Habitat Management Plan for BNG

April 2025

Stonehouse Farm, Handcross

Prepared by
CSA Environmental

On behalf of
Lake Investments Ltd

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CSA environmental

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This report may contain sensitive ecological information. It is the responsibility of the Local Authority to determine if this should be made publicly available.

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Appendix B: Anaerobic Digester (AD) Plant and Main Livestock Building Proposed Habitats Plan (CSA/6746/130)

Appendix C: Jacksons Ridge Proposed Habitats Plan (CSA/6746/131)

1.0 INTRODUCTION

1.1 This report has been prepared by CSA Environmental on behalf of Lake Investments Ltd. It sets out Habitat Management Plan for Biodiversity Net Gain (BNG) to be delivered alongside mixed-use development at three areas within the Stonehouse Farm landholding (herein referred to as Stonehouse Business Park, Anaerobic Digester (AD) Plant and Main Livestock Building and Jackson's Ridge). The report has been prepared for submission in order to satisfy local validation requirements.

1.2 Site layout plans have been produced for all three Applications (Stonehouse Business Park- 'Site Layout Plan As Proposed' 3D Architecture Ltd Ref 2024/PL10/C; Anaerobic Digester (AD) Plant and Main Livestock Building- 'Site Layout Plan as Proposed' 3D Architecture Ltd Ref 2024/PL7/C; Jackon's Ridge- 'Proposed Site Plan' Lloyd Harden Ref 259101-110). These drawings should be viewed in conjunction with management prescriptions set out herein.

1.3 The implementation of the Habitat Management Plan will be monitored by a suitably qualified ecologist, with a monitoring programme undertaken in years 1, 2,5, 10, 15, 20, 25 and 30 following completion of the landscaping works. Details of monitoring works are set out herein.

1.4 The proposed landscaping across the three application areas includes the following habitats, for which management objectives and prescriptions are set out within this plan:

- Grassland
- Native hedgerows and lines of trees
- Aquatic habitats
- Scattered trees

1.5 The above habitat creation and enhancements will contribute significantly to the proposed development's BNG delivery, relative to the biodiversity value before development. It is envisaged that the maintenance of these significant enhancements will be secured with a legal agreement (e.g. S106 planning obligation for the proposed development) or planning condition for 30 years.

1.6 Prescribed management works are intended to generally increase the botanical diversity and habitat structure on site in order to encourage wildlife. These are in line with the mitigation and enhancement measures set out within the Ecological Impact Assessment (CSA/6746/08) and the Biodiversity Net Gain Report (CSA/6746/06).

1.7 The maintenance of all communal landscape areas should remain the responsibility of the installing landscape contractor (as appointed by the developer) for the first 12 months (post-installation) or until a Management Company (ManCo) is appointed to take over responsibility for the maintenance of the soft landscaping to the

communal and open space areas on site (if not undertaken directly by the landowner.

2.0 GENERAL MANAGEMENT AIMS AND PRINCIPLES

General Management Aims

2.1 The key aims of this management plan are as follows:

- Maximise the potential biodiversity value through the management and creation of a diversity of habitats and therefore encourage local wildlife in the long term.
- Ensure the delivery of on-Site net gain commitments required to contribute to an overall 10% BNG, as set out within the Biodiversity Net Gain Report (CSA/6746/06).

General Management Principles

2.2 Any tree surgery works shall be undertaken by a suitably qualified arboricultural contractor, registered with the Arboricultural Association.

2.3 All tree surgery works shall be undertaken in accordance with the requirements of BS 3998:2010 'Tree work - Recommendations'.

2.4 All pruning/removal works to existing vegetation, including trees, should be undertaken outside of the bird-nesting season to ensure nesting birds are not disturbed. For clarification, the bird-nesting season is taken to be March to August inclusive. Where this is not possible, an ecologist will need to check for nesting birds prior to commencement of works.

2.5 All trees and dense scrub/shrub areas to be retained are to be protected throughout the duration of the construction works in accordance with the prescriptions set out in the arboricultural assessment to meet the criteria of BS 5837:2012 Trees in relation to Construction.

2.6 Where tree surgery is planned as part of this Management Plan or in the situation where an approved tree surgeon has recommended remedial work for health and safety reasons, the potential for bats to be present must be considered before work is carried out.

2.7 All new planting will be maintained in accordance with good horticultural practice to ensure the thriving of individual species.

2.8 All new/replacement planting will be conducted into well-prepared ground and follow good horticultural practice. All new native transplants should be protected with proprietary rabbit guards or shrub shelters.

2.9 Sufficient watering will be undertaken by the contractor to establish and maintain healthy plant growth.

2.10 New ornamental shrubs, hedges and herbaceous plants will be pruned in order to maintain attractive form as appropriate to their species.

2.11 Peat-based composts will be avoided wherever possible.

2.12 All plants will be maintained in a disease and pest free state. In most instances, 'natural' methods of pest control are to be undertaken prior to any chemical application. In the event that natural methods of eradication are unsuccessful, plants will be treated through the application of a suitable proprietary herbicide/pesticide.

2.13 All trees and shrubs will be monitored for any sign of defects or poor health annually or after severe weather. Any signs of ill health or damage will be noted and remedial action when required.

2.14 Tree shelters, stakes, ties and guards will be checked annually for adjustment and/or replacement/removal as required.

2.15 Areas of shrub/tree planting with a bark mulch layer will be topped up annually in the spring to retain moisture and limit weed growth, to a nominal depth of 50-75mm.

2.16 All formal planting areas will be kept tidy and free from weeds, trimmings, debris and litter. Weeds should be removed by hand unless where it is unfeasible; whereby weeds can be treated by the application of a suitable proprietary herbicide.

2.17 Any hard surfacing adjacent to management areas are to be protected from damage by machinery including mowers, with surface debris swept after each visit.

2.18 The appointed management company are to keep records of all visits undertaken and the operations carried out on each visit.

2.19 Records are to be kept in one location and copies are to be made available for inspection by the Local Planning Authority.

3.0 GRASSLAND

Modified grassland

3.1 Areas of modified grassland will be retained within Stonehouse Business Park, around the buildings and alongside the southern access. Modified grassland will be created along the north-west boundary (adjacent to H30) and around the newly created SuDS basin.

3.2 Areas of modified grassland will also be created as part of new landscaping within the application area for the Anaerobic Digester (AD) Plant and Main Livestock Building, with existing modified grassland enhanced.

3.3 Table 1 summarises the baseline condition, Target Condition proposed and anticipated time to Target Condition, in line with the Statutory Metric (DEFRA, 2023).

Table 1. Modified grassland Habitat Condition Summary

Application	Habitat	Retention category	Current Condition	Target Condition	Time to Target Condition
Stonehouse Business Park	Modified grassland	Retained	Poor	Poor	N/A
	Modified grassland	Created	N/A	Poor	1 year
Anaerobic Digester (AD) Plant and Main Livestock Building	Modified grassland	Enhanced	Poor	Moderate	10 years
	Modified grassland	Created	N/A	Poor	1 year

Objectives

3.4 To deliver areas of modified grassland to the required Target Condition as outlined by the Habitat Condition Assessment criteria, in line with the requirements set out by the BNG Design Stage Report.

3.5 To provide an attractive setting for the commercial areas.

Prescriptions

3.6 Establish and maintain all modified grassland areas/verges to a height of between 25mm and 35mm by cutting as necessary through the growing season. In practice, cuts every 2-3 weeks are likely to be required. Cuttings are to be removed at the first cut of the season, with arisings spread evenly over the cut area at all other times.

3.7 Where grass areas have become worn or have failed to establish, areas should be over-seeded with appropriate grass seed of a similar mix.

3.8 Areas of modified grassland (northern portion of F7) within the Anaerobic Digester (AD) Plant and Main Livestock Building will be enhanced from 'poor' to 'moderate' condition as per the criteria set out in the Habitat Condition Assessment for 'Grassland- Low Distinctiveness Habitat Type'. Specifically, at present Field F7 fails criteria A (species diversity must be at least 6-8 species per m^2) which can be targeted by overseeding with an appropriate grassland seed mix.

3.9 At present Field F7 passes criteria C-G, and ongoing management will continue to target these criteria as well as A and B, with an absence of invasive non-native species as per criteria A and G, any scattered scrub and bracken will be controlled as to account for <20% of the total area, as per criteria C and F, worn or damaged ground will not exceed 10%, and bare ground will not exceed <5%, as per criteria D and E.

Other Neutral Grassland

3.10 Areas of other neutral grassland will be retained within the application area for the Anaerobic Digester (AD) Plant and Main Livestock Building, alongside the northern boundary. Additional areas of other neutral grassland will also be created along the western and southern boundary, as per the Proposed Habitats Plan (CSA/6746/130/B). Full details of the assessment of the baseline condition of other neutral grassland habitats is detailed within the BNG Design Stage Report.

3.11 Table 2 summarises the baseline condition, Target Condition proposed and anticipated time to Target Condition, in line with the Statutory Metric (DEFRA, 2023).

Table 2. Other neutral grassland Habitat Condition Summary

Application	Habitat	Retention category	Current Condition	Target Condition	Time to Target Condition
Anaerobic Digester (AD) Plant and Main Livestock Building	Other neutral grassland	Retained	Poor	Poor	N/A
	Other neutral grassland	Created	N/A	Poor	2 years

Objectives

3.12 To deliver areas of other neutral grassland to the required Target Condition as outlined by the Habitat Condition Assessment criteria, in line with the requirements set out by the BNG Design Stage Report.

3.13 To provide areas of species-rich grassland to provide visual interest and maximise biodiversity value.

3.14 To provide nectar and food-plants for invertebrates, in particular bees and butterflies. This will also provide enhanced feeding opportunities for other species (e.g. bats / birds).

3.15 To enhance existing habitat and create new opportunities for reptiles, through the inclusion of varied sward heights including areas of longer grassland, as well as refuge and hibernation opportunities, through the provision of log piles and/or hibernacula.

Prescriptions

3.16 Retain areas of existing other neutral grassland along the northern boundary of the Anaerobic Digester (AD) Plant and Main Livestock Building site in 'poor' condition, as per the Proposed Development Habitats Plan.

3.17 Create new areas of other neutral grassland in 'poor' condition along the western and southern boundary of the Site, to join the area of existing grassland in the north, through the seeding of suitable grassland mixes in line with the Planting Schedule.

3.18 The agreed, locally appropriate nectar-rich seed-mix will be sown into pre-prepared seed beds in accordance with the Planting Schedule (to be produced at the detailed design stage).

3.19 No nutrient improvement to the existing soil will be undertaken prior to sowing or during management and where feasible, topsoil and subsoil should be mixed to reduce fertility.

3.20 In all cases, special care should be taken to ensure that seed beds are as free from 'species indicative of sub-optimal condition' (as defined within the Statutory Metric Condition Assessment criteria[1]) as possible, through continued cultivation and herbicide applications with the aim of creating a 'stale seed' bed prior to seeding.

3.21 Newly established areas of other neutral grassland will be managed as follows:

- Year 1 – Following establishment, once the sward has reached 100mm, it should be maintained at this height between April and October through regular cuts (minimum monthly) for the first growing season to control weed growth and allow for the slower growing perennial wildflowers to establish.
- Year 2 – Regular cutting to maintain a grass height of approximately 100mm should continue from April till May, at which point the sward should be left to establish to a greater height, before 2 further cuts in late July and Sept down to 100mm.

[1] Statutory Biodiversity Metric (DEFRA, 2023). Grassland- 'Medium, High and Very High Distinctiveness' Habitat Condition Assessment Sheet. Footnote 3- Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirssium arvense,* spear thistle *Cirsium vulgate,* curled dock *Rumex crispus*, broad-leaved dock *Rumex obstusifolius*, common nettle *Urtica dioica,* creeping buttercup *Ranunculus repens,* greater plantain *Plantago major,* white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris.*

- Year 3 onwards - A standard hay meadow cutting regime will be implemented with the grassland cut to a height no lower than 150mm in in July and September to maximise vascular plant vitality.

3.22 Thereafter, established and existing areas of other neutral grassland are to be managed with a cutting regime taking place once every three years to prevent the encroachment of dominant scrub species. Cover of scrub species (including bramble) will account for less than 5% of total area, and bracken less than 20% of area, as per Criteria D of the Habitat Condition Assessment for 'Grassland- Medium, High and Very High Distinctiveness Habitat Type'.

3.23 Where possible a rotational cutting regime should be implemented, ensuring that some areas of uncut grassland are retained each year to provide continuous refuge and foraging opportunities for reptiles. A varied sward will be created as per criteria B of the Habitat Condition Assessment for 'Grassland- Medium, High and Very High Distinctiveness Habitat Type'.

3.24 Cutting will not be undertaken to a height of less than 150mm to allow a dense sward to develop.

3.25 The other neutral grassland areas will be hand-weeded or spot swiped for any perennial weeds such as docks *Rumex* sp., nettles *Urtica* sp. and ragwort *Senecio jacobaea*, as to fulfil criteria E in the Habitat Condition Assessment for 'Grassland- Medium, High and Very High Distinctiveness Habitat Type', requiring a cover of <5% undesirable species.

4.0 TREES

Scattered trees

4.1 A range of individual tree planting is additionally proposed within the Stonehouse Business Park and the Anaerobic Digester (AD) Plant and Main Livestock Building applications within areas of newly created grassland across the sites.

4.2 Table 3 summarises the baseline condition, Target Condition proposed and anticipated time to Target Condition, in line with the Statutory Metric (DEFRA, 2023).

Table 3. Other neutral grassland Habitat Condition Summary

Application	Habitat	Retention category	Current Condition	Target Condition	Time to Target Condition
Stonehouse Business Park	Individual trees-urban tree	Created	N/A	Poor	10 years
Anaerobic Digester (AD) Plant and Main Livestock Building	Individual trees-urban tree	Created	N/A	Poor	10 years

Objectives

4.3 To deliver urban trees to the required Target Condition as outlined by the Habitat Condition Assessment criteria, in line with the requirements set out by the BNG Design Stage Report.

4.4 To establish immediate biodiversity value, landscape structure and visual interest to areas of open space.

4.5 To provide immediate opportunities for local wildlife (e.g. bird nesting).

Prescriptions

4.6 Tree species will include native species of local provenance as set out within the Planting Schedule (to be provided at the detailed design stage), as per Criteria A in the Habitat Condition Assessment for Individual Trees.

4.7 All planting will be conducted into well-prepared ground in accordance with good horticultural practice. Guards, stakes and ties will be inspected twice yearly or after any severe weather. Test for soundness will be undertaken in early and late winter and replace tight or ineffective ties.

4.8 Ties will be replaced in slightly different positions. Stakes and ties will be removed as soon as trees are self-supporting to benefit tree establishment. Stakes will be wholly removed from the ground and the remaining hole will be filled with clean topsoil.

4.9 Guards will be removed after 5 years or when required.

4.10 Trees will be re-firmed in ground after strong winds, frost heave or other disturbances. Trees will be routinely inspected, at least annually, for pests and diseases as to fulfil Criteria D in the Habitat Condition Assessment for Individual Trees.

4.11 Formative pruning of young trees will be undertaken to remove any dead branches and reduce selected side branches, ensuring development of a single strong leader and good overall form. Pruning will be carried out in accordance with BS 42020:2013.

4.12 Maintain a mulch layer at the base of each tree by regular topping up to a depth of 75mm to a diameter of 1m around the trunk.

5.0 HEDGEROWS AND LINES OF TREES

Retained Hedgerows

5.1 All hedgerows within the Stonehouse Business Park and Jackson's Ridge will be retained in their current condition. The majority of hedgerows will be retained within the Anaerobic Digester (AD) Plant and Main Livestock Building application area, save for some losses of short lengths of these hedgerows to enable the access road from the south.

5.2 Table 4 summarises the baseline condition, Target Condition proposed and anticipated time to Target Condition, in line with the Statutory Metric (DEFRA, 2023).

Table 4. Hedgerows and lines of trees Habitat Condition Summary

Application	Habitat	Retention category	Current Condition	Target Condition	Time to Target Condition
Stonehouse Business Park	H20a- line of trees	Retained	Poor	Poor	N/A
	H20b- Non-native and ornamental hedgerow	Retained	N/A	Poor	N/A
	H26a- Native hedgerow with trees	Retained	Good	Good	N/A
	H27a- Species-rich native hedgerow	Retained	Good	Good	N/A
	H27b- Species-rich native hedgerow	Retained	Good	Good	N/A
	H29- Native hedgerow	Retained	Good	Good	N/A
	H30- Line of trees	Retained	Moderate	Moderate	N/A
Anaerobic Digester (AD) Plant and Main Livestock Building	H10a- Species-rich native hedgerow-associated with bank or ditch	Retained	Good	Good	N/A
	H13- Native hedgerow	Retained	Good	Good	N/A
	H28- Native hedgerow	Retained (partially)	Good	Good	N/A
	H10c- Native hedgerow	Retained	Good	Good	N/A

Jackson's Ridge	H1- Line of trees	Retained	Moderate	Moderate	N/A
	H8- Non-native and ornamental hedgerow	Retained	N/A	N/A	N/A

Objectives

5.3 To retain native hedgerows and tree lines to the required Target Condition as outlined by the Habitat Condition Assessment criteria, in line with requirements set out by the BNG Design Stage Report.

5.4 To protect and enhance existing linear habitat features for local wildlife, including bats.

5.5 To maintain the screening value of existing hedgerows.

Prescriptions

5.6 Existing hedgerows will be in-filled with native species of local provenance as set out within the planting schedule.

5.7 Infill planting will be conducted into well-prepared ground, where any gaps in canopy occur, as per Criteria B2 of the Habitat Condition Assessment for Hedgerows. New transplants will be protected with propriety spiral rabbit guards or shrub shelters.

5.8 The existing hedgerows will be monitored for any sign of defects or poor health annually or after severe weather, as to fulfil Criteria E2 of the Habitat Condition Assessment for Hedgerows. Any signs of ill health or damage will be noted and remedial action taken when required.

5.9 Established sections of the hedgerows will be managed with a cut every three years in January to February to maintain an average height and width of at least 1.5m, as per Criteria A1 and A2 of the Habitat Condition Assessment for Hedgerows.

Proposed Native Hedgerow Planting

5.10 New mixed native species-rich hedgerow planting is proposed across the Stonehouse Business Park and the Anaerobic Digester (AD) Plant and Main Livestock Building application area, to provide structured landscaping and further enhance the habitat provision around the periphery of the site. Hedgerow planting within and around the two application areas will comprise a minimum of five native woody species, as per the definition of species rich hedgerow in the Hedgerow Survey Handbook (DEFRA, 2007).

5.11 Table 5 summarises the baseline condition, Target Condition proposed and anticipated time to Target Condition, in line with the Statutory Metric (DEFRA, 2023).

Table 5. Native hedgerow planting Habitat Condition Summary

Application	Habitat	Retention category	Current Condition	Target Condition	Time to Target Condition
Stonehouse Business Park	Species-rich native hedgerow	Created	N/A	Good	12
Anaerobic Digester (AD) Plant and Main Livestock Building	Native hedgerow	Created	N/A	Good	12
	Species-rich native hedgerow with trees	Created	N/A	Good	20
	Species-rich native hedgerow	Created	N/A	Good	12

Objectives

5.12 To deliver native hedgerow planting to the required Target Condition as outlined by the Habitat Condition Assessment criteria, in line with requirements set out by the BNG Design Stage Report.

5.13 To maximise new hedgerow diversity value and provide new linear habitat features for wildlife, including bats and reptiles.

5.14 To ensure newly planted hedgerows are suitably cared for to enable successful establishment into a dense bushy hedge.

5.15 To provide screening, structure and visual interest within the proposed landscape scheme.

Prescriptions

5.16 New planting of native-rich species planting will be conducted as prescribed in the Planting Schedule (to provided at the detailed design stage), and are to include a minimum of five woody species per 30m length.

5.17 New planting will be conducted into well-prepared ground with new transplants protected with spiral rabbit guards, which will be removed after 5 years or where required.

5.18 New hedgerows will be monitored annually for good health with failed transplants replaced as appropriate, and in line with the Monitoring Schedule detailed in Section 7.0.

5.19 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure

that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times water shortage (e.g. drought) sufficient water is applied to meet the conditions).

5.20 Prune and re-shaped native transplants at the appropriate time according to individual requirements to promote good form and encourage strong, bushy growth, minimum annually. Pruning to be undertaken outside the nesting bird season (March-August).

5.21 Mixed native hedges are to be maintained at a height appropriate to their setting (no higher than 2m), but on average above 1.5m in line with criteria A1 and A2 of the Habitat Condition Assessment criteria Assessment for 'Hedgerow Habitat Type'.

5.22 Keep all hedge planting trenches clear of 'species indicative of nutrient enrichment' and invasive species[2], as per criteria C2 and D1 of the Habitat Condition Assessment for 'Hedgerow Habitat Type'. This will be done by cultivating and where only necessary, through the use of approved herbicides within development parcel areas. Fork over/hoe beds as necessary to keep soil loose, disposing of arisings off-Site.

5.23 Regularly check of plants which have been loosened by wind or front and re-firm any loose plants back into the ground.

5.24 Monitor and replace failed planting with new plants of equivalent size and species between October and March.

5.25 All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.

[2] Statutory Biodiversity Metric (DEFRA, 2023). 'Hedgerow' Habitat Condition Assessment Sheet. Criteria C2- plant species indicative of nutrient enrichment of soils dominate <20% cover of the areas of undisturbed ground. Indicator species used are nettles *Urtica dioica,* cleavers *Galium aparine* and docks *Rumex spp.* Criteria D1- >90% of hedgerow and undisturbed ground is free from invasive non-native plant species (including those listed on Schedule 9 of WCA and recently introduced species.

6.0 AQUATIC HABITATS

Existing Ponds

6.1 One pond is present within the centre Anaerobic Digester (AD) Plant and Main Livestock Building. It is an ephemeral pond and does not meet the UKHab definition of a Priority Pond.

6.2 Table 6 summarises the baseline condition, Target Condition proposed and anticipated time to Target Condition, in line with the Statutory Metric (DEFRA, 2023).

Table 6. Pond Habitat Condition Summary

Application	Habitat	Retention category	Current Condition	Target Condition	Time to Target Condition
Anaerobic Digester (AD) Plant and Main Livestock Building	Pond (Non-Priority Habitat)	Retained	Poor	Poor	N/A

Objectives

6.3 To retain and enhance the pond to the required Target Condition as outlined by the Habitat Condition Assessment criteria, in line with requirements set out by the BNG Design Stage Report.

6.4 Whilst the enhancement is not considered possible in metric terms, general enhancements to the pond, including improvements to water retention and plant cover will be delivered.

6.5 To maximise the multi-functional value of the pond features for wildlife

6.6 To enhance breeding opportunities for great crested newt (GCN) *Triturus cristatus* (known to be present within the locality), and other amphibian species, thereby enhancing the conversation status of the local GCN population.

Prescriptions

6.7 Emergent species will be planted in the pond during the appropriate season (mid-spring) and as per the Planting Schedule (to be provided at the detailed planning stage) and Criteria F and H of the Habitat Condition Assessment for Ponds.

6.8 Works to the pond base and management of aquatic vegetation will be undertaken in autumn, outside of amphibian breeding and hibernation seasons, to minimise the risk of killing/injury to any newts.

6.9 Silt, leaf litter and aquatic vegetation is to be cleared, outside of breeding season (March to June inclusive) from the pond, increasing light and water levels.

6.10 Annually monitoring the spread of vegetation, including invasive species, and remedial action as required (e.g. hand application of glyphosphate), as per Criteria F of the Habitat Condition Assessment for Ponds. Emergent pond vegetation will be removed to reduce coverage to no more/less than 50% of the pond, as per Criteria H.

6.11 Arisings from the ponds will be left at the edge of the water body for 24 hours, to allow any associated fauna to escape, before being collected up and re-located to the agreed composting area.

SuDS System

6.12 A drainage feature will be provided as part of the drainage strategy, in the north-west of the Stonehouse Business Park. This will comprise a shallow detention basin to attenuate flows before releasing back into the wider drainage system at a controlled rate.

6.13 Table 7 summarises the baseline condition, Target Condition proposed and anticipated time to Target Condition, in line with the Statutory Metric (DEFRA, 2023).

Table 7. Sustainable Drainage System Habitat Condition Summary

Application	Habitat	Retention category	Current Condition	Target Condition	Time to Target Condition
Anaerobic Digester (AD) Plant and Main Livestock Building	Pond (Non-Priority Habitat)	Retained	Poor	Poor	N/A

<u>Objectives</u>

6.14 To deliver pond (non-Priority Habitat) elements of the SuDS basins to the required Target Condition as outlined by the Habitat Condition Assessment criteria, in line with requirements set out by the BNG Design Stage Report.

6.15 To maximise the multi-functional value of surface water attenuation features for biodiversity use.

6.16 To provide new breeding opportunities for GCN and other amphibian species, thereby enhancing the conservation status of the local GCN population.

Prescriptions

6.17 The basin will be seeded with the specified wet wildflower grassland seed mix to form grassland areas that provide opportunities for wildlife. The grassland will be cut when the sward reaches 100mm and then every six weeks in year 1. In years 2-5 wildflower margins will be cut annually in July/early August (as a standard hay meadow cut). A summer cut is necessary to maintain a herb-rich sward in the long term. Arisings will be removed to prevent nutrient build-up and encourage less vigorous species to germinate/regrow.

6.18 The basin will be designed with scalloped edges and a varied profile, incorporating marginal shelves at varying depths to maximise habitat opportunities. In addition, the ponds will be planted with native aquatic and marginal vegetation as per Criteria F of the Habitat Condition Assessments for Pond.

6.19 No fertiliser shall be applied to areas of new planting surrounding the SuDS basins to reduce the risk of algal blooms and associated deoxygenation of the water, from fertiliser run-off (as well as reducing floral diversity of surrounding grassland).

6.20 Marginal pond vegetation will be monitored to ensure development of a diverse aquatic community of plants and to prevent dominance of more aggressive species. Vegetation may need to be cut to prevent the pond becoming clogged with plants or dead organic matter. Management is unlikely to be required in the first five years but this will be monitored. If required, management will occur in the autumn, with different sections of the pond vegetation cut back or cleared in a rotational manner in different years. Any arisings from the cutting of emergent vegetation will be left at the edge of the pond for at least 24 hours, to allow any associated fauna to escape, before being collected up and removed from the Site.

6.21 The SuDS features will be inspected at regular intervals, minimum every quarter, for the presence of litter and general debris that may obstruct the water and/or provide pollutants to the water, as per Criteria A of the Habitat Condition Assessment for Ponds. Litter and debris should be removed by hand and taken off-site.

7.0 ECOLOGICAL MONITORING PROGRAMME

7.1 A programme of monitoring has been proposed in order to assess the efficacy of proposed landscaping and management works in increasing biodiversity and opportunities for local wildlife at the Site. This monitoring will also ensure that management is being undertaken in accordance with prescriptions set out herein.

7.2 It is proposed that a five-year timeframe would provide a reasonable opportunity to detect habitat/species changes and to therefore allow any remedial action to be taken. Monitoring visits are proposed in years 1, 2,5, 10, 15, 20, 25 and 30 with visits between May and August of each year.

7.3 Three key monitoring elements are proposed, to be undertaken by suitably qualified persons:

- Other neutral grassland monitoring: Quadrat sampling to detect changes in grassland diversity

- Fixed-point photography: To detect structural changes in existing and created habitats over time

Habitat Monitoring

Methods

7.4 The habitat monitoring regime is proposed for all retained, enhanced and created habitats in line with the individual Target Condition for each parcel described herein, in line with the Statutory Biodiversity Net Gain Habitat Condition Assessment criteria.

7.5 The following Habitat Condition Assessment condition sheets for the current Statutory Metric will be used:

- Other neutral grassland- 'Grassland- Medium, High and Very High Distinctiveness Habitat Type'
- Modified grassland- 'Grassland- Low Distinctiveness Habitat Type'
- Trees- 'Urban Trees Habitat Type'
- Native hedgerow and native species rich hedgerow- 'Hedgerow Habitat Type'
- Line of trees- 'Line of Trees Habitat Type'
- Pond (Non-Priority Habitat)- 'Pond Habitat Type'

Thresholds

7.6 It is proposed that a positive outcome for habitat monitoring would be retained, created and enhanced habitats to maintain or reach their specific Target Condition as detailed within the Design Stage Report (CSA/6746/09). Overall this would be represented by improvements in

species diversity, structural age class diversity and overall reduction or absence of undesirable species cover.

Fixed-point Photography

Methods

7.7 Alongside the Habitat Monitoring, fixed point photography will be undertaken for each habitat parcel to be monitored with the Habitat Condition Assessment.

7.8 The exact location, azimuth and height of photographs will be recorded to allow within- and between-year comparison of habitat establishment, structure and diversity (through qualitative assessment of 'textures' and colours).

Outcomes

7.9 It is proposed that a positive outcome for each of the selected habitats/features would be a general increase in the structural diversity, texture and colour of the photographs. A negative outcome would be represented by the dominance of single species (i.e. dominance of single texture/colour) such as invasive plant species in ponds (e.g. greater reedmace), or establishing weeds in grassland (e.g. common ragwort).

Reporting and Remedial Actions

7.10 In order to provide a standardised monitoring report, an Ecological monitoring Form Template will be provided, which will be completed on each monitoring visit in order to allow information and recommendations to be disseminated effectively.

7.11 It is proposed that the completed monitoring form and summary text will be sent via collective email communications to the following parties for their information and to make any relevant comments:

- Developer and/or the third party management company
- Horsham District Council

7.12 Where monitoring highlights any negative trends, or where the above parties have concerns over the result of monitoring, remedial action will be triggered to ensure any required changes to management. This could include some of the following actions:

- Change in habitat management where habitat degradation occurs
- Compensatory measures for habitat damage/loss, and/or
- Further monitoring requirements

8.0 WORK SCHEDULES

8.1 A schedule of work is provided in the following tables (1-5), giving a timetable for management actions for the first fifteen years. Before the end of this Management Plan period the management company will review these prescriptions, in consultation with interested parties and provide an updated Management Plan for on-going management.

Table 1: Grassland

	Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 15
A	Other neutral grassland	Seeded with specified meadow seed mix	Monthly cuts to maintain 100mm sward height Apr-Oct.	Regular cuts to maintain 100mm sward height Apr-May. 2 further cuts late July & Sept to 100mm	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept
		Retained grassland	N/A	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept
		Hand weeding or spot wiping of any perennial weeds	As required	As required	As required	As required	As required	As required
		Removal of scattered shrub of bracken	As required	As required	As required	As required	As required	As required
B	Modified grassland	Turf/ grass left to establish and then cut every 2-3 weeks. Arisings removed.	Cut every 2-3 weeks, arisings removed.	Cut every 2-3 weeks, arisings removed.	Cut every 2-3 weeks, arisings removed.	Cut every 2-3 weeks, arisings removed.	Cut every 2-3 weeks, arisings removed.	Cut every 2-3 weeks, arisings removed.
		Seed area of grassland to be enhanced with specific meadow mix	Monthly cuts to maintain 100mm sward height Apr-Oct.	Regular cuts to maintain 100mm sward height Apr-May.	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept	Twice annual cuts to 200mm in July & Sept

				2 further cuts late July & Sept to 100mm				

Table 2: Trees

	Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 15
	Retained Trees	-	Inspect trees in year 2 and 12 and remove poor specimens through selective thinning. Inspection also after severe weather for damage.					
	New tree planting	Guards and shelters inspected twice yearly and removed when appropriate						

Table 3: Native Hedgerows and Lines of Trees

	Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 15
A	Retained Hedgerows	In filled with native plants of local provenance. New transplants protected with rabbit guards or shrub shelters.	Guards and shelters inspected twice yearly removed when appropriate. Hedgerows monitored annually or after severe weather for defects or poor health. Failed transplants to be replaced. Established hedgerow to be managed by a cut every other year.					
B	New Hedgerows	Allow developing hedges to attain planned height of 1.5 – 1.8m thereafter maintain with an annual cut.	-	Trim lateral growth.	Trim lateral growth.	Trim lateral growth.	Maintain at 1.8m height with annual cut in Jan – Feb.	Maintain at 1.8m height with annual cut in Jan – Feb.
		For transplants (Hawthorn); cut	Cut back 50% of new growth	Cut back 50% of new growth	-	-	-	-

		back by 50% of new growth following installation and in year 2.	of hawthorn transplants.	of hawthorn transplants.				
		Maintain base of hedgerow free from weeds by application of 75mm layer of mulch. Top up annually and spot treat any weed growth.	Immediately following planting.	Top up mulch (Sept).	Top up mulch (Sept).	Top up mulch (Sept).	-	-
		Monitor and replace failed planting with appropriate species.	November – March.	-	-	-	-	-

Table 4: Aquatic Habitats

	Feature	**Initial works**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6 - 15**
	Pond (retained)	Planting of marginal and emergent vegetation	-	-	-	-	-	Rotational clearance as required
A	SuDS	Remove litter from within basin. Clear inlets and outlets and inspect headwalls and	As required.	As required.	As required.	As required.	As required.	As required.

		banks for damage.						
		Cut wet meadow areas and rake off arisings.	Cut @ 100mm and then every 6 weeks in year one.	Annual cut to 100mm in July / early August.	Annual cut to 100mm in July / early August.	Annual cut to 100mm in July / early August.	Annual cut to 100mm in July / early August.	Annual cut to 100mm in July / early August.
		Hand weed or spot spray perennial weeds / excessive growth.	As required.	As required.	As required.	As required.	As required.	As required.
		Marginal pond vegetation	-	-	-	-	-	Rotational clearance as required.
		Monitor growth of thicket and maintain at planned extents.	-	-	-	Biannually		Biannually

Table 5: Monitoring Schedules

	Feature	Initial works	Year 1	Year 2	Year 3	Year 4	Year 5
	Other neutral Grassland	-	Survey of grassland prior to annual cut to assess establishment of grassland species, and to recommend any changes to management regime.	-	Survey of grassland prior to annual cut to assess establishment of grassland species, and to recommend any changes to management regime.	-	Survey of grassland prior to annual cut to assess establishment of grassland species, and to recommend any changes to management regime.
	Fixed-point Photography	-	Fixed-point photography to be undertaken in May and August	-	Fixed-point photography to be undertaken in May and August	-	Fixed-point photography to be undertaken in May and August
	Reporting	-	Monitoring proforma report (see Appendix D) to be completed submitted to management company with any recommendations in changes to management regime.	-	Monitoring proforma report (see Appendix D) to be completed submitted to management company with any recommendations in changes to management regime.	-	Monitoring proforma report (see Appendix D) to be completed submitted to management company with any recommendations in changes to management regime.

Appendix A

Stonehouse Business Park Proposed Habitats Plan (CSA/6746/129)



N

- Site boundary
- Modified grassland (g4)
- Developed land. sealed surface (u1b)
- Buildings (u1b5)
- Artificial unvegetated unsealed surface (u1c)
- Sustainable drainage system (SuDS) (848)
- Building reference
- Hedgerows (Priority Habitat) (h2a)
- Other Hedgerows (h2b)
- Line of trees (33)
- Newly planted tree

0 25 50 m

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Project	Stonehouse Farm, Handcross	Date Feb 2025	Drawing No. CSA/6746/129
Drawing Title	Stonehouse Business Park Proposed Habitats Plan	Scale Refer to scale	Rev A
Client	Lake Investment Ltd.	Drawn LG	Checked CC

Appendix B

Anaerobic Digester (AD) Plant and Main Livestock Building Proposed Habitats Plan (CSA/6746/130)



N

- Site boundary
- Other neutral grassland (g3c)
- Modified grassland (g4)
- Developed land. sealed surface (u1b)
- Buildings (u1b5)
- Pond (non-priority) (r1, 41)
- Sustainable Drainage Systems (SuDS) (848)
- Field reference
- Hedgerows (Priority Habitat) (h2a)
- Newly planted trees

0 100 200 m

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Project	Stonehouse Farm, Handcross	Date Feb 2025	Drawing No. CSA/6746/130
Drawing Title	Anaerobic Digester (AD) Plant and Main Livestock Building Proposed Habitats Plan	Scale Refer to scale	Rev A
Client	Lake Investment Ltd.	Drawn LG	Checked CC

Appendix C

Jacksons Ridge Proposed Habitats Plan (CSA/6746/131)



N

- Site boundary
- Buildings (u1b5)
- Developed land. sealed surface (u1b)
- Vegetated garden (u, 828)
- Other Hedgerows (h2b)
- Line of trees (33)

0 25 50 m

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Project	Stonehouse Farm, Handcross	Date Feb 2025	Drawing No. CSA/6746/131
Drawing Title	Jackson's Ridge Proposed Habitats Plan	Scale Refer to scale	Rev -
Client	Lake Investment Ltd.	Drawn LG	Checked CC

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