the development.

2.2.4 Sources of information within the study area for the desk study were as follows;

- The Multi-Agency Geographical Information for the Countryside (MAGIC);
- Government open-source GIS datasets;
- OS Mapping District Data;
- Horsham District Council Local Plan (2015);
- Satellite images (powered by google via QGIS 3.38); and
- British Geological Society – Geology Viewer.

Field Surveys

2.2.5 The PEA for the development boundary (see Table 2) included a UK Habitat Classification Survey (hereafter UK Hab Survey) to define the habitat types, assess the conservation value of any habitats present and assess the habitats suitability to act as an ecological receptor for species of conservation concern.

2.2.6 A baseline condition assessment of habitats within the development boundary was undertaken to inform the baseline Biodiversity Net Gain calculation and set appropriate condition assessment target for proposed habitat types.

Relevant Documents and Reports

2.2.7 The documents outlined below in Table 2 are considered relevant and have been used to identify any ecological considerations within the development boundary and to inform the HMMP:

Table 2 Relevant documents used in this HMMP.

Document Reference/ Title		Author	Date
D-WIL-001-001-001_PEA Report	Preliminary Ecological Appraisal Report	Arun Ecology Ltd	May 2025
D-WIL-001_BNG_Metric	BNG Statutory Metric	Arun Ecology Ltd	May 2025
D-WIL-001_BNG_Condition Assessment	BNG Condition Assessment	Arun Ecology Ltd	May 2025
D-WIL-001_BNG_Gain Plan	BNG Gain Plan	Arun Ecology Ltd	May 2025

3. Habitat Management and Monitoring Plan Considerations

3.1 Background

3.1.1 This section outlines the baseline information that has informed both the design and delivery of habitat retention, enhancement and creation on-site to ensure the aims of the HMMP are appropriately designed and reasonably likely to be successful.

3.2 Landscape Considerations

National Character Region

3.2.1 The development boundary is located within the Low Weald National Character Area (121 – Low Weald). The key characters of this National Character Region are defined as:

- Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation;
- A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley; and
- The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.

3.3 Ecology Information

Designated Sites

3.3.1 The development boundary is not located within any international, national or local designated sites but does fall within the impact risk zones of the Arun Valley RAMSAR/SAC/SPA, The Mens SAC/SSSI and Ebernoe Common SAC/SSSI/NNR. The scope of this HMMP Plan is reasonably unlikely to result in any adverse impacts to designated sites (see PEA Report, Arun Ecology Ltd, 2025).

Irreplaceable Habitat and Other Habitats of Conservation Concern

3.3.2 There are no irreplaceable habitats located within the development boundary. It is not anticipated that there will be any adverse impacts on any irreplaceable habitats as part of the scope of this HMMP.

Protected Species

3.3.3 Based on the results of the PEA (Arun Ecology Ltd, 2025), badger and other mammals, nesting birds, bats and hedgehogs are a material consideration to the development. In our professional judgement, there is no increase in the risk to these species of conservation concern based on the scope of this HMMP, and the mitigation outlined within the PEA report (see Arun Ecology Ltd, 2025), is sufficient to ensure the development proceeds lawfully.

3.4 Historic Environment and Earth Heritage

3.4.1 There are no known historic environment or earth heritage constraints within the development boundary.

3.5 Environmental Information

Underlying Geology and Site Soil and Substrate Baseline

3.5.1 The bedrock geology within the development boundary is Weald Clay Formation – Sandstone. The sedimentary bedrock was formed between 133 – 126 million years ago during the Cretaceous period. It is mainly composed of mudstones, sandstones and shelly limestones.

3.5.2 No soil information on the soil type and formation has been collected at this time. The habitats proposed within the HMMP are widespread habitats that cover a range of soil conditions. It is, however, recommended that the soil is subject to testing to ensure the successful implementation of any proposed habitat.

3.6 Land Use Information

Proposed Land Use

3.6.1 The primary proposed use within the development boundary will be for three proposed residential properties, each with a cycle storage unit and associated driveway.

3.6.2 There are no proposed land tenures as part of the development.

Public Access

3.6.3 There is no open public access within the development boundary.

4. Baseline Habitat Information

4.1 Baseline Habitat within the Development Boundary

4.1.1 The information provided in Table 3 formed the baseline habitat criteria for habitats and hedgerows as part of the BNG assessment for the development (see Figure 1).

Table 3 - BNG Baseline Habitat and Hedgerow Information.

Habitat Type	Parcel Reference	Irreplaceable Habitat	Priority Habitat	Area/ Length (ha/ km)	Retained Area	Enhanced Area	Baseline Conditions	BNG Condition Assessment Criteria Met	Limitations and Notes (on any Degradation Prior to Assessment).	Existing Management and Monitoring
Habitats										
Modified grassland	6 and 16	No	No	0.1423 ha total	0.0133 ha total	0	Poor	• Criteria met: C, D, E, F and G. • Criteria not met: A and B.	• None recorded during the UK Hab Survey.	• Regular mowing.
Bramble scrub	5 and 15	No	No	0.0519 ha total	0	0	N/A	• N/A	• None recorded during the UK Hab Survey.	• None.
Developed land, sealed surface	1, 2 and 3	No	No	0.0636 ha total	0.0627 ha	0	N/A	• N/A	• None recorded during the UK Hab Survey.	• N/A
Introduced shrub	4	No	No	0.0016 ha	0	0	N/A	• N/A	• None recorded during the UK Hab Survey.	• N/A
Individual (rural) trees	7-10	No	No	0.0164 ha total	0.0123 ha total	0	Moderate	• See Condition Assessment for each tree.	• None recorded during the UK Hab Survey.	• None.
Individual (rural) trees	11-14	No	No	0.0652 ha total	0	0	Good	• See Condition Assessment for each tree.	• None recorded during the UK Hab Survey.	• None.

5. Proposed Onsite Habitat Creation and Ecological Enhancement

5.1 Habitat Creation

5.1.1 The habitat creations proposed as part of the development that falls within the scope of the HMMP are outlined below in Table 4 and displayed in Figure 2.

Table 4 – Habitat creation and enhancement proposed within the development boundary.

Proposed Habitat Type	Habitat Reference Number(s)	Area / length (ha / km)	Distinctiveness	Strategic Significance	Target Condition	Years to reach target	BNG Condition Assessment criteria Targeted (Y/N)	Specification and Method of Creation.
Habitats								
Mixed scrub	15 and 16	0.0775 ha total	Medium	Low	Moderate	5	• Criteria met: A, B and C. • Criteria not met: D and E.	• A diverse species mix representative of lowland dry scrub communities on neutral soils with at least three native woody species will be chosen for planting. All species will be native to the UK and be of local provenance and include: o 75% formed from a choice of blackthorn (*Prunus spinosa*), buckthorn (*Rhamnus cathartica*), hazel (*Corylus avellana*) or goat willow (*Salix caprea*), o 25% from a choice of dog rose (*Rosa canina*), guelder rose (*Viburnum opulus*), spindle (*Euonymus europaeus*) or holly (*Ilex aquifolium)*; and o 5% from a choice of yew (*Taxus baccata*), honeysuckle (*Lonicera periclymenum*), bramble (*Rubus fruticosus*), ivy (*Hedera helix*) and native clematis (*Clematis vitalba*). • The following method of creation will be followed: o The ground will typically be prepared for the planting of mixed scrub by initially digging a trench that is approximately 1.5 m wide (or a hole for individual shrubs) and to a depth of approximately 45 cm (the width and depth of the trench should be judged on-site at the time of planting based on the site soil conditions and available space) with any vegetation removed to reduce competition with planted shrubs. o Mixed scrub will be planted between November – March in suitable weather conditions. It may be possible to plant at other times of the year where there are sustained periods of suitable weather that provide appropriate conditions for planting. o The mixed scrub will be planted with transplanted shrubs, with plants spaced in two rows separated by 45 cm (where possible) and with approximately six plants planted per meter. o All shrubs will be planted with biodegradable guards to protect them from damage (where required) and will also be planted with a supporting cane/ stake to encourage vertical growth. • The planting of the mixed scrub will be designed to have open areas, and they will create a small mosaic of scrub and modified grassland.

Individual (rural) tree	17 - 20	0.0164 ha total	Medium	Low	Moderate	27	• Criteria met: A, B and F.
							• Criteria not met: C, D and E.
								• Four individual native trees are proposed within the development boundary (see Figure 2). This will include species such as, pedunculate oak (*Quercus robur*), field maple (*Acer campetre*), silver birch (*Betula pendula*), rowan (*Sorbus aucuparia*) and hornbeam (*Carpinus betulus*) planted within the open areas of the proposed mixed scrub.
								• All native trees will be planted in line with the following general principles:
								  ○ Trees will be nursery grown, root balled specimen trees and will be between 1 and 3 years old at the time of planting;
								  ○ Trees will be planted between November and March and spaced at least 5 m apart from other newly planted or existing trees and planted in small areas of clear ground with the surrounding grassland cut short to reduce competition for water; and
								  ○ Trees will be planted within a planting pit. The pit will be dug to the same depth as the container the root ball is placed in to prevent settlement and sinking post planting. The width of the pit will be a minimum of one and a half times as large as the root ball/container and up to a maximum of two times as wide (likely to be 30-45 cm deep and 45-60 cm wide). The soil used to back fill the pit will consist of 1/3 organic matter and 2/3 existing soil to 90% of the root ball height. A mulch could be used on the surface to retain an area of ground free of vegetation and keep competition for resources low.
								• Trees will be planted with stakes, supporting straps and a biodegradable guard where appropriate to protect the trees from animal damage, ensure they are appropriately secured to the ground, and ensure vertical growth.
								• A list of recommended native tree species has been provided based on regional suitability and an assumed soil type informed by local context. However, it should be noted that no formal soil testing has been carried out at this stage. As soil composition can significantly influence species success, we reserve the right to revise this management plan should subsequent soil testing indicate that alternative species would be more appropriate for the site conditions.

5.2 Additional Ecological Enhancements

5.2.1 The additional ecological enhancements that are proposed as part of the development, defined here as artificial habitats, are outlined below in Table 5 and displayed in Figure 2.

Table 5 – Additional ecological enhancements to be installed within the development boundary.

Proposed Habitat Type	Quantity	Location	Height	Aspect	Brand	Model	Notes and specifications
Habitats							
House sparrow nest box	3	To be mounted on each of the proposed new dwellings within the development boundary (see Figure 2).	3 m – 4 m or near apex.	West	Bird Brick Houses	Sparrow terrace bird brick box	• Artificial nesting provisions for house sparrow within the development boundary.

							• Alternative models include: Green & Blue Sparrow block (sparrow nest block) and Vivara Pro WoodStone House Sparrow Nest Box.
Solitary bee box	2	Mounted on mature trees in a sunny location within the development boundary (see Figure 2).	2 m	South	Woodstone	Insect block	• Provisions for solitary insects within the development boundary. • The solitary bee boxes can be mounted on a mature tree as per the location outlined in Figure 2 or alternatively on a wall as part of the proposed buildings. • Alternative models include: Schwegler Insect House for Solitary Insects; and NHBS Solitary Bee Bricks.

6. Works Schedule - Habitat Creation

6.1.1 The schedule of proposed habitat creation within the site is outlined below in Table 6.

Table 6 – Proposed habitat creation schedule.

Task			Proposed Timings			
Proposed Action	**Habitat Reference**	**Undertaker**	**Development Phase**	**Optimal Timing**	**Likely Implementation**	**Considerations**
Proposed Habitat Creation						
Mixed scrub	15 and 16	Appointed contractor	Post construction landscaping	November—March	Anticipated 2025	• Appropriate weather conditions for successful establishment.
Individual Trees	17 - 20	Appointed contractor	Post construction landscaping	November—March	Anticipated 2025	• Appropriate weather conditions for successful establishment.
Additional Ecological Enhancements						
House sparrow nest boxes	N/A	Appointed contractor	Construction Phase	Any time of year	Anticipated 2025	• Installation should be advised by an ecologist.
Solitary bee boxes	N/A	Appointed contractor	Post construction landscaping	Any time of year	Anticipated 2025	• N/A

7. Habitat Management and Monitoring Plan

7.1.1 The on-going habitat management and monitoring requirements for the proposed habitat retention and creation are outlined below in Table 7.

Table 7 – Habitat management and monitoring plan for proposed habitat creation and ecological enhancements.

Habitat Parcels	Management Tasks	Management Timing			Responsibility
		Minimum Frequency	Timing	Duration	
Proposed Habitat Creation and Habitat Retention					
Modified grassland • Baseline habitat ref: 6	• The retained modified grassland, currently situated within a residential garden, will remain in this setting post-development and will be subject to regular mowing. Scrub removal and seed scarification will be undertaken to maintain the condition of the grassland habitat.	• Up to twice annually once established	• Visit 1: Spring • Visit 2: Autumn (if required)	• 30 years	• Appointed contractor
Mixed scrub • Proposed habitat ref: 15 and 16	• Following planting, the mixed scrub parcel should be checked twice annually. This will include checking plant health, with any dead, dying or diseased plants removed and replaced on a like-for like basis. Spiral guards should be checked and replaced where missing or damaged. Furthermore, the soil at the location of planting should be checked for compaction. • Ground adjacent to mixed scrub habitats should be managed to remove any 'weeds' in order to reduce competition and increase sunlight. This should be undertaken by hand or with a targeted application of herbicide in the immediate vicinity of the plants by a suitably qualified contractor. • Weed control measures will continue until the establishment of the plants has been successful. • Where necessary, mixed scrub should be pruned to the desired size and shape. However, the desired target is to have stands of shrub that are 2-4 m in height. • Mixed scrub cutting will be conducted outside of the breeding bird season (i.e. not between 1st March and 31st August). Bramble and other perennial weeds will be controlled, as required. • The baseline modified grassland present in this location will be left to become coarse in structure with grass litter forming over subsequent years. Once established a coarse tussocky grassland structure requires little intervention with only scrub encroachment requiring management in subsequent years. It may be appropriate to manage some of the modified grassland as part of scrub management to create a varied sward height and diversity in the modified grassland structure.	• Twice annually once established	• Visit 1: March • Visit 2: September	• 30 years	• Appointed contractor
Individual (rural) trees • Proposed Habitat ref: 17 - 20 • Baseline habitat ref: 7 - 14	**Newly Planted Trees** • The health of the new trees should be checked at least annually to inform management and should include checks for foliage appearance, leaf size, leaf canopy density extension growth and girth development. • To ensure successful establishment of trees, twice weekly watering will be undertaken between April – October in the first two growing seasons. Watering must be sufficient to wet the entire root ball of the tree. Application and frequency of watering should be determined by recent weather events. In year three and thereafter watering may be required in periods of drought and should be accompanied by a check of the soil to ensure waterlogging is not causing signs of ill health to the tree.	• Twice annually	• Visit 1: February - March • Visit 2: May – early September	• 30 years	• Appointed contractor

	• Tree stakes and ties should be checked at least annually to assess stability and firmness to ensure that ties are performing effectively and not causing damage to the tree through chaffing or rubbing. Stakes should be placed at sufficient depth into the ground. Ties should be fitted and adjusted so they are not too tight to allow natural growth of the tree. Rubber bungs should be in place to ensure there is no contact between the stake and tree. • Any side shoots or epidermic growth on the proposed trees will be pruned to maintain a clear stem between June – October until established. • Within the first three years, any trees found to be leaning will be replanted. In years two and three, tree stakes will be removed from established trees. • Any new tree, which within a 30-year period following planting, that dies, fails to thrive, becomes severely diseased or damaged will be replaced with a new tree of similar species and size. **Retained trees:** It is recommended that the immature retained trees within the baseline modified grassland are protected from any grazing/browsing animals. This could include exclusion fencing to protect the trees until they are of sufficient size. If tree protection is unsuccessful it may be appropriate to replant the trees, or replace the tree on a like-for-like basis. Given the age range of retained trees, they should be subject to the same management regime of the proposed individual trees, and subject to an annual pruning regime to keep the stem clear and encourage strong vertical growth.				
Additional Ecological Enhancements					
House sparrow nest box	• The integrated sparrow boxes are designed to be self-maintained, and as such, cleaning will not be required. • The integrated sparrow boxes proposed are very durable but should be checked at least annually (or at the time of audit) and on an ad hoc basis to ensure they are sufficiently mounted and are not damaged. Any damaged boxes should be replaced like-for-like.	• At time of audit	• March - October	• A minimum of 5 years	• Appointed contractor
Solitary bee box	• The solitary bee boxes proposed are very durable but should be checked at least annually and on an ad hoc basis (at the time of audit) to ensure they are sufficiently secured and to check for any damage that may indicate the box needs repairing or replacing. Furthermore, to check if the box has been colonised and subsequently, if it may require moving in the event it is not colonised (after two years).	• At time of audit	• Any time of year	• A minimum of 5 years	• Appointed contractor

8. Auditing and Reporting

Responsibilities

8.1.1 Arun Ecology Ltd has assumed responsibility for the initial production of this HMMP.

8.1.2 The applicant will appoint an appropriately qualified ecologist to undertake any future audits.

Monitoring Method

8.1.3 A UK Hab Survey and BNG Condition Assessment will be undertaken to assess all retained and newly created habitats within the development boundary against the target condition outlined within this HMMP. This assessment will be undertaken by a suitably qualified ecologist.

8.1.4 A checklist will be used to monitor all other ecological enhancements within the development boundary. The checklist will be completed by a suitably qualified ecologist with comment made on compliance and any remedial actions that might be required.

Annual Monitoring Reporting

8.1.5 The annual audit and monitoring should be provided in a short report format. As a minimum this should include:

- Audit information, including the audit reference, date of completion and name of the organisation and author undertaking the audit;
- A checklist of all habitats and ecological enhancements that fall within the scope of this HMMP;
- The results of the UK Hab Survey and BNG Condition Assessment to determine if retained and newly created habitats meet the target condition; and
- An overall conclusion on compliance with the HMMP and recommendations for any remediation, and furthermore, any subsequent updates to the HMMP.

8.1.6 It is recommended that the first audit is undertaken once all habitats have been created and initially established within the development boundary, anticipated to be year two post development. To ensure compliance with the HMMP thereafter, audits should be undertaken annually until habitats and their management are well established. Once all habitats and their management are established it may be appropriate to undertake an audit every other year (or at wider intervals), at the discretion of the appointed ecologist.

8.1.7 All audits should be kept as a digital record and made available to the LPA to ensure compliance with the conditions of planning.

Updating of the Habitat Management and Monitoring Plan

8.1.8 It is recommended that the HMMP is initially reviewed in year two post development, once all habitats have been initially created as per the specification and methodology outlined in this plan.

8.1.9 The HMMP should thereafter be reviewed annually on completion of the audit and monitoring report for the development, with any remedial actions updated within the HMMP. There will be no requirement to update the HMMP where there are no remedial actions required.