

Outline Habitat Management and Monitoring Plan (HMMP)

September 2026

**Phase 2 – Mowbray,
North Horsham**

Prepared by
CSA Environmental

On behalf of
Legal & General (North Horsham Ltd.)

Report No: CSA/7937/19

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1.0 INTRODUCTION

- 1.1 This report has been prepared by CSA Environmental on behalf of Legal & General (North Horsham Ltd). It sets out an outline Habitat Management and Monitoring Plan (HMMP) for Phase 2 – Mowbray, North Horsham (hereafter referred to as 'the Site') where a new Commercial area is proposed within the wider development site.
- 1.2 This outline HMMP sets out management objectives and prescriptions in relation to habitats likely to be considered by Horsham District Council (HDC) as providing significant biodiversity net gain within the Site, with the aim of securing long-term enhancement of habitats alongside the proposed development.
- 1.3 This outline HMMP specifically covers the on-Site management of 'medium' distinctiveness habitats and above, as these are likely to be viewed as 'significant biodiversity net gain' on Site. The habitats covered are:
- Other neutral grassland (medium distinctiveness)
 - Mixed scrub (medium distinctiveness)
 - Broadleaved woodland (medium distinctiveness)
 - Tree planting (medium distinctiveness) – within all proposed habitat types including 'developed land; sealed surface'
- 1.4 This outline HMMP will be updated at the Biodiversity Gain Condition discharge stage using the Natural England template and will be based upon detailed design and landscaping proposals. The prescriptions set out within this outline HMMP are based on outline plans such as Parameter Plan 1 Land Uses (20967-SBR-SW-XX-DR-A-00201 Rev P09; Scott Brownrigg), Land South of Railway – West Landscape Proposals (2898-5-2-16 / DR-0001 / S5-P4; David Jarvis Associates) and Land South of Railway – East Landscape Proposals (2898-5-2-16 / DR-0001 / S5-P3).

Management Responsibility & Funding

- 1.5 The Site Owner/Developer will retain overall responsibility for implementation of this HMMP and will secure appropriate funding for management and monitoring for the duration required by planning and any legal agreement (e.g. Section 106 / conservation covenant). Day-to-day works may be delivered by a Management Company and/or appointed Landscape Contractor. Ecological monitoring and periodic review will be undertaken by a suitably qualified ecologist (SQE). Any specialist operations (e.g. scrub control, aquatic planting, arboricultural works) will be undertaken by competent contractors with demonstrable experience.
- 1.6 This HMMP covers an initial 10-year period following practical completion/hand-over (or habitat establishment, as applicable). The

HMMP will be reviewed at least every 10 years thereafter (up to a minimum of 30 years) and updated where necessary using an adaptive management approach, informed by monitoring results and in consultation with relevant stakeholders (e.g. Local Planning Authority, statutory consultees, management body).

2.0 GENERAL MANAGEMENT AIMS AND PRINCIPLES

- 2.1 Any tree surgery works shall be undertaken by a suitably qualified arboricultural contractor, registered with the Arboricultural Association and all tree surgery works shall be undertaken in accordance with the requirements of BS 3998:2010 'Tree work - Recommendations'.
- 2.2 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.
- 2.3 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.
- 2.4 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.
- 2.5 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.
- 2.6 Sufficient watering will be undertaken by the contractor to establish and maintain healthy plant growth.
- 2.7 New ornamental shrubs, hedges and herbaceous plants will be pruned in order to maintain attractive form as appropriate to their species.
- 2.8 Peat-based composts will be avoided wherever possible.
- 2.9 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.
- 2.10 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. Tree shelters, stakes, ties and guards will be checked annually for adjustment and/or replacement/removal as required.

- 2.11 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.
- 2.12 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.
- 2.13 Any hard surfacing adjacent to management areas are to be protected from damage by machinery including mowers, with surface debris swept after each visit.
- 2.1 Maintenance visits shall be undertaken at minimum monthly intervals (i.e. 12 visits per year). Visits may need to be increased at certain times of the year to enable the operations set out within the report to be properly executed.
- 2.2 The Contractor shall ensure that any chemical application is only applied where necessary (e.g. weed wiping / spot weed control) and is undertaken by trained personnel/operatives only, who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on record sheets.
- 2.3 The Contractor should ensure that the Site is left in a tidy and safe state following the undertaking of works outlined in the enclosed schedules and this shall be at the end of the day of each visit.
- 2.4 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out of operations, with particular regard for the use of chemicals and the mowing of grass. The cutting of grass (outside of the main meadow) during excessively wet weather or following periods of extended rain is strictly prohibited.
- 2.5 The Contractor/Management Company are to keep accurate and detailed records of all visits undertaken and the operations carried out on each visit. These should be collated on a six monthly basis and records are to be kept by the Management Company in one location and copies are to be made available for inspection by the Local Planning Authority on request.

3.0 OTHER NEUTRAL GRASSLAND

Management objectives

- Creation of other neutral grassland areas to achieve and thereafter sustain the target habitat condition stated in the BNG Metric (typically 'moderate' or 'good' as applicable).
- Increase sward species-richness and structural diversity, with an emphasis on native grasses and forbs appropriate to local soils/hydrology.
- Provide nectar/larval food resources for invertebrates and maintain cover/refuge for fauna within a varied sward.
- Prevent scrub encroachment where grassland is the intended primary habitat (except where scrub is purposely retained/created in designated compartments).
- Targeted to achieve 'moderate' where possible by condition by passing criteria A (good example of habitat type), B (varied sward height), D (scrub cover <5%) and E (absence of invasive non-native species & <5% cover of sub-optimal species) as per the Statutory Biodiversity Metric.
- Targeted to achieve 'good' condition where possible by passing criteria A, B, D, E and F (10 or more vascular plant species per m² including forbs that are characteristic of the habitat type).

Management Prescriptions

- 3.1 The indicative area of grassland to be managed under this HMMP is shown within 'Parameter Plan 1 Land Uses' as 'green infrastructure' or 'strategic green buffer' in the north of the northern site compartment and west of the western-most Site compartment, and on the West/East Landscape Proposals for the Land South of the Railway as grassland. These areas will be updated/made clearer at the detailed design stage, but the need to create some areas of this habitat type is highly likely at the outline stage.
- 3.2 A summary of the management and monitoring prescriptions presented in more detail below is provided in Table 1.

Table 1: Grassland Management Prescriptions

Initial/establishment (Years 0–2)	Routine management (Years 2–10)	Monitoring
Frequent establishment cuts to 50–75mm (c. 4–6/year in Year 1), remove arisings; spot-control weeds; repair bare/eroded areas if required.	Hay cut Aug–Sep (plus optional spring cut); remove arisings; rotate refuge areas; spot-control pernicious weeds; prevent scrub encroachment.	SQE baseline and Years 1, 2, 3, 5, 10, 20, 30 condition checks + fixed-point photos.

3.3 Management prescriptions are designed to ensure that the management objectives can be delivered. However, it should be noted that the principles of 'adaptive management' will need to be observed to ensure that changes to prescriptions can be made as required, where necessary to ensure that the desired objectives can be achieved.

- **Establishment (Years 0–2):** Where neutral grassland is newly created (seeded), the sward will be cut to approximately 50–75mm whenever growth reaches c. 150mm during the first growing season (typically 4–6 cuts), to control annual weeds and encourage tillering. All arisings will be removed from Site.
- **Long-term management (from Year 2 onwards):** Manage as species-rich meadow via a hay-cut regime or with the aim of maintaining a varied sward structure. Unless otherwise required by the approved design, the default approach will be:
 - One main cut in late summer (typically August–September), timed to allow flowering and seed set; cut height c. 75–100mm.
 - Optional spring cut (March–April) where thatch builds up; cut height c. 75–100mm.
 - Remove all arisings within 3–5 days of cutting to reduce soil fertility.
 - Retain uncut refuge strips/patches (typically 10–20% of area) on rotation each year to benefit invertebrates and small vertebrates.
 - Spot-control pernicious weeds (e.g. thistle/dock/nettle) by hand-pulling or targeted treatment; avoid blanket spraying.
 - Prevent compaction and nutrient inputs (no fertiliser; no storage of materials; avoid frequent mowing except on access paths where agreed).
- **Monitoring:** An SQE will undertake habitat condition assessments in accordance with the Statutory Biodiversity Metric condition sheet(s) relevant to 'other neutral grassland', plus fixed-point photography. Monitoring will be undertaken at an agreed baseline (pre-works or at handover), and then in Years 1, 2, 3, 5, 10, 20 and 30 (or as otherwise required by planning/BNG legal agreement). The SQE will provide short written recommendations following each visit; where condition is not trending towards target, prescriptions will be adjusted (adaptive management).

4.0 MIXED SCRUB

Management objectives

- Create and/or maintain mixed scrub as a structurally diverse habitat supporting nesting birds, invertebrates and shelter/foraging opportunities for other fauna.
- Maintain a mosaic of scrub ages (including open glades/edge habitat) and prevent the scrub developing uniformly into closed-canopy woodland unless specifically intended.
- Prevent scrub encroachment into areas where grassland, SuDS features or access routes must remain open.
- Targeted to achieve 'moderate' condition by passing criteria A (good example of habitat type, at least 80% native), C (absence of invasive non-native species & <5% cover of suboptimal species) and D (well-developed edge with tall grassland and forbs) as per the Statutory Biodiversity Metric.

Management prescriptions

- 4.1 The indicative area of mixed scrub to be managed under this HMMP is shown within the West/East Landscape Proposals for the Land South of the Railway as 'proposed scrub planting'. These areas will be updated/made clearer at the detailed design stage, but the need to create some areas of this habitat type is highly likely at the outline stage.
- 4.2 A summary of the management and monitoring prescriptions presented in more detail below is provided in Table 2.

Table 2: Mixed Scrub Management Prescriptions

Initial/establishment (Years 0–2)	Routine management (Years 2–10)	Monitoring
Water/weed newly planted scrub; replace failures in next planting season; define compartment edges/glades.	Rotational cut/coppice (c. 20–30% of each block per year on 3–7 year cycle); maintain scalloped edges and glades; remove/retain arisings as agreed.	Annual contractor inspection; SQE review Years 1, 2, 3, 5, 10 (and as required).

- **Establishment:** Newly planted scrub will be weeded and watered as necessary during the first 2–3 growing seasons. Failed plants will be replaced in the next planting season (Nov–Mar).
- **Structure:** Maintain scrub in discrete blocks and/or along edges, with scalloped margins and occasional glades to increase edge habitat and sunlit microclimates.
- **Rotation:** Undertake rotational scrub cutting/coppicing on approximately a 3–7 year cycle (tailored to growth rate), treating no

more than c. 20–30% of any scrub block in a single year to retain continuity of cover.

- **Timing:** Carry out scrub management outside March–August inclusive unless an SQE confirms absence of nesting birds. Where scrub provides overwintering habitat, avoid whole-area clearance in winter; retain uncut sections each year.
- **Arisings:** Remove brash where it would smother grassland or obstruct SuDS function. Where appropriate, retain some arisings as habitat piles (log/brash piles) in agreed locations away from SuDS inlets/outlets and paths.
- **Invasive/non-native species:** Identify and control any invasive species promptly using the least harmful effective approach.

Monitoring

- 4.3 The scrub compartments will be inspected annually by the Management Company/Contractor, with SQE input at Years 1, 2, 3, 5 and 10 (and thereafter as required) to confirm that the intended mosaic structure is being maintained and that scrub is not encroaching into other target habitats. Fixed-point photography will be used to record scrub extent and structure.

5.0 BROADLEAVED WOODLAND

Management Objectives

- Creation of 'other woodland; broadleaved' to achieve and thereafter sustain the target habitat conditions stated in the BNG metric. 'Moderate' condition requires the total score of 26 to 32 points on the woodland condition assessment sheet, the criteria of which are too numerous to recount here.
- To provide increased screening to/from the proposed development.
- To increase overall woodland cover at the Site and to add to the general biodiversity and opportunities for local wildlife.
- To provide a wildlife corridor providing connectivity within the Site and to adjacent off-site habitats. In particular, to improve commuting and foraging opportunities for local bat populations, provide potential foraging/nesting opportunities for birds and provide suitable habitats for hedgehog and reptiles.

Management Prescriptions

- 5.1 New woodland planting will be focused along the northern and eastern boundaries of the northern site compartment (within 'green infrastructure').
- 5.2 A summary of the management and monitoring prescriptions presented in more detail below is provided in Table 3.

Table 3: Woodland Management Prescriptions

Initial/establishment (Years 0–2)	Routine management (Years 2–10)	Monitoring
New planting into well-prepared ground in dormant season (November to March) using a range of native species. Quarterly inspection and replacement if necessary. Annual formative pruning.	Annual inspection of tree guards and replacement where required. Replacement of failed planting. Annual formative pruning. Year 5 – selective thinning and coppicing to start. Years 10 – 15 removal of tree guards.	SQE baseline and Years 1, 2, 3, 5, 10, 20, 30 condition checks + fixed-point photos.

- 5.3 Management prescriptions are designed to ensure that the management objectives can be delivered. However, it should be noted that the principles of 'adaptive management' will need to be observed to ensure that changes to prescriptions can be made as required, where necessary to ensure that the desired objectives can be achieved.

- **Establishment (Years 0-2)**

- New planting into well-prepared ground in dormant season (November to March) using a range of native species, mixed randomly. Hardy, robust species are to be planted as small feathered / bareroot stock. Drainage will be considered at vulnerable places such as the base of slopes. Planting density of <1000/ha. Planting should be in regular rows with scalloped edges. New planting to be watered as necessary, during early establishment.
- Quarterly inspection of tree guards/fencing and replacement if necessary. Replacement of failed planting as required, annual inspection and replanting in November to March.
- Annual formative pruning of young trees to encourage good growth and shape.

- **Long-term management (from Year 2 onwards)**

- Annual inspection of tree guards and replacement if necessary.
- Replacement of failed planting as required, annual inspection and replanting in November to March.
- Annual formative pruning of young trees to encourage good growth and shape.
- Selective thinning of 30% of woodland parcels in Year 5 (if not considered too early / dependant on rate of establishment). Timing to avoid nesting bird season. Machinery use if ground conditions allow or using hand tools. Cuttings collected and used to make habitat piles within woodland.
- Coppicing of woodland edges to develop a wide graded profile down to the margin of the tall grassland. Timing to avoid nesting bird season. Cuttings collected and used to make habitat piles within woodland.
- Remove tree guards as appropriate (Years 10-15).

Monitoring

- 5.4 The woodland compartments will be inspected annually by the Management Company/Contractor, with SQE input at Years 1, 2, 3, 5 and 10 (and thereafter as required) to confirm that the intended habitat is being maintained and is not encroaching into other target habitats. Fixed-point photography will be used to record woodland extent and structure.

6.0 TREE PLANTING

Management objectives

- Establish healthy, resilient native trees in accordance with the approved landscape/planting plan, providing long-term structure, shading, connectivity and biodiversity benefits.
- Achieve high survival rates (target $\geq 90\%$ at Year 5) through appropriate establishment maintenance and replacement of failures.
- Maintain trees so they do not compromise the function/safety of SuDS features, access routes or adjacent habitats (e.g. avoid excessive shading of species-rich grassland where not intended).
- Targeted to achieve 'poor' condition by passing either criteria A (native species, or at least 70% of block are native species) or F (more than 20% oversailing vegetation) as per the Statutory Biodiversity Metric.

Management prescriptions

- 6.1 The location and extent of tree planting is likely to change at the Reserved Matters stage, but the inclusion of this habitat intervention/aspect of landscaping is a certainty, including within areas of 'developed land; sealed surface'. As such, this will be updated at the detailed design stage.
- 6.2 A summary of the management and monitoring prescriptions presented in more detail below is provided in Table 3.

Table 3: Individual Tree Management Prescriptions

Initial/establishment (Years 0–2)	Routine management (Years 2–10)	Monitoring
Watering in dry periods; maintain mulch; check/adjust stakes, ties and guards; replace failures; formative pruning if required.	Annual inspections; remove stakes/guards once established; continued replacement planting where needed; manage shading/clearances and any safety issues.	Annual survival checks (Years 1–5); SQE/arboricultural review Years 2 and 5 (and Year 10 if required).

- **Planting season:** Plant trees during dormancy (typically November–March) and in accordance with the approved specification and good practice.
- **Ground preparation:** Prepare pits appropriately; avoid compaction; incorporate mulch as specified (avoid peat-based products).
- **Protection/support:** Use stakes, ties and guards/shelters appropriate to stock/rabbit/deer pressure; check and adjust at least annually.

- **Mulching:** Maintain a weed-free mulched circle at the base of each tree (typically 50–75mm depth), topping up annually for the first 3–5 years.
- **Watering:** Water during dry periods in the first 2–3 growing seasons (frequency dependent on weather and soil type).
- **Weed control:** Control competing vegetation within the mulched area by hand or targeted treatment only.
- **Formative pruning:** Undertake light formative pruning where necessary to establish good structure; all works to be completed by competent operatives and in accordance with BS 3998 where applicable.
- **Replacement:** Replace failures in the next planting season for the first 5 years (or longer where required to meet BNG targets), to maintain the intended stocking density.

Monitoring

- 6.3 Tree planting will be inspected at least annually for the first 5 years to confirm survival, stability, damage, pest/disease issues, and the effectiveness of guards/stakes/ties. An SQE (and/or arboricultural consultant where required) will review tree establishment at Years 2 and 5 (and at Year 10 if trees contribute to BNG units), providing recommendations for remedial works and replacement planting.



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