

Temporary Sales Area – Duckmoor, East Billingshurst

Bellway Homes Southern Counties

Habitat Management and Monitoring Plan Pursuant to Condition 14 of DC/24/0768

Report Reference: 1203g.HMMP-BES.vf2

Version	Created By	Approved By	Date
DV1	Harry Marlow	Benjamin Sear	30/06/2026
VF	Benjamin Sear	Grace Dooley	08/07/2026
VF2	Harry Marlow	Alex Banner	06/08/2026

This report has been prepared by the following:



Harry Marlow BSc Hons
Assistant Ecologist



Benjamin Sear ACIEEM
Ecologist

This report has been approved by the following:



Grace Dooley BSc (Hons)
Associate Ecologist



Alex Banner BSc (Hons)
Associate

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1. Introduction

1.1. Site Background and Proposals

- 1.1.1. Ecology Solutions was commissioned by Bellway Homes Southern Counties in June 2026 to complete a Habitat Management and Monitoring Plan (HMMP) & Biodiversity Enhancement Strategy (BES) of land at Duckmoor, East Billingshurst to support the now granted planning application for a temporary sales area.
- 1.1.2. The production of this HMMP is pursuant to Condition 4 and 7 of planning permission DC/24/0768, condition 4 states:

"Pre-commencement Condition: *The development hereby permitted shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:*

- a. a non-technical summary;*
- b. the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- c. the planned habitat creation and enhancement work to create or improve habitat to achieve the biodiversity net gain; together with a timetable of its provision;*
- d. the management measures to maintain habitat identified in the HMMP for a period of 30 years from the completion of development;*
- e. the monitoring methodology and frequency in respect of the created and/or enhanced habitat(s); and*
- f. the contingencies and/or remedial actions necessary in response to common risks, and the trigger for these where the results of the monitoring show that the aims and objectives of the HMMP are not being met has been submitted to, and approved in writing by, the local planning authority.*

Thereafter, the created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015)."

1.1.3. Condition 7 states the following:

"Pre-Commencement (above slab work): *Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

- a. Purpose and conservation objectives for the proposed enhancement measures;*
- b. detailed designs or product descriptions to achieve stated objectives;*
- c. locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- d. persons responsible for implementing the enhancement measures; and*

- e. *details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter."*

1.2.Purpose of HMMP

- 1.2.1. This document sets out the management of features of ecological interest due to be retained and created within the site boundary and describes the mitigation strategies to be implemented during the first 30 years after project completion.
- 1.2.2. This HMMP has been written in accordance with BS 42020:2013 Section 11.1, with reference to published guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM)¹ and in accordance with current Natural England HMMP template guidance.
- 1.2.3. The document is set out as follows:
- Ecological baseline and evaluation of important features within the site;
 - Objectives of the HMMP in order to maximise the ecological potential of features due to be retained and established within the site;
 - Management prescriptions in order to achieve objectives. These include any monitoring and remedial requirements;
 - Details of the body or organisation responsible for implementation of the plan; and
 - The work schedule, capable of being rolled forward over a 30-year period.

¹ CIEEM (2024). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Version 1.3 – Updated September 2024. Chartered Institute of Ecology and Environmental Management, Winchester.

2. Ecological Baseline and Evaluation

2.1. Site Characteristics

- 2.1.1. Ecology Solutions was commissioned by Bellway Homes in July 2025 to provide a Biodiversity Net Gain report for Land at Duckmoor, East Billingshurst (see Plan ECO1), hereafter, referred to as the site.
- 2.1.2. Subsequently, Ecology Solutions was commissioned to provide a Habitat Management and Monitoring Plan (HMMP) and Biodiversity Enhancement Strategy (BES) to discharge conditions 4 and 7 of the planning permission.
- 2.1.3. The proposed development for the site comprises the creation of a temporary residential sales area and pedestrian access into the main application site (planning reference: DC/24/0768).
- 2.1.4. The application Site is approximately 0.017ha in size and currently comprises ruderal/ephemeral habitat, hard standing, other neutral grassland and a native hedgerow linear feature.
- 2.1.5. The Site is located to the east of Billingshurst, Horsham, West Sussex. Agricultural land lies to the north, south and east of the site. To the west, residential development and the village centre of Billingshurst. The wider area contains predominantly agricultural land alongside woodland parcels and hedgerows

2.2. Survey Details

- 2.2.1. As part of an updated appraisal of the site, an updated survey was carried out in July 2025 by Ecology Solutions and based on UK Habitat survey (UKHab)² methodology, as recommended by Natural England.
- 2.2.2. Measurements for on-site habitats pre-development were calculated using Natural England's QGIS Net Gain Habitat Mapping template and QGIS Import Tool. The Biodiversity Metric User Guide³, as well as professional judgement, was used to inform the habitats condition criteria.
- 2.2.3. Measurements for post-development on-site habitats are based on the Detailed Planting Plan Sales Area (3360-APA-ZZ-XX-PP-L-2007) produced by Allen Pyke (see Appendix 1).

² UKHab Ltd (2023) *UK Habitat Classification Version 2.0* (at <https://ukhab.org>)

³Department for Environment, Food and Rural Affairs (2024). The Statutory Biodiversity Metric: User Guide, DEFRA

2.3. Baseline Habitats

2.3.1. The following main habitat / vegetation types were identified within the site during the survey work undertaken in July 2023:

- Culvert u1 851;
- Ditch g50;
- Ruderal / ephemeral g81;
- Modified grassland g4;
- Developed land; sealed surface u1b6;
- Native Hedgerow with trees h2a6; and
- Native Hedgerow h2a6

2.3.2. The location of these habitats, which are photographed and described in detail within the existing Ecological Assessment (report ref: 12039.EcoAss.SalesArea.vf; dated December 2025) and the Biodiversity Net Gain Assessment (report ref: 12039.BNG Report.SalesArea.vf2), is shown on Plan ECO2.

2.3.3. Table 3.1 below summarises the habitats present on site. A baseline total of 1.00 habitat units and 0.49 hedgerow units are present pre-development

2.3.4. Habitats were classified based on their conformity to UK Habitat Classifications and condition assessments were completed for each habitat, hedgerow and ditch identified within the site. The Biodiversity Technical Supplement⁴ as well as professional judgment was used to inform the habitats' condition criteria.

2.4. Biodiversity Net Gain

2.4.1. The Statutory Biodiversity Metric was used to calculate the pre-development baseline units. Overall, the proposed scheme results in a total net unit change of -0.25 habitat units. This results in an increase of -25.37% from pre- to post-development, which is equivalent to a loss. In addition, there is a gain in linear features (i.e. hedgerows) of +0.06 hedgerow units, or a +13.26% change. Once off-site habitat units have been purchased to bring the overall net gain to 10% in area habitat units, with trading rules are satisfied for habitat and hedgerow units.

2.4.2. A total of 0.52 habitat and 0.02 hedgerow units will be provided on site post-development.

2.4.3. A shortfall of 0.25 habitat units, the basis of the loss of 25.37% will occur as a result of the proposed development. As this level of gain cannot be achieved on site, off-site units must be purchased from a registered habitat bank.

2.5. Protected, Priority and Otherwise Notable Fauna

2.5.1. General observations were made, during the initial surveys, of any faunal use of the site, with specific attention paid to the potential presence of protected or notable species.

⁴ Department for Environment, Food and Rural Affairs (2024). The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology, DEFRA

2.6. Dormouse

- 2.6.1. During dormouse surveys for the main application site, thirteen nests considered attributable to hazel dormouse were recorded within the hedgerows, five of which were located in close proximity to the application site. It is therefore considered likely that dormouse are present to the hedgerow feature within the Application Site.
- 2.6.2. The hedgerow feature within the Application Site provides suitable foraging and traversal habitat to support Dormice. The Application Site and its habitats are also well connected to nearby semi-natural habitats that provide ample opportunities for dormice.
- 2.6.3. A Natural England Dormouse mitigation licence was sought to allow for the removal of habitat to facilitate development that would otherwise be illegal and was accepted. A modification to the licence was also sought to allow removal of a mature oak tree and the Native hedgerow to the north of the main application site. The dormouse licence allows for the removal of a 30m section of hedgerow to allow access into the site, of which shall be reinstated as part of the temporary sales area development proposals.
- 2.6.4. **Background Records.** The desk study undertaken with SxBRC returned several records of Dormouse from the local area. The closest record returned was 0.5km south of the Application Site recorded in 2013.

Bats

- 2.6.5. The sales area application site is in the majority formed of ruderal/ephemeral habitat that provides limited foraging value to bats. The native hedgerow feature would provide commuting and foraging value for bats in the local area, however.
- 2.6.6. **Background Records.** The desk study undertaken with SxBRC returned a number of bat records from the local area. The closest record and most pertinent is of a maternity roost for Common pipistrelle from a location 0.5km to the south-west of the Application Site, from 2012.

Hedgehogs

- 2.6.7. No evidence of Hedgehog *Erinaceus europaeus* was recorded during the survey work undertaken. Previous surveys concluded that the native hedgerows (with trees) offered suitability for small mammals, such as Hedgehog and they are likely to pass through the site on occasion.

Birds

- 2.6.8. The Application Site offers suitable foraging and nesting opportunities for a range of common bird species, particularly within the hedgerow feature.
- 2.6.9. During surveys conducted for the main application site, nightingale *Luscinia megarhynchos* were recorded as present within the northern hedgerow boundary features.
- 2.6.10. **Background Records.** The desk study undertaken with SxBRC returned a number of bird records from the local area. The closest records were of three Nightingale returned from the north-eastern and western edges of the Application Site in 2012.

Reptiles

- 2.6.11. No reptiles were recorded on-site during Ecology Solutions' survey work, and there are no opportunities for reptiles owing to the lack of suitable habitat.

Amphibians (Great Crested Newts)

- 2.6.12. No amphibians were recorded on-site during Ecology Solutions' survey work. There are no waterbodies on or immediately adjacent to the site and the site further lacks suitable terrestrial habitat for amphibians.

Invertebrates

- 2.6.13. The site is considered to be of limited interest for invertebrates and there is no reason to suspect that any protected or notable species would be present.

2.7. Designated sites

- 2.7.1. **Statutory sites.** There are no statutory designated sites of nature conservation interest located within or immediately adjacent to the Application Site.
- 2.7.2. The closest statutory site designated for its nature conservation interest is the Upper Arun SSSI located approximately 2.5km west of the Application Site at its closest point. Upper Arun SSSI is designated on account of the diverse riverine fauna and flora, including a notable assemblage of breeding Dragonflies.
- 2.7.3. The next closest site is European designated site The Mens Special Area of Conservation (SAC) and SSSI, located approximately 5.6km west of the Application Site at its closest point.

- 2.7.4. The Mens SAC/SSSI is one of the most extensive examples of Wealden Woodland in West Sussex. It is important for its size, structural diversity and for the extremely rich fungal and lichen floras which it supports.
- 2.7.5. The Mens SAC is designated on account of the presence of the following Annex I (Habitats Directive) habitats, listed as primary reasons for selection:
- 9120 Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrub layer (*Quercion robur-petraeae* or *Illici-Fagenion*)
- 2.7.6. And the Annex II species present as a qualifying feature, but not a primary reason for site selection:
- 1308 Barbastelle *Barbastella barbastellus*
- 2.7.7. The citation for the SSSI can be found at Appendix 3. The citation, conservation objectives and Natura 2000 sheet for the Mens SAC can be found at Appendix 4.
- 2.7.8. Under the Habitats Regulations, competent authorities have a duty to ensure all the activities they regulate have no adverse effect on the integrity of any of the Natura 2000 sites. Regulation 61 of the Habitats Regulations requires:
- 2.7.9. "63(1) A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for a plan or project, which:-
- 2.7.10. (a) is likely to have a significant effect on a European site or a European offshore marine site in Great Britain (either alone or in combination with other plans or projects) and
- 2.7.11. (b) is not directly connected with or necessary for the management of the Application Site,
- 2.7.12. Must make an appropriate assessment of the implications for the Application Site in view of that site's conservation objectives.
- 2.7.13. 63(3) The competent authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority may specify.
- 2.7.14. 63(5) In the light of the conclusions of the assessment, and subject to regulation 64, the competent authority may agree to a plan or project only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).
- 2.7.15. 63(6) In considering whether a plan or project will adversely affect the integrity of the Application Site, the authority must have regard to the manner in which it is proposed to be carried out or to any conditions or restrictions subject to which they propose that the consent, permission or other authorisation should be given."

2.7.16. Regulation 63 of the Habitats Regulations therefore sets out a two-stage process. The first test is to determine whether the plan/project is likely to have a significant effect on the European site, the second test (if applicable) is to determine whether the plan/project will affect the integrity of the European site.

The Mens SAC and SSSI

- 2.7.17. Given the considerable distance and separation between the Application Site and The Mens SAC/SSSI, the proposed development will not have any direct impact upon these designated sites from physical loss (land-take), physical damage, toxic contamination, hydrological links, lighting, dust, or noise. Additionally, adverse impacts as a result of increased recreational pressure is not listed as a threat to The Mens SAC.
- 2.7.18. In order to avoid the potential impacts of development and land use changes on the flightpaths and feeding areas of Barbastelle bats (a qualifying feature of the Mens SAC), a 12km 'bat sustenance zone' has been identified. Current and emerging policy states that for any development within this sustenance zone, 'it may be necessary for compensatory measures such as hedgerow enhancement to be undertaken prior to any development'.
- 2.7.19. As above, the Application Site is well separated from the Mens SAC and SSSI by open countryside and extensive areas of existing residential, commercial, and industrial development associated with Billingshurst. Moreover, a network of main roads also separates the Application Site from the Mens SAC/SSSI. As such, it is considered that, although the Application Site is within the sustenance zone, there is no direct link between the Application Site and the SAC.
- 2.7.20. Bat activity surveys were conducted for the main application site, in which general bat activity was found to be relatively low, with one of the lowest number of registrations attributed to Barbastelle bats (noting a peak count of 14 registrations in anyone evening). This demonstrates that whilst the Application Site may be of some limited value to this species, it is not considered functionally linked land or supporting habitat.
- 2.7.21. Notwithstanding the above, the hedgerow to the east of the Application Site will be mostly retained as part of the development proposals. A sympathetic lighting regime will be employed which is designed to maintain dark corridors, ensuring continued opportunities for bats post development.
- 2.7.22. Moreover, and in line with local policy, retained boundary vegetation will be enhanced through a long-term sympathetic management regime. Further enhancements will be realised through the delivery of new, connected and ecologically beneficial habitat (such as native hedgerow planting), offering new opportunities and increased prey density for Barbastelle bats.
- 2.7.23. Post-mitigation, it is not considered that the development proposals would contradict the conservation objectives for the Mens SAC or result in any adverse effects on this designated site. On the contrary, it is considered the development proposals will be positive, with habitat enhancements within the Application Site boundary providing improved foraging and commuting areas for Barbastelle bats.

- 2.7.24. In summary, subject to the delivery of mitigation (which forms an integral part of the proposed development), it is considered the proposals would not be likely to have a significant effect on the Mens SAC or underpinning SSSI, either alone or in combination with any other plan or project). As such the proposals would pass the first stage of the test under Regulation 63(1) of the Habitats Regulations, and no further assessment pursuant to the Regulations would be necessary.
- 2.7.25. Notwithstanding this position, should Horsham District Council take an alternative view as to when these measures should be considered, the information provided gives them all the relevant information they require when undertaking their own appropriate assessment as the competent authority.
- 2.7.26. Non-statutory Sites. There are no non-statutory designated sites located within or immediately adjacent to the Application Site boundary.
- 2.7.27. The nearest non-statutory designated site is Wilden's Meadow Local Wildlife Site (LWS), located approximately 0.3km to the south of the Application Site at its closest point.
- 2.7.28. Wilden's Meadow LWS is an area of old pasture developed on a former brickworks. The LWS contains a relatively species-rich grassland, a number of ponds and scattered trees and Hawthorn.
- 2.7.29. Given the spatial separation between this LWS and the Application Site, in addition to the nature of this designated site and the proposed development, it is not considered the development proposals will result in any significant likely impacts to this LWS.
- 2.7.30. It is therefore considered that due to its small scale and likely impact, the development proposals would not be likely to lead to any potential adverse effects to non-statutory designated sites.

3. Management Activities

3.1. Management Aims and Objectives

- 3.1.1. The aim of this document is to set out the long-term (i.e. 30-year) management and monitoring practices for the proposed on-site habitats to ensure the scheme succeeds in achieving a minimum 10% Biodiversity Net Gain, aligning with all adopted and emerging policy and legislation in the process.
- 3.1.2. The expected net gains for the development proposals, which are summarised in Table 3.1 below, are detailed fully within Ecology Solutions' BNG Report (ref: 12039.BNG Report.SalesArea.vf2) and corresponding Statutory Biodiversity Metric calculation. These also set out the targeted conditions that each newly established habitat is expected to attain through the management and monitoring practices outlined within this HMMP.

Table 3.1. Summary of Statutory Biodiversity Metric results.

Unit Type	Baseline Units	Post-intervention Units	Total Net Unit Change	Total Net Percentage Change (%)
Habitat Units	1.00	0.75	-25	-25.37
Hedgerow Units	0.49	0.55	+0.06	+13.26
Watercourse Units	0.10	0.16	0.06	+58.94

3.2. Design Principles Informed by Baseline Information

- 3.2.1. To deliver the required net gains in biodiversity, development should generally, in the first instance, look to retain and enhance ecologically valuable baseline habitats to safeguard the benefits of these for biodiversity. However, given the pre-development January 2025 position of the site, comprising largely bare ground and developed land, few baseline habitats are to be retained or enhanced post-development.
- 3.2.2. Biodiversity net gain will partially be delivered through the on-site creation of new, relatively ecologically valuable habitats. This will include the incorporation of several medium distinctiveness habitats, including areas of other neutral grassland, individual trees, and non-native and ornamental hedgerow (see Plan ECO3). These features will contribute to enhancing the floristic diversity of the site and compliment those within the wider redevelopment site.
- 3.2.3. The shortfall of habitat units will be bridged by purchasing of off-site units, which are managed separately to this HMMP.
- 3.2.4. Although not a primary focus of this HMMP, the successful delivery of biodiversity net gains through the proposed landscaping would offer improvements for wildlife post-development when compared to the baseline position. As the newly planted trees mature, they will offer additional nesting opportunities for birds, and the provision of other neutral grassland will enhance habitat suitability for a range of invertebrate species.

Retained Baseline Habitats

- 3.2.5. The individual tree to be planted as part of the proposals shall be protected throughout the reinstatement phase in accordance with protective measures set out within the Tree Protection Plan provided by Keen Consultants (Drawing No, 2266-KC-XX-YTREE-TreeProtectionPlan01RevE).

3.3. Post-development Habitats and Condition Targets

- 3.3.1. Tables 3.2, 3.3 and 3.4 below individually detail the condition assessments for proposed habitats and hedgerows respectively, including clear direction on the specific condition criteria they are anticipated to pass, accompanied by the corresponding timescales involved and the biodiversity units to be achieved upon their successful delivery.
- 3.3.2. Meeting the condition criteria classified as 'Pass' in the below tables should be considered the minimum achievement and it is expected that, through good management and monitoring practices, additional condition criteria may be met and higher conditions achieved thus exceeding the stated biodiversity gains.

Table 3.2. Condition assessments of created habitats.

Created Habitats					
Habitat Type	Targeted Condition	Years to Targeted Condition	Condition Assessments (Pass / Fail)		Units Delivered
Other Neutral Grassland	Moderate	5	Heathland and Shrub (medium, high and very high distinctiveness)		0.66 units created
			A – The parcel is a good representation of the habitat type as per UKHab definitions. (Essential Criterion).	Pass	
			B – Sward height is varied (at least 20% is <7cm and 20% is >7cm.	Pass	
			C – Cover of bare ground is between 1 and 5 %.	Pass	
			D – Cover of bracken is less than 20% and scrub is less than 5%.	Fail	
			E – Combined cover of suboptimal species and physical damage is <5% of total area – INNS species presence results in failure.	Fail	
			F – 10 or more vascular plant species per m² are present.	Fail	
	Poor	2	Grassland (medium, high and very high distinctiveness)		0.04 units created

Created Habitats					
Habitat Type	Targeted Condition	Years to Targeted Condition	Condition Assessments (Pass / Fail)		Units Delivered
Other neutral grassland			A – The parcel represents a good example of its habitat type as per UKHab definitions.	Fail	
			B – The sward height is varied.	Fail	
			C – The cover of bare ground is between 1% and 5%.	Pass	
			D – The cover of Bracken <i>Pteridium aquilinum</i> is <20% and the cover of scrub is <5%.	Pass	
			E – The combined cover of sub-optimal species ⁵ and physical damage is <5%.	Pass	
			F – There are at least 10 vascular plants per m2.	Fail	
Modified grassland	Poor	1	Grassland (low distinctiveness)		0.01 units created
			A – There are 6 – 8 vascular plants per m2.	Fail	
			B – The sward height is varied.	Fail	
			C – Scrub accounts for less than 20%.	Pass	
			D – Physical damage is evident in less than 5%.	Pass	
			E – The cover of bare ground is between 1% and 10%.	Pass	
			F – The cover of Bracken is <20%.	Pass	
			G – There is an absence of invasive non-native plant species.	Pass	
Developed land; sealed surface	N/A	0	No condition assessment required.		0.00 units created
Introduced shrub	N/A	1	No condition assessment required.		0.02 units created
Urban trees	Poor	10	Individual trees (medium distinctiveness)		0.01 units created
			A – The tree is a native species.	Pass	
			B – Tree canopy is continuous (individual trees automatically pass).	Pass	
			C – The tree is mature.	Fail	

⁵Suboptimal species include: Cow Parsley *Anthriscus sylvestris*, Creeping Thistle *Cirsium arvense*, Spear Thistle *Cirsium vulgare*, Greater Plantain *Plantago major*, Creeping Buttercup *Ranunculus repens*, Curled Dock *Rumex crispus*, Broad-leaved Dock *Rumex obtusifolius*, White Clover *Trifolium repens* and Common Nettle *Urtica dioica*.

Created Habitats					
Habitat Type	Targeted Condition	Years to Targeted Condition	Condition Assessments (Pass / Fail)		Units Delivered
			D – Little evidence of impact on tree health due to human activities and there is no regular pruning regime.	Fail	
			E – Natural ecological niches are present.	Fail	
			F – >20% of the tree canopy is oversailing vegetation.	Fail	
Ground based planters	Poor	1	A – Vegetation structure is varied, a single habitat does not account for more than 80% of total habitat area.	Fail	0.01 units created
			B – Habitat parcel contains different plant species beneficial to wildlife.	Fail	
			C – INNS species listed on Sch. 9 of WCA cover less than 5% of total vegetated area.	Pass	

Table 3.3. Condition assessments of Enhanced/Created Hedgerows/Watercourses

Enhanced/Created Hedgerows/Watercourses					
Hedgerow Type	Targeted Condition	Years to Targeted Condition	Condition Assessments		Units Delivered
Newly created Native hedgerow	Poor	1	A1 – Height	Fail	0.08 units created
			A2 – Width	Fail	
			B1- Gap – hedge base	Fail	
			B2 – Gap – hedge canopy continuity	Pass	
			C1 – Undisturbed ground and perennial vegetation	Pass	
			C2 – Nutrient enriched perennial vegetation	Pass	
			D1 – Invasives	Pass	
			D2 – Current damage	Fail	
Species-rich native hedgerow (Enhanced to species-rich)	Poor	5	A1 – Height	Fail	0.13 units enhanced
			A2 – Width	Fail	
			B1- Gap – hedge base	Fail	
			B2 – Gap – hedge canopy continuity	Pass	
			C1 – Undisturbed ground and perennial vegetation	Pass	
			C2 – Nutrient enriched perennial vegetation	Pass	

Enhanced/Created Hedgerows/Watercourses					
Hedgerow Type	Targeted Condition	Years to Targeted Condition	Condition Assessments		Units Delivered
			D1 – Invasives	Pass	
			D2 – Current damage	Fail	

Table 3.4. Condition assessments of Enhanced/Created Watercourses

Watercourse Type	Condition	Watercourse encroachment	Riparian Encroachment	Years to Targeted Condition	Condition Assessments		Units Delivered
Ditch	Moderate	Minor	Minor/Minor	4	A – The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Fail	0.09 enhanced
					B – Range of species present (>10 in 20m of ditch length)	Fail	
					C – Less than 10% cover of algae and duckweed	Pass	
					D – Fringe of aquatic marginal vegetation along 75% of ditch	Fail	
					E – Physical damage evident along less than 5% of ditch	Pass	
					F – Sufficient water levels maintained (50cm in summer)	Pass	
					G – Less than 10% of ditch is heavily shaded	Pass	
					H – Absence of non-native plant and animal species	Pass	

Table 3.4. Condition assessments of retained habitats.

Retained Habitats				
Habitat Type	Targeted Condition	Years to Targeted Condition	Condition Assessments (Pass / Fail)	Units Delivered
Culvert	N/A	N/A	Condition assessment criteria is not applicable to this habitat.	0.01 units retained

Retained Habitats					
Habitat Type	Targeted Condition	Years to Targeted Condition	Condition Assessments (Pass / Fail)		Units Delivered
Native Hedgerows with Trees	Good	N/A	A1 – Height	Pass	0.35 units retained
			A2 – Width	Pass	
			B1- Gap – hedge base	Pass	
			B2 – Gap – hedge canopy continuity	Pass	
			C1 – Undisturbed ground and perennial vegetation	Pass	
			C2 – Nutrient enriched perennial vegetation	Pass	
			D1 – Invasives	Pass	
			D2 – Current damage	Pass	
			E1 – Tree class	Fail	
			E2 – Tree health	Pass	

3.4. Proposed Habitats Species Assemblages

- 3.4.1. Information regarding the species composition of the post-development landscaping to be provided on-site is detailed within Tables 3.5 to 3.9 below and within Appendices 1-2. These appendices, in addition to Plan HMMP2, also illustrate the locations of the proposed habitats.

Table 3.5. Grassland species assemblage.

Other Neutral Grassland	
General Purpose Meadow Mixture (Emorsgate EM2)	
Suggested Sowing Rate – 40kg/ha 16kg/acre 4g/m2	
Species	Percentage Composition (%)
Wildflowers	
Yarrow <i>Achillea millefolium</i>	0.60
Betony <i>Betonica officinalis</i>	1.50
Common Knapweed <i>Centaurea nigra</i>	2.25
Wild Carrot <i>Daucus carota</i>	0.75
Hedge Bedstraw <i>Galium album</i>	0.75
Lady's Bedstraw <i>Galium verum</i>	0.90
Meadow Cranesbill <i>Geranium pratense</i>	0.30
Oxeye Daisy <i>Leucanthemum vulgare</i>	1.50
Black Medick <i>Medicago lupulina</i>	0.45
Cowslip <i>Primula veris</i>	0.75
Selfheal <i>Prunella vulgaris</i>	1.50
Meadow Buttercup <i>Ranunculus acris</i>	1.50
Red Campion <i>Silene dioica</i>	0.60
Bladder Campion <i>Silene vulgaris</i>	1.20
Tufted Vetch <i>Vicia cracca</i>	0.45
Grasses	
Common Bent <i>Agrostis capillaris</i>	8.50
Crested Dog's-tail <i>Cynosurus cristatus</i>	29.75
Smaller Cat's-tail <i>Phleum bertolonii</i>	4.25
Red Fescue <i>Festuca rubra</i>	25.50
Smooth Meadow-grass <i>Poa pratensis</i>	17.00
Modified Grassland	
Species	Percentage Composition (%)
Unspecified mixture – expected to be composed of Fescue <i>Festuca</i> sp. and Ryegrass <i>Lolium</i> sp	100.00

Table 3.6. Introduced shrub species assemblage.

Ornamental Shrubs	Density
<i>Oistus corbariensis</i>	5/m ²
<i>Hebe</i> 'Nicola Blush'	7/m ²
<i>Lavandula angustifolia</i> 'Hidcote'	4/m ²
<i>Rosmarinus officinalis</i> 'Miss Jessopp's Upright'	6/m ²
<i>Taxus baccata</i> Cone	1/m ²
Herbaceous Planting	Density
<i>Agapanthus</i> 'Fireworks'	5/m ²
<i>Geranium</i> 'Rozanne'	7/m ²
<i>Liriopemuscar</i> 'Monroe White'	6/m ²
<i>Miscanthus sinensis</i> 'Morning Light'	5/m ²
<i>Oenothera lindheimeri</i>	9/m ²
<i>Salvia nemorosa</i> 'Amethyst Lips'	7/m ²
<i>Stachys byzantine</i>	7/m ²
<i>Verbena bonariensis</i>	5/m ²

Table 3.7. Individual tree species.

Species	Size (cm)
<i>Acer campestre</i>	14-16
<i>Alnus glutinosa</i>	14-16
<i>Betula pendula</i>	14-16
<i>Amelanchier lamarckii</i>	250-300

Table 3.8. Native Hedgerow species assemblage.

Species	Density
Hornbeam <i>Carpinus betulus</i>	2 / linear m
Beech <i>Fagus sylvatica</i>	2 / linear m

Table 3.9. Ditch marginal planting species assemblage

Species	Percentage Composition (%)
Yarrow <i>Achillea Millefolium</i>	1
Agrimony <i>Agrimonia eupatoria</i>	0.4
Wild angelica <i>Angelica sylvestris</i>	0.1
Betony <i>Betonica officinalis</i>	2.00
Common Knapweed <i>Centaurea nigra</i>	3.00

Species	Percentage Composition (%)
Meadowsweet <i>Filipendula ularia</i>	0.80
Lady's bedstraw <i>Galium verum</i>	1.60
Meadow vetchling <i>Lathyrus pratensis</i>	0.40
Rough hawkbit <i>Leontodon hispidus</i>	0.20
Oxeye daisy <i>Leucanthemum vulgare</i>	1.60
Bird's-foot trefoil <i>Lotus corniculatus</i>	0.20
Greater Bird's-foot <i>Lotus pedunculatus</i>	0.10
Ribwort plantain <i>Plantago lanceolata</i>	0.40
Cowslip <i>Primula veris</i>	2.00
Selfheal <i>Prunella vulgaris</i>	2.00
Meadow Buttercup <i>Ranunculus acris</i>	2.00
Common sorrel <i>Rumex acetosa</i>	0.60
Ragged robin <i>Silene flos-cuculi</i>	1.00
Dandelion <i>Taraxacum officinale</i>	0.40
Tufted vetch <i>Vicia cracca</i>	1.00
Common bent <i>Agrostis capillaris</i>	8.00
Star sedge <i>Carex echinata</i>	4.80
Crested dogstail <i>Cynosurus cristatus</i>	36.00
Tufted hairgrass <i>Deschampsia cespitosa</i>	3.20
Red fescue <i>Festuca rubra</i>	20.00
Smaller cats tail <i>Phleum bertolonii</i>	1.60
Smooth-stalked meadow grass <i>Poa pratensis</i>	6.40

3.5. Management Prescriptions

3.5.1. Management prescriptions to ensure the successful delivery of the envisaged net gains are detailed in Table 3.10 below and on Plan HMMP2.

Table 3.10. Management prescriptions for retained and proposed landscaping.

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
Urban Trees	Establishment	Planting	Planting of new trees will be undertaken between the end of October and the end of March.	x	x	x							x	x	x
	Maintenance operations after planting (Year 1)	Tree guards / stakes / root barriers	Root barriers must be installed should services be located within close proximity to tree rooting areas. Tree planting is to be supported by an appropriately sized stake and protected from Rabbits by spiral guards. Ensure a 500mm radius around each tree is kept weed and grass free - Trees planted within grass shall be fitted with mower / strimmer guards or mulched with a 500mm diameter circle. To occur at time of planting.	x	x	x							x	x	x
		Health inspections	Should any trees be observed to be diseased, damaged or dead during			x	x	x	x	x	x	x			

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Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season												
		Watering	Regular watering will occur weekly during the main growing season (May to September) and only as required outside these months.					x	x	x	x	x			
	Routine maintenance operations (Year 2)	Health inspections	Should any trees be observed to be diseased, damaged or dead during monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season			x	x	x	x	x	x	x			
		Watering	Regular watering will occur weekly during the main growing season (May to September inclusive) and only as required outside these months.					x	x	x	x	x			
	Routine maintenance operations (Year 3 onwards)	Health inspections	After the first two years, new trees can also be inspected annually if found to be establishing			x	x	x	x	x	x	x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			well. Trees to be inspected after major storms.												
		Tree guards / stakes	When no longer necessary or after four years from planting whichever comes sooners, rabbit guards, ties and stakes must be removed from the planting.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	As required / during periods of drought to avoid death of the planting.	x	x	x	x	x	x	x	x	x	x	x	x
Newly created Native Hedgerows and Retained Native Hedgerows with trees	Establishment	Planting	Planting of new whips to enhance existing hedgerows / create new hedgerow will be undertaken between the end of October and the end of March. All hedgerow planting to be implemented in species groups.	x	x	x							x	x	x
	Maintenance operations after planting (Year 1)	Health inspections	Should any plants be observed to be diseased, damaged or dead during monthly visits between March and September they will be replaced with the same species to the same specification in			x	x	x	x	x	x	x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			the following planting season.												
		Watering	New hedgerow planting will be watered between March and September and only as required outside these months for the first year.					x	x	x	x	x			
	Routine maintenance operations (Year 2)	Health inspections	Should any plants be observed to be diseased, damaged or dead during bi-monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season			x		x		x		x			
		Pruning	Only applicable to non-boundary hedgerows (LOT3 and LOT5). Hedge thinned, trimmed and shaped twice yearly, dependent on growth rates, to reach desired specifications. Pruning must avoid the nesting bird season (March to August inclusive) and, if done in the fruiting season, should only be performed on one side of the hedgerow.	x	x							x	x	x	x

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			Pruning to occur nearest to February as possible to allow fruits to be available for wildlife throughout winter.												
		Litter	To be removed as necessary before any cutting or pruning works.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	After the first year, hedgerows will be watered only as required (i.e., during droughts) between March and September only.					x	x	x	x	x			
	Routine maintenance operations (Year 3 onwards)	Supports / spiral guards	When no longer necessary or after four years from planting whichever comes sooner, rabbit guards, ties and supports must be removed from the planting.	x	x	x	x	x	x	x	x	x	x	x	x
		Health inspections	Should any plants be observed to be diseased, damaged or dead during bi-monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season.			x		x		x		x			

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Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
		Pruning	Only applicable to non-boundary hedgerows (LOT3 and LOT5). Hedge thinned, trimmed and shaped twice yearly, dependent on growth rates, to reach desired specifications. Pruning must avoid the nesting bird season (March to August inclusive) and, if done in the fruiting season, should only be performed on one side of the hedgerow.	x	x							x	x	x	x
		Cutting	Hedgerows cut once yearly on a three-year rotation as required between November and February (outside of the nesting bird season and dormouse active season). To be maintained at height of 3m and width of at least 1.5m for screening.	x	x							x	x	x	x
		Litter	To be removed as necessary before any cutting or pruning works.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	Hedgerows will be watered only as required (i.e., during droughts) between March and September only.					x	x	x	x	x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
Enhancement of retained hedgerows	Establishment of new species	Planting	Planting of new whips to enhance existing hedgerows will be undertaken between the end of October and the end of March. All hedgerow planting to be implemented in species groups but placed to ensure minimum 5 species per 30 metre stretch	x	x	x							x	x	x
	Maintenance operations after planting (Year 1)	Health inspections	Should any plants be observed to be diseased, damaged or dead during monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season.			x	x	x	x	x	x	x			
		Watering	New hedgerow planting will be watered between March and September and only as required outside these months for the first year.					x	x	x	x	x			
	Routine maintenance operations (Year 2)	Health inspections	Should any plants be observed to be diseased, damaged or dead during bi-monthly visits between March and			x		x		x		x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			September they will be replaced with the same species to the same specification in the following planting season												
		Pruning	Only applicable to non-boundary hedgerows (LOT3 and LOT5). Hedge thinned, trimmed and shaped twice yearly, dependent on growth rates, to reach desired specifications. Pruning must avoid the nesting bird season (March to August inclusive) and, if done in the fruiting season, should only be performed on one side of the hedgerow. Pruning to occur nearest to February as possible to allow fruits to be available for wildlife.	x	x							x	x	x	x
		Litter	To be removed as necessary before any cutting or pruning works.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	After the first year, hedgerows will be watered only as required (i.e., during droughts) between March and September only.					x	x	x	x	x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
Introduced Shrub,	Establishment	Planting	Planting of ornamental species will be undertaken during the autumn, winter or spring. Dead and damaged branches will be removed from plants post-planting. All perennial planting to be implemented in random species groups of 3-5 species.	x	x	x	x	x				x	x	x	x
	Maintenance operations after planting (Year 1)	Mulching	All planted beds will be mulched with bark to a depth of at least 50mm to discourage weed growth. To occur at time of planting.	x	x	x	x	x				x	x	x	x
		Weeding	Undesirable species will be removed on a monthly basis. Any removal will be undertaken by hand.	x	x	x	x	x	x	x	x	x	x	x	x
		Health inspections	Should any plants be observed to be diseased, damaged or dead during monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season.			x	x	x	x	x	x	x			

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Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
		Watering	Watering will be undertaken as required to maintain healthy plant growth.	x	x	x	x	x	x	x	x	x	x	x	x
	Routine maintenance operations (Year 2 onwards)	Health inspections	Should any plants be observed to be diseased, damaged or dead during bi-monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season.			x		x		x		x			
		Pruning	Pruning to occur twice yearly and should avoid the nesting bird season (March to August inclusive). Formative pruning and cutting back of plants will be used to maintain a neat, tidy form.	x	x							x	x	x	x
		Cutting	All dead stems of grasses and perennial species from the previous summer's growth will be cut back after the winter period (mid to late March) on an annual basis, with all arisings removed and disposed of off-site.			x					x	x	x	x	

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			Deadheading of herbaceous plants will be undertaken following flowering and when flower heads have died off. This will be done on an annual basis between August and November depending on the species used. All arisings will again need to be removed.												
		Weeding	Monthly hand removal of undesirable species. Pesticides (herbicides, insecticides, fungicides and slug pellets etc.) to be avoided.	x	x	x	x	x	x	x	x	x	x	x	x
		Litter	To be removed as necessary before any pruning / weeding works.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	Watering will be undertaken as required to maintain healthy plant growth.	x	x	x	x	x	x	x	x	x	x	x	x
Modified Grassland	Establishment	Laying of turf	New grassland turf should be laid as per manufacturer's guidance during autumn or spring.			x	x	x				x	x	x	
	Maintenance operations after seeding (Year 1)	Health inspections	Turf found to have not established during bi-			x		x		x		x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			monthly health visits between March and September will be re-laid with the same turf in the following planting season.												
		Cutting	Amenity grass cut when it reaches 75mm long back to a length of 35mm, approximately three times per year in March, August and October. Grass cuttings will be collected and removed, in order to reduce nutrient enrichment and encourage low-growing plants to flourish.			x					x		x		
		Watering	Regular watering will occur weekly during the main growing season (May to September inclusive) and only as required outside these months.					x	x	x	x	x			
	Routine maintenance operations (Year 2 onwards)	Health inspections	Lawn seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same			x		x		x		x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			seed mix in the following planting season.												
		Cutting	Amenity grass cut when it reaches 75mm long back to a length of 35mm, approximately three times per year in March, August and October. Grass cuttings will be collected and removed, in order to reduce nutrient enrichment and encourage low-growing plants to flourish.			x				x	x		x		
		Weeding	Monthly hand removal of unwanted weed species or INNS.	x	x	x	x	x	x	x	x	x	x	x	x
		Litter	To be removed as necessary before any cutting works.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	As required during periods of drought to avoid death of the planting.	x	x	x	x	x	x	x	x	x	x	x	x
Other Neutral Grassland (Poor Condition)	Pre-seeding preparation operation (Year 0)	Ground preparation	Topsoil levelled as required. Remove debris and stones above 30mm diameter. De-compact ground.	x	x	x	x	x	x	x	x	x	x	x	x
	Establishment maintenance operations (Year 1)														

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
		Seeding	New grassland will be sown in autumn of year 0 or spring of year 1.	x	x	x	x	x				x	x	x	x
		Health inspections	Seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in the following planting season			x		x		x		X			
		Cutting	The meadow will be allowed to grow and flower, before being cut in mid-summer. The wildflowers for hedgerows mixture will be mown as required through late autumn and early spring until April. The sward will be maintained at 50mm in height. The grass will then be left until July / August. A 'hay cut' will then be taken and the grass then cut in mid-autumn and mid-spring. All arisings to be removed.							x	x				
	Routine maintenance operations (Year 2 onwards)	Watering	Regular watering will occur weekly during the main growing season					x	x	x	x	x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			(May to September inclusive) and only as required outside these months.												
		Health inspections	Seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in the following planting season.			X		X		X		X			
		Cutting	From year two onwards, the wildflower meadow (excluding hedgerow margins) will be managed to allow for species to grow tall, flower and seed from May through to July / August. A 'hay cut' will then be taken and the grass then cut in mid-autumn and mid-spring. All arisings will be left in situ for five days to allow seed release and ensure the continued renewal of the floristic diversity of the site. The arisings will then be turned and removed from site.			X					X	X	X		

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Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
		Weeding	Monthly hand removal of weeds unwanted species.	x	x	x	x	x	x	x	x	x	x	x	x
		Litter	To be removed as necessary before any cutting works.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	As required during periods of drought to avoid death of the planting.	x	x	x	x	x	x	x	x	x	x	x	x
Other Neutral Grassland (Moderate Condition)	Pre-seeding preparation operation (Year 0)	Ground preparation	Removal of undesirable species. Soil shall be levelled.			x	x	x				x	x	x	
	Establishment maintenance operations (Year 1)	Seeding	Planting / sowing should occur as per manufacturer's guidance during autumn, or spring.			x	x	x				x	x	x	
		Health inspections	Plants / seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in the next planting season.			x		x		x		x			
		Cutting	Cutting of annual weeds will be avoided until mid to late summer. This will ensure sown seedlings are protected by annual weeds, which will be beneficial for invertebrates. Annual weeds will be cut in mid-	x	x	x					x	x	x	x	x

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				J	F	M	A	M	J	J	A	S	O	N	D
			August, making way for the young grassland beneath. Any unwanted species such as Docks will be removed, and any arisings taken away from the site. The grassland can then be mown through to the end of March the following year.												
		Weeding	Monthly hand removal of weeds unwanted species as required.	x	x	x	x	x	x	x	x	x	x	x	x
		Litter	To be removed as necessary before any cutting works.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	As required during periods of drought to avoid death of the planting.				x	x	x	x	x	x			
	Routine maintenance operations (Year 2 onwards)	Health inspections	Plants / seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in the following planting season.			x		x		x		x			
		Cutting	Following the initial year, the grassland will be managed to allow for species to grow tall, flower and seed from May through to at least	x	x	x				x	x	x	x	x	x

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			late July. A 'hay cut' will then be taken between late July and late August and then managed short throughout autumn and winter until April the following spring. Following any grassland maintenance all arisings will be left in situ for five days to allow seed release and ensure the continued renewal of the floristic diversity of the site. The arisings will then be turned and removed from site to prevent nutrient enrichment at the detriment to floristic diversity.												
		Weeding	Monthly hand removal of weeds unwanted species as required.	x	x	x	x	x	x	x	x	x	x	x	x
		Litter	To be removed as necessary before any cutting works.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	As required during periods of drought to avoid death of the planting.	x	x	x	x	x	x	x	x	x	x	x	x
Ditch	Establishment maintenance operations after planting and seeding (Year 1)	Seeding	New ditch marginal seeding should occur as per manufactures	x	x	x	x	x				x	x	x	x

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			guidance during autumn or spring.												
		Planting	New emergent, submerged and floating planting should occur during autumn or spring prior to, or within 12 months, of the completion of the development.	x	x	x	x	x				x	x	x	x
		Health inspections / Monitoring	Ditch to be monitored for excessive coverage of filamentous algae and duckweed monthly during the summer months Should any plants be observed to be diseased, damaged or dead during monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season. Ditch marginal seeding found to have not established during monthly health visits between March and September will be			x	x	x	x	x	x	x			

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				J	F	M	A	M	J	J	A	S	O	N	D
			reseeded with the same seed mix in the following planting season.												
		Weeding	Monthly hand removal / cutting of any undesirable species as required. duckweed and filamentous algae is to be removed as required to limit cover of these species below 10% cover.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	Regular watering will occur weekly during the main growing season (May to September inclusive) and only as required outside these months.					x	x	x	x	x			
	Routine maintenance operations (Year 2)	Health inspections / Monitoring	Ditch to be monitored for excessive coverage of filamentous algae and duckweed monthly during the summer months. Should any plants be observed to be diseased, damaged or dead during bi-monthly visits between March and September they will be replaced with the same			x		x	x	x	x	x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			species to the same specification in the following planting season. Ditch marginal seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in the following planting season.												
		Cutting	Ditch marginal seeding to be cut back in 1/3 sections to a height of 100mm on a three-year rotational basis between September and November.									x	x	x	
		Trimming	Manual trimming of aquatic planting as required but ensuring that aquatic planting (excluding duckweed) does not fall below 75% of the ditch bank sides. All arisings to be placed adjacent to the ditch edge for 24 hours before being removed.	x	x						x	x	x	x	x
		Litter	To be removed as necessary before any	x	x	x	x	x	x	x	x	x	x	x	x

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			cutting or trimming works.												
		Weeding	Monthly hand removal / cutting of any undesirable species as required. Duckweed and filamentous algae is to be removed as required to limit cover of these species below 10% cover.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	As required during periods of drought to avoid death of the marginal planting.					x	x	x	x	x			
	Routine maintenance operations (Year 3)	Health inspections / Monitoring	Ditch is to be monitored for excessive coverage of filamentous algae and duckweed monthly during the summer months Should any plants be observed to be diseased, damaged or dead during bi-monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season.			x		x	x	x	x	x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			Ditch marginal seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in the following planting season.												
		Cutting	Ditch marginal seeding to be cut back in 1/3 sections to a height of 100mm on a three-year rotational basis between September and November.									X	X	X	
		Trimming	Manual trimming of aquatic planting as required but ensuring that aquatic planting (excluding duckweed) does not fall below 75% of the ditch bank sides. All arisings to be placed adjacent to the ditch edge for 24 hours before being removed.	X	X						X	X	X	X	X
		Litter	To be removed as necessary before any cutting or trimming works.	X	X	X	X	X	X	X	X	X	X	X	X
		Weeding	Monthly hand removal / cutting of any	X	X	X	X	X	X	X	X	X	X	X	X

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Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			undesirable species as required. Duckweed and filamentous algae is to be removed as required to limit cover of these species below 10% cover.												
		Watering	As required during periods of drought to avoid death of the planting.					x	x	x	x	x			
	Routine maintenance operations (Year 4 onwards)	Health inspections / Monitoring	Ditch is to be monitored for excessive coverage of filamentous algae and duckweed monthly during the summer months Should any plants be observed to be diseased, damaged or dead during bi-monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season. Ditch marginal seeding found to have not established during bi-			x		x	x	x	x	x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			monthly health visits between March and September will be reseeded with the same seed mix in the following planting season.												
		Cutting	Ditch marginal vegetation to be cut back in 1/3 sections to a height of 100mm on a three-year rotational basis between September and November.									x	x	x	
		Trimming	Manual trimming of aquatic planting as required but ensuring that aquatic planting (excluding duckweed) does not fall below 75% of the ditch bank sides. All arisings to be placed adjacent to the ditch edge for 24 hours before being removed.	x	x						x	x	x	x	x
		Litter	To be removed as necessary before any cutting or trimming works.	x	x	x	x	x	x	x	x	x	x	x	x
		Weeding	Duckweed and filamentous algae is to be removed as required to limit cover of these species below 10% cover.	x	x	x	x	x	x	x	x	x	x	x	x

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Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
		Watering	As required during periods of drought to avoid death of the marginal planting.					x	x	x	x	x			
Hard Landscaping	General Maintenance Operations	Litter Collection	Empty the public area bins and remove litter from paved and planted areas	x	x	x	x	x	x	x	x	x	x	x	x
		Bin Cleaning	Wash and clean waste bins	x	x	x	x	x	x	x	x	x	x	x	x
		Fly tipping	Check the site for fly tipping and depending on size of items bag and remove or arrange for removal to skip	x	x	x	x	x	x	x	x	x	x	x	x
		Leaf collection	Sweep up leaf fall	x	x	x	x	x	x	x	x	x	x	x	x
		Detritus removal	Sweep to remove all dust and debris	x	x	x	x	x	x	x	x	x	x	x	x
		Weed removal	Hand weed areas of weed growth	x	x	x	x	x	x	x	x	x	x	x	x
Ground level planters (climbers)	Ground Preparation / Creation / Establishment Year 1	Planting	New planting of climbers should occur during autumn or spring prior to, or within 12 months, of the completion of the development.			x	x	x				x	x	x	
		Watering	As required during periods of drought to avoid death of the planting. Pruning to ensure					x	x	x	x				
		Health inspections / Monitoring	Green wall to be monitored for excessive			x	x	x	x	x	x	x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			coverage of undesirable species Should any plants be observed to be diseased, damaged or dead during monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season.												
	Routine maintenance operations Year 2	Maintenance	Climbers to be maintained throughout the growing season. With pruning as required depending on species.		x	x	x	x	x	x	x	x	x	x	
		Watering	As required during periods of drought to avoid death of the planting.					x	x	x	x				
		Health Inspections / Monitoring	Green wall to be monitored for excessive coverage of undesirable species Should any plants be observed to be diseased, damaged or dead during monthly visits between March and September they will be replaced			x	x	x	x	x	x	x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			with the same species to the same specification in the following planting season.												

3.6. Habitat Reinstatement Plan

Table 3.11: Habitats that are due to be reinstated following the cessation of the temporary sales area lifespan (expected within 2 years following development), habitats are shown on Plan HMMP3. Reinstated habitats are expected to meet the following habitat condition criteria and described below.

Created Habitats					
Habitat Type	Targeted Condition	Years to Targeted Condition	Condition Assessments (Pass / Fail)		Units Delivered
Other neutral grassland	Moderate	5	Grassland (medium, high and very high distinctiveness)		0.48
			A – The parcel represents a good example of its habitat type as per UKHab definitions.	Pass	
			B – The sward height is varied.	Fail	
			C – The cover of bare ground is between 1% and 5%.	Pass	
			D – The cover of Bracken <i>Pteridium aquilinum</i> is <20% and the cover of scrub is <5%.	Pass	
			E – The combined cover of sub-optimal species ⁶ and physical damage is <5%.	Pass	
			F – There are at least 10 vascular plants per m2.	Fail	
Urban trees	Poor	10	Individual trees (medium distinctiveness)		0.06 units created
			A – The tree is a native species.	Pass	
			B – Tree canopy is continuous (individual trees automatically pass).	Pass	
			C – The tree is mature.	Fail	

⁶Suboptimal species include: Cow Parsley *Anthriscus sylvestris*, Creeping Thistle *Cirsium arvense*, Spear Thistle *Cirsium vulgare*, Greater Plantain *Plantago major*, Creeping Buttercup *Ranunculus repens*, Curled Dock *Rumex crispus*, Broad-leaved Dock *Rumex obtusifolius*, White Clover *Trifolium repens* and Common Nettle *Urtica dioica*.

Created Habitats					
Habitat Type	Targeted Condition	Years to Targeted Condition	Condition Assessments (Pass / Fail)		Units Delivered
			D – Little evidence of impact on tree health due to human activities and there is no regular pruning regime.	Fail	
			E – Natural ecological niches are present.	Fail	
			F – >20% of the tree canopy is oversailing vegetation.	Fail	
Native hedgerow with trees	Good	20	A1 – Height	Pass	0.03 units created
			A2 – Width	Pass	
			B1- Gap – hedge base	Pass	
			B2 – Gap – hedge canopy continuity	Pass	
			C1 – Undisturbed ground and perennial vegetation	Pass	
			C2 – Nutrient enriched perennial vegetation	Pass	
			D1 – Invasives	Pass	
			D2 – Current damage	Pass	
			E1 – Tree class	Fail	
			E2 – Tree health	Pass	

Table 3.12. Habitats that are due to be reinstated following the cessation of the temporary sales area lifespan (expected within 2 years following development), habitats are shown on Plan HMMP3. All reinstatement plans will have been actioned within 1 year of decommission of the temporary sales area.

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
Urban Trees	Establishment	Planting	Planting of new trees will be undertaken between the end of October and the end of March.	x	x	x							x	x	x
	Maintenance operations after planting (Year 1)	Tree guards / stakes / root barriers	Root barriers should be installed should services be located within close proximity to tree rooting areas. Tree planting is to be supported by an appropriately sized stake and protected from Rabbits by spiral guards. Ensure a 500mm radius around each tree is kept weed and grass free - Trees planted within grass shall be fitted with mower / strimmer guards or mulched with a 500mm diameter circle. To occur at time of planting.	x	x	x							x	x	x
		Health inspections	Should any trees be observed to be diseased, damaged or dead during monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season			x	x	x	x	x	x	x			
		Watering	Regular watering will occur weekly during the main growing season (May to September) and only as required outside these months.					x	x	x	x	x			
	Routine maintenance operations (Year 2)	Health inspections	Should any trees be observed to be diseased, damaged or dead during monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season			x	x	x	x	x	x	x			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
		Watering	Regular watering will occur weekly during the main growing season (May to September inclusive) and only as required outside these months.					X	X	X	X	X			
	Routine maintenance operations (Year 3 onwards)	Health inspections	After the first two years, new trees can also be inspected annually if found to be establishing well. Trees to be inspected after major storms.			X	X	X	X	X	X	X			
		Tree guards / stakes	When no longer necessary or after four years from planting whichever comes sooner, rabbit guards, ties and stakes must be removed from the planting.	X	X	X	X	X	X	X	X	X	X	X	X
		Watering	As required / during periods of drought to avoid death of the planting.	X	X	X	X	X	X	X	X	X	X	X	X
Native hedgerow and Native Hedgerow with trees (Retained and Reinstated)	Establishment Maintenance operations after planting (Year 1)	Planting	Planting of new whips to enhance existing hedgerows / create new hedgerow will be undertaken between the end of October and the end of March. All hedgerow planting to be implemented in species groups.	X	X	X							X	X	X
		Health inspections	Should any plants be observed to be diseased, damaged or dead during monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season.			X	X	X	X	X	X	X			
		Watering	New hedgerow planting will be watered between March and September and only as required outside these months for the first year.					X	X	X	X	X			
	Routine maintenance	Health inspections	Should any plants be observed to be diseased, damaged or dead during bi-monthly visits between March and			X		X		X		X			

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
	operations (Year 2)		September they will be replaced with the same species to the same specification in the following planting season												
		Pruning	Only applicable to non-boundary hedgerows (LOT3 and LOT5). Hedge thinned, trimmed and shaped twice yearly, dependent on growth rates, to reach desired specifications. Pruning should avoid the nesting bird season (March to August inclusive) and, if done in the fruiting season, should only be performed on one side of the hedgerow.	x	x							x	x	x	x
		Litter	To be removed as necessary before any cutting or pruning works.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	After the first year, hedgerows will be watered only as required (i.e., during droughts) between March and September only.					x	x	x	x	x			
	Routine maintenance operations (Year 3 onwards)	Supports / spiral guards	When no longer necessary or after four years from planting whichever comes sooner, rabbit guards, ties and supports must be removed from the planting.	x	x	x	x	x	x	x	x	x	x	x	x
		Health inspections	Should any plants be observed to be diseased, damaged or dead during bi-monthly visits between March and September they will be replaced with the same species to the same specification in the following planting season.			x		x		x		x			
		Pruning	Only applicable to non-boundary hedgerows (LOT3 and LOT5). Hedge thinned, trimmed and shaped twice yearly, dependent on growth rates, to reach desired specifications. Pruning should avoid the nesting bird season	x	x							x	x	x	x

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Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			(March to August inclusive) and, if done in the fruiting season, should only be performed on one side of the hedgerow.												
		Cutting	Hedgerows cut once yearly on a three-year rotation as required between November and February (outside of the nesting bird season and dormouse active season). To be maintained at height of 3m and width of at least 1.5m for screening.	x	x							x	x	x	x
		Litter	To be removed as necessary before any cutting or pruning works.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	Hedgerows will be watered only as required (i.e., during droughts) between March and September only.					x	x	x	x	x			
Other Neutral Grassland (Moderate Condition)	Pre-seeding preparation operation (Year 0)	Ground preparation	Removal of undesirable species. Soil shall be levelled.			x	x	x				x	x	x	
	Establishment maintenance operations (Year 1)	Seeding	Planting / sowing should occur as per manufacturer's guidance during autumn, or spring.			x	x	x				x	x	x	
		Health inspections	Plants / seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in the next planting season.			x		x		x		x			
		Cutting	Cutting of annual weeds will be avoided until mid to late summer. This will ensure sown seedlings are protected by annual weeds, which will be beneficial for invertebrates. Annual weeds will be cut in mid-August, making way for the young grassland beneath. Any unwanted species such as Docks will be removed.	x	x	x					x	x	x	x	x

Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
			and any arisings taken away from the site. The grassland can then be mown through to the end of March the following year.												
		Weeding	Monthly hand removal of weeds unwanted species as required.	x	x	x	x	x	x	x	x	x	x	x	x
		Litter	To be removed as necessary before any cutting works.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	As required during periods of drought to avoid death of the planting.				x	x	x	x	x	x			
	Routine maintenance operations (Year 2 onwards)	Health inspections	Plants / seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in the following planting season.			x		x		x		x			
		Cutting	Following the initial year, the grassland will be managed to allow for species to grow tall, flower and seed from May through to at least late July. A 'hay cut' will then be taken between late July and late August and then managed short throughout autumn and winter until April the following spring. Following any grassland maintenance all arisings will be left in situ for five days to allow seed release and ensure the continued renewal of the floristic diversity of the site. The arisings will then be turned and removed from site to prevent nutrient enrichment at the detriment to floristic diversity.	x	x	x				x	x	x	x	x	x
		Weeding	Monthly hand removal of weeds unwanted species as required.	x	x	x	x	x	x	x	x	x	x	x	x

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Habitat	Item	Sub-category	Description	Timings											
				J	F	M	A	M	J	J	A	S	O	N	D
		Litter	To be removed as necessary before any cutting works.	x	x	x	x	x	x	x	x	x	x	x	x
		Watering	As required during periods of drought to avoid death of the planting.	x	x	x	x	x	x	x	x	x	x	x	x

4. Biodiversity Enhancement Strategy

4.1. Wildlife Box Installation

- 4.1.1. **Bats.** It is proposed that 2no. bat boxes are installed to retained mature trees within the native hedgerow with trees habitat to the eastern boundary of the site. Suitable boxes include the Schwegler 1FF Flat Bat Box, 2FN Bat Box and 2F Bat Box, see Appendix 3. Locations of boxes are provided in Plan HMMP4 – Biodiversity Enhancement Plan.
- 4.1.2. **Birds.** It is proposed that 2no. bird boxes are installed to retained mature trees within the native hedgerow with trees habitat to the eastern boundary of the site. Suitable boxes include the Schwegler 1B Bird Box, 2H Bird Box and the 2M bird Box, see Appendix 4. Locations of boxes are provided in Plan HMMP4 – Biodiversity Enhancement Plan.
- 4.1.3. **Reptiles/Amphibians/Invertebrates.** It is proposed that 2no. hibernacula log piles of benefit to reptiles/amphibians/invertebrates are installed to the retained native hedgerow with trees habitat to the eastern boundary of the site. Suitable designs are found within Appendix 5. Locations of hibernacula log piles are provided in Plan HMMP4 – Biodiversity Enhancement Plan.

Table 4.1. Management/Monitoring of proposed wildlife Boxes

Protected Species	Management Prescriptions	Comments
Bat Boxes	Cleaning/Clearing	Proposed bat boxes are considered to be self-cleaning and require no annual monitoring related to cleaning.
	Replacement	Monitoring of boxes will be undertaken annually during winter months to determine if boxes have been damaged/become missing and replaced with similar specification or repaired as necessary outside the hibernation period during suitable weather condition. Note, bat boxes must only be inspected internally by a licenced bat ecologist. This Suitably Qualified Ecologist (SQE) can complete pre-removal checks and advise on timings and suitable box alternatives where necessary.
Bird Boxes	Cleaning/Clearing	Proposed bird boxes shall be inspected outside the bird nesting season during the winter months (November-February) and cleaned of any old nesting material/droppings.
	Replacement	Monitoring of bird boxes will be undertaken annually during winter months to determine if boxes have been damaged/become missing and replaced as necessary. The SQE can advise on suitable replacement boxes.
Hibernacula Log Piles	Addition of arisings	As and when arboricultural management takes place of the proposed trees as well as the

Protected Species	Management Prescriptions	Comments
		retained and created hedgerows, any arisings can be added to log piles as necessary.

5. Risk Register and Remedial Measures

- 5.1.** Pre-empting the possibility that risks may arise that inhibit the plausibility of the established habitats to meet their expected condition criteria, Table 4.1 below details various potential risk factors to the proposed landscaping alongside management measures that may be enacted to mitigate against these.

Table 5.1. Possible risks to, and remedial measures for, the proposed landscaping.

Habitat / Hedgerow Type(s)	Risk Factor(s)	Trigger(s) for Action	Remedial Measure(s)
Other neutral grassland (Poor and Moderate condition)	Newly seeded other neutral grassland fails to establish.	Where any areas of other neutral grassland are observed to have failed to establish resulting in >5% cover of bare ground.	Affected areas are to be subject to re-seeding utilising the same seed mix.
	Encroachment of Bracken and / or scrub.	Cover of Bracken observed to be >20% and / or cover of scrub observed to be >5%.	Bracken and scrub that has encroached onto grassland is to be removed by hand and the frequency of weeding targeting these species will be increased. A small element of scrub (<5% cover of the grassland patch as a whole) may be retained if adjacent to scrub habitat.
	Colonisation by sub-optimal and INNS.	Plant species indicative of sub-optimal conditions ⁷ comprise >5% cover. Any INNS are present.	Plant species indicative of sub-optimal conditions shall be removed by hand, and the frequency weeding is performed will be increased, as necessary. INNS will be removed by a specialist contractor upon identification. If deemed necessary, re-seeding will occur in place of the removed undesirable species.

⁷Suboptimal species include: Cow Parsley, Creeping Thistle, Spear Thistle, Greater Plantain, Creeping Buttercup, Curled Dock, Broad-leaved Dock, White Clover and Common Nettle.

Habitat / Hedgerow Type(s)	Risk Factor(s)	Trigger(s) for Action	Remedial Measure(s)
	Damage observed to grassland.	When >5% of the grassland is observed to have been subject to damage.	Where damage is caused by a specific management practice, said practice shall cease, with an alternative to be found.
Modified grassland	Modified grassland fails to establish	Where any areas of modified grassland are observed to have failed to establish resulting in >5% cover of bare ground.	Affected areas are to be subject to re-laying of fresh turf of the same species mix.
	Damage observed to grassland.	When >5% of the grassland is observed to have been subject to damage.	Where damage is caused by a specific management practice, said practice shall cease, with an alternative to be found.
Introduced shrub	Newly planted introduced shrubs fail to establish.	Should any introduced shrub planting be observed to be dead, dying or diseased.	New like-for-like planting will occur as needed.
Urban trees	Newly planted trees fail to establish.	Any trees observed to be dead, dying or diseased.	Impacted trees will be removed and replaced on a like-for-like basis.
Ground based planters	INNS or undesirable weed species present	Any species listed on Sch.9 of the WCA or listed as an undesirable weed species noted during monitoring.	Any sch.9 or undesirable weed species is to be removed by hand.
(Species-rich) Native Hedgerow and Native Hedgerow with trees	Newly planted hedgerows fail to establish.	In the instance that any section of hedgerow be observed to be dead, dying or diseased.	New like-for-like planting will occur as deemed necessary.
	Hedgerows form a 'gappy' structure.	Where gaps between the ground and base of the hedgerows canopy exceed 0.5m and / or when gaps exceed 10% of the length of the hedgerow.	Additional planting of native hedgerow species will occur to infill any gaps. Management practices such as laying or coppicing may be employed to encourage re-growth.
	Adjacent perennial	Plant species indicative of nutrient	Plant species indicative of nutrient enriched soils shall be

Habitat / Hedgerow Type(s)	Risk Factor(s)	Trigger(s) for Action	Remedial Measure(s)
	vegetation observed to contain undesirable species.	enriched soils comprise >20% cover of the vegetation within 1m of the hedgerow. Any INNS are present.	removed by hand, and the frequency weeding is undertaken will be increased, as necessary. INNS will be removed by a specialist contractor upon identification. If required, re-planting / re-seeding of landscaping will occur in the stead of the removed undesirable species.
	Damage observed to hedgerow.	>10% of the hedgerow is observed to be damaged.	Should damage be caused by a specific management practice then said practice shall cease and an alternative solution found that does not damage the integrity of the hedgerow.
Ditch	Newly seeded grassland associated with the ditch fails to establish	Where any areas of grassland have been observed to have failed to establish	Affected areas are subject to additional seeding utilising the same seed mix
	Excessive levels of filamentous algae and / or duckweed are observed	Where filamentous algae and / or duckweed forms > 10% cover	Filamentous algae and duckweed will be manually removed. Arising to be removed from the site
	Physical damage observed to ditch	Where physical damage is observed forms > 5% of the ditch	Should damage be caused by a specific management practice then said practice shall cease and an alternative solution implemented that does not damage the integrity of the ditch.
	INNS or undesirable weed species are observed	Any INNS or undesirable weed species are present	INNS will be removed by a specialist contractor and undesirable weeds shall be uprooted and removed from site by the management company. If required re-seeding of landscaping will occur in the stead of the removed INNS

6. Monitoring Schedule

6.1. Monitoring Strategy, Methods, Reports and Adaptive Management

- 6.1.1. In years 1, 2, 5, 10, 15, 20, 25 and 30 after completion of the proposed landscaping works, a SQE will be appointed by the site owner(s) to undertake a walkover survey of all on-site habitats between May and July (within the optimal period for botanical surveys), the findings of which will inform a monitoring report to be produced by November.
- 6.1.2. The SQE will judge the habitats present against their expected conditions aided by Natural England's Progress Towards Habitat and Condition Targets tables reproduced in Appendix 3. Methods used to inform upon the success of any progress are to include the taking of photographs of each habitat in set positions to allow for an easy visual comparison of any changes over the timeframes involved, in addition to the undertaking of quadrat surveys in areas of other neutral grassland to determine the species richness of this habitat. The degree of success observed concerning habitat establishment and management will be recorded with any habitats that have failed to establish successfully, or where the suggested management is proving ineffective, documented.
- 6.1.3. Where necessary, input from the management company, who will be requested to provide any observations and day-to-day notes regarding any limitations of, or ways to improve upon, the current management practices, will also be incorporated into the monitoring reports.
- 6.1.4. Should any remedial work be required, this will be set out within the monitoring reports alongside revised objectives for the subsequent years to ensure any issues are promptly addressed and the expected habitat conditions are reached.
- 6.1.5. Upon their completion, and no later than by November, the site owner(s) will be responsible for ensuring that these monitoring reports are made available to Royal Borough of Windsor and Maidenhead, the Local Planning Authority (LPA), for review.

6.2. Habitat Management and Monitoring Plan

- 6.2.1. This HMMP is also to be reviewed in years 1, 2, 5, 10, 15, 20, 25 and 30 after completion of the landscaping works by the applicant, their appointed ecologist and management company and, if required, the LPA. These reviews will ensure that this document remains fully informed and updated by the findings highlighted within the monitoring reports and that any recommendations, particularly with regards to adaptive management, are reflected within this report.

7. Implementation and Responsibilities

7.1. Landowner Responsibilities

- 7.1.1. Bellway Homes Southern Counties (the landowner) have the ultimate responsibility for implementation of the measures detailed in this HMMP.
- 7.1.2. It is the responsibility of Bellway Homes Southern Counties to instruct appropriate experienced landscaping contractors to establish the various features and habitats proposed, and also to instruct appropriate experienced ecologists to review the habitats implemented as set out in this management plan. The contractors will be provided with the Detailed Planting Plan Sales Area produced by Allen Pyke to ensure the planting lists are adhered to (see Appendices 1-2).
- 7.1.3. Bellway Homes Southern Counties will assign an accredited landscape contractor to manage and maintain the areas of new planting within the site.
- 7.1.4. Clear channels between these parties and their associates on the ground will be in operation at all times, by email and telephone as appropriate.
- 7.1.5. All materials used during the development of the site, as well as any operations, will be in accordance with British Standards, Codes of Practice and legislation.

7.2. Landscaper Responsibilities

- 7.2.1. Bellway Homes Southern Counties shall assign an appropriate landscape management team to adhere to the measures set out within this document. A responsible member of the assigned management team shall ensure all workers are provided with this HMMP and that the measures set out within are complied with. The management team will compile clear documentation of the practices undertaken, including photographs, with this to feedback to Bellway Homes Southern Counties and the assigned ecologist as part of the monitoring process to enable adaptive management and the enactment of remedial measures, if required.

7.3. Ecologist Responsibilities

- 7.3.1. An ecologist, the SQE, will be appointed to undertake monitoring of habitats and their management in-line with the details contained within this HMMP.
- 7.3.2. Monitoring findings will be detailed in a technical report or equivalent for each year of monitoring. The document will report on progress of the HMMP and detail any appropriate remedial actions to be undertaken, such as replacement or additional planting and improvements to the management of habitats if required.
- 7.3.3. A review and update of the HMMP will be undertaken in years 1, 2, 5, 10, 15, 20, 25 and 30. Between Bellway Homes Southern Counties, assigned landscape contractor and assigned ecologist will take place to determine its success and to support the maintenance of the ecological value of the site.

7.3.4. Any further deviations or iterations made to the HMMP will need to be agreed between the appointed landscape contractor, ecologist and Bellway Homes Southern Counties.

7.3.5. All evidence of monitoring and discussions between all parties will be made available to the LPA at their request.

7.4. Funding Responsibilities

7.4.1. Bellway Homes Southern Counties shall be responsible in the funding of all habitat creation, management and monitoring costs.

7.5. Communication

7.5.1. Bellway Homes Southern Counties will ensure all assigned contractors are fully briefed on the guidance and requirements set out within this HMMP.

7.5.2. Clear channels between the involved parties and their associates on the ground will be in operation at all times, by email and telephone as appropriate.

8. Summary and Conclusions

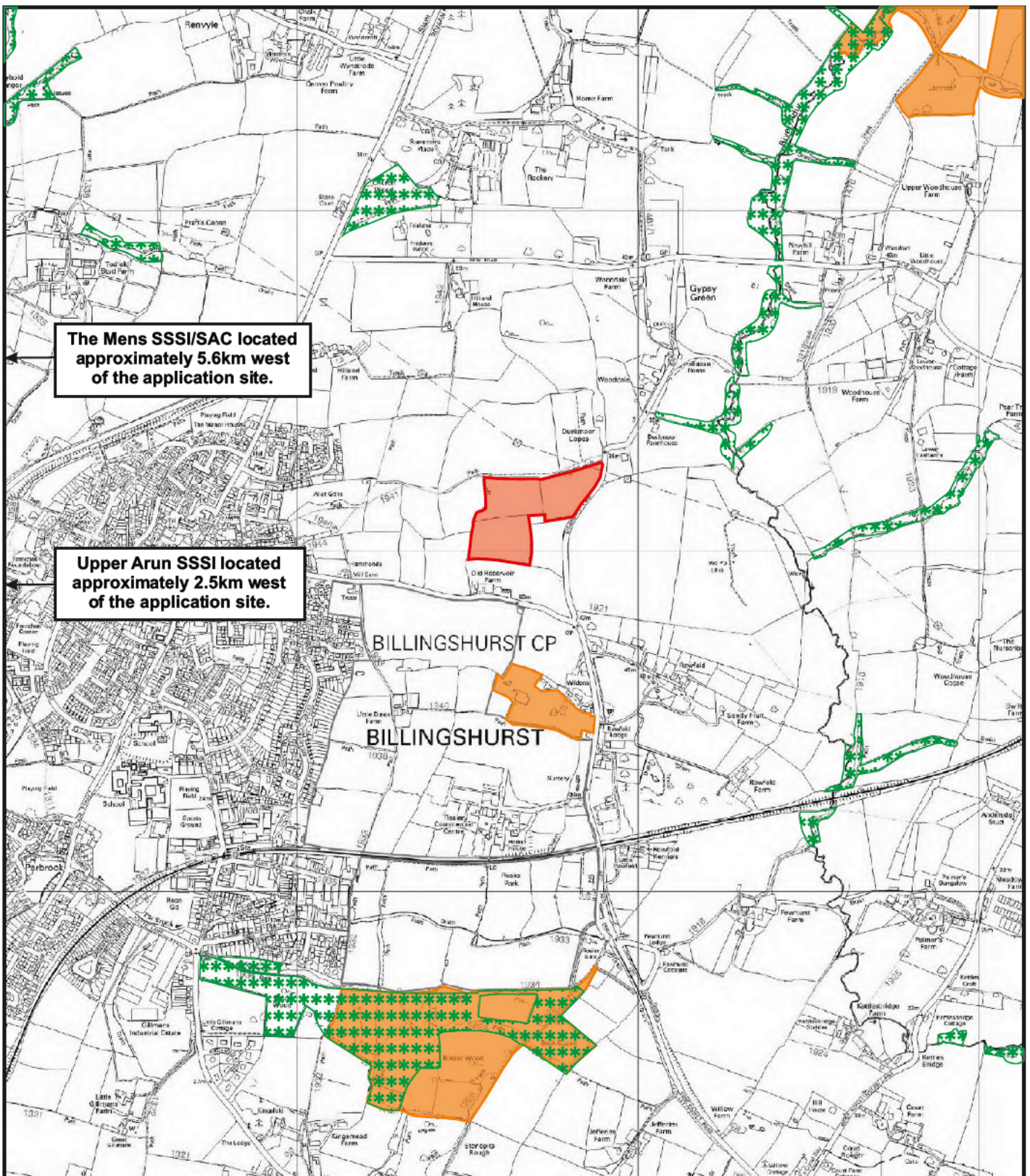
- 8.1. Ecology Solutions was instructed by Bellway Homes Southern Counties in May 2026 to produce a HMMP and BES for the site.
- 8.2. This HMMP/BES sets out the management of features of ecological interest due to be retained and created within the site, describes the mitigation strategies to be implemented during the first 30 years after project completion, and provides additional enhancements for wildlife that are not measured using Biodiversity Net Gain.
- 8.3. New habitats to be created and managed with wildlife in mind include urban trees, ditch, non-native ornamental hedgerows, native hedgerows (with trees), introduced shrub, other neutral grassland and modified grassland. Additionally, a bird box, bat box and invertebrate box are to be installed within the retained mature hedgerow to the east of the site boundary.
- 8.4. Once the habitats establish and mature, opportunities for wildlife within the site will be enhanced, gradually improving over time.
- 8.5. Overall, it is considered that, by following the habitat creation, management and monitoring measures in this report, and the additional Biodiversity Enhancement Strategy prescriptions, the proposed development will deliver ecological enhancements and Biodiversity Net Gains. This report addresses the requirements of Condition 4 and 7 and it is considered that these conditions can be discharged.

PLANS AND APPENDICES

PLANS

PLAN ECO1

Site Location and Ecological Designations



KEY:

- APPLICATION SITE LOCATION
- ANCIENT SEMI-NATURAL WOODLAND
- LOCAL WILDLIFE SITE (LWS)



ECOLOGY SOLUTIONS
Part of the CS Group

Farncombe House
Farncombe Estate | Broadway
Worcestershire | WR12 7LJ

+44(0)1451 870767
info@ecology-solutions.co.uk
ecology-solutions.co.uk

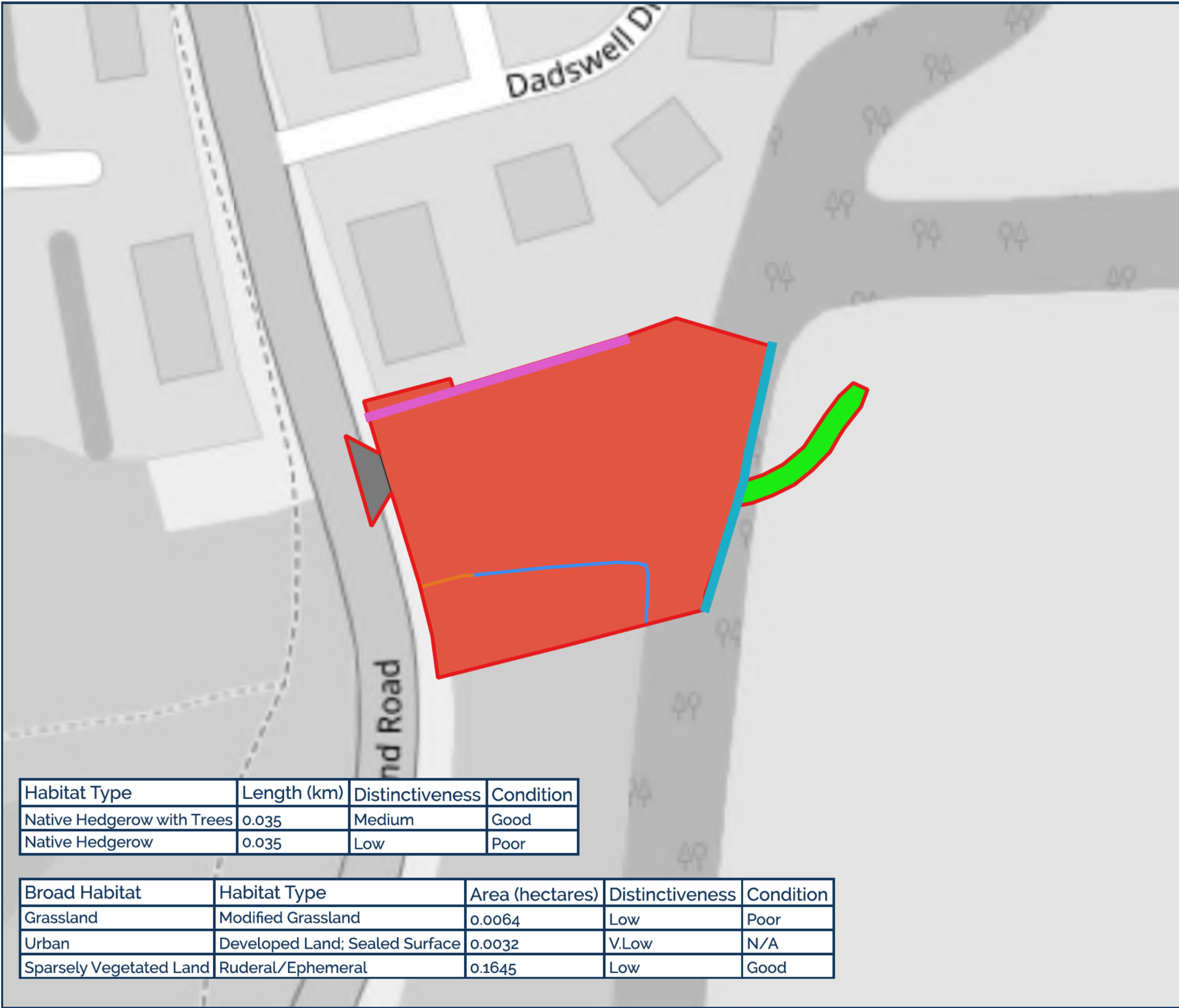
8745: DUCKMOOR,
EAST OF BILLINGSHURST

PLAN ECO1: SITE LOCATION AND
ECOLOGICAL DESIGNATIONS

DEC
2020

PLA HMMP1
Pre-Development Habitats

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KEY:

-  Application Site Boundary
-  Hedgerow with Trees
-  Native Hedgerow
-  Culvert
-  Ditch
-  Developed Land; Sealed Surface
-  Modified Grassland
-  Ruderal



Habitat Type	Length (km)	Distinctiveness	Condition
Native Hedgerow with Trees	0.035	Medium	Good
Native Hedgerow	0.035	Low	Poor

Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition
Grassland	Modified Grassland	0.0064	Low	Poor
Urban	Developed Land; Sealed Surface	0.0032	V.Low	N/A
Sparsely Vegetated Land	Ruderal/Ephemeral	0.1645	Low	Good



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Worcestershire, WR12 7LJ
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**12039: Duckmoor, East Billingshurst,
Sales Area Application**

PLAN HMMP1: Pre-Development Habitats	Rev: A Jul 2026
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Pla HMMP2
Post-Development Habitats

Habitat Type	Length (km)	Distinctiveness	Condition
Native hedgerow	0.04	Low	Poor

Pre-Enhancement Habitat	Post-Enhanced Habitat	Length (km)	Distinctiveness	Condition After Enhancement
Native Hedgerow	Species-rich Native Hedgerow	0.035	Medium	Poor
Ditch	Ditch	0.030	Medium	Moderate

KEY:

- Application Site Boundary
- Newly Planted Individual Trees
- Created Native Hedgerow
- Created Ground Level Planters
- Losses to Hedgerow with Trees
- Retained Hedgerow with Trees
- Enhanced Species-rich Native Hedgerow
- Retained Culvert
- Enhanced Ditch
- Developed Land; Unsealed Surface
- Introduced Shrub
- Modified Grassland
- Other Neutral Grassland (Moderate Condition)
- Other Neutral Grassland (Poor Condition)



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12039: Duckmoor, East Billingshurst,
Sales Area Application

PLAN HMMP2: Post Development
Habitats

Rev: B
Aug 2026

Broad Habitat	Proposed Habitat	Area (hectares)	Distinctiveness	Condition
Urban	Developed Land; Sealed Surface	0.0497	V.Low	N/A
Grassland	Modified Grassland	0.0035	Low	Poor
Grassland	Other Neutral Grassland	0.0988	Medium	Moderate
Grassland	Other Neutral Grassland	0.0106	Medium	Poor
Urban	Introduced Shrub	0.0117	Low	N/A
Urban	Ground Level Planters	0.0034	Low	Poor
Individual Trees	Urban Tree	0.0041	Medium	Poor

**Pla HMMP3
Habita Reinstatement Plan**



KEY:

- Application Site Boundary
- Trees Planted in Reinstatement Phase
- Trees Planted in Development Phase
- Species-rich Native Hedgerow
- Reinstated Native Hedgerow with Trees Planting
- Retained Hedgerow with Trees
- Native Hedgerow
- Retained Culvert
- Retained Ditch
- Retained Developed Land; Sealed Surface
- Retained Other Neutral Grassland
- Reinstated Other Neutral Grassland



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12039: Duckmoor, East Billingshurst,
Sales Area Application

PLAN HMMP3: Habitat
Reinstatement Plan

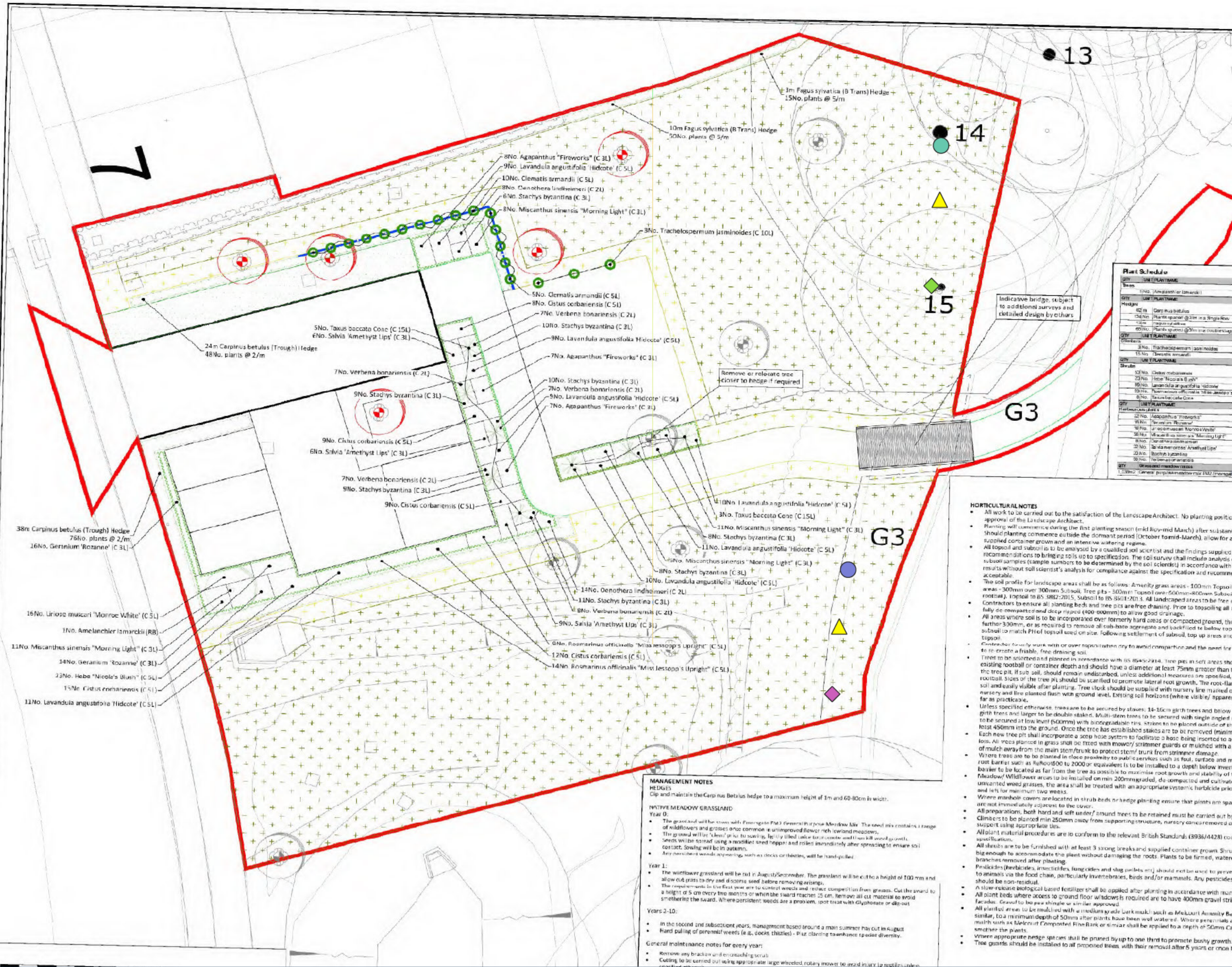
Rev: A
Jul 2026

Habitat Type	Length (km)	Distinctiveness	Condition
Native Hedgerow with Trees	0.0059	Medium	Poor

Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition
Grassland	Other Neutral Grassland	0.072	Medium	Moderate
Urban	Developed Land; Sealed Surface	0.0032	V.Low	N/A
Individual Tree	Urban Tree	0.0204	Medium	Poor

PLA HMMP

Biodiversit Enhancemen Strategy



KEY:

- Application Site Boundary
- Schwegler 1B Bird Box or Similar
- Schwegler 1FF Bat Box or Similar
- Schwegler 2FN BAT BOX or Similar
- Schwegler 2H BIRD BOX or Similar
- Log Piles

Plant Schedule	
Qty	Use (Plant Name)
11 No.	Urtica dioica (Monroe White)
11 No.	Miscanthus sinensis 'Morning Light'
14 No.	Geranium 'Rozanne'
23 No.	Hebe 'Nicola's Blush'
15 No.	Cistus corbariensis
11 No.	Lavandula angustifolia 'Hidcote'
8 No.	Agapanthus 'Fireworks'
9 No.	Lavandula angustifolia 'Hidcote'
10 No.	Clematis armandii
9 No.	Oenothera lindheimeri
6 No.	Stachys byzantina
8 No.	Miscanthus sinensis 'Morning Light'
3 No.	Trachelospermum jasminoides
5 No.	Clematis armandii
8 No.	Cistus corbariensis
7 No.	Verbena bonariensis
10 No.	Stachys byzantina
9 No.	Lavandula angustifolia 'Hidcote'
7 No.	Agapanthus 'Fireworks'
10 No.	Stachys byzantina
7 No.	Verbena bonariensis
5 No.	Lavandula angustifolia 'Hidcote'
7 No.	Agapanthus 'Fireworks'
9 No.	Cistus corbariensis
6 No.	Salvia 'Amethyst Lips'
7 No.	Verbena bonariensis
9 No.	Stachys byzantina
9 No.	Cistus corbariensis
10 No.	Lavandula angustifolia 'Hidcote'
3 No.	Taxus baccata Cone
11 No.	Miscanthus sinensis 'Morning Light'
11 No.	Lavandula angustifolia 'Hidcote'
8 No.	Stachys byzantina
10 No.	Lavandula angustifolia 'Hidcote'
14 No.	Oenothera lindheimeri
11 No.	Stachys byzantina
8 No.	Verbena bonariensis
9 No.	Salvia 'Amethyst Lips'
9 No.	Rosmarinus officinalis 'Miss Jessop's Upright'
12 No.	Cistus corbariensis
14 No.	Rosmarinus officinalis 'Miss Jessop's Upright'

HORTICULTURAL NOTES

- All work to be carried out to the satisfaction of the Landscape Architect. No planting position approval of the Landscape Architect.
- Planting will commence during the first planting season (mid April-mid May) after substantial should planting commence outside the dormant period (October to mid-March), allow for a supplied container grown and an intensive watering regime.
- All topsoil and subsoil is to be analysed by a qualified soil scientist and the findings supplied recommendations to bring soils up to specification. The soil survey shall include analysis of subsoil samples (sample surmounts to be determined by the soil scientist) in accordance with results without soil scientist's analysis for compliance against the specification and recommendations acceptable.
- The soil profile for landscape areas shall be as follows: Amenity grass areas: 100mm Topsoil over 300mm over 300mm Subsoil. Tree pits: 300mm Topsoil over 600mm over 800mm Subsoil (topsoil to BS 5832:2015, Subsoil to BS 5801:2013). All landscaped areas to be free of fully decomposed and deep rippled (400-600mm) to allow good drainage.
- All areas where soil is to be incorporated over formerly hard areas or compacted ground, the further 300mm, or as required to remove all sub-base aggregate and backfilled to below topsoil to match Pit 1 topsoil used on site. Following settlement of subsoil, top up areas and topsoil.
- Contractor to fully work with or over topsoil when dry to avoid compaction and the need for re-creation of a friable, free draining soil.
- Trees to be established in accordance with BS 5832:2014. Tree pits in soft areas the existing rootball or container depth and should have a diameter at least 75mm greater than the tree pit. If subsoil should remain undisturbed, unless additional measures are specified, rootball sides of the tree pit should be scarified to promote lateral root growth. The root-ball soil and easily visible after planting. Tree stock should be supplied with nursery line marked or nursery and line staked flush with ground level. Existing soil horizons (where visible) appear as far as practicable.
- Unless specified otherwise, trees are to be secured by stakes; 14-16cm girth trees and below girth trees and larger to be double staked. Multi-stem trees to be secured with single angled stakes secured at low level (500mm) with biodegradable ties. Stakes to be placed outside of the rootball 450mm into the ground. Once the tree has established stakes are to be removed (minimum 1 year).
- Each new tree pit shall incorporate a step hose system to facilitate 3 hose being inserted to avoid loss. All areas planted in grass shall be fitted with mowable mulch or mulched with a layer of mulch away from the main stem/trunk to protect stem/trunk from mulch damage.
- Where trees are to be planted in close proximity to public services such as fuel, surface and main water pipes, a root barrier (such as Rootguard or Rootstop) is to be installed to a depth below invert level. Root barriers are to be installed on min 200mm gravel, the compacted and cut/levelled unwanted weed grasses, the area shall be treated with an appropriate systemic herbicide prior to and left for minimum two weeks.
- Where mulch covers are located in shrub beds or hedge planting ensure that plants are spaced not immediately adjacent to the staking.
- All preparations, both hard and soft under/around trees to be retained must be carried out by Climbers to be planted min 250mm away from supporting structure, nursery canes removed or support using appropriate ties.
- All plant material procedures are to conform to the relevant British Standards (BS3936/4428) code specifications.
- All shrubs are to be furnished with at least 3 strong breaks and supplied container grown. Shrubs big enough to accommodate the plant without damaging the roots. Plants to be firm, watered, pest/disease free, free from root rot, fungicides and slug pellets and should not be used to prevent animals via the food chain, particularly invertebrates, birds and/or mammals. Any pesticides should be non-residual.
- A slow-release biological based fertilizer shall be applied after planting in accordance with manufacturer's instructions.
- All plant beds where access to ground floor windows is required are to have 400mm gravel strip mulch such as Melcourt Composted Fine Bark or similar shall be applied to a depth of 50mm. All planted areas to be mulched with a medium grade dark mulch such as Melcourt Amenity Best mulch such as Melcourt Composted Fine Bark or similar shall be applied to a depth of 50mm. Where appropriate hedge species shall be pruned by up to one third to promote bushy growth.
- Tree guards should be installed to all proposed trees, with their removal after 5 years or once trees are established.



Farncombe House, Farncombe Estate, Broadway, Worcestershire, WR12 7LJ
info@ecologyolutions.co.uk | ecologyolutions.co.uk

12039: Duckmoor, East Billingshurst, Sales Area Application

PLAN HMMP4: Biodiversity Enhancement Plan
Rev: A
Jul 2026

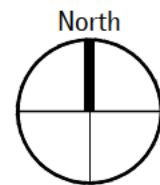
APPENDICES

APPENDIX 1
Detailed Planting Plan Sales Area

Notes

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Do not scale from this drawing.

Based on drawing by Ardent
Drawing number 2303711_B-SK04D



LEGEND

Application boundary

EXISTING

Existing Vegetation to be retained,
refer to arboricultural drawings for
RPA's and tree protection

Existing Hedgerow

Existing young trees planted as part
of Devine Homes development
(based on topographical survey)

Dead young trees planted as part
of Devine Homes development

PROPOSED

Multi-stemmed tree

Specimen shrub

Evergreen climber

Shrub and herbaceous planting

Hedgerow

General purpose meadow mix;
EM2 Emorsgate or equivalent
To areas disturbed by the cabin
construction

General purpose mown meadow mix;
EM2 Emorsgate or equivalent

Mown general purpose amenity turf

1.8m high timber closeboard fencing to
align with tree protection fencing

1.8m high timber trellis

Note:

Seasonal bedding if required to include blue,
purple, and white flowering species:
Spring: Pansy
Summer: Petunia

Rev	Description	Date	Drawn	Checked
P02	Trellis panels, closeboard fencing and climbers added to plan. Hedge amended	05/03/26	CG	TB
P01	First planning issue	11/12/25	CG	TB
P00.03	Existing trees coordinated	04/12/25	TB	TB
P00.02	Draft issue for comments	03/11/25	TB	TB
P00.01	Draft issue for comments	28/11/25	CG	TB

Planning

Client
Bellway Homes Limited
South London

Project
Duckmoor, Billinghurst

Project No
3360

Drawing Title
Detailed Planting Plan
Sales Area

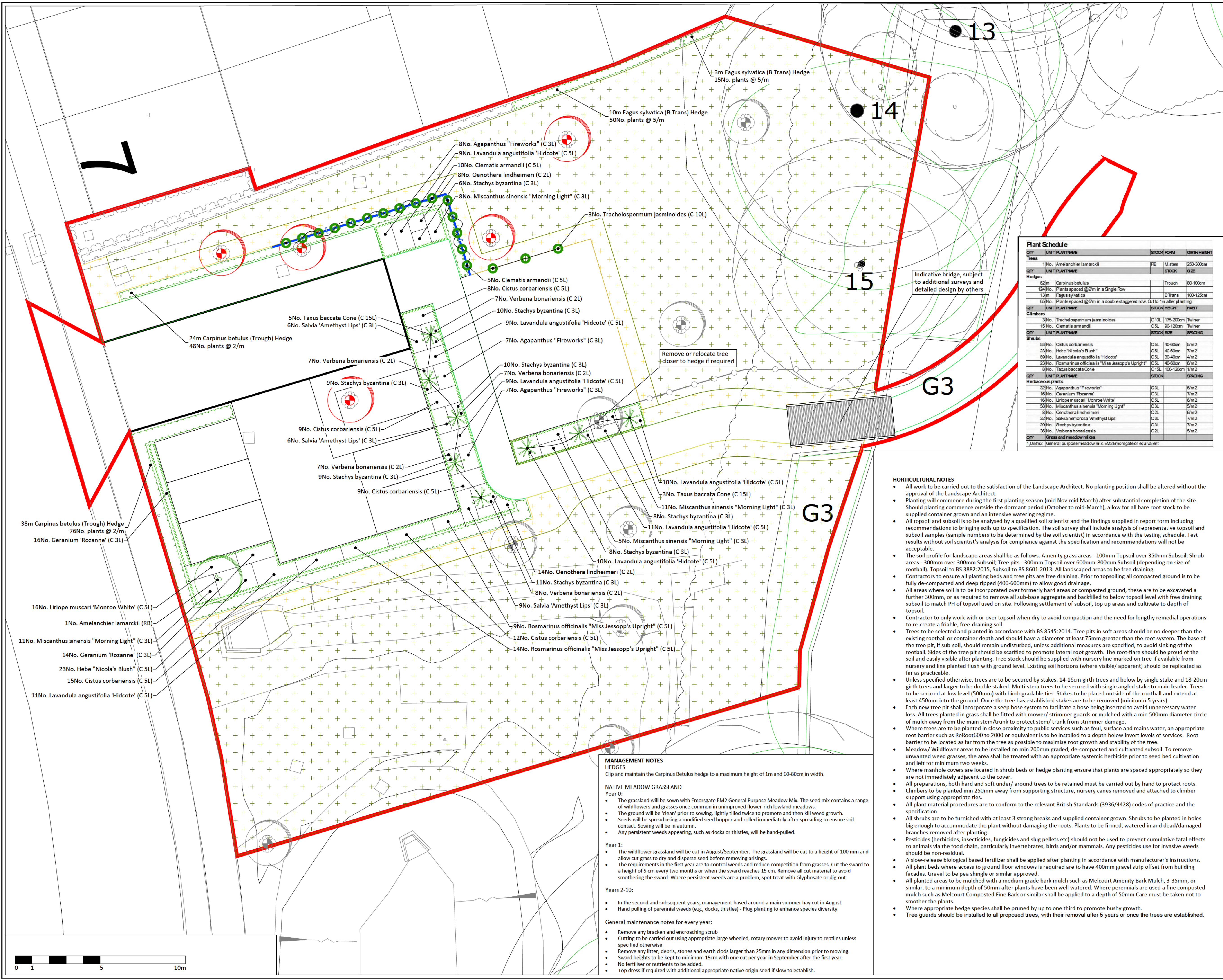
Drawing Number
3360-APA-ZZ-XX-PP-L-2007

Scale
1:100@A1

Date
28/11/25

By/Chk
CG/TB

Revision
P02



- #### HORTICULTURAL NOTES
- All work to be carried out to the satisfaction of the Landscape Architect. No planting position shall be altered without the approval of the Landscape Architect.
 - Planting will commence during the first planting season (mid Nov-mid March) after substantial completion of the site. Should planting commence outside the dormant period (October to mid-March), allow for all bare root stock to be supplied container grown and an intensive watering regime.
 - All topsoil and subsoil to be analysed by a qualified soil scientist and the findings supplied in report form including recommendations to bringing soils up to specification. The soil survey shall include analysis of representative topsoil and subsoil samples (sample numbers to be determined by the soil scientist) in accordance with the testing schedule. Test results without soil scientist's analysis for compliance against the specification and recommendations will not be acceptable.
 - The soil profile for landscape areas shall be as follows: Amenity grass areas - 100mm Topsoil over 350mm Subsoil; Shrub areas - 300mm over 300mm Subsoil; Tree pits - 300mm Topsoil over 600mm-800mm Subsoil (depending on size of rootball). Topsoil to BS 3882:2015, Subsoil to BS 8601:2013. All landscaped areas to be free draining.
 - Contractors to ensure all planting beds and tree pits are free draining. Prior to topsoiling all compacted ground is to be fully de-compacted and deep ripped (400-600mm) to allow good drainage.
 - All areas where soil is to be incorporated over formerly hard areas or compacted ground, these are to be excavated to a further 300mm, or as required to remove all sub-base aggregate and backfilled to below topsoil level with free draining subsoil to match PH of topsoil used on site. Following settlement of subsoil, top up areas and cultivate to depth of topsoil.
 - Contractor to only work with or over topsoil when dry to avoid compaction and the need for lengthy remedial operations to re-create a friable, free-draining soil.
 - Trees to be selected and planted in accordance with BS 8545:2014. Tree pits in soft areas should be no deeper than the existing rootball or container depth and should have a diameter at least 75mm greater than the root system. The base of the tree pit, if sub-soil, should remain undisturbed, unless additional measures are specified, to avoid sinking of the rootball. Sides of the tree pit should be scarified to promote lateral root growth. The root-flare should be proud of the soil and easily visible after planting. Tree stock should be supplied with nursery line marked on tree if available from nursery and line planted flush with ground level. Existing soil horizons (where visible/apparent) should be replicated as far as practicable.
 - Unless specified otherwise, trees are to be secured by stakes: 14-16cm girth trees and below by single stake and 18-20cm girth trees and larger to be double staked. Multi-stem trees to be secured with single angled stake to main leader. Trees to be secured at low level (500mm) with biodegradable ties. Stakes to be placed outside of the rootball and extend at least 450mm into the ground. Once the tree has established stakes are to be removed (minimum 5 years).
 - Each new tree pit shall incorporate a seep hose system to facilitate a hose being inserted to avoid unnecessary water loss. All trees planted in grass shall be fitted with mower/strimmer guards or mulched with a min 500mm diameter circle of mulch away from the main stem/trunk to protect stem/ trunk from strimmer damage.
 - Where trees are to be planted in close proximity to public services such as foul, surface and mains water, an appropriate root barrier such as ReRoot 600 to 2000 or equivalent is to be installed to a depth below invert levels of services. Root barrier to be located as far from the tree as possible to maximise root growth and stability of the tree.
 - Meadow/ Wildflower areas to be installed on min 200mm graded, de-compacted and cultivated subsoil. To remove unwanted weed grasses, the area shall be treated with an appropriate systemic herbicide prior to seed bed cultivation and left for minimum two weeks.
 - Where manhole covers are located in shrub beds or hedge planting ensure that plants are spaced appropriately so they are not immediately adjacent to the cover.
 - All preparations, both hard and soft under/ around trees to be retained must be carried out by hand to protect roots.
 - Climbers to be planted min 250mm away from supporting structure, nursery canes removed and attached to climber support using appropriate ties.
 - All plant material procedures are to conform to the relevant British Standards (3936/4428) codes of practice and the specification.
 - All shrubs are to be furnished with at least 3 strong breaks and supplied container grown. Shrubs to be planted in holes big enough to accommodate the plant without damaging the roots. Plants to be firmed, watered in and dead/damaged branches removed after planting.
 - Pesticides (herbicides, insecticides, fungicides and slug pellets etc) should not be used to prevent cumulative fatal effects to animals via the food chain, particularly invertebrates, birds and/or mammals. Any pesticides use for invasive weeds should be non-residual.
 - A slow-release biological based fertilizer shall be applied after planting in accordance with manufacturer's instructions.
 - All plant beds where access to ground floor windows is required are to have 400mm gravel strip offset from building facades. Gravel to be pea shingle or similar approved.
 - All planted areas to be mulched with a medium grade bark mulch such as Melcourt Amenity Bark Mulch, 3-35mm, or similar, to a minimum depth of 50mm after plants have been well watered. Where perennials are used a fine composted mulch such as Melcourt Composted Fine Bark or similar shall be applied to a depth of 50mm Care must be taken not to smother the plants.
 - Where appropriate hedge species shall be pruned by up to one third to promote bushy growth.
 - Tree guards should be installed to all proposed trees, with their removal after 5 years or once the trees are established.

MANAGEMENT NOTES

HEDGES

Clip and maintain the Carpinus Betulus hedge to a maximum height of 1m and 60-80cm in width.

NATIVE MEADOW GRASSLAND

Year 0:

- The grassland will be sown with Emorsgate EM2 General Purpose Meadow Mix. The seed mix contains a range of wildflowers and grasses once common in unimproved flower-rich lowland meadows.
- The ground will be 'clean' prior to sowing, lightly tilled twice to promote and then kill weed growth.
- Seeds will be spread using a modified seed hopper and rolled immediately after spreading to ensure soil contact. Sowing will be in autumn.
- Any persistent weeds appearing, such as docks or thistles, will be hand-pulled.

Year 1:

- The wildflower grassland will be cut in August/September. The grassland will be cut to a height of 100 mm and allow cut grass to dry and disperse seed before removing arisings.
- The requirements in the first year are to control weeds and reduce competition from grasses. Cut the sward to a height of 5 cm every two months or when the sward reaches 15 cm. Remove all cut material to avoid smothering the sward. Where persistent weeds are a problem, spot treat with Glyphosate or dig-out

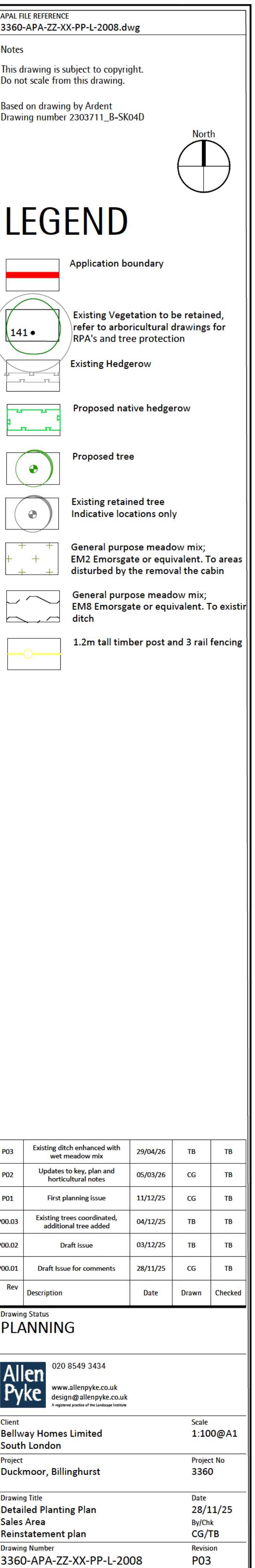
Years 2-10:

- In the second and subsequent years, management based around a main summer hay cut in August
- Hand pulling of perennial weeds (e.g., docks, thistles) - Plug planting to enhance species diversity.

General maintenance notes for every year:

- Remove any bracken and encroaching scrub
- Cutting to be carried out using appropriate large wheeled, rotary mower to avoid injury to reptiles unless specified otherwise.
- Remove any litter, debris, stones and earth clods larger than 25mm in any dimension prior to mowing.
- Sward heights to be kept to minimum 15cm with one cut per year in September after the first year.
- No fertiliser or nutrients to be added
- Top dress if required with additional appropriate native origin seed if slow to establish.

APPENDIX 2
Detailed Planting Plan Sales Area
Reinstatement Plan



- ## HORTICULTURAL NOTES
- All work to be carried out to the satisfaction of the Landscape Architect. No planting position shall be altered without the approval of the Landscape Architect.
 - Planting will commence during the first planting season (mid Nov-mid March) after substantial completion of the site. Should planting commence outside the dormant period (October to mid-March), allow for all bare root stock to be supplied container grown and an intensive watering regime.
 - All topsoil and subsoil is to be analysed by a qualified soil scientist and the findings supplied in report form including recommendations to bringing soils up to specification. The soil survey shall include analysis of representative topsoil and subsoil samples (sample numbers to be determined by the soil scientist) in accordance with the testing schedule. Test results without soil scientist's analysis for compliance against the specification and recommendations will not be acceptable.
 - The soil profile for landscape areas shall be as follows: Amenity grass areas - 100mm Topsoil over 350mm Subsoil; Shrub areas - 300mm over 300mm Subsoil; Tree pits - 300mm Topsoil over 600mm-800mm Subsoil (depending on size of rootball). Topsoil to BS 3882:2015, Subsoil to BS 8601:2013. All landscaped areas to be free draining.
 - Contractors to ensure all planting beds and tree pits are free draining. Prior to topsoiling all compacted ground is to be fully de-compacted and deep ripped (400-600mm) to allow good drainage.
 - All areas where soil is to be incorporated over formerly hard areas or compacted ground, these are to be excavated a further 300mm, or as required to remove all sub-base aggregate and backfilled to below topsoil level with free draining subsoil to match PH of topsoil used on site. Following settlement of subsoil, top up areas and cultivate to depth of topsoil.
 - Contractor to only work with or over topsoil when dry to avoid compaction and the need for lengthy remedial operations to re-create a friable, free-draining soil.
 - Trees to be selected and planted in accordance with BS 8545:2014. Tree pits in soft areas should be no deeper than the existing rootball or container depth and should have a diameter at least 75mm greater than the root system. The base of the tree pit, if sub-soil, should remain undisturbed, unless additional measures are specified, to avoid sinking of the rootball. Sides of the tree pit should be scarified to promote lateral root growth. The root-flare should be proud of the soil and easily visible after planting. Tree stock should be supplied with nursery line marked on tree if available from nursery and line planted flush with ground level. Existing soil horizons (where visible/apparent) should be replicated as far as practicable.
 - Unless specified otherwise, trees are to be secured by stakes: 14-16cm girth trees and below by single stake and 18-20cm girth trees and larger to be double staked. Multi-stem trees to be secured with single angled stake to main leader. Trees to be secured at low level (500-750mm) with biodegradable ties. Stakes to be placed outside of the rootball and extend at least 450mm into the ground. Once the tree has established stakes are to be removed (minimum 5 years).
 - Each new tree in soft landscape shall be fitted with a water watering bag to enable the slow releases of water, reducing the watering frequency. Bags may need to be replaced during the first two to three years, after which point trees should be established an irrigation no longer required. All trees planted in grass shall be fitted with mower/ trimmer guards and 50mm well composted bark mulch at a min 1m diameter circle away from the main stem/trunk to protect stem/ trunk from trimmer damage, with a 120mm collar left free of mulch to prevent rotting of the stem/trunk. Trees within hard landscape (where the surface is less permeable) shall incorporate a seep hose system to facilitate a hose being inserted to avoid unnecessary water loss.
 - Where trees are to be planted in close proximity to public services such as foul, surface and mains water, an appropriate root barrier such as ReRoot600 to 2000 or equivalent is to be installed to a depth below invert levels of services. Root barrier to be located as far from the trees as possible to maximise root growth and stability of the tree.
 - Meadow/ Wildflower areas to be installed on min 200mm graded, de-compacted and cultivated subsoil.
 - Where manhole covers are located in shrub beds or hedge planting ensure that plants are spaced appropriately so they are not immediately adjacent to the cover.
 - All preparations, both hard and soft under/ around trees to be retained must be carried out by hand to protect roots.
 - Climbers to be planted min 250mm away from supporting structure, nursery canes removed and attached to climber support using appropriate ties.
 - All plant material procedures are to conform to the relevant British Standards (9396/4428) codes of practice and the specification.
 - All shrubs are to be furnished with at least 3 strong breaks and supplied container grown. Shrubs to be planted in holes big enough to accommodate the plant without damaging the roots. Plants to be firmed, watered in and dead/damaged branches removed after planting.
 - Pesticides (herbicides, insecticides, fungicides and slug pellets etc) should not be used to prevent cumulative fatal effects to animals via the food chain, particularly invertebrates, birds and/or mammals. Weeds should be removed by hand or by alternative methods such as hot water or foam systems, details of which can be found at <https://www.pan-uk.org/>. Any pesticides use for invasive weeds should be non-residual.
 - A slow-release biological based fertilizer shall be applied after planting in accordance with manufacturer's instructions.
 - All plant beds where access to ground floor windows is required are to have 400mm gravel strip offset from building facade. Gravel to be pea shingle or similar approved.
 - All planted areas to be mulched with a medium grade bark mulch such as Melcourt Amenity Bark Mulch, 3-35mm, or similar, to a minimum depth of 50mm after plants have been well watered. Where perennials are used a fine composted mulch such as Melcourt Composted Fine Bark or similar shall be applied to a depth of 50mm Care must be taken not to smother the plants.
 - Where appropriate hedge species shall be pruned by up to one third to promote bushy growth.
 - Bulbs shall be planted at a depth of three times their height into cultivated topsoil and plant hole to be backfilled with excavated material.
 - Any tree, shrub or area of grass shall be replaced within a period of five years if they die within the next planting season after planting with another such plant of similar size and species.
 - Should the site be at risk of rabbits, deer or appropriate measures should be agreed, prior to planting, to ensure successful plant establishment - spiral rabbit protection guards, staking turf, appropriate stock fencing etc. If such guards are used then they must be removed upon successful establishment or after 4 years of planting, whichever is sooner.

APPENDIX 3

Examples of suitable bat boxes

Bat Boxes

Schwegler bat boxes are made from 'Woodcrete'. This is 75% wood sawdust, clay and concrete mixture, and is breathable and very durable, making these bat boxes rot and predator proof, and extremely long lasting. They can be expected to last 25 years or more without maintenance. Boxes can be hung from a branch near the tree trunk or fixed using 'tree-friendly' aluminium nails.



1FF Flat Bat Box

The rectangular shape makes the 1FF suitable for attaching to the sides of buildings or in sites such as bridges, through it may also be used on trees. It has a narrow crevice-like internal space to attract Pipistrelle and Noctule bats. This box is maintenance-free (i.e., it does not have to be cleaned).

External Dimensions:

Height: 43 cm, Width: 27 cm, Depth: 14 cm

Weight: ~9 kg

2FN Bat Box

A large bat box featuring a wide access at the base as well as an access hole on the underside. Particularly successful in attracting Noctule and Bechstein's bats. This box can be installed on tree-trunks or buildings, and is easily cleaned using the removable front panel.

External Dimensions:

Height: 36 cm, Diameter: 16 cm



2F Bat Box

A standard bat box, attractive to smaller British bat species. Simple design with a narrow entrance slit on the front. The front panel is removable for inspection and cleaning purposes. Can be installed on tree-trunks or buildings.

External Dimensions:

Height: 33 cm, Width: 16 cm, Depth: 16 cm

Weight: ~ 3.8 kg



APPENDIX 4

Examples of suitable bird boxes

Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of boxes. They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting. Boxes are made from 'Woodcrete'. This is 75% wood sawdust, clay and concrete mixture, and is breathable and very durable, making these bird boxes extremely long lasting. They can be expected to last 25 years or more without maintenance.



1B Bird Box

This is the most popular box for garden birds and appeals to a wide range of species. The box can be hung from a branch or nailed to the trunk of a tree with a 'tree friendly' aluminium nail.

*Available in four colours, and three entrance hole sizes: 26 mm for small tits, 32 mm standard size and oval (29 x 55 mm) for redstarts.
Weight: ~3.6 kg*

2H Bird Box

This box is attractive to robins, pied wagtails, spotted flycatcher, wrens, and black redstarts. Best sited on the walls of buildings with the entrance on one side (at an angle of 90° to the wall).

External Dimensions:

Height: 200 mm, Width: 150 mm, Depth: 200 mm, Weight: 2.5 kg



2M Bird Box



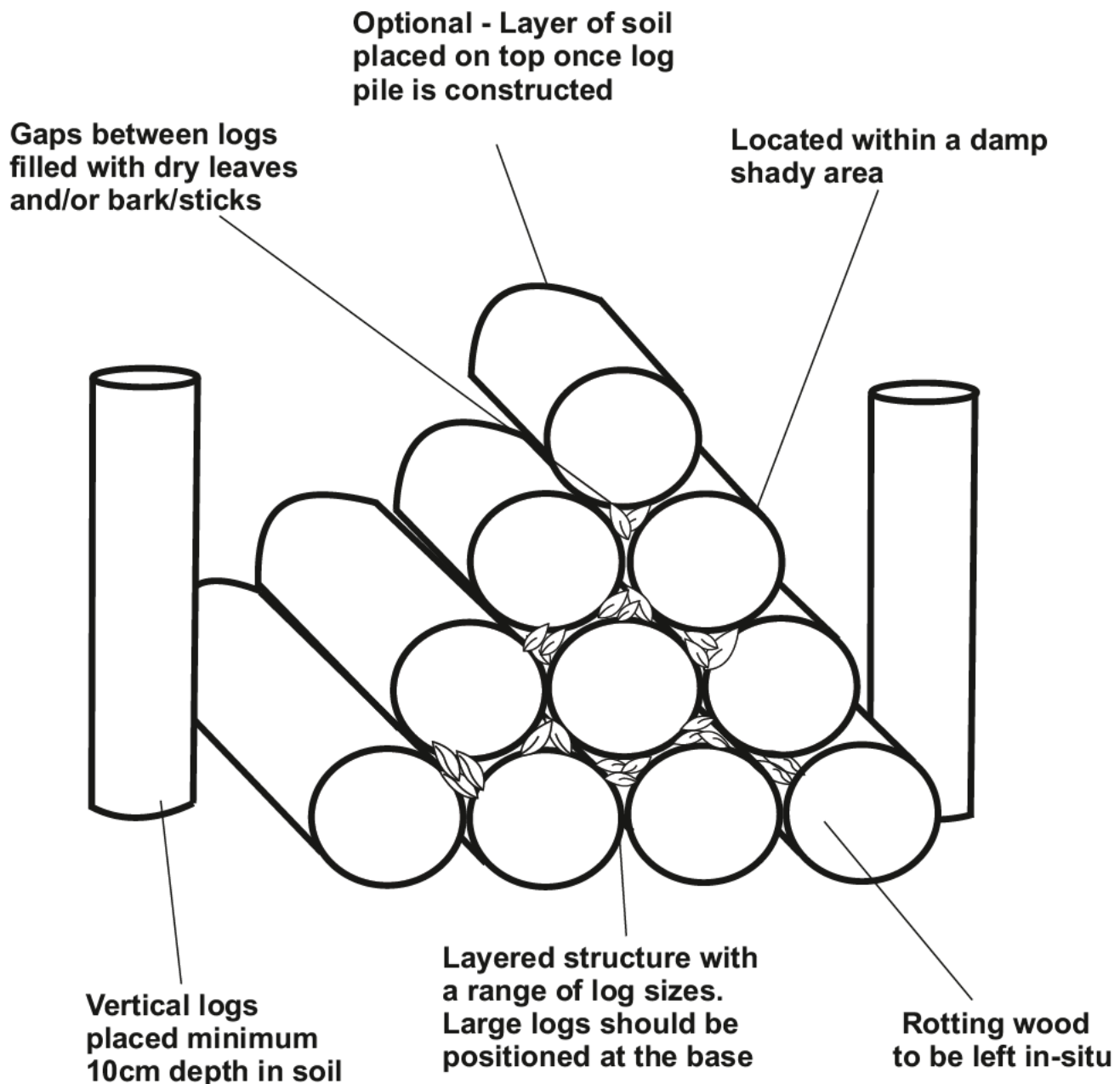
A free-hanging box offering greater protection from predators. Supplied complete with hanger which loops and fastens around a branch.

Available in four colours, and three entrance hole sizes: 26 mm for small tits, 32 mm standard size and oval (29 x 55 mm) for redstarts.

APPENDIX 5

Suitable Log Pile Specification

Log Pile Specification



There is no minimum size required but it should be large enough to attract a good invertebrate population and provide adequate shelter to reptiles.

A good log pile will be placed in a shady spot using logs arranged in a pyramid structure. Vertical logs can be placed into the ground (at a depth of at least 10cm) at either end to prevent logs from falling. Gaps between logs should contain dry leaves, these gaps can also contain bark and/or sticks. The log pile will ideally be placed in a damp location and be kept so during dry spells to encourage a good invertebrate community for foraging reptiles.



LOG PILE
SPECIFICATION

APPENDIX 6
Progress Towards Habitat
and Condition Targets

Grassland (medium, high, and very high distinctiveness)

Progress Towards Habitat and Condition Targets (MH-T01)

Condition Assessment Criteria		Targeted?	Relevant parcels	Year:	
				Target met?	Management Activity Updates
Target Habitat:		N/A		Yes / No	Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards. What, if any, adaptive management changes will be implemented to continue delivering targets.
1	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² , please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.				
2	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 vertebrates and invertebrates to live and breed.				
3	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.				
4	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.				
5	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)				

Hedgerow

Progress Towards Habitat and Condition Targets (MG-T01)

Condition Assessment Criteria		Targe ted?	Relevant parcels	Year:	
				Target met?	Management Activity Updates
Target Habitat:		N/A		Yes / No	Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards. What, if any, adaptive management changes will be implemented to continue delivering targets.
A1	Height >1.5m average along length.				
A2	Width >1.5m average along length.				
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.				
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.				
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)				
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.				
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.				
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.				

Individual Trees

Progress Towards Habitat and Condition Targets (MB-T01)

Condition Assessment Criteria		Targeted?	Relevant parcels	Year:	
				Target met?	Management Activity Updates
Target Habitat:		N/A		Yes / No	Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards. What, if any, adaptive management changes will be implemented to continue delivering targets.
A	The tree is a native species (or more than 70% within the block are native species).				
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).				
C	The tree is mature (or more than 50% within the block are mature).				
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.				
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.				
F	More than 20% of the tree canopy area is oversailing vegetation beneath.				

Urban

Progress Towards Habitat and Condition Targets (MU-T01)

Condition Assessment Criteria		Targeted?	Relevant parcels	Year:	
				Target met?	Management Activity Updates
Target Habitat:		N/A		Yes / No	Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards. What, if any, adaptive management changes will be implemented to continue delivering targets.
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.				
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.				
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).				
D1	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools. (only applicable to Open mosaic on previously developed land habitat type)				
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife. (only applicable to Bioswale and SUDS habitat types)				
E2	The vegetation is comprised of plant species suited to wetland or riparian situations. (only applicable to Bioswale and SUDS habitat types)				

Ditch

Progress Towards Habitat and Condition Targets (MD-T01)

Condition Assessment Criteria		Targeted?	Relevant parcels	Year:	
				Target met?	Management Activity Updates
Target Habitat:		N/A		Yes / No	Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards. What, if any, adaptive management changes will be implemented to continue delivering targets.
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.				
B	A range of emergent, submerged and floating leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.				
C	There is less than 10% cover of filamentous algae and or duckweed <i>Lemna</i> spp. (these are signs of eutrophication).				
D	A fringe of marginal vegetation is present along more than 75% of the ditch.				
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.				
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.				
G	Less than 10% of the ditch is heavily shaded.				
H	There is an absence of non-native plant and animal species. NB Any species included on the Water Framework Directive UKTAG GB High Impact Species List should be absent.				



info@ecologysolutions.co.uk | www.ecologysolutions.co.uk

Farncombe House | Farncombe | Broadway | Worcestershire | WR12 7LJ

Cokenach Estate | Barkway | Royston | Hertfordshire | SG8 8DL