

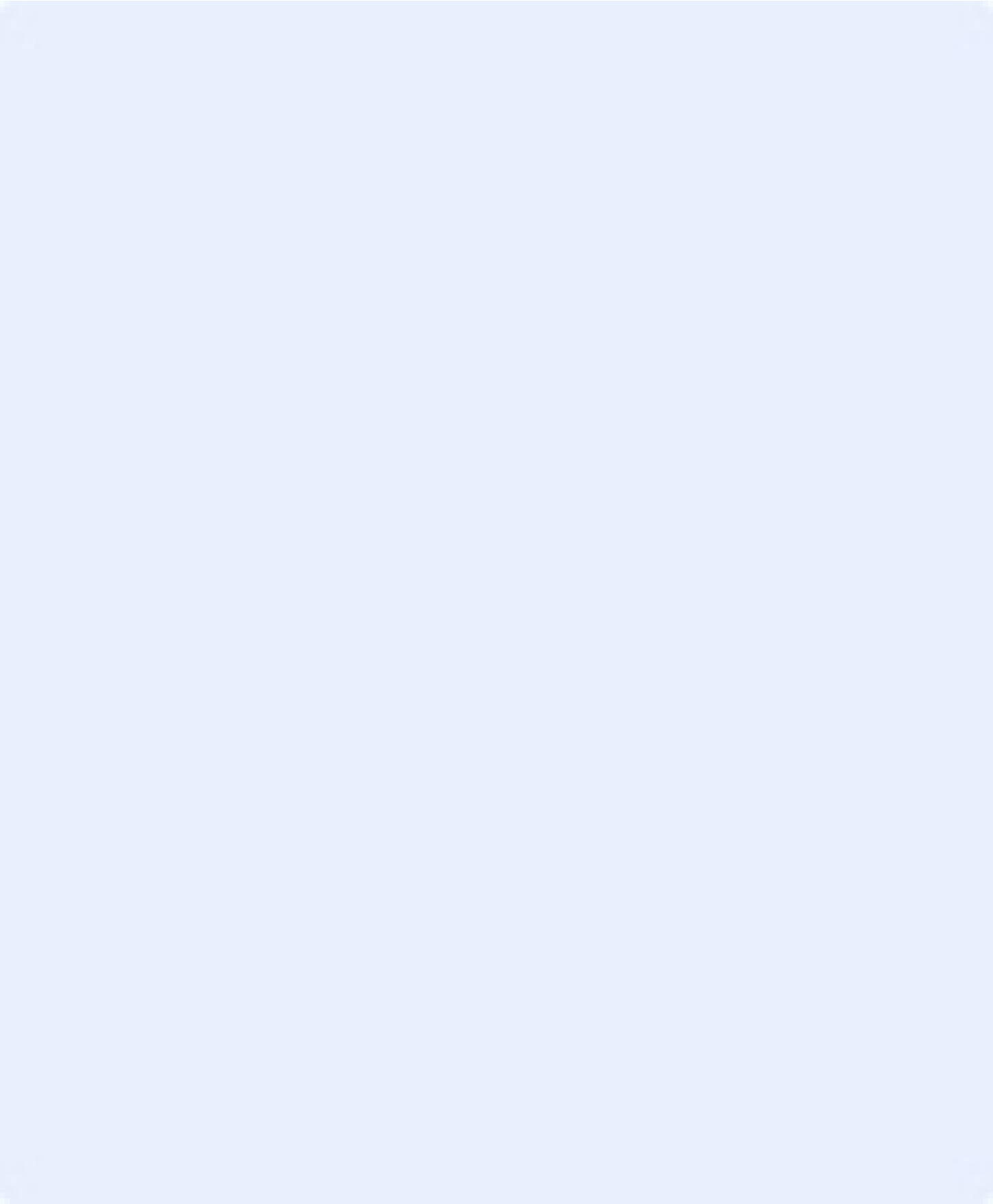
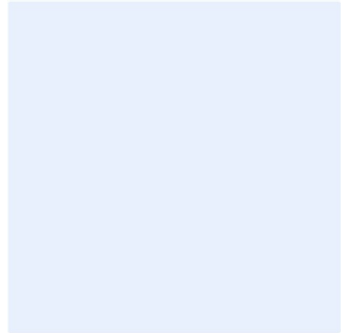


# Habitat Management and Monitoring Plan

Site Name:	Crosswinds, Hampers Lane
Date:	01/08/2025
Version:	00

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BSc (Hons)

Client: Mark Alford  
Design Limited



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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
00	DRAFT	Sam Hall MSc BSc (Hons) 01.08.2025	

Document Details

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Authorship Details

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# 1. Project Background

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

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Crosswinds, Hampers Lane, Storrington, West Sussex
BNG Project Name and Address	-
Author Organisation	Lizard Landscape Design and Ecology (LLDE)
Landowner	-
Land Manager	-
Responsible person/organisation for creating or enhancing the habitat	Not known at present
Period covered by this management plan	TBC
Planning authority	Horsham District Council
Planning reference (if applicable)	-
BNG register reference (if applicable)	-
Central OS grid reference	TQ 10769 14316
Metric revision/title	LLD3413-ECO-CALC-001-00
Are any Irreplaceable Habitats present onsite	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

## Summary of Management Plan

### Habitats to be Retained, Created and Enhanced PB-B02

Habitat retention includes trees TG16, T04 and T05 and some of the bracken would be enhanced to other neutral grassland at the site entrance.

Please also note that many trees are proposed for retention but they fall within the proposed residential curtilage so have been shown as lost within the metric and then created 30+ years in advance at a reduced condition.

Habitat creation includes vegetated garden and developed land; sealed surface.

### Timescales for Actions PB-B03

Development is expected to begin in late 2025 or early 2026, but a more precise timeline is TBC.

### Monitoring Requirements PB-B04line is TB

This HMMP provides specifications for the monitoring strategy over the 30-year period. Detailed information on the monitoring schedule, and methodology to be completed by both the assigned landscaper and ecologist are also included for the first five years. Details are set out for monitoring reports to be adequately reviewed by the LPA. After the 5-year period the HMMP should be reviewed and amended to ensure the monitoring strategy is still appropriate. Monitoring is scheduled for once a year for the first 5 years, reducing to once every 2-6 years thereafter.

### Required Consents and Licences PB-B05

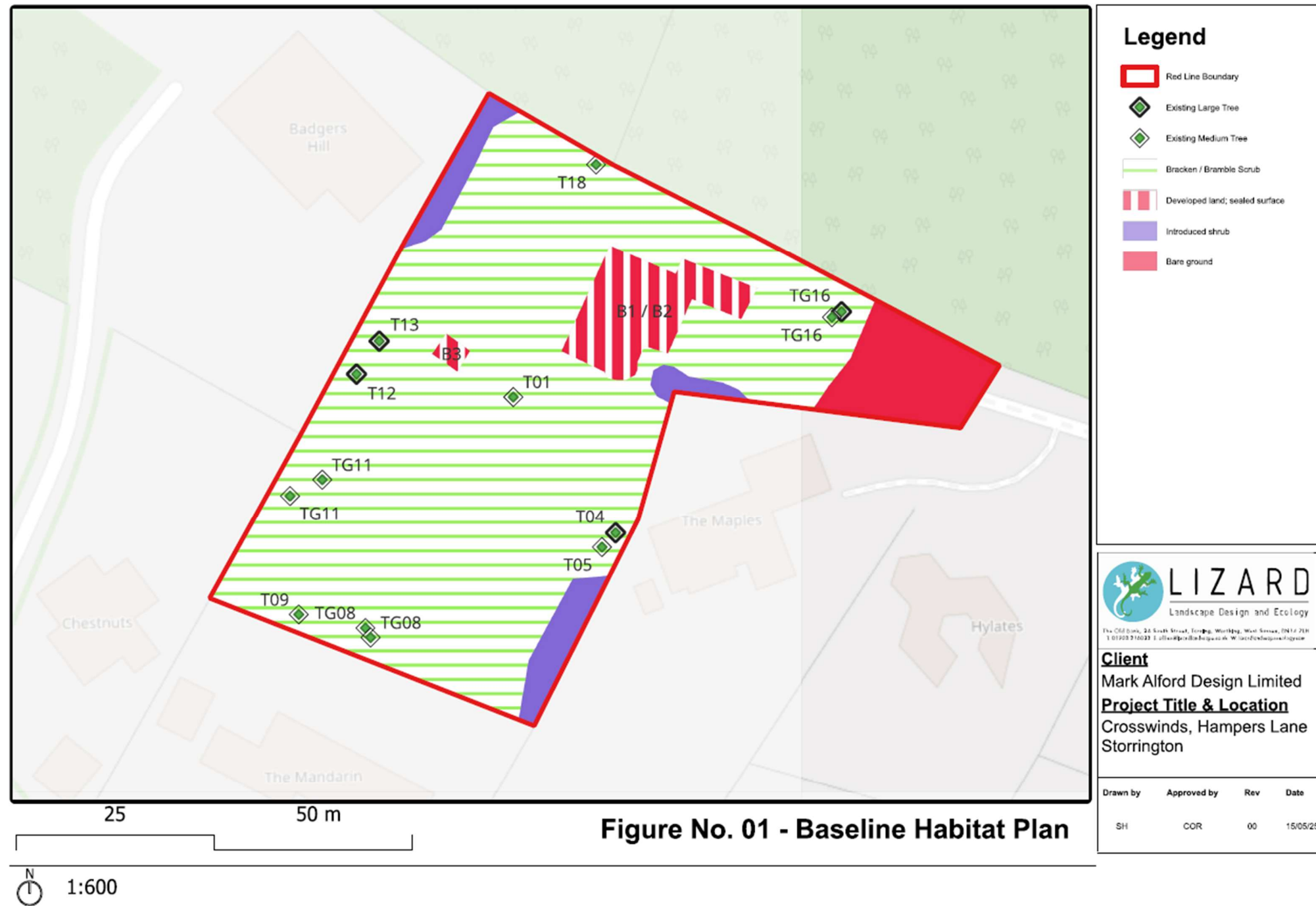
Consent from the landowner is required to access the land for monitoring and shall be secured through legal agreements at the exchange of deeds, should the land be sold.

### Funding PB-B06

All habitat creation, management and monitoring shall be funded by the land owner. In the event of transfer of ownership this shall be secured through legal agreements exchanged at the time of transfer of the deed of ownership.

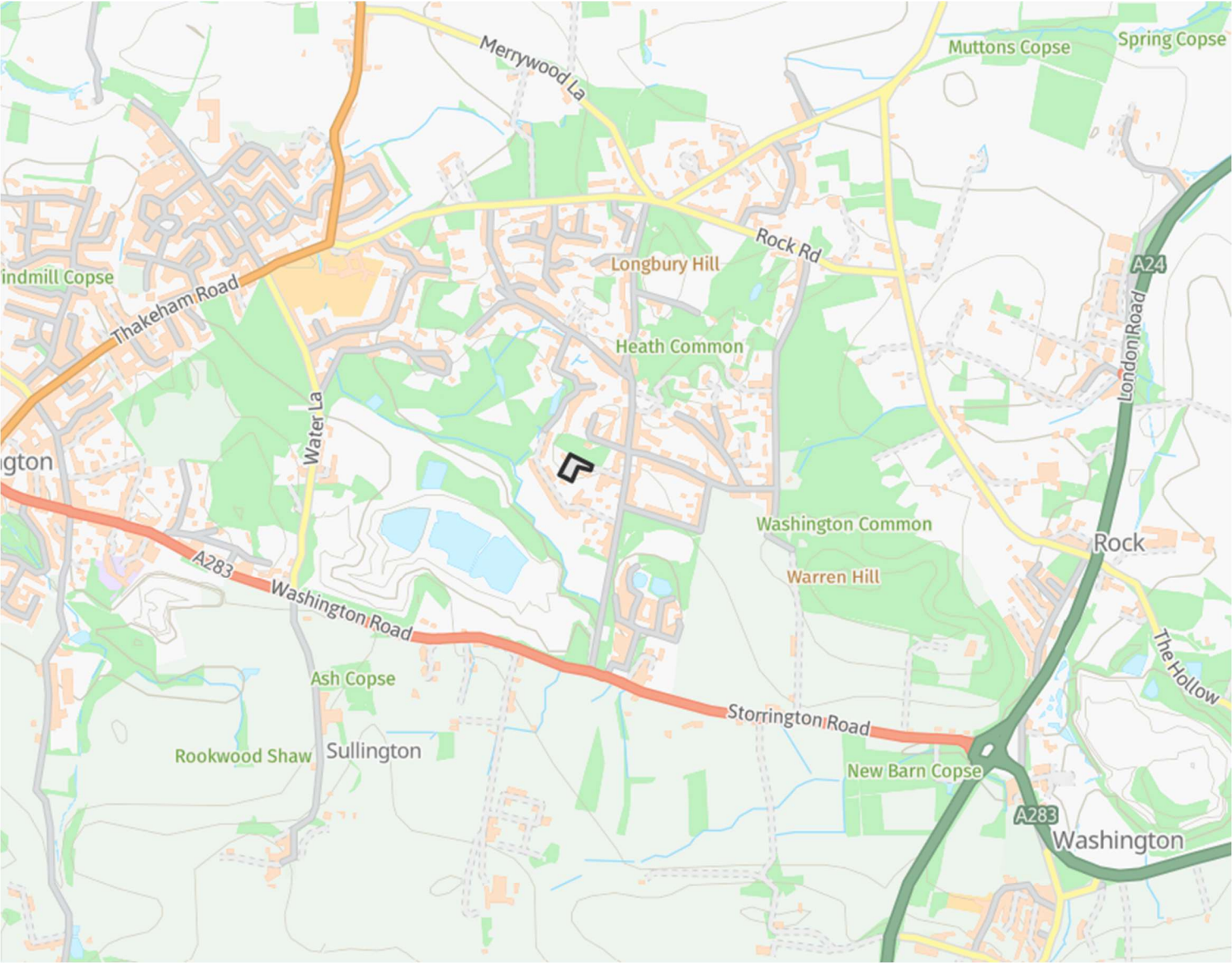
### Legal Agreement PB-B07

It is expected that the LPA will impose management and monitoring responsibility on the landowner through a planning condition or planning conditions.



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: <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		LLDE		
Organisation		Lizard Landscape Design and Ecology		
Responsibility	Start Date:	TBC	End Date:	TBC
<p>Responsible for drafting the HMMP, monitoring report template and ensuring management meets the requirements set out in the BNG plan.</p> <p>Responsible for conducting annual ecological monitoring visits by assessing habitats in accordance with the appropriate BNG condition assessment criteria.</p> <p>Responsible for identifying the progress of habitat in reaching the desired distinctiveness and criteria for the first five years. Will produce monitoring reports which incorporate a summary of findings to the landowner with recommendations for adaptive management required to reach desired condition and distinctiveness if necessary.</p> <p>The ecologist will review and amend the HMMP at the end of the first five years. Thereafter, it will be the responsibility of the landowner to appoint a professionally qualified ecologist to conduct subsequent monitoring visits over the next 5-year period.</p> <p>Management is required to be appointed for the duration of the mandated 30-year timeframe.</p>				
Statement of Competency				
<p>Established in 2001, Lizard Landscape Design and Ecology is a chartered consultancy of landscape architects, landscape planners, ecological consultants, and tree surveyors with a core focus on landscape design and ecological commissions.</p> <p>Our ecological consultants have decades of experience performing ecological surveys and a wealth of experience in writing and producing ecological reports, including habitat creation and management plans.</p>				

Landowner or Land Manager PB-B10				
Name or Initials		TBC		
Organisation		-		
Responsibility	Start Date:	TBC	End Date:	TBC
<p>Hereafter referred to as ‘the landowner.’ Responsible for funding and assignment of roles.</p> <p>Responsible for ensuring monitoring reports produced by the ecologist are provided to the LPA, for the duration of the 30-period.</p> <p>Responsible for the appointment of the assigned landscaper and ecologist. These should be professional qualified responsible bodies to ensure effective implementation of the HMMP. At the end of the five-year monitoring and management period detailed herein the landowner must ensure that the HMMP is reviewed, before then appointing a professionally qualified ecologist and landscaper to conduct subsequent management and monitoring visits over the next 5-year period. Management and monitoring are required to be appointed for the duration of the 30-year timeframe as detailed herein.</p> <p>Responsible for informal monitoring and enforcing any obvious deleterious impacts associated with increased levels of pressure / access to on-site habitats. They are responsible for ensuring that impacts such as trespassing, trampling of vegetation, storage/dumping of materials, littering, arson, spread of non-native and invasive species (e.g. from ornamental garden planting) do not have any undesirable impacts on the habitats detailed herein and taking reasonable preventative measures to prevent and avoid such outcomes.</p> <p>Should landownership change, in part or in full, then it will be the responsibility of ... to provide this document to the new owner. Thereafter, all responsibility will fall to the new landowner. Funding shall be provided via an annual levy charge applied to the landowner(s). This shall be secured through legal agreements exchanged at the time of transfer of the deed of ownership and could be secured before the sale of the first unit.</p>				
Statement of Competency				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		TBC		
Organisation		TBC		
Responsibility	Start Date:	TBC	End Date:	TBC
<p>Hereafter referred to as ‘the assigned landscaper.’</p> <p>Responsible for the implementation of habitat management.</p> <p>Responsible for the soil preparation, planting, seeding, watering, and ongoing management of the habitats on-site for the first five years.</p> <p>Responsible for conducting routine management and monitoring whilst habitats establish and prescribing further adaptive measures as required. Will provide a summary of any recommendations and management actions taken to the landowner and ecologist to include in the ecological monitoring reports every year, for the first five years.</p> <p>The assigned landscaper will provide a review of actions taken over the first five years at the end of this period. Thereafter, it will be the responsibility of the landowner to appoint a competent landscape management organisation to conduct subsequent work over the next 5-year period. Management is required to be appointed for the duration of the 30-year timeframe.</p>				
Statement of Competency				
<p>A suitable qualified landscape contractor will be assigned to undertake the habitat creation works outlined herein, as well as their ongoing management.</p> <p>The assigned landscaper shall have the requisite knowledge and experience required to deliver the habitats outlined herein in line with the outlined management specifications.</p>				

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		-		
Organisation		Horsham District Council		
Responsibility	Start Date:		End Date:	
<p>Hereafter referred to as ‘the LPA’. Responsible for review of monitoring reports as well as authorisation of adaptive management and emergency works.</p> <p>Responsible for reviewing monitoring reports and approving any required remedial action such as major adaptive management prescriptions required to meet the desired habitat distinctiveness or criteria, which is not set out herein.</p> <p>Responsible for auditing habitat progress and conducting enforcement should management and monitoring not be upkept. Should emergency management of any existing trees be required owing to safety concerns then the LPA should review the case and grant authorisation as per their own regulations and policy.</p>				



Land Use Summary

Overview of Baseline Site Use PB-B13

The site area covers 0.34ha dominated by bracken with frequent bramble and some occasional other shrubs such as gorse and cherry laurel. The site is a residential property with a single dwelling and 2no. outbuildings, although the house was in an advanced state of disrepair.

The soil on site is described as freely draining very acid sandy and loamy soils.

Overview of Proposed Site Use PB-B14

It is understood that the proposals are for a residential development of 2no. homes with associated soft and hard landscaping.

The adjacent woodland to the north would be retained and protected.

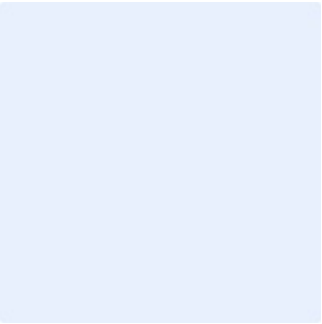
Enhancement of an area at the site entrance to other neutral grassland with a target condition of moderate has been proposed. This area would not be included in the proposed residential curtilages and would also allow the retention of 4no trees in their current condition. The enhanced grassland would create new wildlife opportunities in a site currently dominated by bracken.

Additional ecological features will be incorporated into scheme designs including log piles, and bird and bat boxes.

Management regimes are prescribed for the enhanced grassland as detailed herein. Management of the additional ecological features will also be secured and prescribed by the assigned landscaper and ecologist during monitoring visits, as detailed herein.

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:





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	Impacts ruled out	<input checked="" type="checkbox"/>	Lizard Landscape Design and Ecology (LLDE) (2025). <i>Ecological Impact Assessment (LLD3413-ECO-REP-006-00)</i> . LLDE, 34 South St, Worthing BN14 7LH
Protected and Notable Species	The site also offers some limited suitable habitat within the boundary vegetation for reptiles, bats, common invertebrates and breeding birds. Avoidance and mitigation measures have been built into the design of the scheme.	<input checked="" type="checkbox"/>	Lizard Landscape Design and Ecology (LLDE) (2025). <i>Ecological Impact Assessment (LLD3413-ECO-REP-006-00)</i> . LLDE, 34 South St, Worthing BN14 7LH
Invasive Non-Native Species (INNS)	None noted	<input checked="" type="checkbox"/>	Lizard Landscape Design and Ecology (LLDE) (2025). <i>Ecological Impact Assessment (LLD3413-ECO-REP-006-00)</i> . LLDE, 34 South St, Worthing BN14 7LH
Biological Records Plan - Sites and Species	Further survey for roosting bats, GCN and reptiles undertaken. Roosting bats ruled out. Low population of slow worm detected. Positive result for GCN eDNA in a nearby pond indicates likely presence. DLL required for GCN and appropriate avoidance and mitigation measures have been built into the design of the scheme for reptiles.	<input checked="" type="checkbox"/>	Lizard Landscape Design and Ecology (LLDE) (2025). <i>Ecological Impact Assessment (LLD3413-ECO-REP-006-00)</i> , <i>Reptile Survey Report (LLD3413-ECO-REP-003-00)</i> , <i>Bat Survey Report (LLD3413-ECO-REP-004-00)</i> , <i>Great Crested Newt EDNA Report (LLD3413-ECO-REP-005-00)</i> . LLDE, 34 South St, Worthing BN14 7LH
Baseline Habitats Survey	Habitats described within the associated EclA and BNG statement	<input checked="" type="checkbox"/>	Lizard Landscape Design and Ecology (LLDE) (2025). <i>Ecological Impact Assessment (LLD3413-ECO-REP-006-00)</i> . LLDE, 34 South St, Worthing BN14 7LH  Lizard Landscape Design and Ecology (LLDE) (2025). <i>Biodiversity Net Gain Statement (LLD3413-ECO-REP-002-00)</i> . LLDE, 34 South St, Worthing BN14 7LH
Public Access		<input type="checkbox"/>	No public access constraints
Climate		<input type="checkbox"/>	The site is small with little opportunity, but high species diversity will be targeted in the proposed enhanced grassland.
Geology and Topography		<input type="checkbox"/>	No specific constraints / opportunities with regards to geology or topography of the site and the proposed habitats.
Agricultural Land Status		<input type="checkbox"/>	No constraints or opportunities noted.
Soils and Substrates		<input type="checkbox"/>	No soil testing completed but underlying geology incorporated into scheme designs.
Contaminated Land		<input type="checkbox"/>	No contaminated land identified on-site.
Hydrology and Drainage		<input type="checkbox"/>	No hydrological constraints or opportunities relevant to site area which could impact the proposed habitats.
Flood Risk Zones		<input type="checkbox"/>	Site does not lie within a flood risk zone.
Landscape Character and Designations		<input type="checkbox"/>	No constraints or opportunities noted.

Historic Land Use		<input type="checkbox"/>	The land is residential and proposals are for residential development.
Historic Environment and Earth Heritage		<input type="checkbox"/>	No historic environment designations on-site.
Other – please specify		<input type="checkbox"/>	None identified

## 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 following overarching aims have been identified and are required to address the requirements of the planning obligation within the expected planning condition(s):

- Provide a description of the features to be managed;
- Outline any ecological trends and constraints which might influence management;
- Provide detailed specifications of the habitats to be incorporated and how these will be created;
- Provide detailed specifications of the ongoing management of the proposed habitats for a minimum period of 30 years;
- Outline who will be responsible for creating and managing the habitats;
- Provide a mechanism for adaptive management, through which the progression of the habitats may be monitored and amended, if required; and
- Provide a plan for monitoring and reviewing the proposed habitats to check that they are meeting the vision of this document and to determine how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- Provide a works schedule (including an annual work plan capable of being rolled out over a 5-year period)
- Provide details of non-habitat associated ecological features (such as wildlife boxes) and how these will be incorporated, managed and monitored.

## 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 site offers some suitable habitat for reptiles, bats, common invertebrates, GCN and breeding birds. Avoidance and mitigation measures have been provided in the Ecological Impact Assessment (LLDE, 2025) and built into the design of the scheme in accordance with the mitigation hierarchy and BS42020: 2013.

Suitable habitats are to be maintained within the scheme including a wildflower area with retained trees for invertebrates, reptiles, breeding birds and foraging/commuting bats. Measures for management have also been designed to include avoidance measures that minimise the risk for protected species to be impacted. Detailed locations of biodiversity features incorporated into the scheme design such as bird and bat boxes have not been provided but may be secured through an appropriately worded planning condition.



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
Bracken	Other Neutral Grassland		N/A	Moderate	10	Targeted for pass: A, C, D and E.	On site habitat enhancement
Individual Tree	Individual Tree		Good	Good	N/A	No targets. Condition expected not to change	On site habitat retention
Individual Tree	Individual Tree		Good / moderate	Poor	N/A	Retained trees within proposed private gardens	On site habitat retention

Habitat and Condition Targets Further Comments
Bamboo and rhododendron present on site, and will need targeted removal prior to grassland enhancement.

## 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 woodland adjacent to the north of the site and 4no. individual trees will be retained and protected throughout development (TG16 x 2 / T04 / T05).

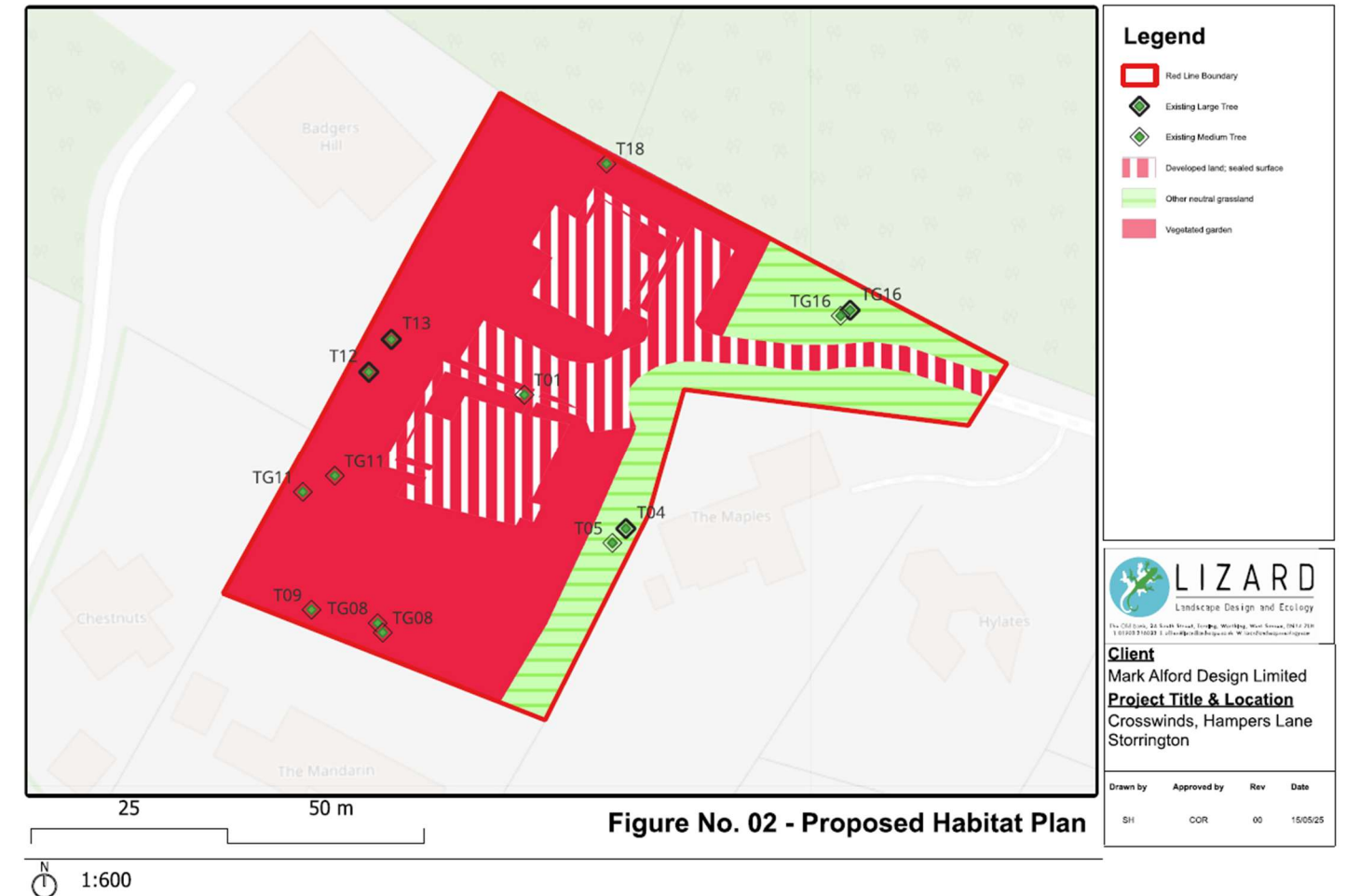
Details of full tree protection measures should be provided and could be incorporated into the protection of the grassland to be enhanced that will also serve as retained suitable reptile habitat.

### Specification of Protective Measures to be Used PM-04

No known at present

## 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

Management targets, prescriptions and a monitoring schedule will be finalised after planning permission is granted.