Outline Habitat Management and Maintenance Plan (HMMP)

Land at The Hyde, Rusper Road

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

1.1 The Ecology Partnership was commissioned by James Crawford to produce an outline Habitat Management and Maintenance Plan (HMMP) for land at The Hyde, Rusper Road, Crawley, RH11 0LN.

1.2 The site is situated in the village of Ifield, in the north-west of Crawley (TQ 24177 36703). The site supports a single house and garage which are being retained and not subject to surveys. The gardens of the house support a large pond, a tennis court, ornamental and native tree planting. The Ifield Golf Course is located to the north and east of the site. The approximate red line boundary for the site is shown below in Figure 1.

Figure 1: Site application boundary (red line).

1.3 The proposals for the site are for the construction of 7 units based the Proposed Site Plan produced by Richardson Architecture Limited (773-04-P12)

2.0 Habitat Management & Maintenance Plan (HMMP)

Land use summary

2.1 The site is currently comprised of managed and mown grassland associated with a large house and garage, driveway and associated areas of hardstanding, including a tennis court. The site also supported scattered trees, ornamental planting and woodland. A pond is located outside the red line boundary.

2.2 The proposed site will be mainly used for residential purposes, with retained woodland, newly planted species rich native hedgerows, retained areas of garden and scattered trees. Trees and ornamental shrubs within the main body of the residential area will be managed for aesthetics and amenity value, whilst species-rich native hedgerow planting around the perimeters will be managed for biodiversity, with less frequent management.

Baseline Environmental Information

2.3 Detailed baseline environmental information for the site is presented in the accompanying PEA and BNG report.

Summary of planned management activities

2.4 The overall aim for the management of the site is to ensure that newly created habitats successfully establish and achieve their target condition within a set timeframe. It will also ensure that specific wildlife features, such as bird and bat boxes remain functional throughout the 30 year timeframe of the HMMP.

Habitats and condition targets

2.5 These habitat condition targets form the basis of what the management plan is setting out to achieve throughout a period of 30 years. The specific management to achieve these targets is detailed for each habitat on Tables below. It should be noted that this excludes habitats with a 0 value such as buildings and road, as well as habitat within private ownership such as vegetated gardens, and ornamental/non-native shrub/herbaceous planting.

2.6 Habitats targeted as 'poor', including ornamental street trees and modified grassland verges are not required to meet any specific conditions and as such their management is limited to ensuring the habitat is present for 30 years, replacing where necessary.

Habitats retention

2.7 The retained native hedgerow and woodland have been protected through the design of the scheme, avoiding root protection areas where possible and using protective measures where unavoidable. Information on this can be found within the Arboricultural Method Statement.

Risk register and remedial measures

2.8 Site-wide risk register associated with establishing and managing each habitat type is detailed in Table 1 below.

Table 1: Risk Register

Habitat	RISK (Trigger)	Remedial Measure
Individual trees	Failure of newly planted trees establishing in first ten years, owing to drought or lack of appropriate management	Identify the cause of failure, and replant in the autumn with appropriate species better adapted to overcome the previous cause of failure. Sufficient watering will be required after planting
	Retained trees to reduce in value	Identify the cause of failure and remedial works may be required, including tree reductions
Species-rich native hedgerow	Failure resulting in gaps in the hedgerow exceeding 5m within first ten years, owing to drought or lack of appropriate management	Identify the cause of failure, and replant in the autumn with appropriate species better adapted to overcome the previous cause of failure. Sufficient watering will be required after planting
Lowland mixed deciduous woodland	Retained woodland is 'poor' reduction in condition is not considered likely	Identify the cause of failure and impacts. Thinning and tree removals may be required.
Ornamental planting and vegetative garden / modified grassland	Failure of greater than 15% of planted species establishing in first five years, owing to drought or lack of appropriate management	Identify the cause of failure, and replant in the autumn with native shrub species better adapted to overcome the previous cause of failure. Sufficient watering will be required after planting.

Monitoring

2.9 The general proposal for monitoring is for assessments of each habitat on site in the first year following completion and then a single visit every five years thereafter, as well as a final monitoring visit on year 30. It will be the responsibility of management company or any future owner and management contractor of the site to submit these monitoring reports to the local planning authority and it will be the responsibility of the Ecology Partnership (or another appointed ecological consultancy) to undertake the monitoring, review the current management and prepare each report. All habitats will be monitored by an ecologist following the methodology below, and results will be submitted to the local planning authority after each monitoring survey.

Monitoring strategy, methods and intervals and adaptive management

2.10 The tables below provide the monitoring methods, timings, intervals and measures of adaptive management.

Table 2: Monitoring Measures

Habitat Type	Monitoring Methods	Monitoring Interval and Timing	Reports Production
Individual trees (new and retained)	All planted trees visually inspected by ecologist or arboriculturist Ensure all trees are present and without significant damage or disease. Retained trees monitored for diseases.	First visit one year after creation, second visit in year five and then once every five years thereafter. Surveys to be completed between May and August	Ecologist / Arboriculturist / Tree Officer provision of reporting Report on results of tree Management
Species-rich native hedgerows	All planted hedgerows visually inspected and subject to a condition assessment by the ecologist Ensure hedgerow is without significant damage or disease.		
Modified grassland & Introduced shrub	Ensure habitat still present and not significantly damaged.		
Lowland mixed deciduous woodland (Retained)	All trees visually inspected by ecologist or arboriculturist Ensure all trees are present and without significant damage or disease. Assess all condition criteria in retained areas of woodland	A visit once a year between years one to five and then once every five years thereafter. Surveys to be completed between May and September	Ecologist / Arboriculturist / Tree Officer provision of reporting Report on results of tree Management
Adaptive Management			
Establishment – monitoring needed to ensure suitable establishment – feedback into management plan after year 1-5, where additional planting will occur if triggered. **Management** – ongoing surveys through years 5– 30 will monitor management strategy. If species diversity drops, replacement planting will be required.			

Table 3. Habitat and condition targets summary

Target Habitat Type	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Modified Grassland and introduced shrub	N/A	N/A	None required	Created and managed as per standard requirements
Species-rich native hedgerow	Moderate	5	Passes for criteria A, B, D minimum	Areas of new species-rich native hedges to be created throughout the development.
Urban tree (new)	Poor	10	Passes for criteria B and F only	New small non-native trees on site.
Urban tree (Retained)	Moderate / Good	N/A	None required	Monitor the retained trees at their existing condition.
Lowland mixed deciduous woodland	Poor	N/A	None required	Areas of existing woodlands to be retained at their existing condition

Table 4. Management and condition targets – Species-rich native hedgerows- Moderate

Native hedgerows Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A1	Height >1.5m average along length.	Yes	Hedges will be planted as whips 0.8-1m in height, and protected by tree guards.	Once established the hedgerows will be trimmed to a height of no lower than 2m in the winter period.
A2	Width >1.5m average along length.	Yes	Whips will be planted in two offset parallel lines at least 1m apart	Once established the hedgerows will be trimmed to a width of no thinner than 2m in the winter period.
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	n/a	If a gap of at the base of the hedge develops to an extent which causes this condition to fail, the hedgerow will be subject to a hedge laying process by a sufficiently experienced contractor.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	Whips will be planted at 1m intervals to ensure a continuous and dense hedge can develop	If gaps form in the hedge due to failed shrubs, these will be removed and new whips planted, and protected with tree guards.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: measured from outer edge of hedgerow, and is present on one side of the hedge (at least)	No	n/a	n/a
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	n/a	n/a
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Yes	Prior to planting the planting area will be inspected for invasive species , . If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it	Visual inspection annually during mid-summer. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	n/a	Areas of hedgerow that become significantly damaged will be removed (if necessary) and replanted.

Table 5. Management and condition targets – Urban trees (new)

Urban trees Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	No	n/a	n/a
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	n/a	n/a
C	The tree is mature (or more than 50% within the block are mature).	No	n/a	n/a
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	n/a	n/a.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	n/a	n/a
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	All trees are planted within soft landscaped areas	n/a

Table 6. Management and condition targets – Urban trees (retained)

Urban trees Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	Retained condition	Monitor
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Retained condition	Monitor
C	The tree is mature (or more than 50% within the block are mature).	Yes	Retained condition	Monitor
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Retained condition	Monitor
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	Retained condition	Monitor
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	All trees are retained within soft landscaped areas Ensure management	Monitor

Table 7: Management and condition targets – Retained Woodland

	Lowland Condition Assessment Criteria	Managed / Retained Woodland
		Creation/ enhancement/management Approach
A	**Age distribution of trees**	Already achieved
B	**Wild, domestic and feral herbivore damage**	Already achieved
C	**Invasive plant species**	Monitor for invasive species and responsibly kill/ remove any identified
D	**Number of native tree species**	Already achieved
E	**Cover of native tree and shrub species**	Already achieved
F	**Open space within woodland**	N/A
G	**Woodland regeneration**	None recorded in condition assessment. Thinning could provide enhancements
H	**Tree health**	Monitor for disease and remove and replace any trees with high-risk diseases or are in terminal decline. Mature and semi-mature trees should be assessed for bats prior to removal
I	**Vegetation and ground flora**	No NVC / ground flora recorded of value. Enhancement possible.
J	**Woodland vertical structure**	Thin canopy if condition deteriorates
K	**Veteran trees**	N/A
L	**Amount of deadwood**	Already achieved.
M	**Woodland disturbance**	N/A

Table 8: Management prescriptions and timings

Habitat	Management action/prescription	Timing
Species-rich native hedgerows	Plant whips in double staggered rows at 1m intervals	First autumn only
	Trim 1/3 of established hedgerows to a height and width of at least 2m	Once annually Nov-Feb, with a different hedge section each year.
	If a gap of at the base of the hedge develops to an extent which causes this condition to fail, the hedgerow will be subject to a hedge laying process by a sufficiently experienced contractor.	Only if required: Nov-Feb
	If gaps form in the hedge due to failed shrubs, these will be removed and new whips planted, and protected with tree guards.	Only if required: Autumn or spring
	Visual inspection for invasive non-native species. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it	Annually summer months
Urban trees	Confirm tree is present, in good health and doesn't pose a safety risk. Replace where necessary.	Annually
Introduced shrubs	Water to saturation of ground at base of shrub	Weekly June-August in first three years, and as required outside of this (e.g. weekly in times of drought)
	Monitor health of shrub and replace where necessary	Annually: summer months
Lowland mixed deciduous woodland	Confirm woodland is present and that mature trees are in good health and do not pose a safety risk. Check for invasive species and ground flora. Monitor dead wood.	Annually
All habitats	Identify and remove litter	Monthly

3.0 Management Company

3.1 The management organisation / landowner responsible for implementing the HMMP:

- Name: To be confirmed
- Organisation / company: To be confirmed
- Estimated start date: Spring 2027
- Statement of Competency: The Ecology Partnership have provided the HMMP based on condition assessment surveys undertaken in the correct survey season and undertaken by a FISC level 4 qualified botanist. The management will be provided by experienced land managers and will undertake the management prescriptions as detailed in the HMMP and work alongside The Ecology Partnership or another appointed ecological consultant to achieve the outcomes stated.

4.0 Conclusions

4.1 This HMMP provides an outline plan for the long term management of the retained habitats on site – retained urban trees and retained woodland. New habitats will include newly planted species rich hedgerow. Urban trees, ornamental planting and garden habitat will also be created.

4.2 This HMMP provides the management details of the onsite habitats to support the site registration. A legal agreement with the local authority or a conservation covenant with a responsible body securing habitat enhancement and maintenance for at least 30 years will need to be secured in line with the HMMP.

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