



Habitat Management and Monitoring Plan

New Commercial Storage Units, New House Farm, Old Crawley Road, Faygate, Horsham, West
Sussex, RH12 4RU

January 2026



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Document Information

Client	Robert Walton
Project	Habitat Management and Monitoring Plan – New Commercial Storage Units, New House Farm, Old Crawley Road, Faygate, Horsham, West Sussex, RH12 4RU
Version	Final
Project team	Hannah Baker – Project Director
Report reference	C-NJA-061-005-001_BNG_HMMP

Revision number	Date of issue	Author	Approver
001	28/01/2026	Alice Motola – BSc, MSc (Hons) - Assistant Ecologist	Hannah Baker BSc (Hons) – Director and Principal Ecologist

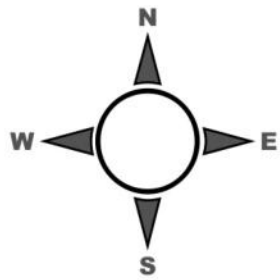
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Legend

 Development boundary

Baseline Habitats

 Modified grassland

 Artificial unvegetated,
unsealed surface

 Developed land;
sealed surface

 Native hedgerow



0 25 50 m



Figure Title:

BNG Baseline Habitat Plan

Client/ Project Reference:

Robert Walton
C-NJA-061

Figure number:

1

Revision:

1

Scale at A4:

1:1200

Cartographer:

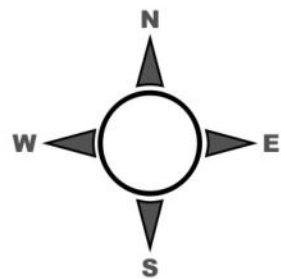
AM

Date drawn:

05/01/2026

Approver:

AM



Legend

- Development boundary
- Proposed Habitats**
- Modified grassland
- Developed land; sealed surface
- Developed land; sealed surface (Buildings)
- Retained native hedgerows
- Species-rich native hedgerow
- Proposed individual rural trees
- Ecological Enhancements**
- Bat box
- Bird box
- Insect block

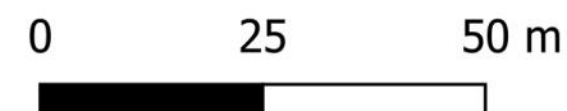
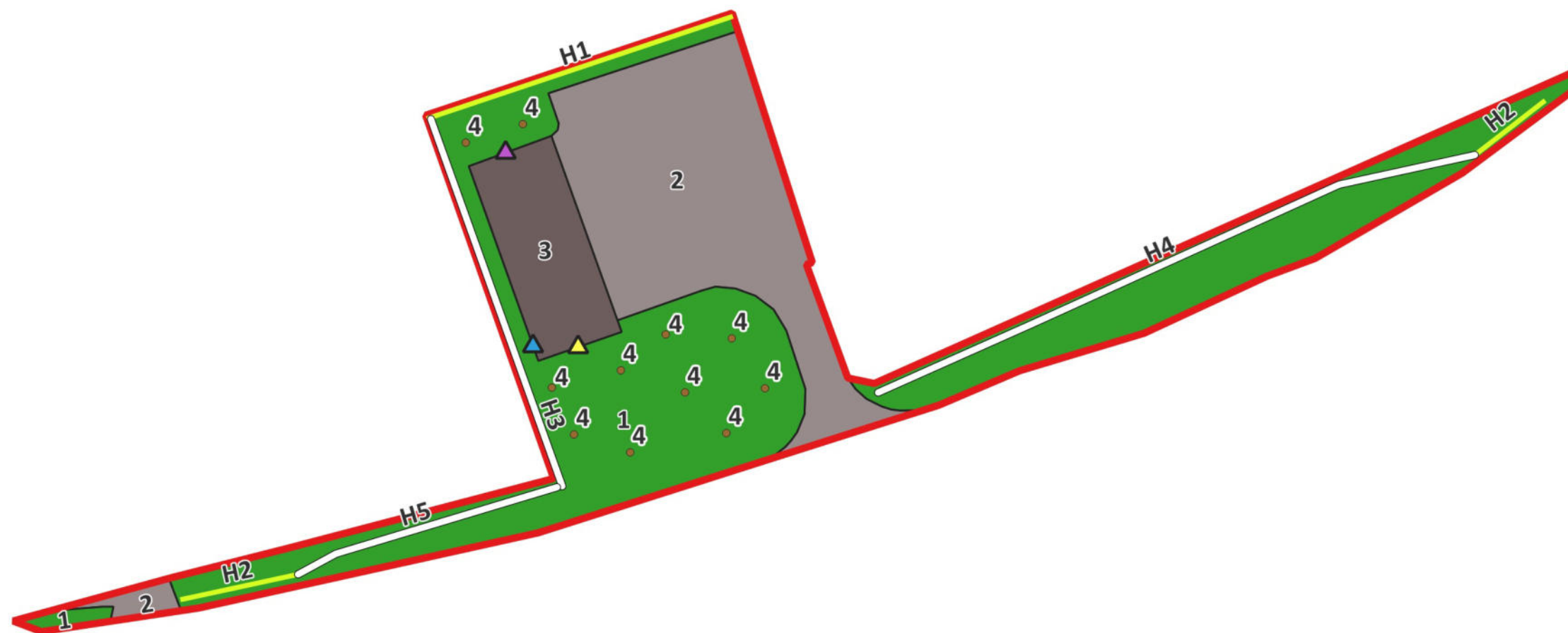


Figure Title:		
BNG Proposed Habitat Plan		
Client/ Project Reference:		
Robert Walton C-NJA-061		
Figure number:	Revision:	Scale at A4:
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Cartographer:	Date drawn:	Approver:
AM	19/01/2026	HB



1. Development Information

1.1 Development Background

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

Table 1 – Development Information.

Landowner	Robert Walton
Development Location	New Commercial Storage Units, New House Farm, Old Crawley Road, Faygate, Horsham, West Sussex, RH12 4RU (TQ 20469 33262)
Development Type	Commercial
Local Planning Authority	Horsham District Council (HDC)
Planning Reference	TBC
Planning Status	Pre-application stage
Development Plan	Sloane & Brown Architectural Services Ltd, drawing reference: 1346/02, revision: E
Development Phasing	The development will be delivered in a single phase.
Proposed Land Manager	Appointed Contractor
Location of Habitat Management	Onsite
Legal Agreement	There is no legal agreement finalised at this time. Any section 106, legal agreement or condition of planning will cover a minimum period of 30 years.
Funding Agreement	The habitat management will be funded by the landowner.
BNG Register Reference	N/A
Biodiversity Net Gain Metric Revision/Title	C-NJA-061 _BNG_Metric

1.2 Scope of the Habitat Management and Monitoring Plan

Extent

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

Aims and Objectives

- 1.2.2 The HMMP sets the following aims and objectives:
- To identify the opportunities offered by the development to deliver measurable net gains for biodiversity as defined under the requirements of The Environment Act, 2021, set at a minimum threshold of 10% gain;
 - To identify the opportunities of the development to achieve ‘additionality’ by incorporating ecological enhancements that are not universally measurable;
 - Outline the design of any ecological enhancements and how this will be delivered as part of the development;
 - Provide a strategy, management and monitoring plan to outline how ecological enhancements will be successfully implemented and retained as part of the development; and
 - Provide details on the location of the ecological enhancements supported by digitized mapping.
- 1.2.3 The aims and objectives of the HMMP are based on the BNG calculation for development which sets out a provisional 12.17% net gain in habitat units and 12.91% net gain in hedgerow units. The baseline value for watercourses is zero.
- 1.2.4 To ensure the development is compliant with:
- The Environment Act, 2021;
 - National Planning Policy Framework (NPPF), 2024;
 - Horsham District Council Planning Framework, 2015.



2. Method

2.1 General Approach

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

2.2 Sources of Information

Desk Study

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

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

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

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

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

- The Multi-Agency Geographical Information for the Countryside (MAGIC);
- Government open-source GIS datasets;
- OS Mapping District Data;
- Horsham District Council Planning Framework, 2015.
- Satellite images (powered by google via QGIS 3.38);

- British Geological Society – Geology Viewer; and
- LandIS – Soil Viewer.

Field Surveys

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

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

Relevant Documents and Reports

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

Table 2 Relevant documents used in this HMMP.

Document Reference/ Title		Author	Date
C-NJA-061-002-001_Preliminary Ecological Appraisal	Preliminary Ecological Appraisal Report	Arun Ecology Ltd	September 2025
C-NJA-061_BNG_Metric	BNG Statutory Metric	Arun Ecology Ltd	January 2026
C-NJA-061_Condition Assessment	BNG Condition Assessment	Arun Ecology Ltd	January 2026
C-NJA-061-005-002_BNG_Gain Plan	BNG Gain Plan	Arun Ecology Ltd	January 2026



3. Habitat Management and Monitoring Plan Considerations

3.1 Background

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

3.2 Landscape Design Considerations

National Character Region

- 3.2.1 The development boundary is located within the 122 – High Weald National Character Area, a landscape defined by its wildflower meadows, thick hedgerows and shaws (narrow woodlands).

3.3 Ecology Information

Designated Sites

- 3.3.1 The scope of this HMMP Plan is reasonably unlikely to result in any adverse impacts to any designated sites (see PEA Report, Arun Ecology Ltd, 2025).

Irreplaceable Habitat and Other Habitats of Conservation Concern

- 3.3.2 It is not anticipated that there will be any adverse impacts on any irreplaceable habitats as part of the scope of this HMMP.

Protected Species

- 3.3.3 Based on the results of the PEA (Arun Ecology Ltd, 2025) mitigation is outlined for badgers and other mammal burrows, bats, hedgehogs, nesting birds, native hedgerow and pollution prevention and will be sufficient for the scope of this HMMP.

3.4 Historic Environment and Earth Heritage

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

3.5 Environmental Information

Underlying Geology and Site Soil and Substrate Baseline

- 3.5.1 The underlying geology is Upper Tunbridge Wells Sand-Sandstone and mudstone, dated in the Cretaceous period. These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They

are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea).

- 3.5.2 The soil layer returned from the LandIS database is freely draining slightly acid loamy soils. No site survey has been undertaken to determine the soil type and formation at this time. It is, however, recommended that the soil is subject to testing to ensure the successful implementation of any proposed habitat.

3.6 Land Use Information

Proposed Land Use

- 3.6.1 The primary proposed land use within the development boundary will be commercial.

Public Access

- 3.6.2 There is no public access to, or within, the development boundary.



4. Baseline Habitat Information

4.1 Baseline Habitat within the Development Boundary

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

Table 3 - BNG Baseline Habitat Information.

Habitat Type	Parcel Reference	Irreplaceable Habitat	Priority Habitat	Area (ha)/length (km)	Distinctiveness	Strategic significance	Retained Area (ha)	Enhanced Area	Baseline Conditions	BNG Condition Assessment Criteria Met	Limitations and Notes (on any Degradation Prior to Assessment).	Existing Management and Monitoring
On-site Habitats												
Modified grassland	1	No	No	0.33	Low	Low	0.18	0	Poor	- Criteria met: A, B, D, E. - Criteria not met: C, F and G.	None recorded.	Regular mowing.
Artificial unvegetated, unsealed surface	2	No	No	0.164	Very Low	Low	0	0	N/A - Other	N/A	None recorded	None
Developed land; sealed surface	3	No	No	0.006	Very Low	Low	0.006	0	N/A - Other	N/A	None recorded	None
On-site Hedgerow Habitat												
Native hedgerow	H1	No	Yes	0.051	Low	Medium	0.051	0	Good	- Criteria met: A1, A2, B1, B2, C2, D1, D2 - Criteria not met: C1,	None recorded	Regular trimming/flailing of the hedge
Native hedgerow	H2	No	Yes	0.232	Low	Medium	0.032	0	Good	- Criteria met: A1, A2, B1, B2, C2, D1, D2 - Criteria not met: C1,	None recorded	Regular trimming/flailing of the hedge



5. Proposed Onsite Habitat Creation

5.1 Habitat Creation

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

Table 4 – Habitat creation proposed within the development boundary.

Proposed Habitat Type	Habitat Reference Number(s)	Area (ha)/ Length (Km)	Distinctiveness	Strategic Significance	Target Condition	Years to reach target	BNG Condition Assessment criteria Targeted (Y/N)	Specification and Method of Creation/Enhancement.
On-site Habitats								
Individual Rural Trees	4	0.0448 ha (n = 11)	Medium	High	Medium	27	- Criteria met: A, B, C, D, F. - Criteria not met: C and E.	- Eleven individual native trees are proposed within the development boundary to be planted within the grassland area south of the proposed new commercial units’ building (see Figure 2). These may include a selection of fruit trees such as, wild cherry (<i>Prunus avium</i>) and wild plum (<i>Prunus domestica</i>) or other native trees such as field maple (<i>Acer campestre</i>), rowan (<i>Sorbus aucuparia</i>), hazel (<i>Corylus avellana</i>) and elder (<i>Sambucus nigra</i>). If alternative species are used, they must comprise locally occurring native species appropriate to the site’s soil type and conditions. - All the native trees will be planted in line with the following general principles: - The trees will be a nursery grown, root balled specimen trees and will be between 1 and 3 years old at the time of planting; - The trees will be planted between November and March and spaced at least 5 m apart from other newly planted or existing trees and planted in small areas of clear ground with the surrounding grassland cut short to reduce competition for water; and - The trees will be planted within a planting pit. The pit will be dug to the same depth as the container the root ball is placed in to prevent settlement and sinking post planting. The width of the pit will be a minimum of one and a half times as large as the root ball/container and up to a maximum of two times as wide (likely to be 30-45 cm deep and 45-60 cm wide). The soil used to back fill the pit will consist of 1/3 organic matter and 2/3 existing soil to 90% of the root ball height. A mulch could be used on the surface to retain an area of ground free of vegetation and keep competition for resources low. - Trees will be planted with stakes, supporting straps and a biodegradable guard where appropriate to protect the trees from animal damage, ensure they are appropriately secured to the ground, and ensure vertical growth.



								A list of recommended native tree species has been provided based on regional suitability and an assumed soil type informed by local context. However, it should be noted that no formal soil testing has been carried out at this stage. As soil composition can significantly influence species success, we reserve the right to revise this management plan should subsequent soil testing indicate that alternative species would be more appropriate for the site conditions.
Modified grassland	1	0.119 ha total	Low	Low	Poor	1	- Criteria met: E, F and G. - Criteria not met: A, B, C and D.	- Following the completion of the proposed development works and after the creation of the native hedgerows H3, H4 and H5, any bare ground (created during the construction works or left from the baseline artificial unvegetated unsealed surface habitat) will be prepared by digging or rotovating and then a harrow or rake will be used to produce a medium tilth. Thereafter, the soil will be made firm by treading or rolling. - Once the soil has been prepared, the area will be sown with EL1 Flowering Lawn Mixture sown at a rate of 4g/m2. This seed mixture has the potential to exceed the modified grassland poor condition criteria. - The seeds will be surface sown and can be applied by machine or broadcast by hand and firmed in by treading or rolling to give good soil/seed contact. - Seeding will be undertaken in early autumn (August–October) where practicable, or in spring (March–April) if required by programme constraints. - Supplementary watering of seeds should be undertaken in prolonged dry periods or drought.
On-site Hedgerow								
Species-rich native hedgerow	H3, H4 & H5	H3 = 0.063 H4 = 0.104 H5 = 0.045	Medium	Medium	Moderate	5	- Criteria met: A1, A2, B1, B2, D1. - Criteria not met: C2, C1, D2.	- Three species-rich native hedgerows of moderate condition will be created on-site along the southwestern, southeastern and northwestern development boundary (see Figure 2). - The species-rich native hedgerows will be a minimum of 1.5 m tall and 1.5 m wide once established, and contain at least six native species in the following ratios: - Two species from a choice of hawthorn (<i>Crataegus monogyna</i>), blackthorn (<i>Prunus spinosa</i>), buckthorn (<i>Rhamnus cathartica</i>), privet (<i>Ligustrum vulgare</i>), beech (<i>Fagus sylvatica</i>), hazel (<i>Corylus avellana</i>) and dog rose (<i>Rosa canina</i>) 25% holly (<i>Ilex aquifolium</i>); - Two from a choice of guelder rose (<i>Viburnum opulus</i>), field maple (<i>Acer campestre</i>), European spindle, crab apple (<i>Malus sylvestris</i>), holly (<i>Ilex aquifolium</i>) and yew (<i>Taxus baccata</i>); and - One species from a choice of climbers, such as honeysuckle (<i>Lonicera periclymenum</i>), bramble (<i>Rubus fruticosus</i>), ivy (<i>hedera helix</i>) and native clematis (i.e. <i>Clematis vitalba</i>).



							• The hedgerows will be created by digging or exacting a trench approximately 1.5 m in width and 45 cm in depth (the depth of the trench should be judged on-site at the time of planting based on the site soil conditions) with any vegetation removed to reduce competition with planted shrubs. • The hedgerows will be planted with transplanted shrubs with plants spaced in two rows separated by 45 cm and with approximately six plants planted per meter. • All shrubs will be planted with biodegradable guards to prevent damage caused by any grazing/browsing animals and furthermore, stock fencing will be introduced where required to ensure hedgerows are protected. Hedgerows will also be planted with a supporting cane/ stake to encourage vertical growth.
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5.2 Additional Ecological Enhancements

5.2.1 The additional ecological enhancements that are proposed as part of the development, that do not form part of mandatory net gain requirements, are outlined below in Table 5.

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

Proposed Habitat Type	Quantity	Location	Height	Aspect	Brand	Model	Notes and specifications
Bat box	1	• To be mounted on the external wall of the new proposed commercial unit building.	4-6 meters	South-east to south-west	Schwegler	1FF (or similar alternative)	• To be mounted in a location free from artificial lighting. • Location of instalment to have a clear drop zone free of vegetation for emerging bats.
Bird box	1	• To be mounted on the external wall of the new proposed commercial unit building.	At least 2 m	North	Vivara Pro WoodStone®	Seville 32mm, Nest Box (or similar alternative)	• The nest box shall be mounted onto the external wall of the new commercial units’ building using strong screws and wall plugs. • If possible, it should be positioned near to vegetation and at a minimum of 2m above ground. • The entrance of the hole should be away from the prevailing wind and with a clear flight path to the box.
Insect block	1	• To be mounted on the external wall of the new proposed commercial unit building.	At least 2 m from the ground	Southern aspect	Vivara Pro	WoodStone Insect Block (or similar alternative)	• To be mounted on the southern new commercial unit building aspect in a warm sunny spot, with no vegetation in front of the block, placed at least 2 metres from the ground with no upward limit.



6. Works Schedule - Habitat Creation

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

Table 6 – Proposed habitat creation Work Schedule.

Task			Proposed Timings			
Proposed Action	Habitat Reference	Undertaker	Development Phase	Optimal Timing	Likely Implementation	Considerations
Proposed Habitat Creation						
Individual Trees	4	Appointed contractor	Post construction landscaping	November - March	Anticipated 2026	Appropriate weather conditions for successful establishment.
Modified grassland	1	Appointed contractor	Post construction landscaping	Early autumn (ideally) or spring	Anticipated 2026	Appropriate weather conditions for successful establishment.
Species-rich native hedgerows	H3, H4 & H5	Appointed contractor	Post construction landscaping	November—March	Anticipated 2025	Appropriate weather conditions for successful establishment.
Additional Ecological Enhancements						
Bat box	N/A	Appointed contractor	Post construction	Any time of year	Anticipated 2026	No additional considerations.
Bird box	N/A	Appointed contractor	Post construction	Any time of year	Anticipated 2026	No additional considerations.
Insect Block	N/A	Appointed contractor	Post construction	Any time of year	Anticipated 2026	No additional considerations.



7. Habitat Management and Monitoring Plan

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

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

Habitat Parcels	Management Tasks	Management Timing			Responsibility
		Minimum Frequency	Timing	Duration	
Proposed Habitat Creation and Habitat Retention					
Individual (rural) trees Proposed habitat ref: 4	Newly Planted Trees - The health of the new trees should be checked at least annually to inform management and should include checks for foliage appearance, leaf size, leaf canopy density extension growth and girth development. - To ensure successful establishment of the trees, twice weekly watering will be undertaken between April – October in the first two growing seasons. Watering must be sufficient to wet the entire root ball of the trees. Application and frequency of watering should be determined by recent weather events. In year three and thereafter watering may be required in periods of drought and should be accompanied by a check of the soil to ensure waterlogging is not causing signs of ill health to the trees. - Tree stakes and ties should be checked at least annually to assess stability and firmness to ensure that ties are performing effectively and not causing damage to the trees through chaffing or rubbing. Stakes should be placed at sufficient depth into the ground. Ties should be fitted and adjusted so they are not too tight to allow natural growth of the trees. Rubber bungs should be in place to ensure there is no contact between the stake and trees. - Any side shoots or epidermic growth on the proposed trees will be pruned to maintain a clear stem between June – October until established. - Within the first three years, if the trees are found to be leaning, it will be replanted. In years two and three, the tree stakes will be removed from established trees. - Any new tree, which within a 30-year period following planting, that dies, fails to thrive, becomes severely diseased or damaged will be replaced with a new tree of similar species and size.	Twice annually	- Visit 1: February - March - Visit 2: May – early September	30 years	Appointed contractor
Modified grassland - Baseline habitat ref: 1 - Proposed habitat ref: 1	Newly Created Modified Grassland - Once sown, any weed growth from the soil seed bank will be initially left which may aid the soil conditions beneath and provide shelter to the sown seedlings. Weeds will then be removed in late summer through mowing to ensure slower growing grasses are not smothered by weeds. - The modified grassland will then be kept short by mowing through the first winter until the end of March of the following year (with the modified grassland being cut to 50 mm in height once it reaches 100-150 mm) and the grass cuttings removed. Any residual perennial weeds such as docks will be dug out once the modified grassland has been cut short.	Up to twice annually once established	- Visit 1: Spring - Visit 2: Autumn (if required)	30 years	Appointed contractor



	• In the first year no cutting of the modified grassland will be conducted from spring through to late July/August to allow the sown species to flower. A cut will then take place in autumn. • In the second year and subsequent years, once the modified grassland has established, an early summer hay cut will be undertaken. A second cut can also be undertaken in late autumn if a denser structure is targeted in areas of the modified grassland. • Any scrub should be managed and removed every other year to prevent encroachment into the modified grassland. • The proposed new modified grassland area south and northwest of the proposed commercial unit building will be managed as an amenity space and will be subject to more frequent mowing. Scrub removal and seed scarification will ensure the upkeep of the grassland habitat. Retained Modified Grassland • The retained modified grassland of poor condition, which will not be impacted by the development and hedgerow creation, will be subject to regular mowing. Scrub removal and seed scarification will be undertaken to maintain the condition of the grassland habitat.				
Proposed Species-rich Native Hedgerow Creation and Native Hedgerow Retention					
• Proposed Habitat ref: H3, H4 & H5 • Retained hedgerows Ref: H1 & H2	Newly Created Species-rich Native Hedgerows • The newly planted hedgerow shrubs should be watered, twice weekly between April – October in year 1 to ensure successful establishment. Watering will need to be sufficient to wet the entire root ball of each hedgerow. Local factors and recent weather should be taken into consideration when watering to prevent water logging and reduce site visits. • Ground adjacent to the hedgerow lengths should be managed to remove any ‘weeds’ in order to reduce competition and increase sunlight. This should be undertaken by hand or with a targeted application of herbicide in the immediate vicinity of the plants by a suitably qualified contractor. Weed control measures will continue until the establishment of the plants has been successful. • The health of the newly planted hedgerows should be checked with any dead, dying or diseased plants removed and replaced on a like-for-like basis. Furthermore, the soil at the location of planting should be checked for compaction with loosening where required. • Spiral guards and stakes should be checked and replaced where missing or damaged and removed once the hedgerows are established. • The newly planted hedgerows will be trimmed in the first two years to encourage bushy growth, allowing the hedgerows to become taller and wider at each cut. Incremental cutting of the hedgerows should take place once the hedgerows have established. • Hedgerow cutting will be conducted outside of the breeding bird season (i.e. not between 1st March and 31st August). Bramble and other perennial weeds will be controlled, as required.	• Twice annually until established • Annually once established	• Visit 1: March • Visit 2: October	30 years	Appointed contractor



	Retained Native Hedgerows - The management outlined above for the species-rich native hedgerows once established, should also be followed for retained native hedgerows H1 and H2. This is likely to include trimming of annual growth to prevent encroachment into working areas of the site. - Replacement or supplementary planting should be completed where gaps form in the hedgerows or hedgerow shrubs die.				
Additional Ecological Enhancements					
Bat box	- The bat box specifications proposed are self-cleaning, and as such, future cleaning will not be required. - The proposed bat box is very durable but should be checked from ground level at least annually (or at the time of audit) to ensure they are not damaged or blocked. - It may be appropriate to internally inspect the bat box periodically to ensure it remains suitable for bats, for example, if a wasp nest is suspected to be present in the box. Such checks should be undertaken by a suitably qualified ecologist.	At time of audit	Any time of year	A minimum of 5 years	Appointed contractor
Bird box	- The box shall be cleaned once a year in order to prevent the built-up of parasites and diseases which could potentially harm new nesting birds. - The bird box will be cleaned by removing all old nesting material, and then the interior of the box will be disinfected by boiling water or a solution of one part bleach to nine parts of water after which the box should be allowed to dry completely.	Once a year	Typically, at the end of the breeding season between October and January	A minimum of 5 years	Appointed contractor
Insect block	- The holes of the insect block should be kept clear from vegetation, by ensuring no plants are overgrowing or blocking the holes. - The holes of the insect block can be cleaned with a pipe cleaner at the end of the season (around late September to October) after all the bees have emerged.	Once a year	Late September to October	A minimum of 5 years	Appointed contractor



8. Auditing and Reporting

Responsibilities

- 8.1.1 Arun Ecology Ltd has assumed responsibility for the initial production of this HMMP.
- 8.1.2 The applicant will appoint an appropriately qualified ecologist to undertake any future audits.

Monitoring Method

- 8.1.3 A UKHab Survey and BNG Condition Assessment will be undertaken to assess all retained and newly created habitats within the development boundary against the target condition outlined within this HMMP. This assessment will be undertaken by a suitably qualified ecologist.
- 8.1.4 A checklist will be used to monitor all other ecological enhancements within the development boundary. The checklist will be completed by a suitably qualified ecologist with comment made on compliance and any remedial actions that might be required.

Annual Monitoring Reporting

- 8.1.5 The annual audit and monitoring should be provided in a short report format. As a minimum this should include:
 - Audit information, including the audit reference, date of completion and name of the organisation and author undertaking the audit;
 - A checklist of all habitats and ecological enhancements that fall within the scope of this HMMP;
 - The results of the UKHab Survey and BNG Condition Assessment to determine if retained and newly created habitats meet the target condition; and
 - An overall conclusion on compliance with the HMMP and recommendations for any remediation, and furthermore, any subsequent updates to the HMMP.
- 8.1.6 It is recommended that an audit is undertaken in years 1, 3, 5, 10, 15, 20, 25 and 30. Please note that annual management of all habitats until established as per Table 6 will still be required.
- 8.1.7 All audits should be kept as a digital record and made available to the local planning authority to ensure compliance with the conditions of planning.

Updating of the Habitat Management and Monitoring Plan

- 8.1.8 Professional judgment should be used to decide when it is appropriate to update the HMMP. It may be appropriate to update the HMMP annually, where there are changes proposed to the annual management regime, or at the time of audit. There will be no requirement to update the HMMP where there are no remedial actions required.