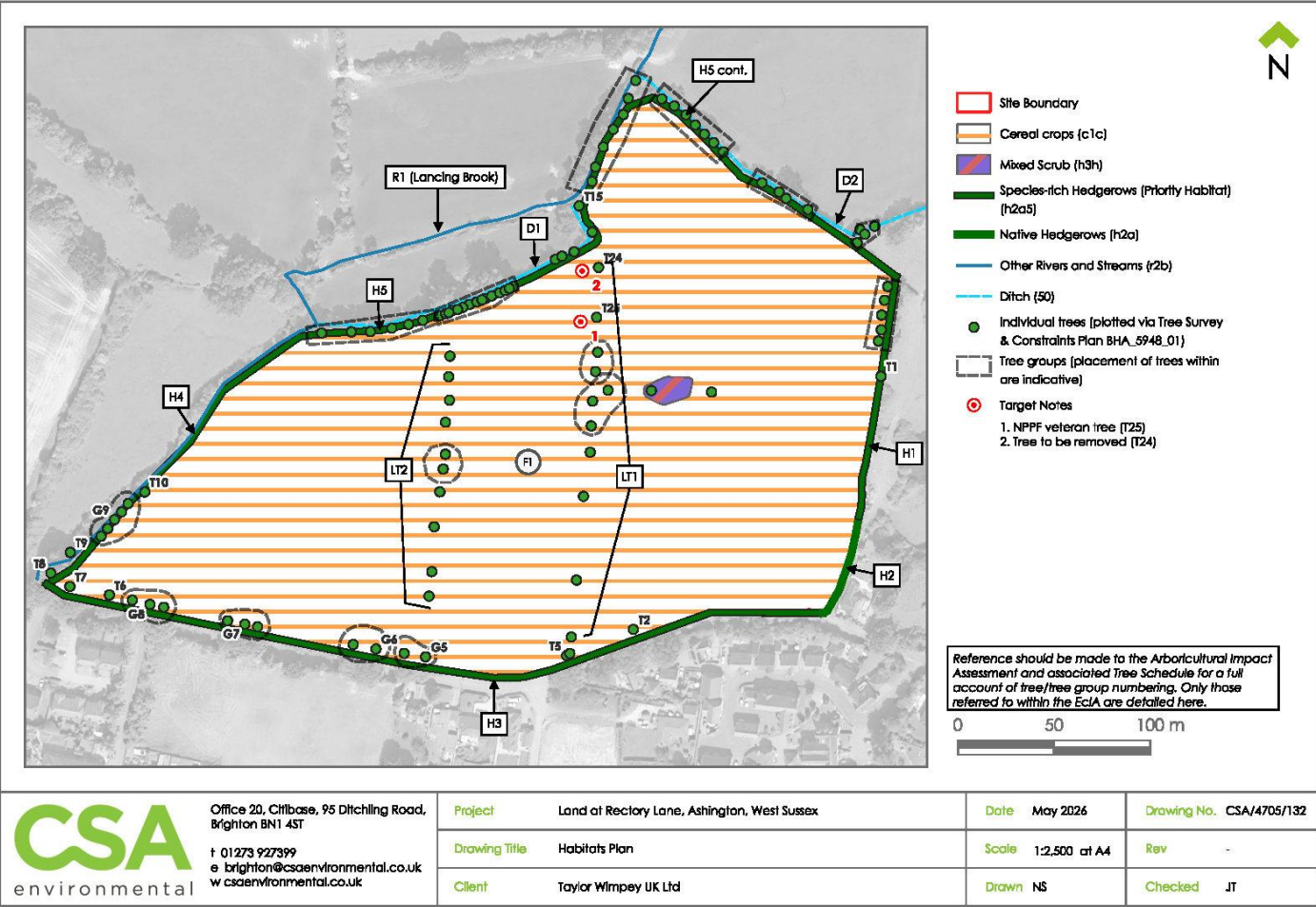


Habitat Management and Monitoring Plan

Site Name:	Land at Rectory Lane Ashington, West Sussex
Date:	25/06/2026
Version:	2



Author:



Client:



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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
1	Draft	Jeff Turton MCIEEM 16.06.26	Clare Marlow- Caudwell CEcol MCIEEM 18.06.26
2	Draft	Jeff Turton MCIEEM 25.06.26	Clare Marlow- Caudwell CEcol MCIEEM 25.06.26

Document Details

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Use this box to provide relevant details of document ownership by the author, such as company address, copyright or map licence information. CSA Environmental Office 20, Citibase, 95 Ditchling Road, Brighton, East Sussex, BN1 4ST T: 01273 9327399 E: Brighton@CSAEnvironmental.co.uk W: csaenvironmental.co.uk This report is the property of CSA Environmental Ltd. and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly, or in part, without the written consent of CSA Environmental Ltd. All content copyright © CSA Landscape Ltd 2023. All rights reserved

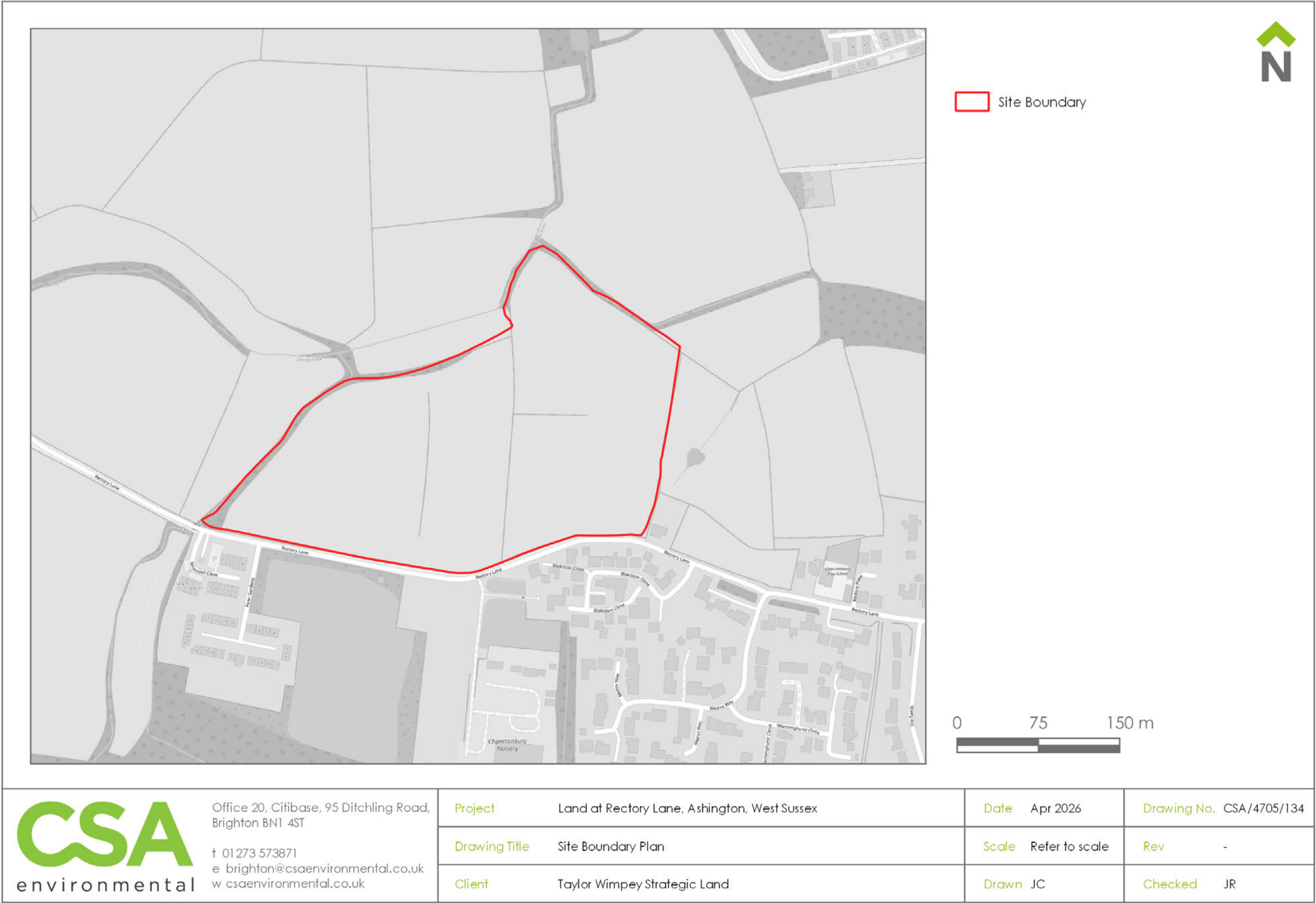
1. Project Background

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

Site Overview PB-B01	
Project type	On-site BNG delivery
Development Name and Address	Land North of Rectory Lane, Ashington
BNG Project Name and Address	As above
Author Organisation	CSA Environmental Ltd
Landowner	Taylor Wimpey (TBC)
Land Manager	Taylor Wimpey or their appointed contractor (TBC)
Responsible person/organisation for creating or enhancing the habitat	Taylor Wimpey
Period covered by this management plan	30 years
Planning authority	Horsham District Council (HDC)
Planning reference (if applicable)	TBC
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ 12622 16550
Metric revision/title	4705_BNG Design Stage_20260625_ISSUE
Are any Irreplaceable Habitats present onsite	Yes: ☒ No: ☐

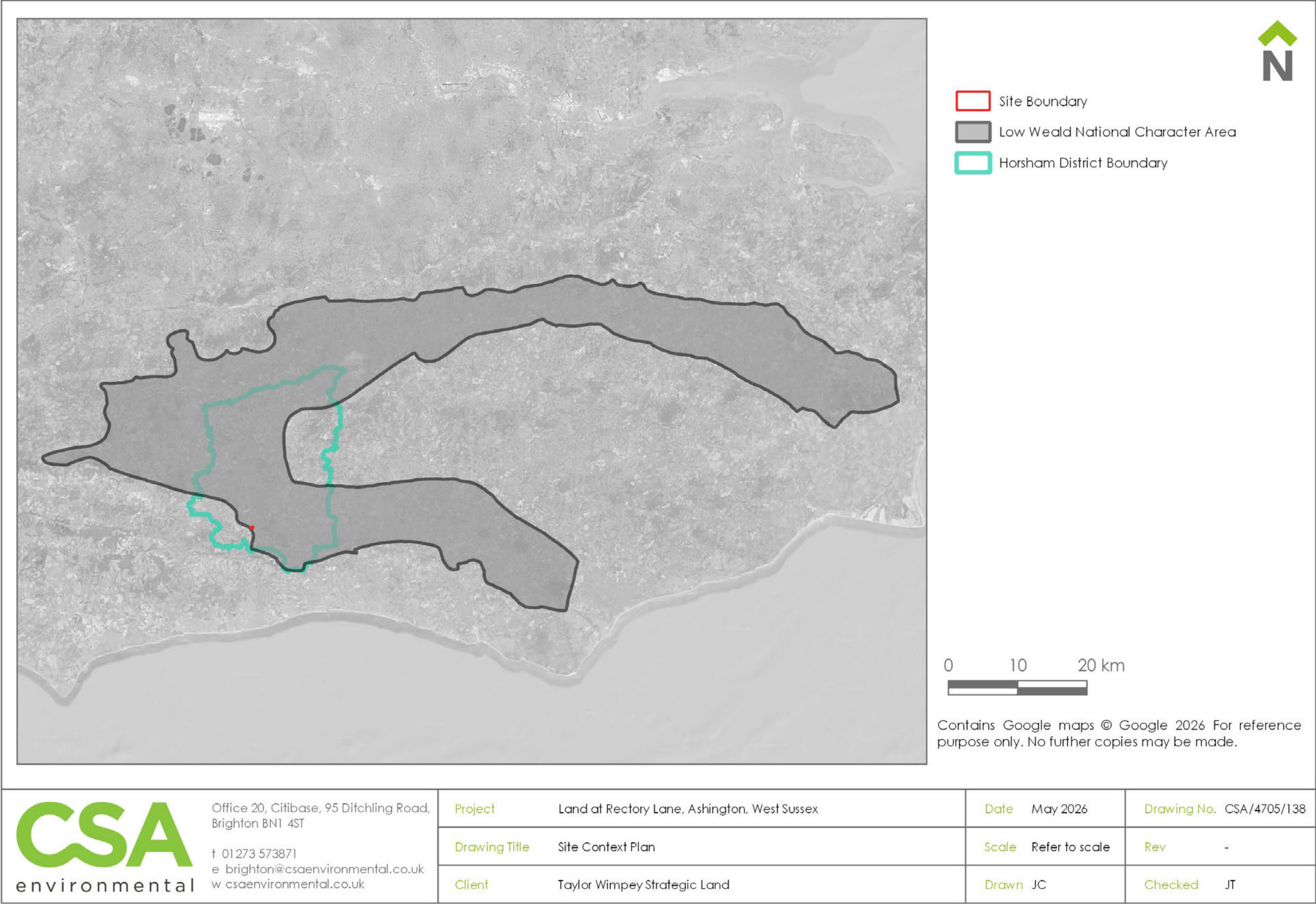
Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Habitats to be retained and enhanced comprise existing hedgerows and tree lines, some areas of scrub and the adjacent watercourse and associated riparian habitats. Habitats to be created comprise areas of neutral grassland, traditional orchard, SUDs basins (one with a permanently wet core) and tree planting.
Timescales for Actions PB-B03
Works will commence following Reserved Matters approval and implementation of the proposed development. The specific time scales for the implementation of habitat creation works, and the full duration of the management activities will be confirmed within the legal agreement used to secure this management plan. The period will be no shorter than 30 years.
Monitoring Requirements PB-B04
Monitoring visits will be undertaken regularly during initial establishment years (Years 1, 2, 3, and 5) then at a 5–10-year frequency thereafter (years 10, 15, 25 and 30). Updated habitat and condition assessments will be undertaken to evaluate the success of habitat creation and enhancement measures, alongside fixed-point photography.
Required Consents and Licences PB-B05
Consents will be obtained as appropriate (TBC)
Funding PB-B06
Habitat creation, enhancement and management works will be funded by Taylor Wimpey (final funding mechanism TBC)
Legal Agreement PB-B07
To be confirmed with Horsham District Council (HDC) (e.g. planning condition and/or S106)



Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08

Yes: ☐ No: ☐

It is envisaged that a site wide management plan will be delivered as a single phase (TBC on planning consent / any phasing agreed for Reserved Matters applications)

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09

Name or Initials		Clare Marlow-Caudwell CEcol MCIEEM – Director (Ecology) / Jeff Turton MCIEEM		
Organisation		CSA Environmental Ltd.		
Responsibility	Start Date:	TBC	End Date:	TBC

This HMMP has been produced by CSA Environmental Ltd on behalf of Taylor Wimpey Strategic Land, a division of Taylor Wimpey Uk Ltd.

Baseline condition assessments, post-intervention assessments and the Biodiversity Metric have been completed by CSA Environmental. Advice and inputs into the scheme proposals have been provided by CSA Environmental from the outset.

Taylor Wimpey will be responsible for appointing a suitably qualified ecologist to undertake the ongoing monitoring and provided ecological advice throughout the implementation of the development proposals

Statement of Competency

This HMMP and associated Statutory Metric has been completed by Jeff Turton MCIEEM and reviewed by Clare Marlow-Caudwell CEcol MCIEEM of CSA Environmental.

Jeff Turton is a Principal Ecologist with extensive experience and knowledge of Biodiversity Net Gain, condition assessments (FISC Level 3) and use of the Biodiversity Metric.

Clare Marlow-Caudwell is Director of Ecology at CSA Environmental and is experienced in Biodiversity Net Gain assessment and ecological assessment (FISC Level 5) and has completed numerous net gain assessments using iterations of the Metrics v2.0 to the current Statutory Metric. Clare is also trained and accredited to complete River Condition Assessments (RCA) for BNG.

Landowner or Land Manager PB-B10

Name or Initials		TBC		
Organisation		TBC		
Responsibility	Start Date:	TBC	End Date:	TBC

Landowner / Manager will be responsible for ensuring implementation of the HMMP (TBC)

Statement of Competency

Taylor Wimpey will engage with specialist contractors as necessary to facilitate specific works. Such planting, wildflower seeding, and habitat management (details TBC)

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		TBC		
Organisation		TBC		
Responsibility	Start Date:	TBC	End Date:	TBC

TBC

Statement of Competency

TBC

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		TBC		
Organisation		Horsham District Council		
Responsibility	Start Date:	TBC	End Date:	TBC

Land Use Summary

Overview of Baseline Site Use PB-B13

The Site is dominated by a single, large arable field comprising a cereal crop field bound by hedgerows with trees (see Baseline Habitats Plan (CSA/ 4705/145) for habitat parcel reference numbers. Wheat *Triticum* sp. is dominant, with occasional individual oak *Quercus* sp. trees scattered across the field and scattered scrub parcels comprising bramble and willow *Salix* sp. towards the eastern extent of the field.

Grass margins are present along the boundaries of the arable field and are c. 1m wide or less, and as such were recorded as secondary features of the arable habitat. Forbs at the margins include common nettle *Urtica dioica*, cleavers *Galium aparine*, greater stitchwort *Stellaria holostea*, thistles *Cirsium* spp., docks *Rumex* spp., cow parsley *Anthriscus sylvestris*, hogweed and white dead-nettle *Lamium album*. Grasses present include abundant perennial ryegrass *Lolium perenne*, frequent cock’s-foot *Dactylis glomerata* and occasional false oat-grass *Arrhenatherum elatius*.

A line of mature oak trees (LT1) extends between the southern and northern boundaries of the Site, with a dense bramble understorey and several gaps across the linear feature. A line of ten mature oak trees (LT2) runs from the northern boundary of the Site towards, but not adjoining to, the southern boundary of the Site.

A parcel of mixed dense scrub was recorded to the eastern extent of the Site. Bramble, hawthorn, and blackthorn make up the scrub parcel; none of these species were notably dominant or more frequent than the others, hence this parcel was recorded as a mixed species scrub. Mature oak trees are present immediately east and west of the scrub parcel, and immature willow trees were recorded infrequently within the scrub.

A stream, which is part of Lancing Brook, a tributary of the River Adur, lies adjacent to the Site to the west and north.

Summarise the agreed relevant responsibilities of the LPA or Responsible Body in the review, auditing and, or, long-term involvement in the implementation of this HMMP (if applicable) (TBC)

Overview of Proposed Site Use PB-B14

The proposed development seeks to provide up to 125 residential dwellings with associated public open space, landscaping, drainage and highways infrastructure.

The proposed development has been designed to deliver significant ecological benefits and safeguard key habitats and species across the site. A comprehensive green infrastructure strategy ensures that wildlife corridors and areas of high ecological value are retained, supporting biodiversity and maintaining connectivity with the wider landscape. Sustainable Urban Drainage Systems (SuDS) will be established in strategic locations including three attenuation basins set within green space to the north of the developed area and rain gardens where required.

Maintaining ecological connectivity will be of key importance and road/ pedestrian access routes will be carefully selected to minimise impacts to trees and indirect impacts to species recorded at the site including dormice. All existing hedgerows and trees are to be retained and managed as far as possible, with appropriate root protection areas and significant buffers. Existing green corridors will be preserved, including the line of mature oak trees that extends between the southern and northern boundaries of the site and the line of mature oak trees that runs from the northern boundary. These features provide important commuting and foraging routes for bats and will remain as dark corridors.

The new Public Open Space has been designed to balance usability for people with ecological value, incorporating a variety of habitats including wildflower rich grassland, new hedgerows, new tree planting and amenity grassland areas.

A greenspace and amenity space will be provided to the north of the Site, providing connectivity with existing PRoW. This approach promotes biodiversity whilst creating an attractive and accessible environment for residents.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices
☐ Reference: [Click or tap here to enter text.](#)



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

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☒	No statutory designations cover the Site (see Ecological Impact Assessment (CSA/4705/05).
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☒	Protected and notable species at the site include bats, [REDACTED] dormice, and reptiles, and are described in the Ecological Impact Assessment (CSA/4705/05).
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☒	No invasive non-native plant species were identified during the extended UKHab survey or subsequent visits to the Site.
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☒	Sites and species are described in their relevant sections above (also see Ecological Impact Assessment (CSA/4705/05).
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	Full details of UKHab survey provided in Ecological Impact Assessment (CSA/4705/05). Habitat Condition Assessment Sheets are appended to the Biodiversity Net Gain (BNG) Design Stage Report (CSA/4705/15).
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☒	Yes; new public access will be provided through new areas of Public Open Space connecting to existing PRoW and creation of a public footpath providing access to the site from Rectory Lane.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	Climate is not considered a constraint to the habitat types proposed above the normal risks associated with weather and climate change. Public access will be subject to careful management within areas subject to seasonal inundation.
Geology and Topography	Any geological or topographical constraints or opportunities?	☒	Relevant information provided here-in. See also Ground Appraisal Report (Geo-Environmental, August 2015).
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☒	Relevant information provided here-in. Agricultural Land Status Grade 4 (poor) to the east of the Site adjacent to Lancing brook, and Grade 3 (moderate – good) to the west of the site.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Soil and substrate testing has not been carried out at this stage.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☒	No known constraints to proposals. See also Ground Appraisal Report (Geo-Environmental, August 2015).
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☒	See Surface Water Drainage Strategy (drawing no. 25-036-005) and Foul Water Drainage Strategy (drawing no. 25-036-004) by Charles & Associates
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☒	See the Preliminary Flood Risk and Drainage Scoping Note, the Desk Study Report by Geo-Environmental (2026) and the Flood Risk Zone Plan
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☒	The project site lies within National Character Area: Low Weald . Predominantly agricultural, supporting mainly pastoral farming and has many densely wooded areas with a high proportion of ancient woodland.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	Land historically used for farming. Majority of the Site comprised of baseline habitat cereal crop, opportunity for habitat creation and enhancement.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☒	See Constraints and Opportunities Plan (TetraTech, 2026).
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A

2. Baseline and Environmental Information

Biological Records

Designated Sites (BI-T01)

Provide a concise summary of the designated features within the designated sites that could be affected by the project. Categorise any potential impacts from the project, whether positive, negative, or negligible, as determined by your professional judgement.

A search has been undertaken identifying any designated Statutory sites within 10km and Nationally designated sites within 3km of the development area, and non-statutory designated sites within 2km of the development area. The table below includes the sites relevant to the proposals.

Site Name	Designation	Distance from Project Site	Potential Impact from Project
Arun Valley	International (SAC/SPA/Ramsar)	c.6.2km west	Negligible
Mens SAC	International (SAC)	c. 11.2km north-west	Negligible
Sullington Warren	National (SSSI)	c. 3km south-west	Negligible
America & Gratwicke's Wood LWS	Local Wildlife Site (LWS)	c.05km east	Negligible
Hooklands Farm Meadow LWS	Local Wildlife Site (LWS)	c. 1.3km north-east	Negligible
Capite Wood LWS	Local Wildlife Site (LWS)	c. 1.8km south-east	Negligible
Rock Road	Designated Road Verge (DRV)	c. 1.9km south-east	Negligible

Summary of Designated Sites (BI-B01)

Arun Valley SAC/SPA/Ramsar is designated for the following features:

- SAC – Ramshorn snail *Anisus vorticulus*
- SPA – Bewick’s swan *Cygnus columbinas*, and important populations of waterfowl
- Ramsar – seven wetland invertebrate species listed in the Red Book, four nationally rare and four nationally scarce plant species, botanically-rich ditches, important populations of non-breeding waterfowl.

Mens SAC is designated for the following features:

- The designation is comprised of the Annex I habitat Atlantic acidophilous beech forests with *Ilex* and sometimes *Taxus* in the shrub layer and supports important populations of the Annex II species barbastelle *Barbastella barbastellus*.

Sullington Warren SSSI is designated for the following features:

- The designation supports botanically rich heathland habitats, and woodland habitat which supports nightingale *Luscinia megarhynchos* and tree creeper *Certhia familiaris*.

America & Gratwicke’s Wood LWS is designated for the following features:

- The designation comprises Semi-natural coppice-with-standard woodland, with rich ground flora and supports good habitat for birds and insects.

Hooklands Farm Meadow LWS is designated for the following features:

- The designation comprises unimproved species-rich damp grassland with scrub and stream.

Capite Wood LWS is designated for the following features:

- The designation comprises ancient semi-natural and re-planted woodland with a diverse arboriculture interest and rich ground flora, including bryophytes.

Rock Road DRV is designated for the following features:

- The site comprises a good example of sandy grassland with some notable flora.

Constraints and Opportunities for Project (BI-B02)

Two aforementioned statutory designations were identified within 10km of the Site. The closest of these (Sullington Warren SSSI) is situated c. 3km south-west of the Site. The proposed residential development at the site may increase recreational pressure to Sullington Warren SSSI with more foot traffic as a result of development. However, the provision of public greenspace secured within the LEMP should provide attractive alternatives that meet local demand for accessible green-space.

The proposed development is located c. 11.3km from The Mens SAC, and therefore within the 12km ‘wider conservation area’ which covers the full extent of the area within which significant impacts or severance to barbastelle flightlines and foraging grounds must be considered. However, all linear habitats on Site will be retained and a LEMP and Lighting Strategy will be implemented through planning condition. The effects of increased traffic resulting from the proposed development in isolation are unlikely to be appreciable, given the diffusion of traffic across the intervening distance. The proposed habitat enhancement and creation will provide additional foraging resources for bats and other wildlife.

Protected and Notable Species (BI-T02)

Provide a concise summary of the notable species records within the zone of influence of the project and any potential impacts from the project.

Species	Dates	Conservation Status	Distance of Closest Record	Potential Impact from Project
Common pipistrelle	1983 – 2020	GB Red List: Least Concern (LC)	c. 10m south	Negligible
Soprano pipistrelle	1993 - 2023	GB Red List: Least Concern (LC)	c. 0.13km south	Negligible
Noctule	1998 - 2020	GB Red List: Least Concern (LC)	c. 0.5km east	Negligible
Brown Long-Eared	1984 - 2020	GB Red List: Least Concern (LC)	c. 0.7km west	Negligible
Brandt’s bat	1996	GB Red List: Data Deficient (DD)	c. 0.8km east	Negligible
Daubenton’s bat	2010	GB Red List: Least Concern (LC)	c. 2km west	Negligible
Whiskered bat	2017	GB Red List: Least Concern (LC)	c. 2.3km north	Negligible
Nathusius’ pipistrelle	2019 - 2015	GB Red List: Near Threatened (NT)	c. 0.7km west	Negligible
Serotine bat	1994 - 2020	GB Red List: Vulnerable (VU)	c. 0.85km east	Negligible
Alcathoe bat	2014	GB Red List: Data Deficient (DD)	c. 1.9km north	Negligible
Dormouse	2014 - 2022	GB Red List: Vulnerable (VU)	c.0.5km east	Negligible
Water vole	2014	Protected under the Wildlife and Countryside Act 1981; Priority Species under UK Post-2010 Biodiversity Framework	c. 400m south	Negligible
Slow worm	1992 - 2022	Protected under the Wildlife and Countryside Act 1981; Priority Species under	c.30m south	Negligible

		UK Post-2010 Biodiversity Framework		
Common lizard	2005 - 2014	Protected under the Wildlife and Countryside Act 1981; Priority Species under UK Post-2010 Biodiversity Framework	c.30m south	Negligible
Grass snake	1991 – 2024	Protected under the Wildlife and Countryside Act 1981; Priority Species under UK Post-2010 Biodiversity Framework	c.30m south	Negligible
Great crested newt	2010 - 2015	Protected under the Wildlife and Countryside Act 1981; Priority Species under UK Post-2010 Biodiversity Framework	0.55km east	Negligible

Summary of Protected and Notable Species (BI-B03)

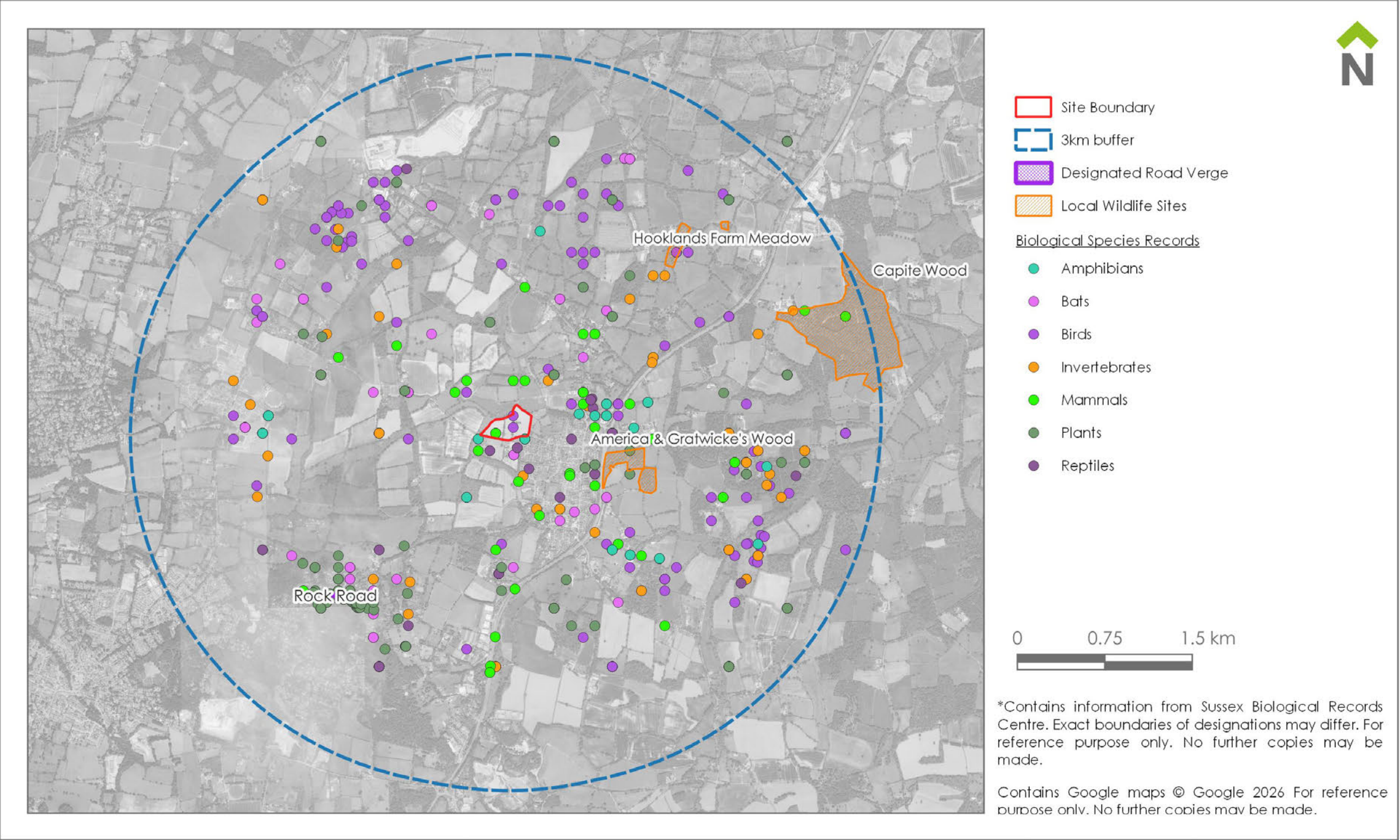
See EclA (CSA/4705/05) for details on protected and notable species and relevance to the area.

Constraints and Opportunities for Project (BI-B04)

The site is known to support a multitude of protected and notable species including:

- An assemblage of foraging and commuting bats of County level importance including common and soprano pipistrelle, brown long-eared bat, serotine, barbastelle, *Myotis sp.*, *Pipistrellus sp.* and ‘Big Bat’ species (*Nyctalus* and/or *Eptesicus* species).
- Regionally important barbastelle, anticipated to be using the site as part of the wider foraging and dispersal zone of the Mens SAC.
- An assemblage of confirmed or potentially breeding birds of County level importance including Schedule 1 hobby, Section 41 dunnoek and declining farmland species such as skylark and yellowhammer.
- An assemblage of wintering bird species of County level importance including species such as the Schedule 1 fieldfare.
- Locally important population of Dormice using (onsite and) local network of hedgerows to forage and nest.
- Locally important assemblage of reptiles including a ‘Medium’ population of slow worm and a ‘low’ population of common lizard and grass snake.

Based on successful implementation of avoidance, mitigation and enhancement, the development is not anticipated to result in any significant negative effects on important ecological features, see Ecological Impact Assessment (CSA/4705/05) for full details.



CSA environmental Office 20, Citibase, 95 Ditchling Road, Brighton BN1 4ST † 01273 573871 e brighton@csaenvironmental.co.uk w csaenvironmental.co.uk	Project Land at Rectory Lane, Ashington, West Sussex	Date May 2026	Drawing No. CSA/4705/139
	Drawing Title Biological Species Records	Scale Refer to scale	Rev -
	Client Taylor Wimpey Strategic Land	Drawn JC	Checked JT

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Jeff Turton (MCIEEM), Lydia Galbraith (ACIEEM), Corie Lee, Nathaniel Scott
Organisation	CSA Environmental Ltd.
Survey Date	21/01/2024 & 09/01/2026
Statement of Competency	
A UK Habitat Classification ('UKHab') survey was carried out across the Survey Area in fine and dry weather conditions on 31 January 2024 by Jeff Turton ACIEEM, FISC Level 3, and Lydia Galbraith ACIEEM, FISC Level 3 encompassing the Site and immediately adjacent habitats that could be viewed. Findings were reconfirmed within the arable field during a Site walkover on 09 January 2026 by Jeff Turton ACIEEM and Nathaniel Scott, in wet and overcast conditions. All lead surveyors are experienced ecologists, competent in habitat classification and flora identification in addition to detailed condition assessments for Biodiversity Net Gain. Lydia Galbraith is trained and accredited to complete River Condition Assessments (RCA), having completed 'Modular River Survey' training and CIEEM's 'Introduction to the Rivers and Streams Metric for Biodiversity Net Gain' training course.	
Survey conditions and limitations	
Baseline habitat survey work was undertaken in dry and sunny weather conditions at an appropriate time of year. No limitations were identified.	

Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30 th January 2020? (BI-B05)
There are no signs or evidence that the baseline habitats have been purposefully degraded since 30th January 2020. It should be noted that the project site comprises arable land which has historically been subject to agricultural activities which have led to the agricultural improvement of the existing grassland within the project site.
If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)
N/A

Baseline Habitat Descriptions and Condition

Use the following tables to provide details of the relevant baseline habitats information. Provide a concise overview of the justification for the condition chosen for each parcel(s) in the appropriate column.

Habitats (BI-T04)

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
	Cereal crop (c1c) with 'hedgerows with trees' (11) and 'scattered trees' (32)	No	No	Comprised a large arable field bound by hedgerows with trees. Wheat <i>Triticum</i> sp. was dominant, with occasional individual oak <i>Quercus</i> sp. trees scattered across the field and scattered scrub parcels comprising bramble and willow <i>Salix</i> sp. towards the eastern extent of the field. Grass margins were present along the boundaries of the arable field and were c. 1m wide or less, and as such were recorded as secondary features of the arable habitat. Forbs at the margins included common nettle, cleavers <i>Galium aparine</i>, greater stitchwort <i>Stellaria holostea</i>, thistles <i>Cirsium</i> spp., docks <i>Rumex</i> spp., cow parsley <i>Anthriscus sylvestris</i>, hogweed and white dead-nettle <i>Lamium album</i>. Grasses present included abundant perennial ryegrass, frequent cock's-foot and occasional false oat-grass.	N/A	7.311
	Mixed scrub (h3h) with 'Young trees – self-set' (202) and 'Mature trees' (203)	No	No	A parcel of mixed dense scrub was recorded to the eastern extent of Field F1. Bramble, hawthorn, and blackthorn made up the scrub parcel; none of these species were notably dominant or more frequent than the others, hence this parcel was recorded as a mixed species scrub. Mature oak trees were immediately east and west of the scrub parcel, and immature willow trees were recorded infrequently within the scrub. Criteria A – Pass, B - Pass, C – Pass, D - Pass, E - Fail	Moderate	0.027
	Rural tree	Yes	Yes	BNG 'veteran' trees. Inclusive of T25 (NPPF veteran). Consists of seven 'very large' trees (T9, T19, T22, T25, T2 and x2 within G6) and one 'large' tree (T27). Pass all condition criteria.	Good	0.5718
	Rural tree	No	No	Five individual trees on site not otherwise captured within treelines or hedgerows. These are trees: T4, T5, T24, T26 and T27. T2 is also considered an isolated tree but that is recorded in the BNG veteran tree row above. Pass all condition criteria.	Good	0.1823

Hedgerows (BI-T05)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Length (km)
H1	Species-rich Native Hedgerow with trees (h2a), neglected (518)	No	Yes	Native hedgerow running along the eastern boundary of the Site, comprised of: hawthorn, blackthorn, hazel, elder, English elm, bramble and dog rose, with five mature oak trees and a dead multi-stemmed ash tree (LT1). Passes all condition criteria	Good	0.126
H2	Native Hedgerow (h2a), neglected (518)	No	Yes	A native hedgerow that consists predominantly of blackthorn and hazel but with some English elm and hawthorn also. Passes all condition criteria	Good	0.055
H3	Species-rich Native Hedgerow with trees (h2a)	No	Yes	Species-rich native hedgerow running along the southern boundary of the Site, comprised of abundant blackthorn, frequent English elm, field maple and holly, occasional hawthorn, dogwood, common ash, dog rose and hazel, plus rare instances of sycamore and English oak. ivy <i>Hedera helix</i> and cleavers were recorded in the undergrowth. Notable mature trees along this length include T2 (English oak), T5 (aspen), T6 and T7 (English oaks), and G5 – G8 which are all mature oak trees.	Good	0.415

				Passes all condition criteria		
H4	Species-rich Native Hedgerow with trees (h2a) associated with ditch (50)	No	Yes	Hedgerow H4 runs along the western boundary of the Site and is comprised of field maple, common ash, hazel, goat willow, English elm, blackthorn, crab apple, holly, English oak and dog rose. Notable mature trees along this hedgerow include T8, T9 and T10 (English oaks) and G9 which comprises mature English oak, common ash and holly. Passes all condition criteria	Good	0.191
H5	Species-rich Native Hedgerow (h2a) with trees (11) associated with ditch (50), neglected (518)	No	Yes	Hedgerow running along the northern boundary of the Site and comprised of hazel, field maple, hawthorn, blackthorn, English oak and aspen of varying sizes. Tree T15 is the largest/most notable mature tree along this length. This hedgerow did not appear to have been cut or flailed recently at the time of survey. Passes all condition criteria	Good	0.409
LT1	Ecologically Valuable Line of Trees (33)	No	Yes	Line of mature oak trees running from the northern boundary of the Site towards, but not adjoining to, the southern boundary. A dense bramble understorey was present in places, and several gaps were noted. Tree T25 at the northern end of LT1 has been determined to be a veteran tree, as determined under the NPPF. Passes all condition criteria except criterion D	Moderate	0.193
LT2	Ecologically Valuable Line of Trees (33)	No	Yes	Line of mature oak trees running from the northern boundary of the Site towards, but not adjoining to, the southern boundary. A dense bramble understorey was present in places, and several gaps were noted. Passes all condition criteria except criterion D	Moderate	0.125

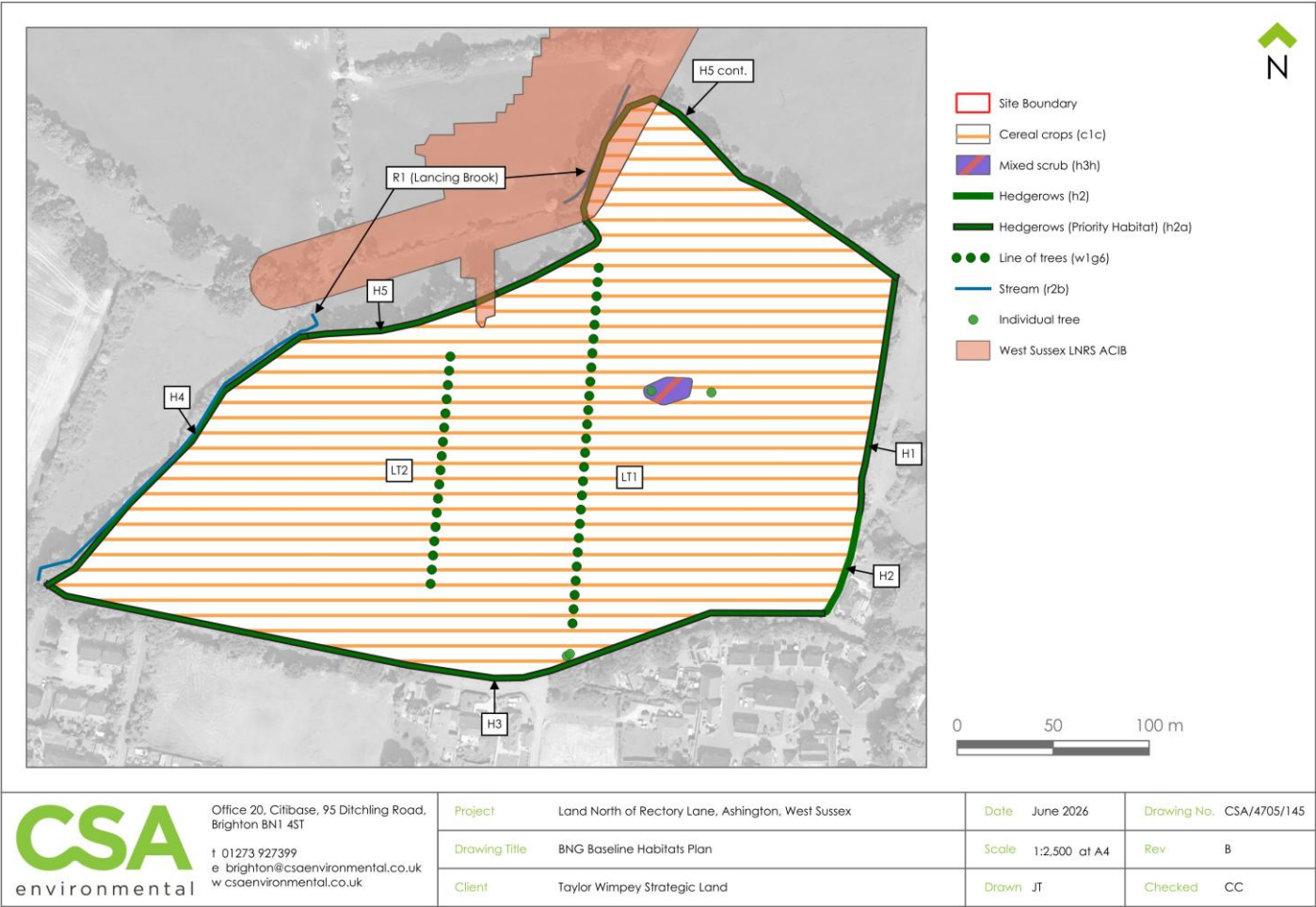
Watercourses (BI-T06)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and condition justification	Condition	Length (km)
R1	Other Rivers and streams (r2) with freshwater – natural (47)	N/A	No	A ditch bounds the Site to the north and west, with fluvial connections to Lancing Brook. Lancing brook is a tributary of the River Adur. See the River Condition Assessment in Appendix E of the BNG Design Stage Assessment (CSA/4705/15) as condition criteria are too numerous to list here.	Moderate	0.278

Priority and Irreplaceable Habitats

Summary of Priority and Irreplaceable Habitats (BI-B07)
Priority habitats present within the site include hedgerows, lines of trees, and an NPPF veteran tree.
Potential Constraints and Opportunities for Project (BI-B08)
All hedgerows and trees will be retained within the project site post-intervention, with the exception of c. 100m lost from H3 (cumulatively) for vehicle and pedestrian access and T24 which will be lost for a sewer easement. A total of 0.550km of ‘species-rich native hedgerow with trees’ is to be planted. All hedgerows and trees with be protected during construction behind tree protection fencing. One SUDS basin will discharge into Lancing Brook through the installation of a small (c. 2m) headwall. The strategic use of vegetated attenuation basins and rain gardens will regulate discharge rates and provide natural filtration, helping to safeguard the chemical and ecological integrity of the receiving watercourse.

Baseline Habitats Plan (BI-F02)



Baseline Distinctiveness and Condition Plan (BI-F03)



Baseline Habitats Photos (BI-F04)



Land Tenure and Public Access

Relevant Land Tenure Information (EI-B01)

The land will be owned by Taylor Wimpey, with new homes and associated gardens being subject to private ownership in due course. Areas of the site covered by this HMMP shall remain within the ownership of Taylor Wimpey for the duration of the HMMP (30 year period). (TBC)

Potential Impact to Scheme (EI-B02)

Taylor Wimpey shall be responsible for appointing a suitable Management Company to deliver the habitat management and creation, and a suitable Ecologist to undertake habitat monitoring and advise on any adaptive management requirements; for the HMMP over the duration of the agreement.(TBC)

Public Access Information (EI-B03)

There are numerous Public Rights of Way (PRoW) surrounding the Site including two footpaths PROW 2490 and PROW 2491, both of which adjoin onto Rectory Lane. Access to the Site for pedestrians, cyclists, and vehicles is proposed via Rectory Lane to the south of the Site.

New public access is proposed through created areas of Public Open Space, and an amenity park/public garden and play area to the north of the Site.

Potential Impact to Scheme (EI-B04)

New public access will be provided to the south of the Site. Access requirements have been taken into consideration when producing the development layout, landscape strategy and habitat creation/enhancement proposals.

Land Tenure and Public Access Plan (EI-F01)



Geology and Topography

Geological Information (EI-B07)

The following description is taken from the Desk Study Report, Geo-Environmental (2026):

Ground conditions across the whole Site are comprised of Topsoil overlying Weald Clay Formation. British Geological Survey (BGS) mapping indicates that the majority of the site was largely free from superficial deposits, with the exception of Head Deposits which were shown as a narrow band along the western boundary of the site, and a small strip of Alluvium indicated along the northern boundary, i.e. presumably associated with the off-site watercourses. Alluvium is generally described by the BGS as a general term for clay, silt, sand and gravel. It is the detrital material deposited by a river, stream, or other body of running water as a sorted to semi-sorted sediment in the bed of the stream or on its floodplain or delta, or as a cone or fan at the base of a mountain slope. Soils attributed to Head Deposits were encountered to depths of 1.6m bgl and 4.70m bgl. The Head Deposits comprised clay, silt sand and gravel.

The bedrock beneath the site was anticipated to comprise the Weald Clay Formation, which consist of shales and mudstones with occasional thin beds of siltstones, sandstone, shelly limestone and clay ironstone. When fresh, the beds are normally dark grey weathering to yellow and brown mottled near the surface or at outcrop. Bands of red clay occur within the bed, usually in association with the sandstone. The Weald Clay Formation was recorded within all of the locations investigated, and was generally described as stiff to hard dark brown mottled red slightly sandy silty fissured clay with frequent mudstone.

There is one BGS historical borehole recorded 40m south of the Site. The borehole was drilled to 46m and encountered interbedded clays, marls and shelly clays, i.e. indicative of the Weald Clay.

Potential Impact to Scheme (EI-B08)

Geology (and soil type) have influenced prescription for habitat creation proposals; acknowledging that where soils are on clay that species mixes tolerant of waterlogging and / or drought will be selected to ensure successful full establishment.

Early arboricultural input into project design has been ensured to allow for consideration to the potential future subsidence risk where trees are retained near created structures within the Site.

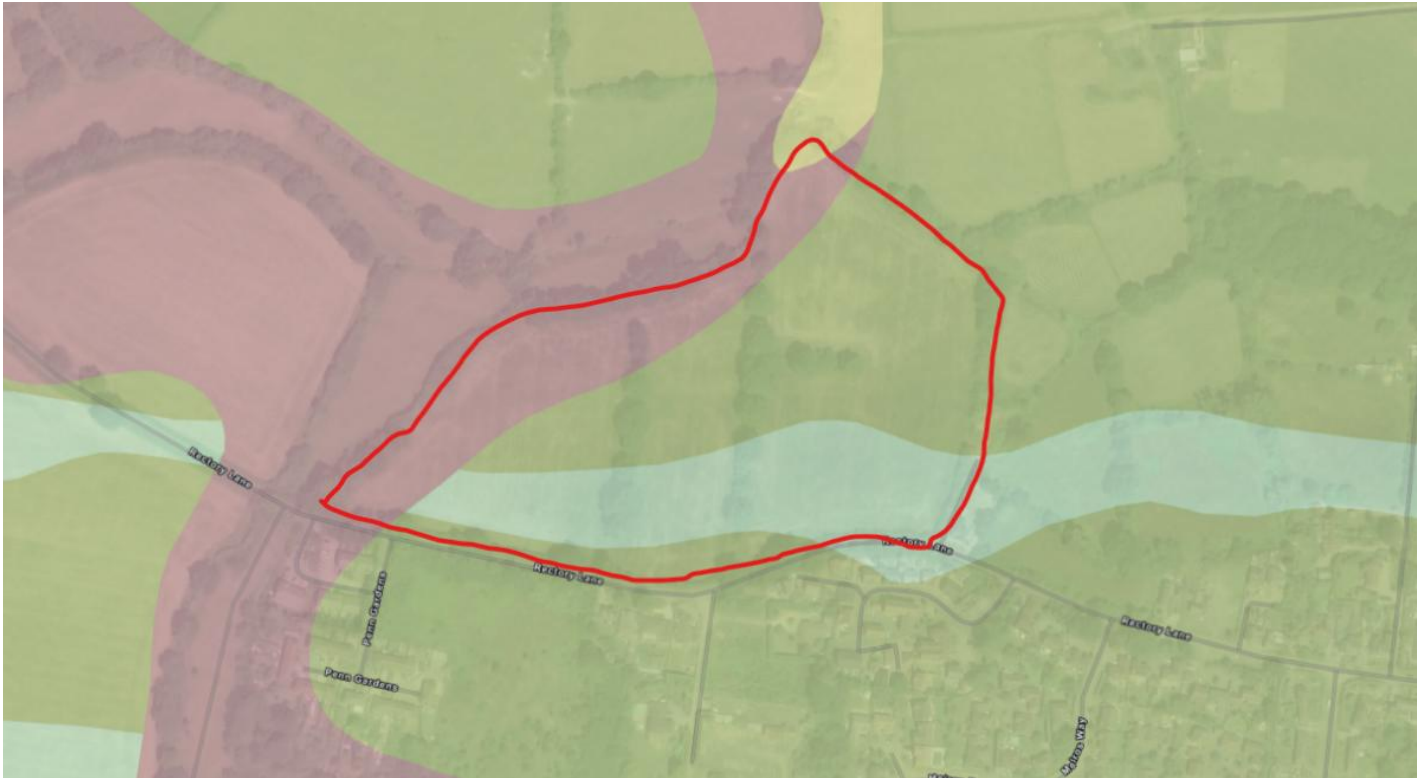
Topography (EI-B09)

The levels on site predominantly fall to the north/northwestern boundary with trees and vegetation along the site boundary (see **Appendix A of Ground Appraisal Report** for the Topographical Survey of the site). The site falls from approximately 31.20 m AOD (Above Ordnance Datum) on the southern boundary to 21.90m AOD to 23.50m AOD on the northwestern boundary. Gradients from the southern boundary falling north and northwest are approximately 1 in 18 to 1 in 13. These gradients flatten out in the northern part of the site boundary with gradients at 1 in 40 to 1 in 95 where Lancing Brook adjoins the Site Boundary.

Potential Impact to Scheme (EI-B10)

Where habitat creation is proposed: habitat type and species mixes selected have taken into account the geological conditions at the site. The topographic levels have not necessitated any specific considerations in the HMMP.

Geology and Topography Plan (EI-F02)



Agricultural Land Status

Agricultural Land Status (EI-B11)

The following information is taken from the Agricultural Land Classification and Ground Appraisal Report (Geo-Environmental, 2015). This is further confirmed in the Geo-Environmental Desk Study Report (2026).

The project comprises two of the Agricultural Land Status (ALS) categories including Grade 3 (good to moderate) in the south-east and Grade 4 (poor quality) in the north-western. See Agricultural Land Status Plan. Also see below the Natural England definition of the Agricultural Land Status category descriptions:

Grade 3 – *Good to moderate quality agricultural land*

Grade 3 land is good to moderate quality agricultural land, with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of the yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

Grade 4 – *Poor quality agricultural land*

Grade 4 land is poor quality agricultural land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops, the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

The desk study did not identify any Countryside Stewardship Schemes, Environmental Stewardship Schemes, Tree Felling Licences, or Open Access Land within 250m of the site.

Potential Impact on Project (EI-B12)

The loss of areas Grade 3 and 4 is not considered significant due to the restrictions laid out in the box above.

Agricultural Land Status Plan (EI-F03)



Contaminated Land

Contaminated Land Information (EI-B15)

The below information has been taken from the Geo-Environmental Desk Study Report (Geo-Environmental 2026).

Historically, the site has comprised arable fields, therefore there is potential for contamination associated with agriculture and reworked land. Whilst gross contamination is considered unlikely based on the information reviewed, there is the potential for heavy metals, metalloids, sulphates, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), asbestos and pesticides to be present due to mechanisms such as aerial deposition, direct placement and application to the ground surface.

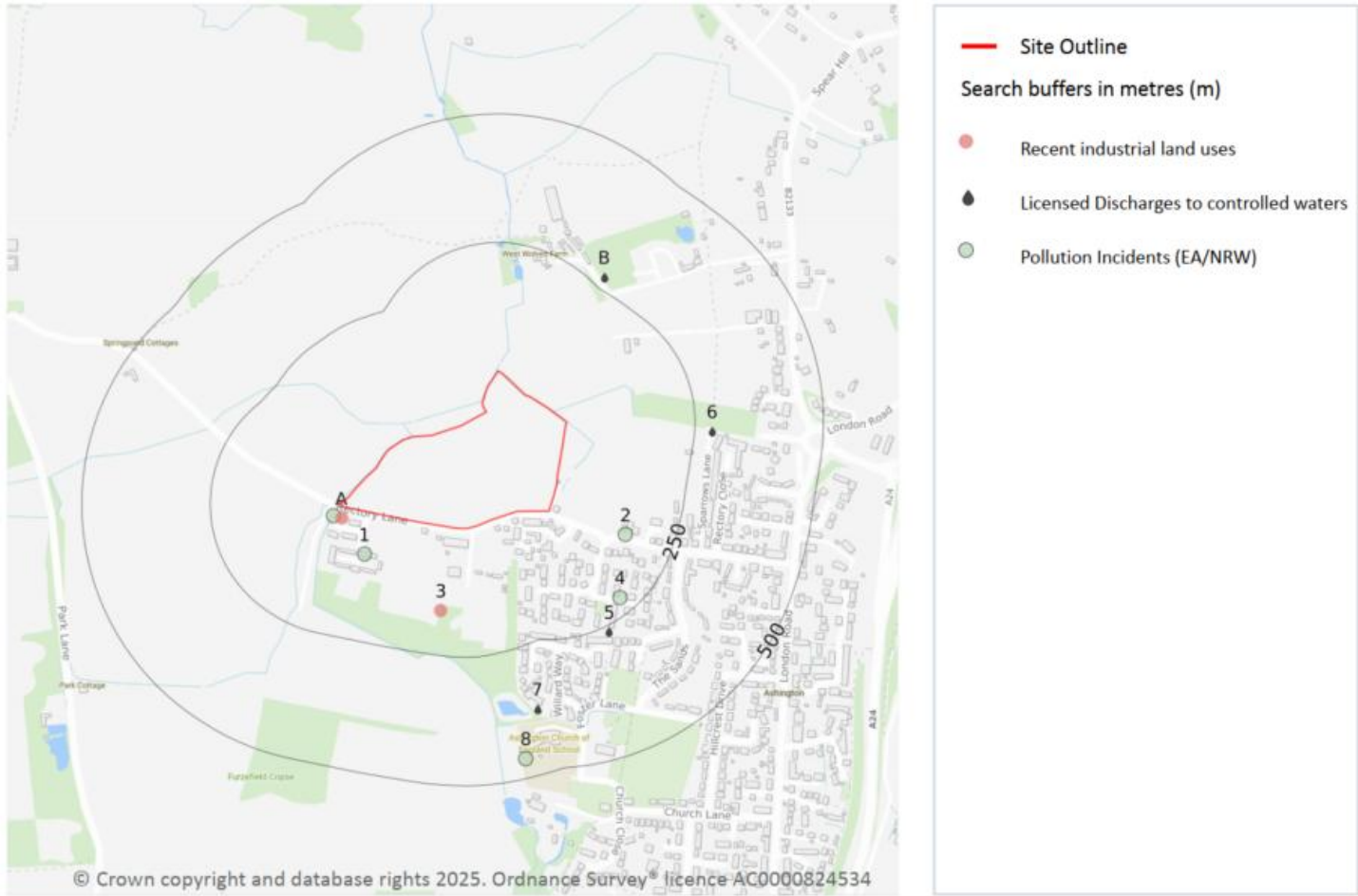
The previous investigation noted no evidence of contamination or mobile contamination was encountered within the soils. It should be noted that the presence of contamination in spatially non covered areas cannot be discounted and if encountered during future development of the site the appropriate measures implemented.

These land uses are not covered by the National House Building Council (NHBC), Environment Agency (EA) and Chartered Institute of Environmental Health (CIEH) publication ‘Guidance for the Safe Development of Housing on Land Affected by Contamination’ (2008), which provides a summary of industrial profiles (1995-1996) published by the former Department of the Environment (DoE) (now part of the Department for Environment, Food and Rural Affairs (DEFRA)).

Potential Impact on Project (EI-B16)

No overriding constraints to the project have been identified. Any contamination present within the Site is not thought likely to impact the delivery of the proposed habitat retention, creation and enhancement.

Contaminated Land Plan (EI-F05)



Hydrology and Drainage

Summary of Hydrological Information (EI-B17)

The Groundsure data identified 17 surface water features within 250m from site, all comprising an inland river, referred to as the Lancing Brook. The watercourse was closest on site at the northwestern and northeastern boundary. This primarily extends towards the north, west, and south, up to 220m. The tributary was recorded as permanent in normal circumstances and not influenced by normal tidal action.

The site was identified as being located within the Water Framework Directive (WFD) surface water body catchment for the river reported as it exists within the Adur (Lancing brook) catchment. WFD identified the surface water body (Adur (Lancing Brook)) an overall rating and ecological rating as poor and chemical rating as fail, based on results from 2019.

The risk of surface water flooding on site was classed as 1 in 30 year, 0.3-1.0m at the northwestern and northeastern boundary associated with the Lancing Brook, and negligible across the remainder of the site.

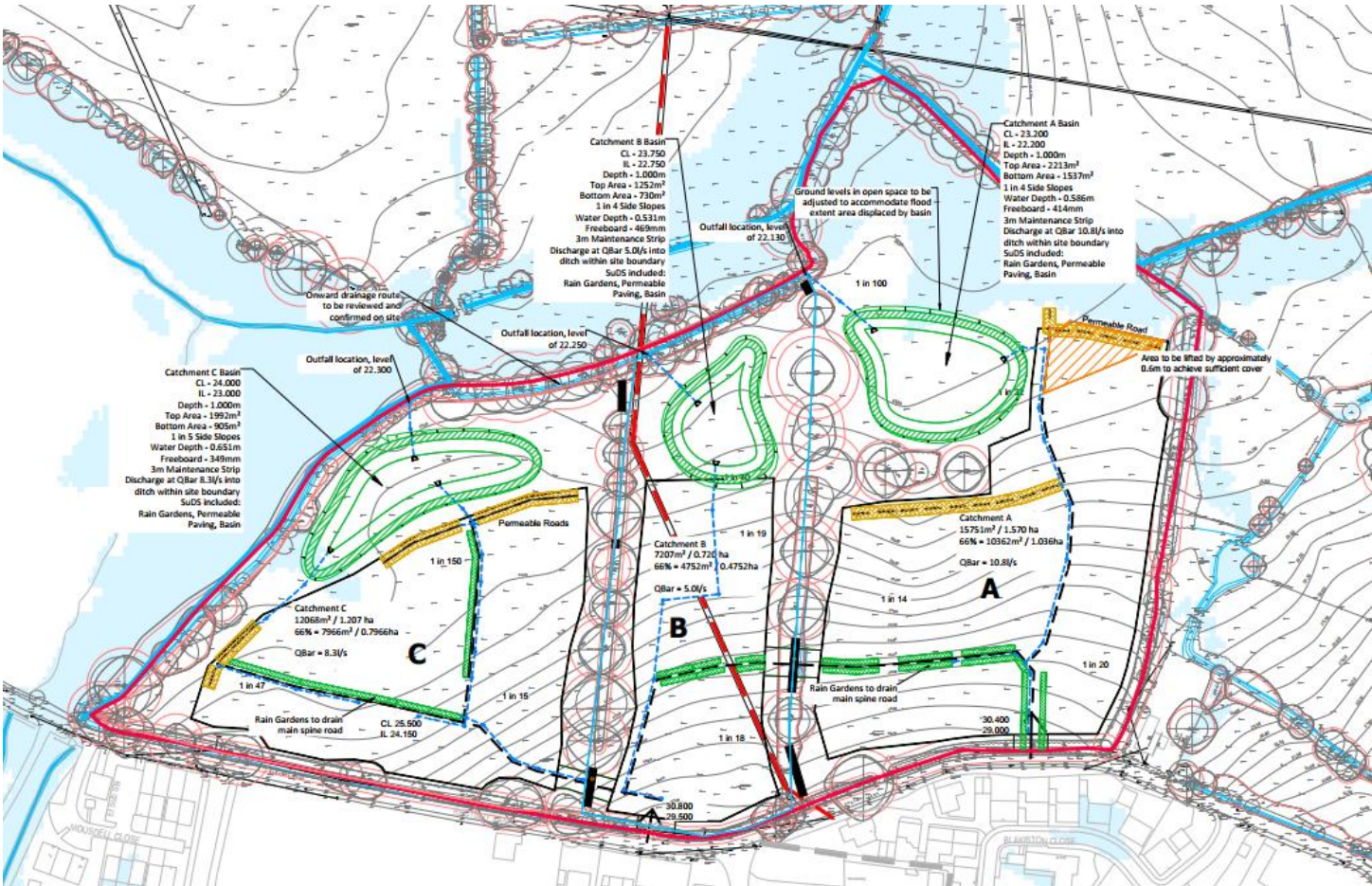
The risk of groundwater flooding on site was classed as low associated with the Lancing Brook on the north western boundary and negligible across the remainder of the site.

The site was not recorded as being in an area at risk from fluvial or tidal flooding, not benefiting from flood storage or flood defenses. In addition, no historical flood events were recorded within 250m of site.

Potential Impact on Project (EI-B18)

As identified above, the risk of a flooding event on site is low, and following development the Site will benefit from a Surface Water Drainage Strategy, as illustrated by Charles & Associates (Drawing no. 25-036-005).

Hydrology and Drainage Plan (EI-F06)



Flood Risk Zones

Summary of Flood Risk Information (EI-B19)

The entirety of the Site lies within Flood Zone 1; low probability of surface water flooding – land having an annual probability of less than 0.1% for both river and sea flooding.

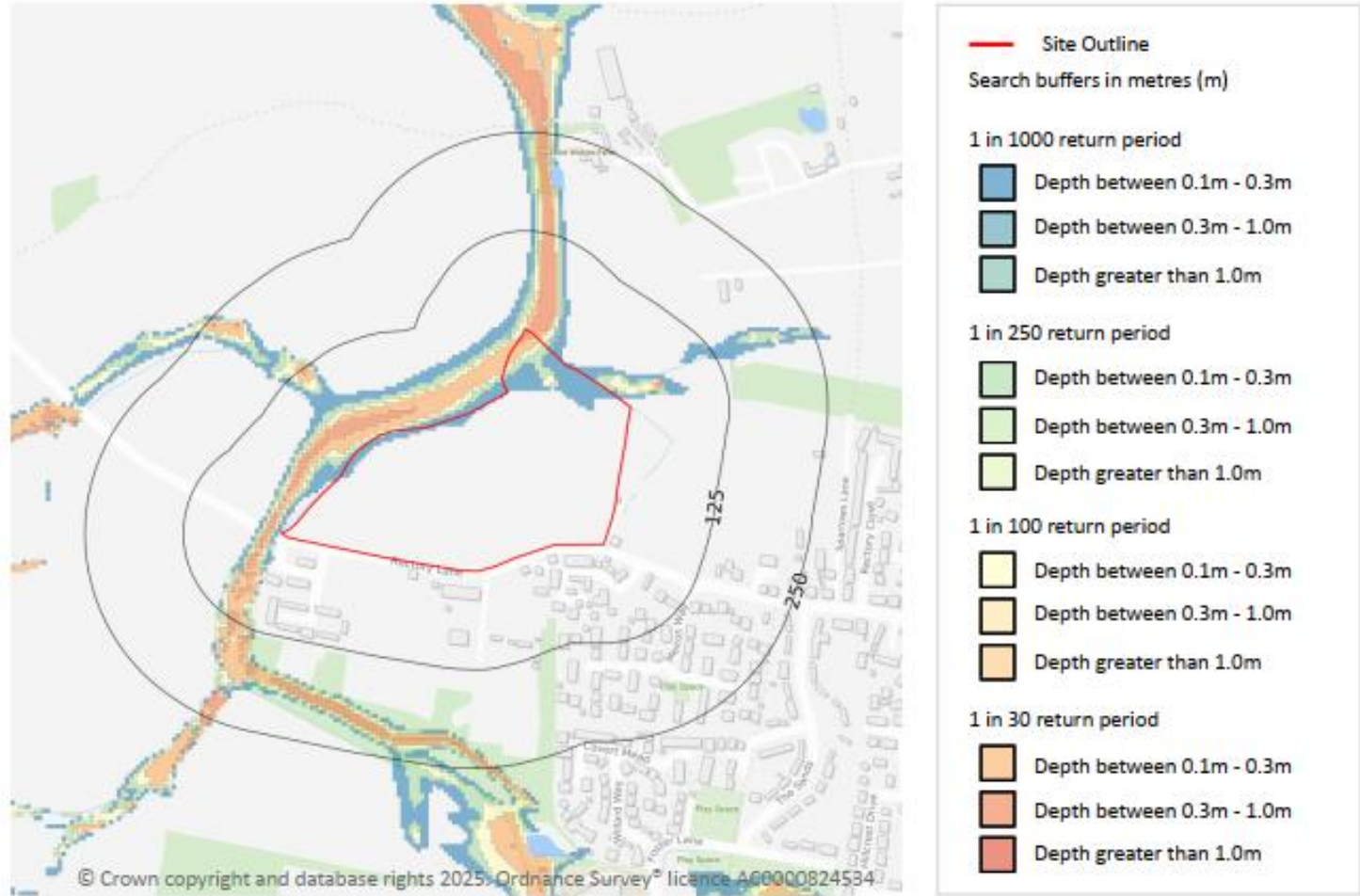
Details are provided within the Preliminary Flood Risk and Drainage Scoping Note, in the Desk Study Report by Geo-Environmental (2026) and shown on the Flood Risk Zone Plan adjacent.

Potential Impact on Project (EI-B20)

The flood mapping shows areas of the site at risk of surface water flooding from the stream corridors along the northern and western boundary. Inspection of the topographical survey shows that the surface water flooding experienced along the site boundary relates to the ditch networks including the Lancing Brook, located at and beyond the northwestern boundary.

There are two areas where the shape of the surface water flood map extent and the surveyed levels indicate that the flood risk comes from flows on site. At these locations the SuDS attenuation features are proposed to overlap with the mapped flood extent as runoff from the site will be captured and managed within the SuDS network. As part of the redevelopment the surface water will be captured by a SuDS led drainage scheme, capturing the surface water on the site and discharging it appropriately following the SuDS hierarchy. The main route of discharge will be to the ditches along the site boundaries. The geology on site is unlikely to be conducive for infiltration; therefore, infiltration is unlikely to be used on site. Areas of damper grassland creation may be possible in the north-east of the Site. In terms of re-use, water butts can be installed in gardens for irrigation purposes.

Flood Risk Zone Plan (EI-F07)



Landscape Character and Designations

Summary of Landscape Character and Designations (EI-B21)

The site is situated within the Low Weald National Character Area and is described as follows within the National Character Areas profile:

‘The Low Weald National Character Area (NCA) is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland. Around 9 per cent of it falls within the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park. Around 23 per cent of the area is identified as greenbelt land.’

Four environmental opportunities are identified for the NCA:

- SEO 1: Protect, manage and significantly enhance the areas intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity.
- SEO 2: Conserve and enhance the distinctive historical aspects of the Low Weald landscape, including its important geological features and sites of heritage interest, particularly those associated with Wealden iron industry enabling access, continued research, interpretation, understanding and enjoyment of the extensive and national significant resources.
- SEO3: Work at a landscape scale to improve the quality, state and structure of all Wealden rivers, streams, and standing waterbodies and their appropriate flood plains, taking account of water quality, water flow, and hydraulic connection with the flood plain, while seeking to enhance biodiversity, historic features and recreation opportunities and reinforcing sense of place.
- SEO 4: Maintain the sustainable but productive pastoral landscape of the Low Weald, while expanding and connecting semi-natural habitats to benefit biodiversity, regulating soil and water quality by promoting good agricultural practice, and maintaining the extent and quality of unimproved permanent grassland and meadows. Restore degraded neutral grasslands to buffer sites and encourage pollinators and predators for pest regulation.

Potential Impact on Project (EI-B21)

The project provides the opportunity to promote specific environmental opportunities identified for the National Character Area; through creation of hedgerows and rural trees to reduce habitat fragmentation and for the benefit of biodiversity. Lancing Brook which lies adjacent to the western and northern boundaries of the site will be retained to ensure the water quality, state and structure of the stream is maintained and enhanced where possible. The project also has the potential to enhance recreational opportunities through the creation of new public open space and access routes ensuring the health and wellbeing is enhanced within the local area.

Landscape Character and Designations Plan (EI-F08)



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Project Land at Rectory Lane, Ashington, West Sussex
Drawing Title Site Context Plan
Client Taylor Wimpey Strategic Land

Date	May 2026	Drawing No.	CSA/4705/138
Scale	Refer to scale	Rev	-
Drawn	JC	Checked	JT

Historic Environment and Earth Heritage

Summary of Historic Environment and Earth Heritage (EI-B22)

The 2020 Built Heritage Statement assessed the potential impact on listed buildings. No harm was anticipated to the Grade II West Wolves Farmhouse. No other impacts on designated heritage assets were identified.

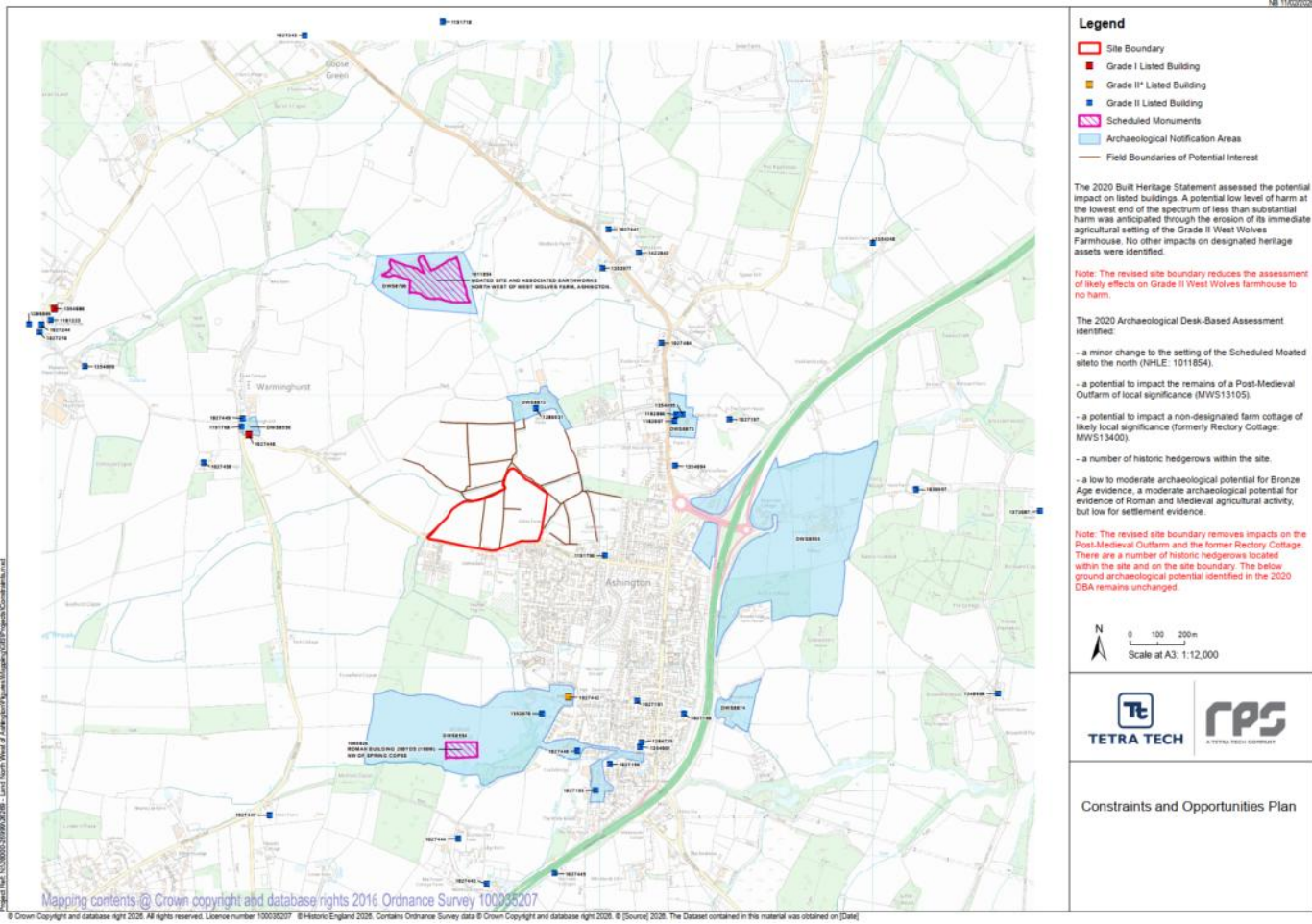
The 2020 Archaeological Desk-Based Assessment identified:

- a minor change to the setting of the Scheduled Moated Site to the north (NHLE: 1011854).
- a potential to impact a non-designated farm cottage of likely local significance (formerly Rectory Cottage:MWS13400).
- a number of historic hedgerows within the site.
- a low to moderate archaeological potential for Bronze Age evidence, a moderate archaeological potential for evidence of Roman and Medieval agricultural activity, but low for settlement evidence.

Potential Impact on Project (EI-B23)

No notable historic buildings or Archaeological Notification Areas were identified within the Site. There are 'Field Boundaries of Potential Interest' but these are all to be retained under the proposals.

Historic Environment and Earth Heritage Plan (EI-F09)



3. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

Under the development proposals it is proposed to create the following habitat types. A brief description of each is provided below:

Other neutral grassland

Parcels other neutral grassland (target moderate condition) will be created throughout the Site. The ultimate aim is to create a species-rich and diversely structured grassland.

Traditional orchard

Traditional orchard (target poor condition) will be created in the north of the Site, adjacent to a play area and a SuDS basin. This area will provide valuable community space, food and floral resources for birds, [REDACTED] and a range of other species, and visual amenity.

Mixed scrub

One parcel of mixed scrub will be retained (target moderate condition) in the centre-east of the site. This will entail periodic vegetation management to maintain the size/shape/structure of the scrub.

Ponds (non-priority)

It is proposed that the central SuDS attenuation basin will contain a permanently wet core, which has been accounted for as pond habitat on the BNG metric. The target condition for this habitat is ‘moderate condition’, as ‘good’ would not be achievable due to artificial pipework, but it is expected that a moderately floristically diverse aquatic habitat with good water quality will form.

Urban trees

A total of 87 new small trees (target poor condition) are proposed throughout the site. These trees will provide both visual amenity and biodiversity benefits.

Hedgerows

New ‘native species rich hedgerow with trees’ planting (target good condition) is proposed across the northern/rear edges of the new residential parcels to provide new connective habitat and increase foraging, refuge and connective habitat for a range of fauna, including bats, birds, small mammals and invertebrates. This hedgerow creation will also compensate for the loss required to make access breaks.

Watercourses

Lancing Brook sub-reaches A and B will be enhanced simply through land-use change away from intensive arable farming.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

The initial UK Habitat Classification Survey identified the habitat types present on-site, and from the outset the key design principals for the project were to maximise the biodiversity value sensitively with clear consideration of the existing habitat types and conditions.

Strategic Significance

Upon review of the West Sussex LNRS, the strategic significance of most habitats present on-Site at the baseline are recorded as ‘low’ strategic significance, except for the northern stretch of the adjacent watercourse which is recorded as ‘high’ strategic significance, i.e. ‘formally identified in local strategy’, as well as small parts of the arable field and parts of H5.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant ‘Area’, ‘Hedgerow’, and ‘Watercourse’ types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
N/A newly created	Sustainable drainage system	SuDS attenuation basins	N/A	Good	5	Good condition will be targeted by achieving a pass in criteria A, B, C, and E1 and E2.	
N/A newly created	Ponds (non-priority)	Wet core of central attenuation basin	N/A	Moderate	3	Passes of criteria: A, B, C, F, G, H and I. Criteria D and E cannot be targeted due to pipework.	10% of attenuation basin area
N/A newly created	Rain garden	Rain gardens	N/A	Poor	1	Passes of criteria: B and C. Other criteria have not been targeted to allow for future design alterations.	
N/A newly created	Modified grassland		N/A	Poor	1	Passes of criteria: C, D, E, F, G Not targeting: A and B	All areas of public open space not otherwise indicated to hold wildflower meadow planting
N/A newly created	Other neutral grassland		N/A	Moderate	5	Passes of criteria: A, B, C, D and E Not targeting F	All wildflower meadow planting
N/A newly created	Urban tree		N/A	Poor	10	Passes of criteria: B (auto pass on newly planted trees) and F Pass of criteria A cannot be certain at outline stage Pass of criteria D cannot be guaranteed on a residential development. Passes of criteria C and E not possible in newly planted trees.	87 newly planted trees
N/A newly created	Traditional orchard	Community orchard	N/A	Poor	5	Passes of criteria C, D and H. Other criteria not targeted due to position adjacent to a play area and the possible disturbance that may bring.	
N/A newly created	Species-rich native hedgerow with trees		N/A	Good	20	Passes of all condition criteria except E1 which would require different age classes of tree, which is not possible on a newly planted hedgerow with trees	New hedgerow along northern boundary of residential parcels
Other rivers and streams	Other rivers and streams	Lancing Brook sub-reaches A and B	Moderate	Moderate	1	‘Enhancement’ is coming from land use change, changing ‘major/major’ encroachment to ‘major/minor’, rather than targeting a higher target condition through addressing specific condition criteria. The metric allows for this level of enhancement.	

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

All hedgerows and treelines will be retained in their current condition and protected during construction by tree protection fencing. There will be the minor loss of c. 100m (cumulative) of Hedgerow H3 on the southern boundary for access purposes.

Note on the adjacent Habitat Retention Plan: This plan shows all habitats to be **retained**. No enhancements are proposed. Habitat creation is displayed on the plan on Page 31.

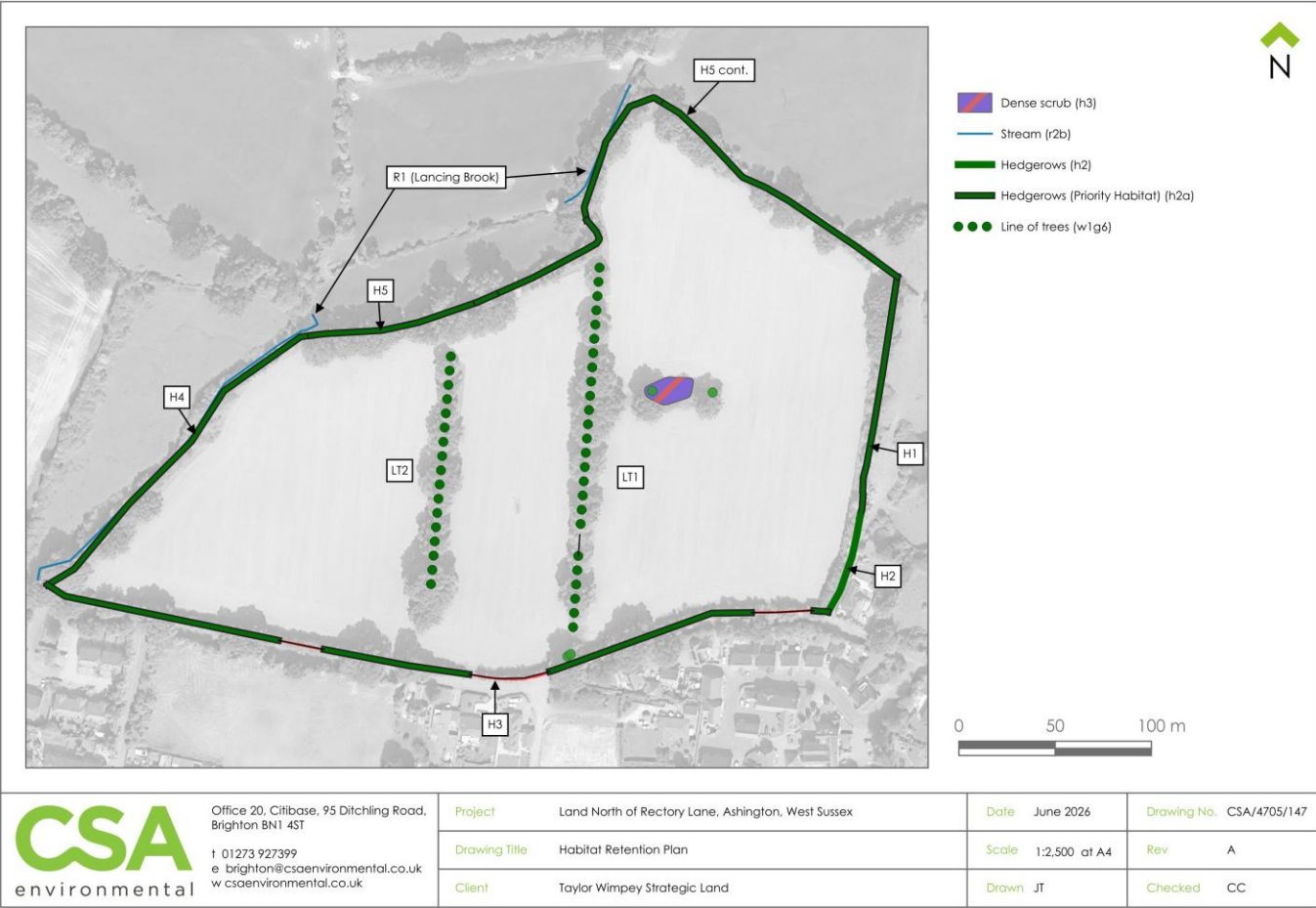
Specification of Protective Measures to be Used PM-04

As set out within the accompanying EclA the retention of these habitats will require protections during construction and in operation through the following:

- Tree protection measures in line with standard arboricultural practice (BS5837: 2012)
- Herptile exclusion fencing along retained boundary hedgerow bases and field margins (as required)
- Construction Environmental Management Plan (CEMP), to include standard pollution control measures to be implemented during construction

Habitat Retention Plan PM-F01

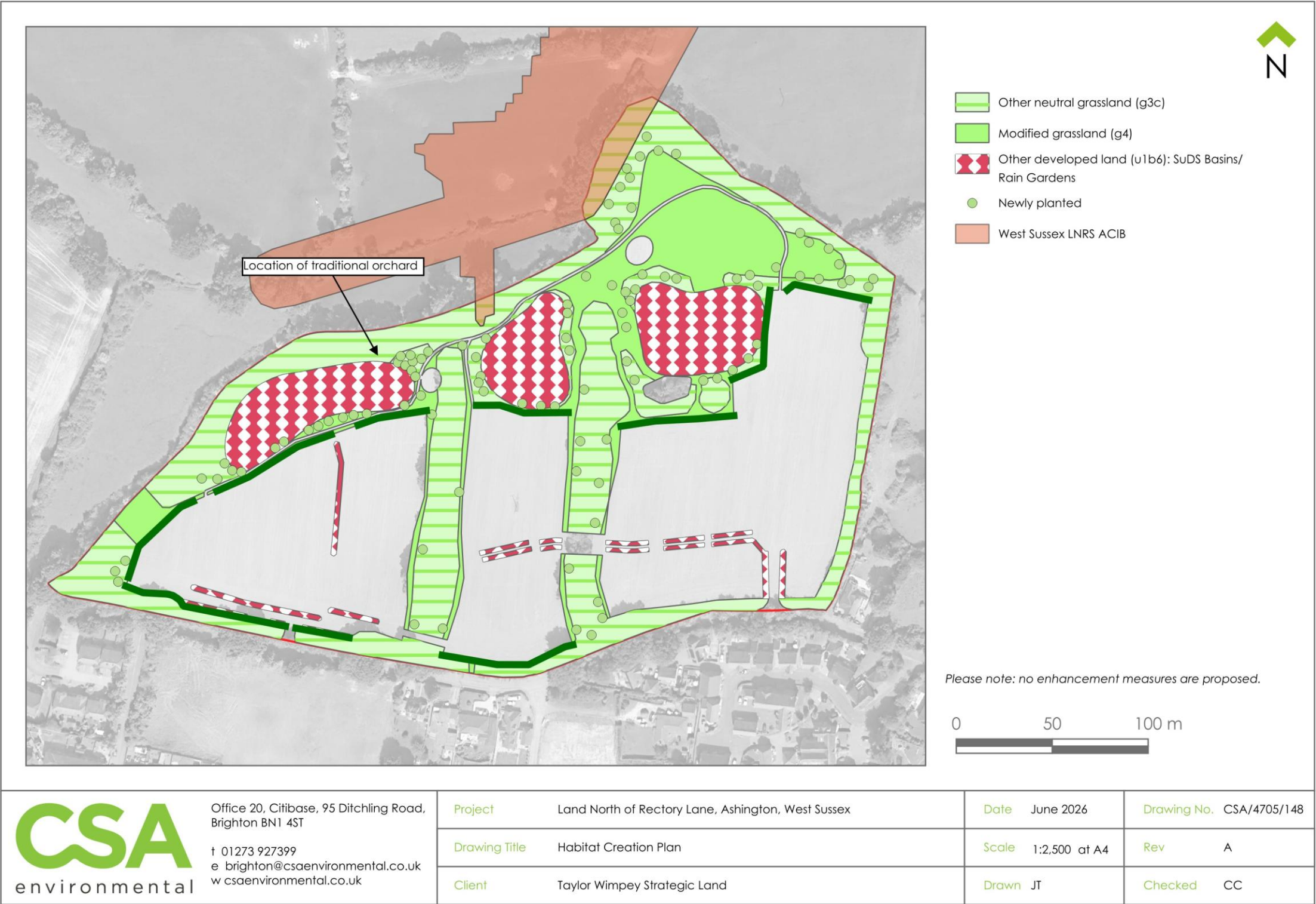
Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: [Click or tap here to enter text.](#)



Creation, Enhancement and Management Standard Tables

Habitat Creation, Enhancement and Management Plan EM-F01

Show the habitat Creation, Enhancement and Management measures in this plan. Present this as a single, side-wide masterplan. Alternatively, provide a separate plan showing the locations of each specific habitat to be delivered on the project site, copy this page into each of the habitat sheets below.



Grassland (Medium, High, and Very High Distinctiveness): Other Neutral Grassland

Creation, Enhancement and Management Summary (GH-T01)

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

Target Habitat: Other Neutral Grassland (Moderate Condition)				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	All ONG parcels	Initial works: spread approved seed mix into prepared ground between August and October. Ensure watering is carried out on a routine basis. Hay cut in late June / early July Remove all cuttings to progressively reduce soil fertility, allowing less competitive forbs to increase. If species richness remains low after several years, consider green hay spreading or brush-harvested seed from local donor meadows (only after site assessment). Avoid fertilisers, which increase nutrient levels and reduce species diversity.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	All ONG parcels	During creation, avoid uniform height by allowing heterogeneous regrowth between cuts. Leave uncut refuge strips or 10–15% rotational uncut patches to maintain structural variation for invertebrates.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	All ONG parcels	Light soil scarification or cutting very close to ground before seed addition to create fine bare patches. Allow the cutting machinery to create minimal disturbance only—no intensive cultivation.
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	All ONG parcels	Initial mechanical scrub removal where necessary. Cut bracken 2–3 times per growing season to exhaust rhizomes. Remove woody regrowth annually.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	All ONG parcels	Avoid machinery tracking during wet conditions to prevent damage. Use selective cutting or hand-pulling for problem species (e.g., creeping thistle) rather than herbicides where possible.
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	No	None	N/A

Grassland (Medium, High, and Very High Distinctiveness)

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

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

Action	Relevant Parcels	Timing	Prescriptions
Year 1: Initial management	All ONG parcels	April - October	Cuts of grassland once every two months as required to maintain sward at 100mm between April and October. Arisings removed following each cut (to reduce nutrient content)
Year 2: Cut and Remove management	All ONG parcels	April - May July and September September - December	Continue cuts as for Year 1 to maintain 100mm sward between April and May. Arisings removed following each cut. Followed by two cuts, one in late July and one in September, both to 100mm with arisings removed.
Year 3: Cut, scarification and overseeding	All ONG parcels	April - May May - November	Continue cuts as for Year 1 to maintain 100mm sward between April and May. Arisings removed following each cut. Cut in late July/early August to no lower than 100mm. Arisings removed. Scarification of topsoil by chain harrowing to break up soil surface (with the aim of achieving up to 50% bare ground). Broadcast overseeding (autumn) with an appropriate seed mix of local provenance (e.g. Emorsgate EM4 Meadow Mixture for Clay Soils – F10, F11 & F12, suggested 40kg/ha) and/or Emorsgate EM5 Meadow Mixture for Loamy Soils – F4 & F5, suggested 40kg/ha), rolled to ensure good contact. A further light cut to 100mm may be required prior to winter.
Year 3: Cut and scarification	All ONG parcels	April - May May - November	Continue cuts as for Year 1 to maintain 100mm sward between April and May. Arisings removed following each cut. Cut in late July/early August to no lower than 100mm. Arisings removed. Scarification of topsoil by chain harrowing to break up soil surface (with the aim of achieving up to 50% bare ground). No overseeding. A further light cut to 100mm may be required prior to winter.
Year 4 onwards: cut and collect	All ONG parcels	July - September	Two cuts each year Annual cut in late July/early August to no lower than 100mm, excluding at least 1m margin around hedgerows. Arisings removed after 1-7 days. Second cut in September to simulate aftermath grazing. Arisings raked and removed after 1-7 days. No cut during spring or summer (until July earliest). Ongoing grassland management will be closely monitored each year and management can be varied depending on the weather, ground conditions and how habitats are establishing, using a combination of cutting and grazing methodologies.
		August - September	Two cuts each year Annual cut in early August of 85-90% of parcel (Leave uncut strips or patches) to no lower than 100mm, excluding at least 1m margin around hedgerows. Arisings removed after 1-7 days.

			Second cut in September to simulate aftermath grazing (Leave uncut strips or patches in different location to previous cut). Arisings raked and removed after 1-7 days. No cut during spring or summer (until July earliest). Ongoing grassland management will be closely monitored each year and management can be varied depending on the weather, ground conditions and how habitats are establishing, using a combination of cutting and grazing methodologies.
		August - September	Cut and scarify Annual cut in late early August to no lower than 100mm. Arisings removed after 1-7 days. Scarification of topsoil by chain harrowing to break up soil surface (with the aim of achieving up to 50% bare ground). No overseeding. A further light cut to 100mm may be required prior to winter.

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

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %
Yarrow	<i>Achillea millefolium</i>	1.6
Meadow Buttercup	<i>Ranunculus acris</i>	3.0
Oxeye Daisy	<i>Leucanthemum vulgare</i>	1.0
Ribwort Plantain	<i>Plantago lanceolata</i>	2.0
Common Sorrel	<i>Rumex acetosa</i>	2.0
Common Knapweed	<i>Centaurea nigra</i>	4.0
Meadow Vetchling	<i>Lathyrus pratensis</i>	1.0
Tufted Vetch	<i>Vicia cracca</i>	1.0
Yellow Rattle	<i>Rhinanthus minor</i>	2.0
Red Fescue	<i>Festuca rubra</i>	12.0
Timothy (added)	<i>Phleum pratense</i>	8.0
Meadow Foxtail (added)	<i>Alopecurus pratensis</i>	8.0
Yorkshire Fog (added)	<i>Holcus lanatus</i>	10.0
Creeping Bent (added)	<i>Agrostis stolonifera</i>	4.0
Amphibious Bistort (added)	<i>Persicaria amphibia</i>	0.5
Cuckooflower	<i>Cardamine pratensis</i>	1.2
Meadow Cranesbill (added)	<i>Geranium pratense</i>	1.0
Meadowsweet (added)	<i>Filipendula ulmaria</i>	1.2
Ragged Robin (added)	<i>Silene flos-cuculi</i>	0.6
Greater Bird's-foot Trefoil (added)	<i>Lotus pedunculatus</i>	1.0

What Does Success Look Like? (GH-F01)



Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Provide details of the approach to delivering each of the targeted condition criteria and hedgerow type. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 8. Hedgerow

Target Hedgerow Type:				
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach
A1	Height >1.5m average along length.	Yes	H6	Hedgerows will be managed on a 3-year rotational basis in Jan/Feb to promote bushy growth, with one of the top and either side cut each year. No cutting should take place during peak bird nesting season, which runs from March to September. The aim will be to facilitate the establishment of mature hedgerows, increasing their width and height each year to achieve a hedge which in excess of 1.5m wide and 1.5m tall on (excluding trees).
A2	Width >1.5m average along length.	Yes	H6	
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	H6	Light, regular trimming during establishment to encourage bushy growth. Once established (c. 10 years once at least 2m in height), new hedges will be laid over winter (Nov-Feb) when trees are dormant and before nesting bird season.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	H6	New hedgerows will be planted at a density of 6 plants per metre, with 33cm (13 inch) spacing.
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)	Yes	H6	All hedgerows will have a minimum of 1m margin of undisturbed vegetation left uncut on at least one side of their base, or both where possible. This will be left uncut until September, when grassland parcels are cut to no lower than 100mm.
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Yes	H6	No fertiliser to be used. Targeted herbicide spray as required during establishment to suppress weeds which might compete with the new hedgerow plants.
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on	Yes	H6	Invasive non-native / neophyte species will be removed, as required.

	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.	Yes	H6	The provision of new pedestrian routes will draw foot traffic away from hedgerow bases.

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

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

Action	Relevant Features	Timing	Prescriptions
Establishment - Ground preparation	All new hedgerows / infill planting	1 August - 30 September	Apply herbicide to control weed growth following cultivation prior to planting if required.
Establishment - Hedge Planting	All new hedgerows / infill planting	1 November – 31 st March when the ground is not frozen or waterlogged	Plant 2-year-old whips along new hedgerow lines. Two rows with approximately 6 plants per metre, with 33cm (13 inch) spacing between rows. Species should consist of native species particularly climbing/sprawling species such as blackthorn and the roses. A minimum of 5 species will be planted per 30m.
Establishment – Weed suppression	All new hedgerows / infill planting	Following planting in year 1 to year 5 if required	Control undesirable weeds and competitive growth around new whips. Strim or spot spray using an appropriate contact herbicide; one application is made in spring and, depending on the vigour of the weeds, another in mid-late summer. Control should be only as required. Condition assessments will require a vegetated hedge base after establishment.
Establishment - Infrastructure	All new hedgerows / infill planting	As required to protect hedges from stock and wild animals.	Install temporary or permanent fencing if the adjacent land is to be grazed with stock suitable to prevent the stock type from browsing and damaging the shrubs.
Aftercare – failure replacement	All new hedgerows / infill planting	1 November – 31 st March as required when the ground is not frozen or waterlogged	Replace dead whips and trees in the next available planting season with a native species in accordance with the hedge or tree planting prescription above.
Aftercare - Cutting	All new hedgerows / infill planting	2 nd – 5 th winter yearly following planting - 1 st September – 31 st March	Trim the hedge and new whips as needed to encourage bushy growth. Increase the width and height each year to achieve a hedge which is a minimum of 1.5m wide and 1.5m tall on average by the 5 th winter following planting. Do not cut trees to establish long-term standards.
Aftercare – removal of infrastructure	All new hedgerows / infill planting	Year 5	Remove hedge plant spiral guards and canes if used. Remove tree guards, ties and stakes (unless required to support replacement trees).
Management - Cutting	All hedgerows	Every 2 or 3 years frequency - 1 st September – 31 st March as required	Cut hedges to no less than 1.5m wide and 1.5m tall on average. A thick hedge of 2-4m width and height are the long-term target dimensions. Cutting to be undertaken annually on a rotational basis with no more than 1/3 of the total hedgerow resource cut each year (i.e. top or one of the sides cut each year). Where there is access to both sides of a hedge, aim to cut alternate sides in alternate years. Do not cut trees intended to become long-term standards.
Management - Ditches	All hedgerows with ditches	Every 5 years	Cut back branches over ditches and clean the ditches out, encouraging shallow sides. This will be done on rotation, with different ditches cleared out each year to provide a continuous resource, e.g. half the site every 2-3 years.

Management – Gapping up	All hedgerows	1 st November – 31 st March as required when ground is not frozen or waterlogged	Replace dead feathered or standard trees the next available planting season with a native species in accordance with the tree planting prescription for creation. Where gaps occur within the canopy of the hedge greater than 2m wide they will be gapped up with native hedgerow species as whips the next available planting season.
Management - Regeneration	All hedgerows	1 st November – 31 st March as required	Should the hedges become ‘overmature’ resulting in gaps between the base of the canopy and the ground >0.5m on average across 90% of a length, the hedge will be laid in the local regional style or coppiced the following winter.
Management – Control of herbaceous vegetation	All hedgerows	1 st July – 30 th September as required	Control herbaceous vegetation and invasive non-natives along the base of both sides of the hedge (if accessible) by cutting once a year in September, alongside grass cutting and following the end of bird nesting season.

Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

Blackthorn	<i>Prunus spinosa</i>	20%
Crab apple	<i>Malus sylvestris</i>	3%
Dog rose	<i>Rosa canina</i>	5%
Dogwood	<i>Cornus sanguinea</i>	10%
English oak (as hedgerow standards)	<i>Quercus robur</i>	1–2% (widely spaced)
Field maple	<i>Acer campestre</i>	20%
Field rose	<i>Rosa arvensis</i>	3%
Hazel	<i>Corylus avellana</i>	15%
Holly	<i>Ilex aquifolium</i>	5%
Hornbeam	<i>Carpinus betulus</i>	5%
Wild cherry	<i>Prunus avium</i>	3%

What Does Success Look Like? (HD-F01)



Orchard

Creation, Enhancement and Management Summary (OR-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 17. Orchard

Target Habitat: Orchard				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach
A	Presence of ancient and or veteran trees. Note – this criterion is essential for achieving Good condition.	No	-	-
B	Presence of deadwood in or on trees, or on the ground: at least 20% of mature trees have deadwood associated with them. Some examples of deadwood are: standing, attached and fallen trees or limbs; dead stems; branches and branch stubs greater than 10 cm diameter; and internal cavities. The types and distribution of deadwood provide a range of habitats suitable to support a wide assemblage of saproxylic invertebrates. Note – this criterion is essential for achieving Good condition.	No	-	-
C	Less than 5% of fruit trees are smothered by scrub. Small patches of dense scrub and or scattered scrub growing between trees can be beneficial to biodiversity, however these occupy less than 10% of ground cover.	Yes	All orchard	Keep a 1m weed-free/mulched circle around each new tree for ≥3 years to reduce competition; cut back bramble/woody regrowth annually; position new trees to fit existing pattern if in-fill, with spacing appropriate to species (apples c. 8–10m, pears/cherries wider; plums closer). Winter scrub cutting to maintain <10% scrub cover; remove arisings to avoid nutrient rise; maintain guards and keep bases clear to prevent smothering of boles/crowns.
D	There is evidence of formative and or restorative pruning to maintain longevity of trees.	Yes	All orchard	Plant on vigorous rootstocks appropriate for traditional standards; start formative pruning to create a high, open crown (trunk typically 1.5–2m; framework of 4–8 leaders). After ~8–10 years, shift to maintenance pruning to keep crown open (remove diseased/damaged/crossing/congested branches; up to c. 20% wood by regulated method as needed). Timing: apples/pears in late winter; stone fruits in summer (minimal, to avoid canker/silver leaf). Stack clean prunings as habitat piles; burn diseased wood off site.
E	At least 95% of the trees are free from damage caused by humans or animals, for example browsing, bark stripping or rubbing on non-adjusted ties.	No	-	-

F	Grassland is not overgrazed, poaching is not evident around the trees, with no more than 10% of trees poached under the canopy.	No	-	-
G	Species richness of the grassland is equivalent to a medium, high, or very high distinctiveness grassland.	No	-	-
H	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 10% of ground cover.	Yes	All orchard	Pre-planting survey and remove invasives; avoid creating nutrient hot-spots that favour nettle/dock. Hand/mechanical removal preferred; minimal/targeted pesticide use only if essential, to protect invertebrates and orchard fungi/lichens. Maintain low intensity, chemical free approach where possible; no herbicides/fungicides/insecticides unless problem specific and necessary.

Orchard

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

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

Action	Relevant Parcels	Timing	Prescriptions
Weed-free planting circles	All orchard	Years 1–3	Maintain a 1m weed-free or mulched circle around each new tree to reduce competition; cut back bramble/woody regrowth annually.
Tree spacing and layout		At planting	Position new trees to fit existing pattern if infilling; use species-appropriate spacing (apples 8–10m; pears/cherries wider; plums slightly closer).
Ongoing scrub management		Winter (annual)	Maintain <10% scrub cover; cut back scrub annually in winter; remove arisings to avoid nutrient enrichment and prevent smothering of bases/crowns.
Rootstock choice and planting standards		At planting	Use vigorous rootstocks suitable for traditional standards; plant to form large, long-lived trees. Take cuttings / seed from existing apple trees within on-site woodland, if possible.
Formative pruning		Years 1–8 (season varies by species)	Begin formative pruning to create a high, open crown (1.5–2m clear trunk; 4–8 framework leaders). Apples/pears: late winter; stone fruits: summer only.
Transition to maintenance pruning		From c. year 8–10 onwards	Shift to maintenance pruning; remove diseased, damaged, crossing or congested wood; limit removal to c. 20% of canopy per year using a regulated approach.
Pruning hygiene and habitat creation		During pruning periods	Stack clean prunings as habitat piles; burn diseased material off-site to prevent spread of pathogens.
Staking and guards		At planting	Stake low (c. 30cm above ground) to allow trunk flexing; fit guards to prevent bark browsing and rubbing; use adjustable ties.
Guard and tie inspection		Annually	Inspect and adjust/remove before constriction occurs; ensure bases remain clear to reduce strimmer and rodent damage.
Tree welfare and watering		Ongoing	Keep bases cut and dry; maintain guards for up to ~10 years; avoid operations during frost; water newly planted trees during first-year dry spells.
Grassland management – cut & collect system		Summer (main cut)	Adopt a hay-cut and collect regime; plan vehicle/machinery routes to prevent damage near trunks.
Hay timing		Late summer	Cut late to allow flowering and seed-set; remove all arisings to limit nutrient build-up.
Additional tidy cut		Late summer / early autumn (as needed)	Conduct an extra cut if rank growth returns; avoid fertiliser applications unless a proven deficiency exists.
Increasing species richness		After hay cut	Introduce green hay or local seed following light scarification to increase forb richness.

Long-term grassland management		Annually	Maintain annual cut-and-remove to gradually lower nutrient levels and favour meadow forbs; consider site shelter and microclimate for orchard expansion.
Fertiliser use		Only if deficiency proven	Continue a no-fertiliser regime; if soil analysis shows deficiency, use small, targeted FYM around young trees only; avoid liming as it harms mycorrhizae.
Invasive species control		Pre-planting & ongoing	Survey and remove invasives; avoid creating nutrient hotspots that favour nettle/dock.
Pest and weed management		Ongoing	Use hand/mechanical removal as the default; apply pesticides only if essential and in a targeted manner to protect orchard fungi, lichens and invertebrates.
Overall chemical approach		Ongoing	Maintain low-intensity, chemical-free management; no herbicides, fungicides or insecticides unless problem-specific and necessary.

Orchard Species Lists (OR-TO3)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Tree Species (cultivars which are tolerant of clay soils and of local provenance)			
Apple (e.g. Egremont Russet)	<i>Malus domestica</i>	20	
Pear (e.g. Conference / Humbug pear)	<i>Pyrus communis</i>	20	For areas which are not waterlogged
Plum (e.g. Victoria, Sussex)	<i>Prunus sp.</i>	20	
Cherry (e.g. Amersham, Kentish)	<i>Prunus avium</i>	20	For areas which are not waterlogged
Quince (e.g. Meeches Prolific)	<i>Cydonia oblonga</i>	20	
For field layer see Other neutral grassland species list			

What Does Success Look Like? (OR-F01)



Pond

Creation, Enhancement and Management Summary (PO-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 18. Pond

Target Habitat: SuDs Basin wet core (non-priority pond)				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Yes	All new scrapes	By design, the SuDS basin will filter runoff and discharge clean water to Lancing Brook. Turbidity may be higher after rainfall, but filtration and water extraction will remove turbid water.
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Yes		The SUDS basin wet core will be sited within public open space close to the banks of Lancing Brook.
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	No		N/A
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	No		N/A
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	No		N/A
F	There is an absence of listed non-native plant and animal species.	Yes		During construction, ensure that no imported plant material or soils are contaminated with non-native species; do not introduce aquatic plants. Monitor edges and remove any invasive species immediately (e.g., <i>Crassula</i> , <i>Hydrocotyle</i> , <i>Lemna minuta</i>).
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes		The wet core of the SuDS basin is intended to be a shallow seasonal feature that are unsuitable for sustained fish populations. No fish introduction; maintain seasonal drying to discourage fish colonisation.
H	In non-woodland ponds: emergent, submerged or floating plants (excluding duckweed) ³ cover at least 50% of the pond area which is less than 3 m deep. (only applicable to non-woodland ponds)	Yes		Aquatic and marginal plants will be planted following creation of the SuDS basin with all planting to be monitored for success and replacement planting carried out where necessary.
I	The pond surface of non-woodland ponds is no more than 50% shaded by adjacent trees and scrub. (only applicable to non-woodland ponds)	Yes		SuDS basins will be sited in public open space, avoiding existing mature trees and tree planting nearby. Thin or remove scrub that begins to shade >50% of the scrape. Retain open conditions for maximum wildlife value.

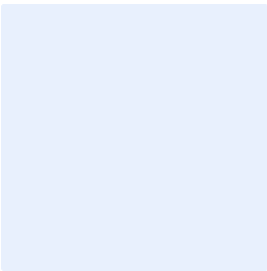
Pond

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

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

Action	Relevant Parcels	Timing	Prescriptions
Prevent contamination during construction	Central SuDS parcel	During scrape creation	Ensure imported soils/materials are free from invasive species; do not introduce aquatic plants manually.
Design and maintain scrape structure		During creation; periodically check	Create basin to hold a typical maximum winter depth of <3m.
Avoid fish introduction		At creation & ongoing	Do not introduce fish. Maintain shallow, seasonal hydrology that deters permanent fish colonisation.
Maintain open conditions (limit shading)		Annual review	Site basins in open areas; do not plant trees or scrub nearby, especially on southern margins. Remove or thin scrub if shading exceeds 50% of the water surface.
Control invasive species		Ongoing (at least annually)	Prevent introduction of non-native plants/animals during construction; check edges and remove invasives promptly (e.g., <i>Crassula helmsii</i> , <i>Hydrocotyle ranunculoides</i> , <i>Lemna minuta</i>).
Maintain water quality		Ongoing	Ensure no anthropogenic nutrient enrichment, spray drift, or silt enters the basin. Keep surrounding buffer zones in permanent vegetation.
Maintain semi-natural surrounding habitat		Ongoing	Basins must be surrounded by semi-natural vegetation.
Maintain emergent/pond vegetation (where applicable)		Ongoing	Monitor vegetation to ensure open water remains.
Maintain permanent buffer vegetation		Ongoing	Retain a zone of unploughed, unfertilised, semi-natural vegetation around the basin edge. No fertiliser or nutrient inputs allowed.
Control duckweed/algal cover (if needed)		As required	Maintain <10% surface cover of <i>Lemna</i> spp. or filamentous algae; adjust surrounding vegetation or hydrology if excessive nutrients accumulate.

What Does Success Look Like? (PO-F01)



Scrub

Creation, Enhancement and Management Summary (SC-T01)

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

Target Habitat: Mixed scrub			
Condition Assessment Criteria		Targeted	Management Approach
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	Existing scrub parcel Management will include monitoring of the species composition and cover to ensure specifications within Criteria A are maintained.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes	Management through rotational thinning of mixed scrub parcel will allow a diverse age range of scrub species to develop.
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes	Monitoring visits will confirm the presence/absence of invasive nonnative species, with measures implemented to reduce/remove these if required.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	Scrub edge will be maintained at baseline standard
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	Parcel not large enough

Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 9. Individual Trees

Target Habitat:				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	All	Plant only UK native species suitable for the landscape. Select locally appropriate varieties and ensure planting stock is well grown and disease-free. Ensure planting site is suitable (sunny, sheltered, well drained).
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).			Space new trees appropriately (e.g., 8–10m for apples; wider for pears/cherries; general broadleaf spacing 7–10m) to allow canopies to expand and eventually form continuity.
C	The tree is mature (or more than 50% within the block are mature).			Select planting stock on vigorous rootstocks where fruit trees are used, to ensure they reach long-term maturity and become parkland-type trees.
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.		Trees within POS, not street trees	Install tree guards and low stakes (≈30cm above ground) to protect young trees from physical damage and enable trunk strengthening. Keep a 1m weed-free circle for 3+ years (mulch preferred).
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			For new trees, encourage future niche development by selecting species with good wildlife value (oak, field maple, fruit species on vigorous stocks). Do not over-prune young trees; allow natural branch development.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.			Plant trees with adequate spacing to develop a full spreading canopy. Avoid competition by maintaining a weed-free base for establishment; allow grassland to recolonise later.

Individual Trees

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

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

Action	Relevant Features	Timing	Prescriptions
Year 0: Preparation and Planting	All new trees	At planting & ongoing	Ensure only native tree species are planted, unless along streets (where 70% native is acceptable). Plant only species suited to the landscape and local character; use well-grown, disease-free stock. Use vigorous rootstocks for fruit species to ensure trees reach full maturity. Choose species with high wildlife value (e.g., oak, field maple, traditional fruit on vigorous stocks). Use species-appropriate spacing: 8–10m for apples; wider for pears/cherries; general broadleaf spacing 7–10m. Ensure future canopy continuity by allowing adequate expansion space. Install low stakes (~30cm above ground) and fit guards to protect young trees. Create a weed-free circle (1m radius) around new trees via mulch application. Ensure the mulch layer is thinner towards the trunk and does not touch the tree trunk.
Years 1 - 5		Quarterly	Monitor trees for vandalism, bark damage, herbicide drift, or soil compaction. Adjust guards as trees grow. Hand pull any weeds growing through the mulch.
		Spring	Maintain a weed-free circle (1m radius) for at least 3 years to reduce trimmer or herbicide damage. Top up mulch annually to maintain a 2-4 inch depth.
		Nov - Feb	Formative pruning: allow natural development of branches without excessive early pruning (remove weak / crossing branches). Retain deadwood, cavities, loose bark and ivy unless unsafe. Stack clean prunings as habitat piles near boundary vegetation and remove only diseased material posing risk. Remove any non-native volunteer seedlings. Inspect for tree losses and replace losses with native species, unless along streets (where 70% native is acceptable).
Years 3 - 5		Nov - Feb	Remove tree guards when tree has reached height of c. 3m and/or bark has hardened.
Years 6 - 10		Nov – Feb	Carry out light maintenance pruning to maintain crown health; avoid heavy reductions (>25-30% canopy). Retain deadwood, cavities, loose bark and ivy unless unsafe; stack clean prunings as habitat piles and remove only diseased material posing risk. Remove any non-native volunteer seedlings. Replace tree losses with native species, unless along streets (where 70% native is acceptable).
		Summer	Maintain open or low vegetation under the canopy via appropriate cutting. Avoid close mowing to prevent trunk damage. Allow shade-tolerant flora to recolonise naturally beneath mature canopies.

Watercourses

Creation, Enhancement and Management Summary

Provide details of the approach to delivering each of the targeted Watercourse characteristics and/or RCA indices.

Summary of Watercourse Enhancement Proposals (WC-B01)	
The riparian zone encroachment score will be improved from major/major to major/no encroachment simply through land use change removing intensive agricultural land practice.	
Will the length of the watercourse be altered as part of the enhancement? (WC-B02)	Yes: ☐ No:X
If yes, provide a description of the proposed interventions to the watercourse length that have been included to enhance the River Unit score.	
Will enhancements target improvements to watercourse encroachment? (WC-B03)	Yes: ☐ No:X
If yes, provide a description of the proposed interventions to improve the watercourse encroachment score that have been included to enhance the River Unit score.	
Will enhancements target improvements to riparian encroachment? (WC-B04)	Yes: X No: ☐
The riparian zone encroachment score will be improved from major/major to major/no encroachment simply through land use change removing intensive agricultural land practice.	
Will enhancements target improving distinctiveness of the watercourse (WC-B05)	Yes: ☐ No:X
If yes, provide a description of the proposed interventions to enhance the distinctiveness of the watercourse.	
Will enhancements target improving condition of the watercourse (WC-B06)	Yes: ☐ No:X
If yes, provide a description of the proposed interventions to enhance the condition of the watercourse and complete table WC-T01	

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

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
12/06/26	General (All Habitats)	Extreme drought/flooding impacts	Habitat fails ≥2 consecutive annual checks	Implement adaptive management: change timing of cuts/grazing, irrigation of young trees, local drainage adjustments
12/06/26	General (All Habitats)	Public disturbance (trampling, dog damage)	Damage observed on >10% of habitat area	Install signage, path edging, temporary fencing; redirect access routes
12/06/26	Hedgerows (New / Enhanced)	Whips fail to establish	>20% whip mortality in Years 1–5	Replace whips like-for-like; improve weed suppression; check mulch/guards
12/06/26	Other Neutral Grassland	Uniform sward structure lacking diversity	Failure to achieve variation in sward height (criterion B) by Year 10	Adjust cutting regime; introduce rotational uncut refuges.
12/06/26	Other Neutral Grassland	Failure of species to establish after overseeding	Species richness < target during Years 5-9	Repeat scarification and reseedling; review seed source and soil conditions
12/06/26	Traditional Orchard	Newly planted orchard trees failing to establish	>10% mortality in first 5 years	Replace failed trees like-for-like; review watering, staking and mulch regime
12/06/26	Traditional Orchard	Excessive scrub smothering young trees	>5% of trees smothered by scrub	Cut back scrub annually; reinstate 1 m mulch circle around trees
12/06/26	Traditional Orchard	Poor crown formation	Lack of evidence of formative pruning by Year 5	Undertake restorative pruning with qualified arborist; adjust future pruning schedule
12/06/26	Mixed Scrub	Lack of age structure	Missing seedlings, saplings or mature shrubs	Introduce rotational coppicing of 20% of block every 3–6 years; plant to fill structural gaps
12/06/26	Mixed Scrub	INNS encroachment	Presence of any Schedule 9 species	Remove manually; increase monitoring frequency
12/06/26	Pond (SuDS)	Excessive algal/duckweed growth	>10% surface cover	Identify nutrient source; manually remove duckweed/algae; strengthen buffer strips
12/06/26	Ponds (SuDS)	INNS present	Any non-native aquatic species	Immediate removal; isolate water source; implement Check-Clean-Dry protocols
12/06/26	Ponds (SuDS)	Scrapes fail to hold water	Dry for entire spring in Years 1–3	Regrade base; deepen scrape; restore compacted areas; re-create micro-topography

12/06/26	Individual & Urban Trees	Young trees fail	>10% mortality in first 5 years	Replace trees; adjust watering; improve staking and protection
12/06/26	Individual & Urban Trees	Damage from vandalism/trimmers	>5% of stems with injury	Reinforce guards; widen mulch circles; provide signage
12/06/26	Individual & Urban Trees	Poor crown development	Crown loss >25% expected canopy	Implement corrective pruning by arborist
12/06/26	Hedgerows	Nutrient enrichment weeds dominate margins	>20% cover	Increase cut-and-collect; remove arisings; avoid adjacent fertiliser use
12/06/26	Hedgerows	INNS present	Any Schedule 9 species	Targeted removal; increase verge management

2. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

Grassland and Orchards

Grassland and orchard monitoring will initiate in the year following wildflower seed sowing. Botanical Quadrat Surveys should be undertaken yearly for the first 5 years to determine the success of the sowing and any remedial measures needed (including additional seed sowing). Five quadrats will be used per sampling area (field parcel), with the quadrats set out in a W-shape across the parcel. The quadrat data will include species list, photographs and average species per meter squared. The habitat will also be assessed under the condition assessments to demonstrate where it is achieving criteria and where measures need to be put in place if it isn't not.

The monitoring surveys should be undertaken in years 1,2,3 and 5; from Year 5 the frequency of the monitoring surveys can be re-assessed.

Mixed Scrub, Woodland, Hedgerow and Trees

The scrub, woodland, hedgerow and tree monitoring can be undertaken at the same time as the grassland survey. Species lists and photos will be generated for the end of year report. The habitat will also be assessed under the condition assessments to demonstrate where it is achieving criteria and where measures need to be put in place if it isn't not.

The monitoring surveys should be undertaken in years 1,2,3 and 5; from Year 5 the frequency of the monitoring surveys can be re-assessed.

Pond

The pond will be surveyed at the optimum time of year for surveying aquatic plant species. Species lists and photos will be generated for the end of year report. The habitat will also be assessed under the condition assessments to demonstrate where it is achieving criteria and where measures need to be put in place if it is not.

The monitoring surveys should be undertaken in years 1,2,3 and 5; from Year 5 the frequency of the monitoring surveys can be re-assessed.

End of year report will be submitted to the LPA in December of each year presenting an overview of the progress on site.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland	Initial monitoring will take the form of updated soil nutrient testing at the end of the 2-year silage management period to determine whether soil nutrient stripping has been successful. If phosphate levels have not dropped sufficiently, another 1-year cycle of nutrient stripping will be undertaken. If soil nutrient stripping has been successful, during the establishment phase of other neutral grassland, monitoring will focus on determining the DAFOR abundances of plants present throughout the sward and whether a sufficient number of species. It will also be important to monitor the percentage coverage of palatable grasses. During years 10-30, grasslands will be monitored by reviewing the following factors: • Species diversity per m2 • Percentage cover of bare ground • Percentage cover of scrub/bracken • Percentage cover of species indicative of sub-optimal condition • Presence of non-native invasive species • DAFOR Abundances of wildflowers, sedges and rushes • Sward height diversity	Year 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 Grassland monitoring will be undertaken between May and August.
Orchards	During years 1-5 of the management plan period, individual orchard tree plants will be monitored for their health. During the establishment phase (Years 5-9), monitoring will focus on determining the DAFOR abundances of plants present throughout the sward and whether a sufficient number of species are present. Throughout the remainder of management period, the orchards will be monitored for: • Presence of deadwood in or on trees, or on the ground • Less than 5% of fruit trees are smothered by scrub • There is evidence of formative and or restorative pruning to maintain longevity of trees. • At least 95% of the trees are free from damage caused by humans or animals • Grassland is not overgrazed, poaching is not evident around the trees • Species richness of the grassland is equivalent to a medium, high, or very high distinctiveness grassland There is an absence of invasive non-native species and species indicative of suboptimal condition make up less than 10% of ground cover.	Year 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 Surveys to be completed between May and September
Mixed scrub	During years 1-5 of the management plan period, individual specimen scrub plants will be monitored for their health. The abundance of species indicative of sub-optimal condition and the presence of non-native invasive species will also be reviewed. Throughout the remainder of management period, scrub will be monitored for:	Year 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 Surveys to be completed between May and September

	• The number of native scrub canopy species • The percentage cover of various age ranges of scrub throughout scrub blocks • Percentage cover of species indicative of sub-optimal condition • Presence of non-native invasive species • The character of edge habitats	
Hedgerow	During the establishment phase of the hedgerow creation/infill planting, monitoring will be focussed successfully establishing and whether or not replacement planting may be required. During years 10-30, hedgerows will be monitored by reviewing the following factors: • Height and Width • Gaps • Disturbed ground • Undesirable and invasive plants • Damage	Year 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 Hedgerow monitoring will be undertaken between May and September.
Ponds	During the establishment phase of the pond, monitoring will be focussed successfully establishing and whether or not the pond is sufficiently deep and can hold sufficient water. During years 10-30, pond will be monitored by reviewing the following factors: • Water quality • Semi-natural habitat (moderate distinctiveness or above) at least 10 m from the pond perimeter • Presence of duckweed / filamentous algae • Artificial connections to other waterbodies • Pond water level fluctuate naturally (no obvious artificial dams, pumps or pipework) • Presence of non-native plant and animal species • Presence of fish • Presence of emergent, submerged or floating plants • Extent of surface shading	Year 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 Pond monitoring will be undertaken between April and June.

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Taylor Wimpey (TBC)	Horsham District Council (TBC)

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	December	September or November	Review requirements for adaptive management
Y2	December	September or November	Review requirements for adaptive management
Y3	December	September or November	Review requirements for adaptive management
Y4	December	September or November	Review requirements for adaptive management
Y5	December	September or November	Depending on progress of habitats – review management techniques and the need for yearly quadrat surveys.
Y6-30	December	September or November	TBC

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

The monitoring survey reports will be prepared by the appointed appropriately experienced ecologist, including any adaptive management requirements.

When a recommendation is made to the landowner to ensure objectives compliance, it will be ensured through communication between the ecologist and the landowner that this is addressed within that year through adaptive management.

The management plans for the Site will be reviewed every 5 years, which will capture any necessary changes in the management of the Site required to achieve the target habitat prescriptions and conditions.