

Habitat Management and Monitoring Plan

Site Name:	Mannings Heath Golf Club
Date:	25/08/2026
Version:	1.3



Author: Kent Sussex
Ecology

Client: Mannings Heath
Golf Club



Contents

1. Project Background..... 2

Summary of Management Plan 2

Site Boundary Plan PB-F01..... 3

Site Context Plan PB-F02..... 4

Phasing strategy..... 5

Roles and Responsibilities 5

Land Use Summary..... 6

Site Context Photos PB-F03..... 6

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01 7

2. Planned Management Activities 8

Principles Informed by Design Stage 8

Habitat and Condition Targets PM-T01 9

Habitat Retention..... 11

Habitat Retention Plan PM-F01 11

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 12

3. Monitoring Schedule 13

Monitoring Strategy 13

Monitoring Methods and Intervals MS-T01..... 13

Monitoring Reports 14

Adaptive Management 14

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
Final	1.0	LW 25/08/2026	OM 25/08/2026

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
Kent Sussex Ecology
Dunlavin
Stonegate
Wadhurst
East Sussex
TN5 7EE

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
Development Name and Address	Mannings Heath Golf Club, Hammerpond Road, Horsham, West Sussex, RH13 6PG
BNG Project Name and Address	Same as above
Author Organisation	Kent Sussex Ecology
Landowner	Mannings Heath Golf and Wine Estate
Land Manager	Barry Anderson
Responsible person/organisation for creating or enhancing the habitat	Mannings Heath Golf Club
Period covered by this management plan	30 years post-development
Planning authority	Horsham DC
Planning reference (if applicable)	N/A
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ210293
Metric revision/title	Metric_Mannings Heath Golf Course_July 26_v.1.3
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

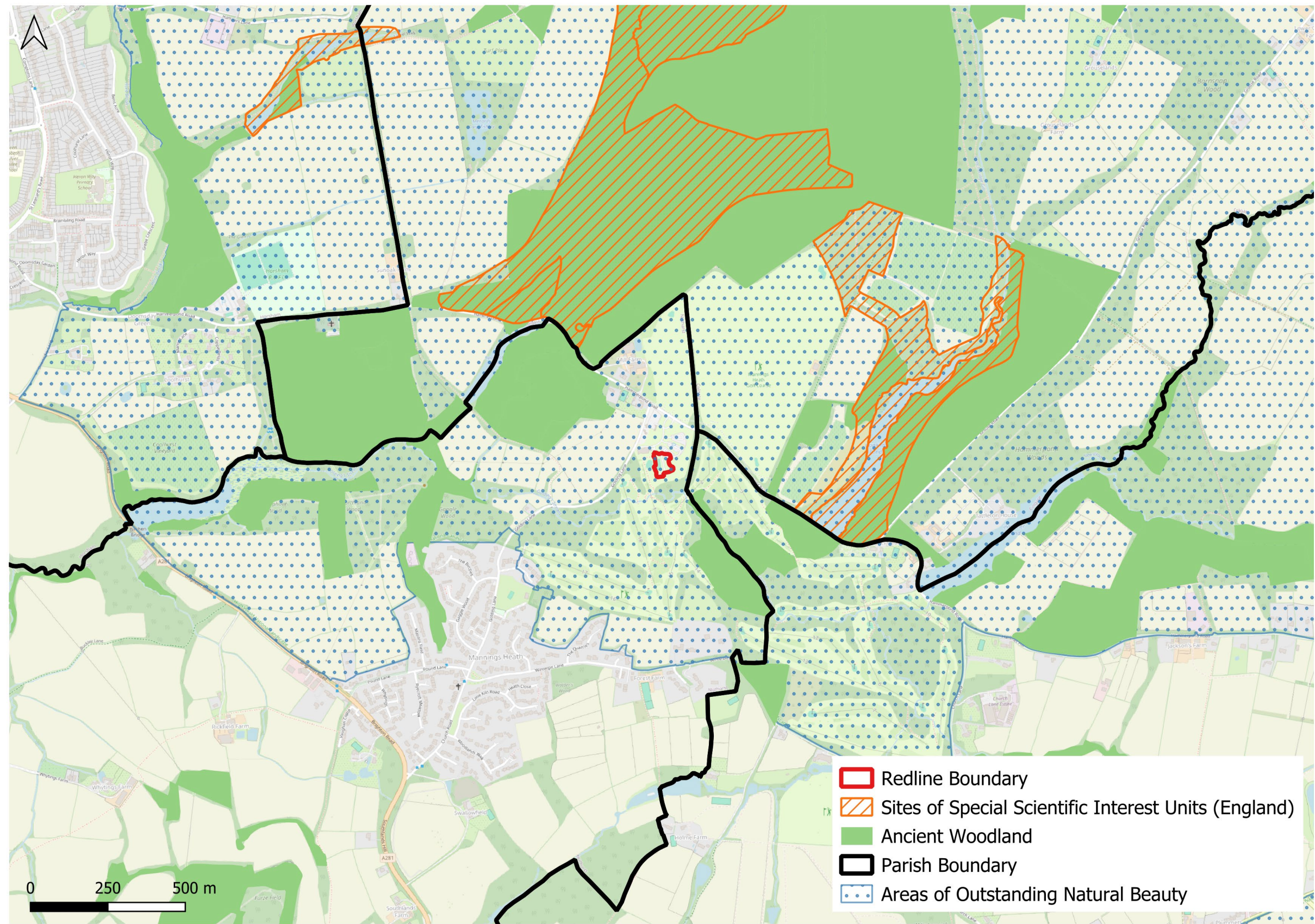
Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
The development will offset the loss of trees and modified grassland through targeted on-site interventions. The strategy includes: - Retention: Seven small trees will be retained and translocated to another location, and the boundary hedgerow will be preserved in its entirety. - Creation: 25 small trees will be planted, alongside the creation of mixed scrub. - Enhancement: The existing species-poor modified grassland will be enhanced to establish 'other neutral grassland'.
Timescales for Actions PB-B03
The management plan encompasses a 30-year period. Woody vegetation clearance will occur from October to March. The grassland mowing regime, along with the removal of arisings, will be carried out annually (late summer/autumn).
Monitoring Requirements PB-B04
Routine monitoring to ensure habitats achieve their targeted condition assessments, with a particular focus on the enhanced neutral grassland and newly planted scrub.
Required Consents and Licences PB-B05
Planning permission from the Local Planning Authority.
Funding PB-B06
Funded by the landowner.
Legal Agreement PB-B07
N/A.



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: ☒	

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		Luke Wallace		
Organisation		Kent Sussex Ecology		
Responsibility	Start Date:	TBC	End Date:	TBC
Production of the Biodiversity Net Gain assessment and subsequent Habitat Management and Monitoring Plan (HMMP).				
Statement of Competency				
A qualified (BSc Ecology and Conservation) and accredited (ACIEEM/MoRPh) ecologist with over 15 years’ experience as an ecologist.				

Landowner or Land Manager PB-B10				
Name or Initials		Barry Anderson		
Organisation		Mannings Heath Golf Club		
Responsibility	Start Date:	TBC	End Date:	TBC
Implementation of the agreed HMMP.				
Statement of Competency				
Experienced project and land manager.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		N/A		
Organisation				
Responsibility	Start Date:		End Date:	
Statement of Competency				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		N/A		
Organisation		Horsham District Council		
Responsibility	Start Date:	TBC	End Date:	TBC
Review the implementation of the agreed HMMP.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The 0.34-hectare site currently supports heavily managed golf club infrastructure, including a tennis court, pedestrian paths, buggy parking (gravel), and frequently mown species-poor grassland.

Overview of Proposed Site Use PB-B14

A new GolfPod development with associated soft landscaping designed to increase biodiversity, featuring less intensive grassland management and new scrub/tree planting.

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?	☒	Mannings Heath_EcIA ^0 BNG_KSEcology_July 26_v1.3
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?	☒	Mannings Heath_EcIA ^0 BNG_KSEcology_July 26_v1.3
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☒	Mannings Heath_EcIA ^0 BNG_KSEcology_July 26_v1.3
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?	☒	Mannings Heath_EcIA ^0 BNG_KSEcology_July 26_v1.3
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	Mannings Heath_EcIA ^0 BNG_KSEcology_July 26_v1.3
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	

2. 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

The primary aim of the management plan is to achieve and sustain a mandatory biodiversity net gain of 53.09%, which represents an absolute uplift of 0.7335 area habitat units.

The objective is to transition a designated area of the existing species-poor modified grassland into 'other neutral grassland' achieving a moderate condition assessment, create mixed scrub in moderate condition and the planting/establishment of 25 newly planted small native trees. Additionally, seven existing small broadleaved trees will be translocated to retain their ecological value within the site.

All soft landscaping and supplementary planting will strictly utilise native species to support the broader conservation objectives of the surrounding High Weald National Landscape.

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 project design was constrained by the presence of an intact native boundary hedgerow (measuring 4 metres in height and 2 metres in width) and priority habitat deciduous woodland located 40 metres to the south and east.

To protect these features and maintain dark corridors, the development footprint for the GolfPod was restricted primarily to areas already degraded by hardstanding, gravel buggy parking, and intensely managed grass.

The baseline botanical assessment identified the current sward as species-poor, supporting an average of only five species per square metre, including perennial ryegrass, sweet vernal grass, Yorkshire fog, cock's-foot, dandelion and creeping cinquefoil.

As the baseline grassland is restricted to a very short sward through frequent mowing, the design principle focuses on relaxing this intense management regime to quickly generate a higher distinctiveness habitat.

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
Modified grassland/ Artificial unvegetated, unsealed surface/ Developed land; sealed surface.	Other neutral grassland	1	Moderate	Moderate	5	To achieve a moderate condition, the habitat must pass 3 or 4 of the 5 criteria, or pass 5 criteria but fail the essential criterion (criterion A). - Criterion A (Essential): The appearance and composition of the vegetation match characteristics of the grassland habitat type. Indicator species for the specific grassland habitat type are very clearly and easily visible. - Criterion B: Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed. - Criterion C: Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens. - Criterion D: Cover of bracken is less than 20% and cover of scrub (including bramble) is less than 5%. - Criterion E: There is an absence of invasive non-native species (as listed on Schedule 9 of the Wildlife and Countryside Act, 1981).	Management will include: - Cease the frequent mowing regime. Implement a traditional meadow cut (one to two cuts annually in late summer/autumn) to promote natural structural diversity. Overseed if necessary. - Remove all grass arisings following cuts to reduce soil fertility, suppress dominant grasses, and expose localised patches of bare earth. - Manually remove or cut back encroaching bramble, scrub saplings, and bracken during routine monitoring to prevent shading.
Modified grassland/ Artificial unvegetated, unsealed surface/ Developed land; sealed surface.	Mixed scrub	2	N/A	Moderate	5	- To achieve a moderate condition, the newly created scrub habitat will achieve the following criteria: - Criterion A: There are at least three woody species, with no one species comprising more than 75% of the cover (except hazel, common juniper, sea buckthorn or hawthorn, for which 100% cover is acceptable). - Criterion C: Invasive species make up less than 5% of the ground cover. - Criterion D: The scrub has a well-developed edge with un-grazed tall herbs.	Management will include: Plant a diverse mix of native species, using at least three distinct shrub types in staggered groups to prevent singular dominance.

						· Criterion E: There are clearings, glades or rides present within the scrub, providing sheltered edges.	
Modified grassland/ Artificial unvegetated, unsealed surface/ Developed land; sealed surface.	Individual trees	3	N/A	N/A	N/A	Ensure survival of planted trees.	Native species, planted with guards and stakes to aid establishment. Water and mulch as required, especially within first five years after planting.

Habitat and Condition Targets Further Comments

Use this section to provide further details relevant to achieving the habitat and condition targets set out above. Also, include any additional objectives that are relevant to the proposals but outside of the scope of the statutory biodiversity metric calculations.

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

To safeguard the retained native boundary hedgerow, strict protective measures will be enforced throughout the construction phase. The hedgerow will be safeguarded from machinery and accidental damage with protective fencing and signage. Additionally, to preserve the hedgerow's value as a habitat for nocturnal wildlife, a sensitive lighting strategy will be implemented to maintain a dark corridor along the site boundary.

Specification of Protective Measures to be Used PM-04

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.](#)

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.

This is a pre-emptive list. The list of potential risks should be as comprehensive as possible to provide confidence in the delivery of the management plan objectives. Complete each habitat's management targets and prescriptions first, then consider the likelihood of the risk occurring and what impacts it may have if it was to occur. Consider how these may feed back into monitoring requirements.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
25/08/2026	Other Neutral Grassland	The enhanced grassland fails to transition from the baseline modified condition, remaining dominated by dominant grasses (e.g., perennial ryegrass) or succumbing to scrub/bracken encroachment.	Botanical quadrats demonstrate a failure to meet the necessary condition criteria passes (e.g., bracken cover exceeds 20%, or sward height lacks variance).	Adapt the management prescriptions by altering the timing or frequency of the traditional meadow cuts, ensuring all arisings are strictly removed to reduce soil fertility. Manually remove encroaching scrub or bracken.
25/08/2026	Individual Trees	Newly planted trees (25 total) or translocated trees (7 total) failing to establish due to drought, disease, or poor root development.	Monitoring identifies that 10% or more of the newly planted trees, or any of the translocated trees, have died or exhibit significant canopy dieback.	Replace failed specimens on a like-for-like basis using native species. Implement a supplementary watering programme during prolonged dry spells to aid establishment.
25/08/2026	Mixed Scrub	Planted shrubs fail to survive, or invasive species establish and outcompete the new planting.	Survival rate of planted shrubs falls below acceptable metric thresholds, or weed cover exceeds the 5% limit permitted for the targeted moderate condition.	Re-stock failed shrubs with native species (such as hawthorn, hazel, or blackthorn). Conduct targeted manual weed clearance and re-apply mulch around the root collars to suppress weed growth.

3. 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)

The monitoring strategy is designed to ensure the successful establishment and ongoing enhancement of the habitats required to achieve the mandatory 53.09% biodiversity net gain target. The strategy relies on routine ecological auditing over a 30-year period to assess whether the newly created mixed scrub, the enhanced 'other neutral grassland', and the individual trees (both planted and translocated) are achieving their targeted condition assessment criteria. Monitoring will involve a combination of botanical quadrat sampling, fixed-point photography and structural visual assessments to compare the developing habitats against the baseline data collected prior to development.

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	Undertake botanical quadrat sampling to assess species richness and verify the reduction of dominant agricultural grasses. Measure sward height variance to ensure at least 20% is below 7cm and 20% is above 7cm. Estimate percentage cover of bare ground (targeting 1-5%), bracken (<20%), and scrub (<5%). Check for the presence of Schedule 9 invasive non-native species.	Annually in years 1 to 5, then every 5 years up to year 30. Surveys to be completed between May and August.
Mixed scrub	Conduct visual inspections to confirm the presence of at least three woody native species and assess canopy cover percentages. Assess the establishment of a well-developed tall herb edge. Estimate the percentage cover of pernicious weeds and invasive species (must be <5%).	Annually in years 1 to 5, then every 5 years up to year 30. Surveys to be completed between May and August.
Individual trees (25 planted, 7 translocated)	Conduct visual health checks on all newly planted and translocated trees to assess survival rates, canopy vigour, and identify any signs of disease or drought stress.	Annually in years 1 to 5, then every 5 years up to year 30. Surveys to be completed between May and August.

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
GolfPod	Horsham DC

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 – Y5	September	September or October	Annual reporting on the initial establishment success of the mixed scrub, individual trees, and the early transition of the neutral grassland.
Y10, Y15, Y20, Y25, Y30	September	September or October	Five-yearly reporting to ensure habitats reach and maintain their targeted 'moderate' condition throughout the 30-year operational life of the plan.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Adaptive management will function as an iterative feedback loop between the appointed monitoring ecologist and the land manager. Observations gathered during the routine monitoring intervals will be evaluated against the targeted metric outcomes. If the monitoring reports identify that the 'other neutral grassland' is failing to meet the moderate condition criteria due to high soil fertility or scrub encroachment, the management prescriptions will be adapted; this may involve increasing the frequency of the traditional meadow cuts or implementing more aggressive manual weed control. Similarly, if the survival rate of the 25 planted trees or the mixed scrub falls below expected thresholds, adaptive actions such as targeted re-stocking and supplementary watering schedules will be formalised within an updated version of this HMMP. Any significant deviations from the prescribed management plan will be agreed upon with the Local Planning Authority prior to implementation.