

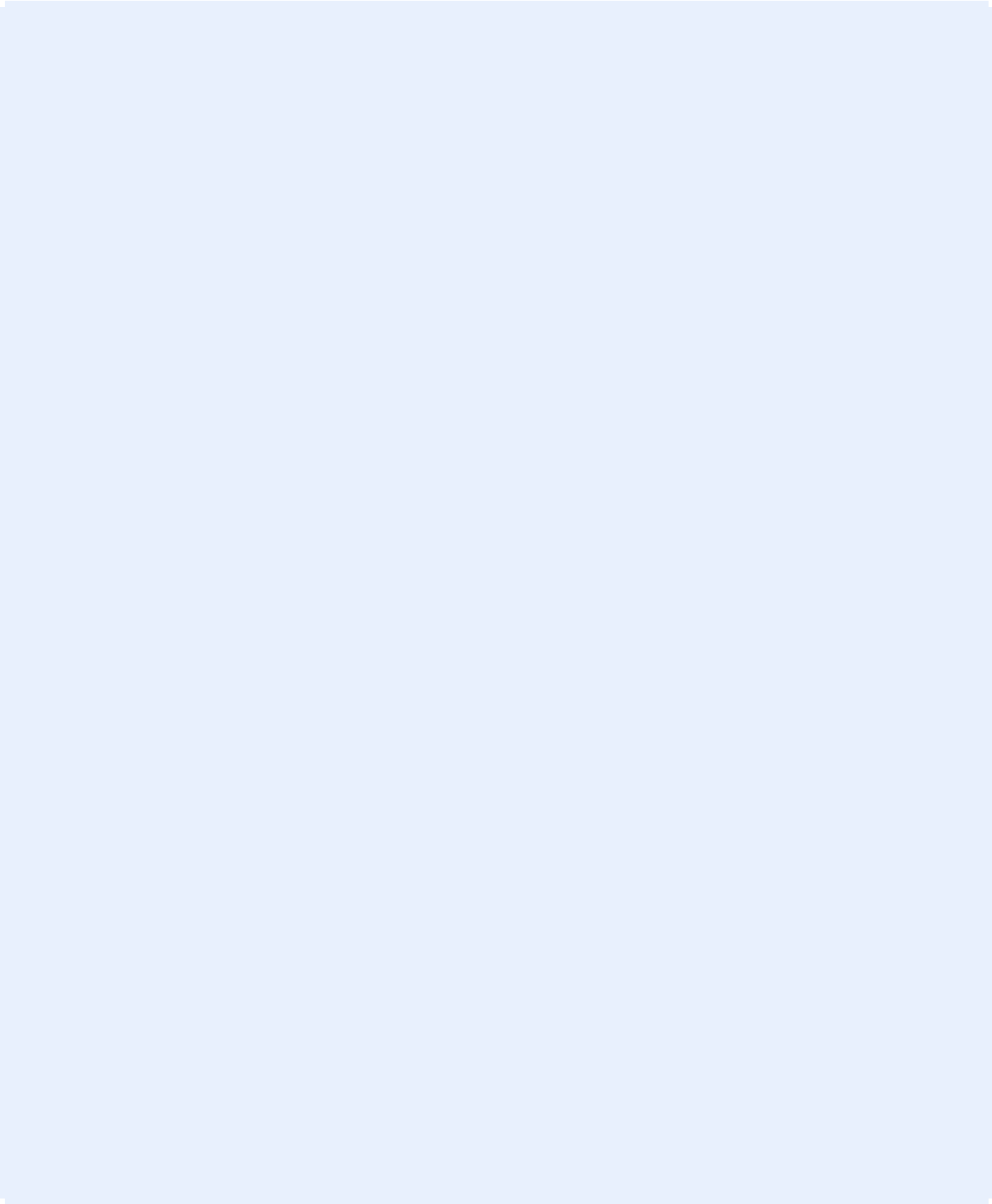
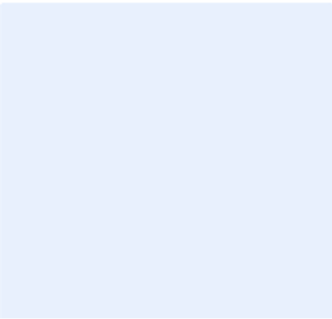
Habitat Management and Monitoring Plan

Site Name:	The Copse Phase 02
Date:	06/02/2026
Version:	00 (Draft)

Author: Sam Hall MSc
BSc (Hons)



Client: Ms T Starmer



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Version Control

Version	Issue Status	Prepared by / Date	Approved by / Date
00	Draft	Sam Hall MSc BSc (Hons) 06/02/2026	

Document Details

Authorship Details
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1. Project Background

Site Overview PB-B01	
Project type	On-site
Development Name and Address	The Copse Phase 02, Worthing Road, Southwater
BNG Project Name and Address	N/A
Author Organisation	Lizard Landscape Design and Ecology (LLDE)
Landowner	Starbuild Limited
Land Manager	Starbuild Limited
Responsible person/organisation for creating or enhancing the habitat	Starbuild Limited
Period covered by this management plan	As stated in the S106 agreement, this plan will cover a minimum of 30-years from the completion of all on-site habitats.
Planning authority	Horsham District Council
Planning reference (if applicable)	
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ 15882 28144
Metric revision/title	LLD3554-ECO-CALC-001-00
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
This draft Habitat Management and Monitoring Plan (HMMP) covers significant on-site enhancements for on-site habitats. This HMMP encompasses the creation and enhancement measures to be implemented to be completed in year 0 (year TBC). Retention of habitat includes all priority woodland habitats along the north and west boundaries and a large oak tree located close to the site access. Enhancement of existing lowland mixed deciduous woodland to good condition and ditches to moderate condition is proposed, primarily through removal of diseased trees and introduction of new young plants and a coppicing regime and introduction of ditch dams to raise minimum summer water depths. New habitat creation measures have focused on the creation of lowland mixed deciduous woodland in poor condition, wet woodland, individual trees, other neutral grassland and mixed scrub in moderate condition and sustainable drainage system in good condition. Other non-significant habitats which are to be created as part of the proposed development include Developed Land; Sealed Surface, Modified Grassland and vegetated garden, for which habitat conditions are not applicable or are assigned a condition of 'poor'. Detailed management and monitoring measures for these habitats are not considered appropriate and will not be included in the final plan.
Timescales for Actions PB-B03
This draft HMMP includes broad creation and management approaches for habitat creation and enhancement which are likely to be required for the duration of the stated period within the S106 agreement, i.e., 30 years long-term management. More detail will be provided post-planning decision and the HMMP will need to be reviewed and amended as is required at the end of the first 5-year period from initial habitat implementation. The management schedule includes routine visits on a monthly basis for the first year after any creation or enhancement. Thereafter, management will be focused on occasional visits during the growing season.
Monitoring Requirements PB-B04
This draft HMMP provides specifications for the monitoring strategy over the 30-year period. Detailed information on the monitoring schedule, and methodology to be completed by both the assigned landscaper and ecologist are also included for the first five years. Details are set out for monitoring reports for them to be adequately reviewed by the LPA. After the 5-year period the HMMP should be reviewed and amended to ensure the monitoring strategy is still appropriate.
Required Consents and Licences PB-B05
Consent from the landowner is required to access the land for monitoring, and shall be secured through legal agreements at the exchange of deeds, should the land be sold.

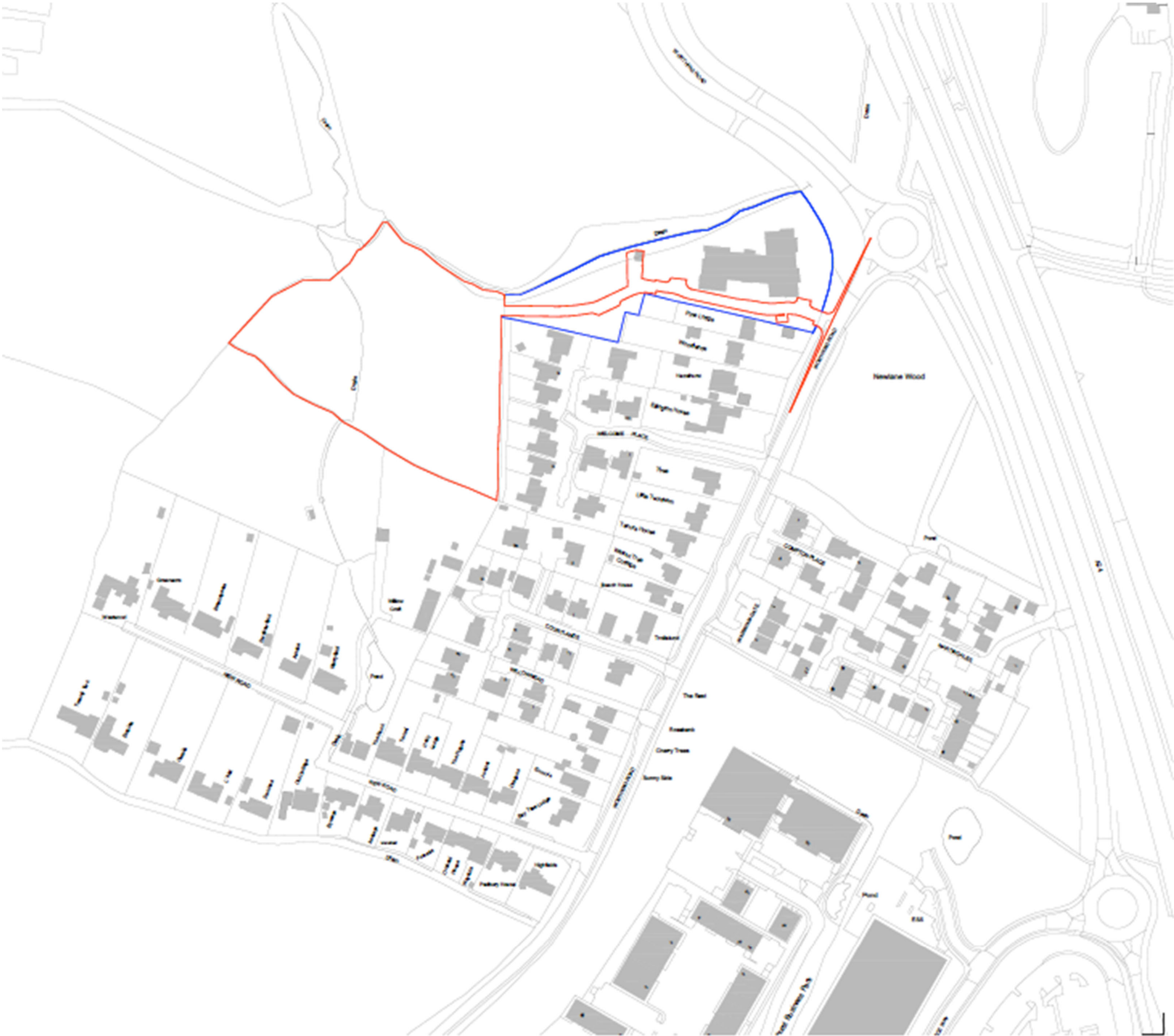
Funding PB-B06

Initial habitat creation and enhancement of on-site habitats shall be funded by the developer (TBC).

Thereafter, funding shall be provided via an annual levy charge applied to the landowner/s or tenant/s. This shall be secured through legal agreements exchanged at the time of the rent agreement. Wherever any land is to be sold this shall be secured through transfer of the deed of ownership and could be secured before the sale of the first unit.

Legal Agreement PB-B07

A conservation covenant / S106 will be secured which obligates the Landowner to be responsible for delivering the BNG objectives and implementation of the HMMP. Further legal agreements will secure funding for monitoring and management of communal areas.



Land to the West of
The Copse
Worthing Road, Southwater,
Horsham,
West Sussex

Starbuild

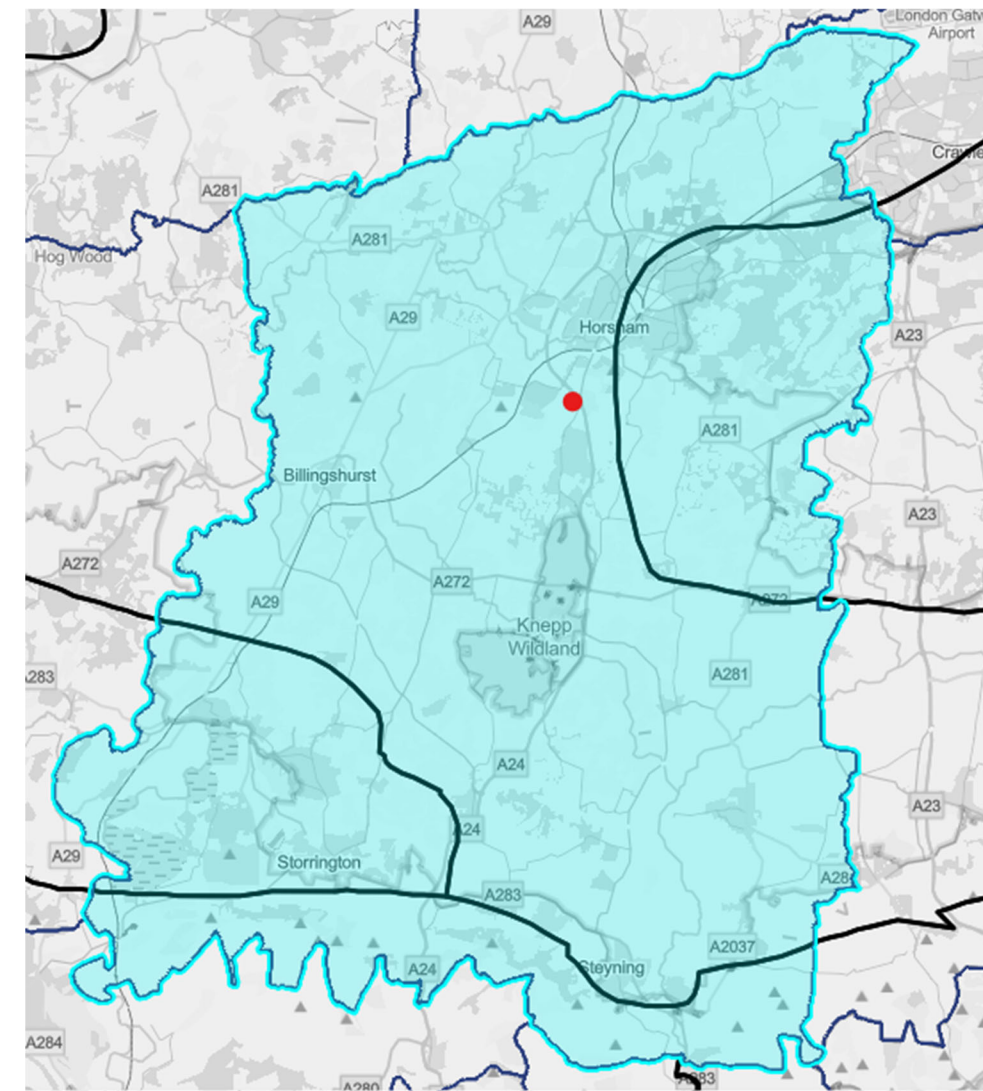
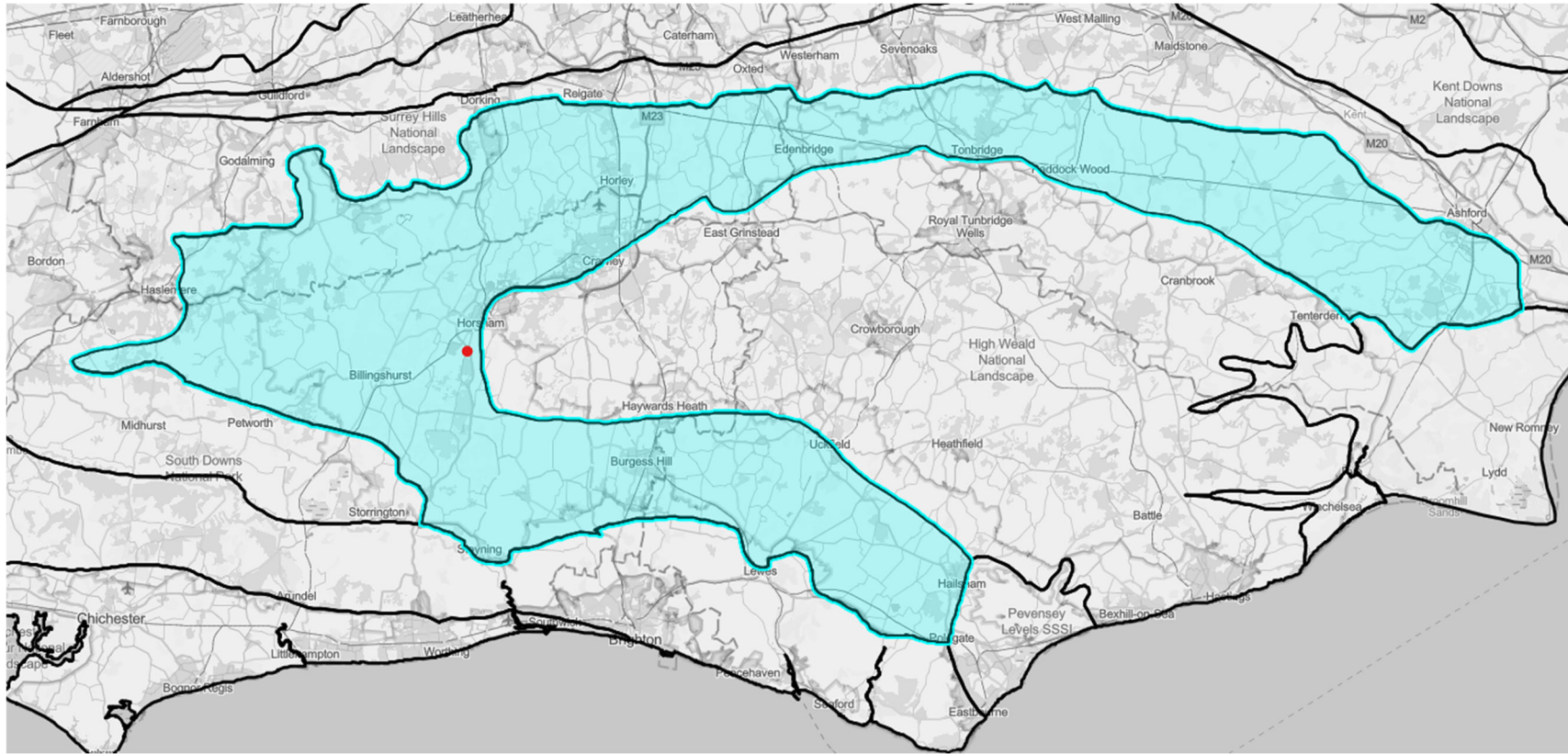
Dwg No.	RJS-2301-050
Title	Site Location Plan
Revision	/
Scale at A1	
Status	PLANNING
	

Site Context Plan PB-F02

The site is situated within Horsham District Council LPA, and within the Low Weald National Character Area (NCA).

Directly adjacent LPAs include Mole Valley District, Crawley District, Mid Sussex District, The City of Brighton and Hove, Adur District, Arun District, Chichester District and Waverley District.

Directly adjacent NCAs include Wealden Greensand, Romney Marshes, High Weald, Pevensey Levels and South Downs.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	Yes: ☐ No: ☒
N/A	

Roles and Responsibilities

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		SH		
Organisation		Lizard Landscape Design Ltd.		
Responsibility	Start Date:	TBC	End Date:	TBC
Hereafter referred to as ‘the ecologist.’ Responsible for drafting the HMMP, monitoring report template and ensuring management meets the requirements set out in the BNG plan. Responsible for conducting ecological monitoring visits by assessing the species composition and percentage cover within each habitat parcel. Responsible for identifying the progress of habitats in reaching the desired distinctiveness and condition criteria for the first five years. Will produce monitoring reports which incorporate a summary of findings for the landowner with recommendations for adaptive management required to reach desired condition and distinctiveness if necessary. The ecologist will review and amend the HMMP at the end of the first five years. Thereafter, it will be the responsibility of the landowner to appoint a professionally qualified ecologist to conduct subsequent monitoring visits over the next 5-year period. Management is required to be appointed for the duration of the mandated 30-year timeframe.				
Statement of Competency				
Established in 2001, Lizard Landscape Design and Ecology is a chartered consultancy of landscape architects, landscape planners, ecological consultants, and tree surveyors with a core focus on landscape design and ecological commissions. SH has 5 years of professional experience in the ecological consultancy sector. SH has a wealth of experience in writing and producing ecological reports, including long-term habitat creation and management plans.				

Landowner or Land Manager PB-B10				
Name or Initials		TS		
Organisation		Starbuild Limited		
Responsibility	Start Date:	TBC	End Date:	TBC
Hereafter referred to as ‘the landowner’. Responsible for funding and assignment of roles. Responsible for ensuring monitoring reports produced by the ecologist are provided to the LPA, for the full duration of the 30-period. Responsible for the appointment of the assigned landscaper and ecologist. These should be professional qualified responsible bodies to ensure effective implementation of the HMMP. At the end of the five-year monitoring and management period detailed herein the landowner must ensure that the HMMP is reviewed, before then appointing a professionally qualified ecologist and landscaper to conduct subsequent management and monitoring visits over the next 5-year period. Management and monitoring are required to be appointed for the duration of the full 30-year timeframe as detailed herein. Responsible for informal monitoring and enforcing any obvious deleterious impacts associated with increased levels of pressure / access to on-site habitats. In particular they are responsible for ensuring that impacts such as trespassing, trampling of vegetation, storage/dumping of materials, littering, arson, spread of non-native and invasive species (e.g. from ornamental garden planting) do not have any undesirable impacts on the habitats detailed herein and taking reasonable preventative measures to prevent and avoid these. Should landownership change, in part or in full, then it will be the responsibility of TS to provide this document to the new owner. Thereafter, all responsibility will fall to the new landowner.				
Statement of Competency				
Landscape contractors/manager information TBD				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		TBC		
Organisation		TBC		
Responsibility	Start Date:	TBC	End Date:	TBC
Hereafter referred to as ‘the assigned landscaper.’ Responsible for the implementation of habitat creation and management. Responsible for the soil preparation, planting, seeding, watering, and ongoing management of the habitats on-site for the first five years. Responsible for conducting routine management and monitoring whilst habitats establish and prescribing further adaptive measures as required. Will provide a summary of any recommendations and management actions taken to the landowner and ecologist to include in the ecological monitoring reports every year, for the first five years. The assigned landscaper will provide a review of actions taken over the first five years at the end of this period. Thereafter, it will be the responsibility of the landowner to appoint a competent landscape management organisation to conduct subsequent work over the next 5-year period. Management is required to be appointed for the duration of the full 30-year timeframe.is required to be appointed for the duration of the 30-year timeframe.				
Statement of Competency				

A suitable qualified landscape contractor will be assigned to undertake the habitat creation works outlined herein, as well as their ongoing management.

The assigned landscaper shall have the requisite knowledge and experience required to deliver the habitats outlined herein in line with the outlined management specifications.

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
Hereafter referred to as ‘the LPA.’ Responsible for approval of monitoring reports, approval of any additional remedial action and 5-year reviews of the management plan.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The site consists of an irregular shaped plot of grassland with woodland, scrub and brash piles and a ditch in the central area and woodland and tree lines along and adjacent to the site boundaries. The site is situated in a suburban area with residential development to the east and farmland to the west, south and north. The soil on site is described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

The site is not under any regular use.

The site is located on the northern edge of the village of Southwater in west Sussex. The developed area of Southwater extends c. 3.3 km to the south of the site and the land in all other directions is dominated by farmland with frequent woodland parcels.

Overview of Proposed Site Use PB-B14

It is understood that the proposals are for a residential development of approximately 23no. homes with associated soft and hard landscaping. The redline of the current proposal covers an area linking the main site area to Worthing Road to the east covering the area of an access road proposed in a separate planning application (DC/24/0622).

Post-development site use is to become residential with shared communal open spaces and extensive woodland planting. Lowland mixed deciduous woodland and ditches would be enhanced and wet woodland, lowland mixed deciduous woodland, mixed scrub, other neutral grassland and individual trees would be created.

Site Context Photos PB-F03

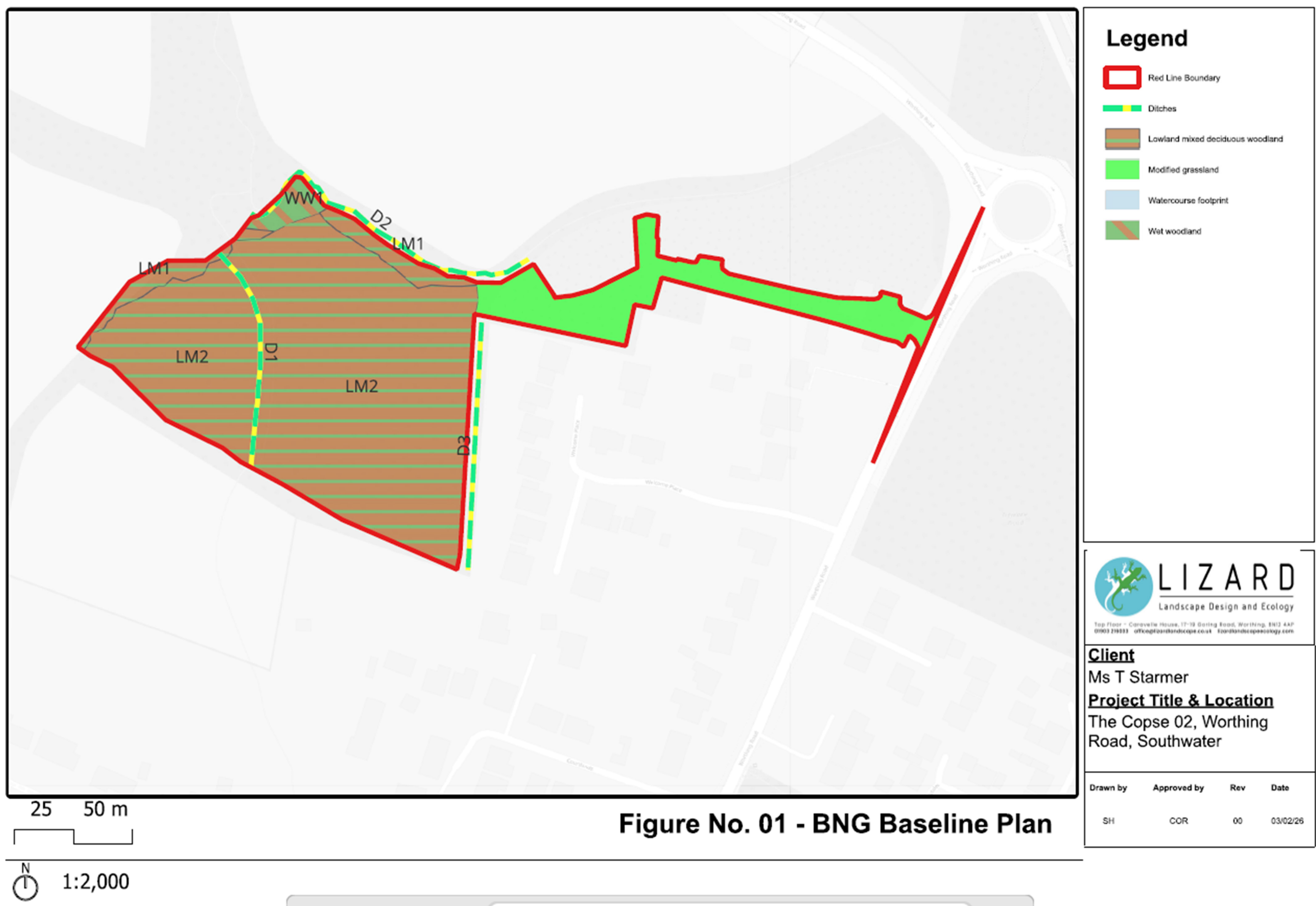
Reference:



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

Baseline and Environmental Information	Justification	Check box if included	Document Reference
Statutory / Non-statutory Designated Sites	There were no statutory sites identified within a potential zone of influence of the site. The closest non-statutory site is located c. 1.0km from the site and is not expected to be impacted.	☒	LLDE. (2025). <i>Ecological Impact Assessment. The Copse Phase 02, Worthing Road, Southwater.</i> Report Ref: LLD3554-ECO-REP-001-00-EcIA.
Protected and Notable Species	Phase 2 surveys provided evidence of likely absence of GCN and reptiles on site. A pipistrelle day roost was previously identified within the existing residential building which has now been demolished under a Natural England licence. Bat activity surveys indicate regular use of the site by common and widespread species and occasional use by barbastelle bats. The site also offers some suitable habitat for dormice, badgers / small mammals, breeding birds and invertebrates. Avoidance and mitigation measures and appropriate habitat enhancements have been built into the design of the scheme.	☒	LLDE. (2025). <i>Ecological Impact Assessment. The Copse Phase 02, Worthing Road, Southwater.</i> Report Ref: LLD3554-ECO-REP-001-00-EcIA.
Invasive Non-Native Species (INNS)	None recorded on-site.	☒	LLDE. (2025). <i>Ecological Impact Assessment. The Copse Phase 02, Worthing Road, Southwater.</i> Report Ref: LLD3554-ECO-REP-001-00-EcIA.
Biological Records Plan - Sites and Species	Records were returned by Sussex Biodiversity Records Centre (SxBRC). Habitat creation and ongoing management has been designed to benefit species identified to be present in surrounding landscape including reptiles, foraging / commuting bats, hedgehogs, widespread mammals, birds, and invertebrates.	☒	LLDE. (2025). <i>Ecological Impact Assessment. The Copse Phase 02, Worthing Road, Southwater.</i> Report Ref: LLD3554-ECO-REP-001-00-EcIA.
Baseline Habitats Survey	Habitat assessments provided in initial ecological assessments. Post-intervention habitats designed in accordance with the Biodiversity Gain Hierarchy. Figures are provided below.	☒	LLDE. (2025). <i>Ecological Impact Assessment. The Copse Phase 02, Worthing Road, Southwater.</i> Report Ref: LLD3554-ECO-REP-001-00-EcIA.
Public Access	Footpaths have been provided to discourage recreational use of some habitats and buffers of spikey shrubs used to create a barrier from entry into retained established woodland. Grassland areas likely to be impacted by regular access through trampling or edge effect have been assigned a condition of ‘poor’.	☒	LLDE. (2026). <i>Illustrative Landscape Masterplan. The Copse Phase 02, Worthing Road, Southwater.</i> Drawing Ref: LLD3554-LAN-DWG-010.
Climate	Proposed species composition and habitat types designed to align with surrounding landscape, appropriate for local climate. A mosaic of wet woodland and lowland mixed deciduous woodland is proposed to suit the hydrology and potential increased inundation with climate changes.	☐	
Geology and Topography	Planting plans designed to complement the underlying geology	☐	
Agricultural Land Status	No previous agricultrural land use. No specific constraints / opportunities identified for agricultural land.	☐	

Soils and Substrates	Planting plans designed to complement the underlying geology	☐	
Contaminated Land	No contaminated land identified on-site. Removal of rubble and waste to be removed prior to commencement of works.	☐	
Hydrology and Drainage	Baseline poor drainage has meant that the developed area is limited to the western half of the main site area, and a SuDS is proposed in the west. Habitat creation will see new wet woodland creation to align with the drainage of the site.	☐	
Flood Risk Zones		☐	The site is not located within a flood risk zone
Landscape Character and Designations		☐	The appointed landscape architect has been responsible for ensuring alignment with local landscape character.
Historic Land Use		☐	The site has been unused for an extended period. No constraints identified
Historic Environment and Earth Heritage		☐	No historic environment designations on-site.
Other – please specify		☐	Woodland to the north and west of the site is protected under Tree Preservatio Order - TPO/1543



2. Planned Management Activities

Management Plan Aims and Objectives PM-B01

The following overarching aims have been identified and are required to address the requirements of the planning obligation within the expected planning condition(s):

- Provide a description of the features to be managed;
- Outline any ecological trends and constraints which might influence management;
- Provide detailed specifications of the habitats to be incorporated and how these will be created;
- Provide detailed specifications of the ongoing management of the proposed habitats for a minimum period of 30 years;
- Outline who will be responsible for creating and managing the habitats;
- Provide a mechanism for adaptive management, through which the progression of the habitats may be monitored and amended, if required; and
- Provide a plan for monitoring and reviewing the proposed habitats to check that they are meeting the vision of this document and to determine how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- Provide a works schedule (including an annual work plan capable of being rolled out over a 5-year period)
- Provide details of non-habitat associated ecological features (such as wildlife boxes) and how these will be incorporated, managed and monitored.

Principles Informed by Design Stage

Design Principles Informed by Baseline Information PM-B02

The scheme has been designed to avoid all impacts to priority woodland located along the north and west site boundaries by concentrating development outside of woodland areas and predominantly outside of RPAs. Full details of all tree protection measures are included within the arboricultural package which accompanied the planning application.

Enhancement of existing lowland mixed deciduous woodland and creation of new wet woodland and lowland mixed deciduous woodland to provide compensatory habitat following the clearance of woodland across the site in 2020. Drainage constraints on the site have limited the area that is suitable for development and so a mosaic of wet and lowland mixed deciduous woodland was deemed most appropriate for the site.

Precluding public access into the retained woodland areas as well as buffering them from disturbance such as through light or noise spill was identified as a priority for the site during the pre-application process. This aspiration was also identified as a requirement to prevent potential disturbance of any dormouse that might be making use of the woodland. As a result, dense native shrub species with thorny structures have been specified alongside the existing woodland to the north to discourage future residents from entering the woodland.

Due to the requirements of the residential development with open space, areas of low distinctiveness Modified Grassland and vegetated garden were necessary within the scheme.

When determining strategic significance for habitats within the BNG metric the draft West Sussex Local Nature Recovery Strategy and Horsham District Local Plan were consulted. The site is located within an Area that Could become of Particular Importance for Biodiversity (ACIB) within the draft LNRS. Further to this, creation and enhancement of priority woodland is listed as a proposed measure within W1.8, W1.11, W1.12, W2.4 and W2.1 of the draft LNRS. Therefore, all creation and enhancement of priority woodland has been assigned high strategic significance. All other habitats have been assigned low significance.

Protected species surveys also identified a range of bat species making use of the site and other taxa assessed as likely to be present within retained and adjacent habitats. A lighting plan has been produced for the development and includes a range of mitigation to avoid significant impacts upon boundary vegetation as bat commuting and foraging habitat. The associated EclA details mitigation to be followed to ensure there are no impacts to a range of other taxa. Suitable on-site habitat is to be maintained, with new opportunities to be provided within the scheme including new woodland and tree creation which will provide opportunities to a range of taxa.

Habitat and Condition Targets PM-T01

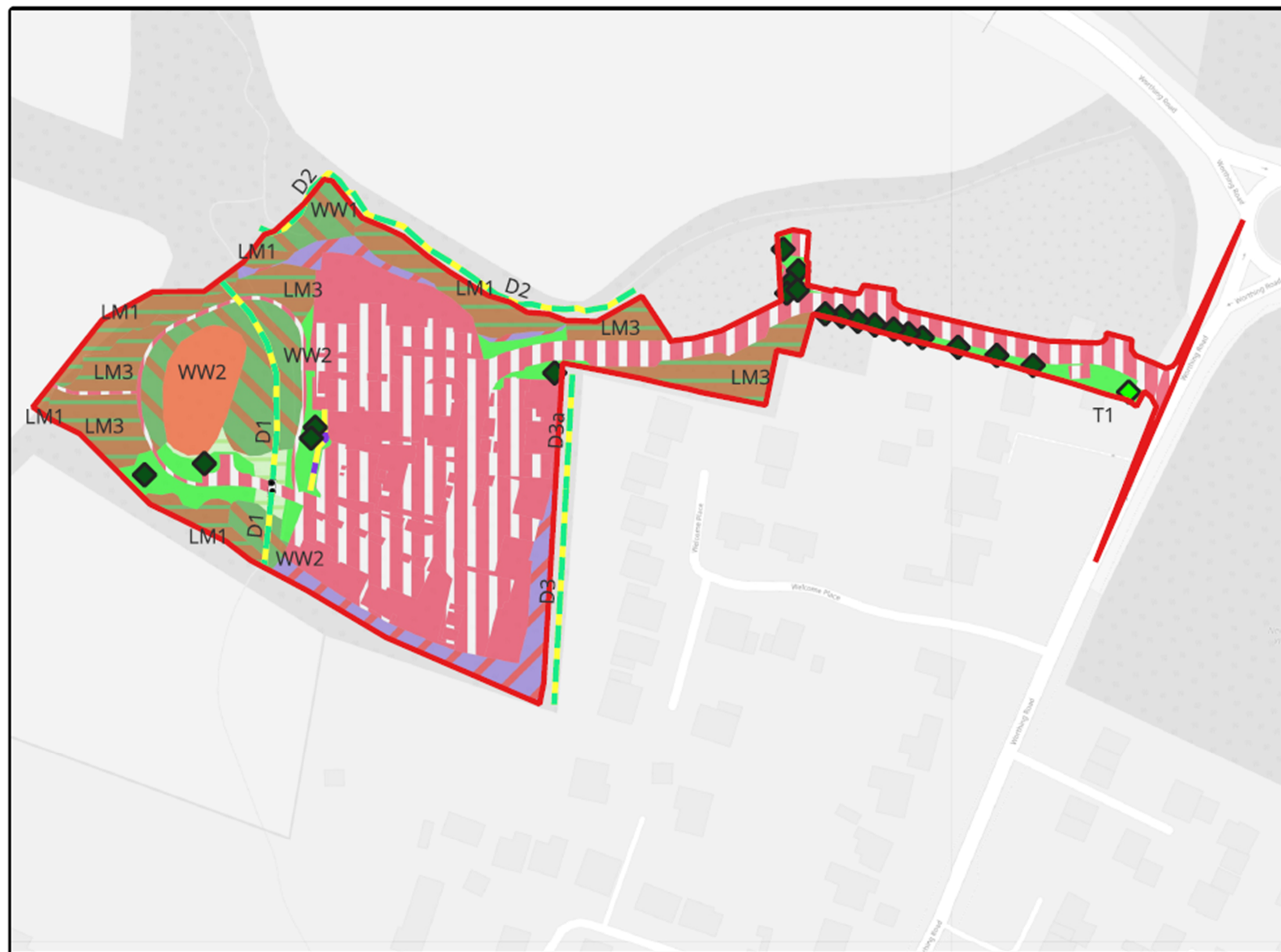
Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Lowland Mixed Deciduous Woodland	Lowland Mixed Deciduous Woodland	LM1	Moderate	Good	20	Habitat enhancements will target a condition change from moderate to good distinctiveness by meeting the following criteria: A, G and H, and maintaining the current passed criteria.	On-site habitat enhancement
Wet Woodland	Wet Woodland	WW1	Moderate	Moderate	N/A	Not possible to achieve enhancement to good condition within the standard 30 years but this habitat will be covered by the overall site woodland management plan and managed to maximise biodiversity value.	On-site habitat retention
N/A	Other Neutral Grassland	All parcels	N/A	Moderate	5	Habitat creation will target moderate condition grassland by meeting the following criteria: A, C, D and E.	On-site habitat creation
N/A	Lowland Mixed Deciduous Woodland	LM3	N/A	Poor	10	LMD Woodland creation will aim to achieve all relevant condition criteria. The metric does not allow for creation of this habitat at moderate condition within the standard 30 year period.	On-site habitat creation
N/A	Wet Woodland	WW2	N/A	Moderate	15	Wet woodland creation will aim to achieve all relevant condition criteria and to reach a minimum condition score of 26. Criteria A, I, J and K cannot be guaranteed within the standard 30 years.	On-site habitat creation
N/A	Sustainable Drainage System	All parcels	N/A	Good	5	Habitat creation will target Good condition by meeting the following criteria: A, B, C, E1, and E2.	On-site habitat creation
N/A	Individual Tree	All proposed individual trees	N/A	Moderate	27	Habitat creation will target moderate condition Individual Trees by meeting the following criteria: A, B, D, and F.	On-site habitat creation
N/A	Mixed Scrub	All parcels	N/A	Moderate	5	Habitat creation will target moderate condition Mixed Scrub by meeting the following criteria: A, D, and E.	On-site habitat creation
Modified Grassland	Modified Grassland	All Parcels	Poor	Poor	N/A	Areas of grassland will be retained as recreational / open greenspace with no target condition.	On-site habitat retention
Individual Trees	Individual Trees	T1	Good	Good	N/A	Retention and ongoing management will target maintaining good condition of existing tree by continuing to meet criteria: E and F. Where trees meet criteria A and C in baseline these cannot be altered or degraded. Criterion B is automatically passed by individual trees.	On-site habitat retention

Ditches	Ditches	D1	Poor	Moderate	4	Ditch enhancement will target a condition change from poor to moderate distinctiveness by meeting criterion F and maintaining the current passed criteria.	On-site watercourse enhancement
Ditches	Ditches	D2, D3	Poor	Poor	N/A	No applicable target condition.	On-site watercourse retention

Habitat and Condition Targets Further Comments

A habitat creation approach is set out for where new habitats are to be created, and a habitat management approach is set out for habitats that are to be retained. All medium distinctiveness habitats have an ongoing management approach set out for the duration of the 30-year period.

Several additional urban habitats are proposed to be created on-site. These comprise vegetated gardens and hard landscaping for which there is no applicable condition assessment. Therefore, these are considered non-significant enhancements. In addition, modified grassland and ditches D2 and D3 are proposed to be retained in poor condition and tree T1 is to be retained in good condition and so no specific habitat condition criteria have been targeted. Overall, no habitat creation, enhancement or management measures were considered suitable for any of these habitats.



Legend

- Red Line Boundary
- ◆ Existing Individual Tree
- ◆ Proposed Individual Trees
- Native hedgerow with trees
- Culvert
- Ditches
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Watercourse footprint
- Sustainable drainage system
- Vegetated garden
- Wet woodland



Client

Ms T Starmmer

Project Title & Location

The Copse 02, Worthing
Road, Southwater

Drawn by	Approved by	Rev	Date
SH	COR	00	06/02/26

Drawing No. 02 - BNG Proposed Plan

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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

The Applicant’s scheme has sought to avoid impacts to habitats wherever possible whilst working within the parameters of the end user’s requirements. This has included designing the scheme to retain as much area of the high and medium distinctiveness habitats from within the baseline as possible including Individual Trees, Ditches, Wet Woodland and Lowland Mixed Deciduous Woodland.

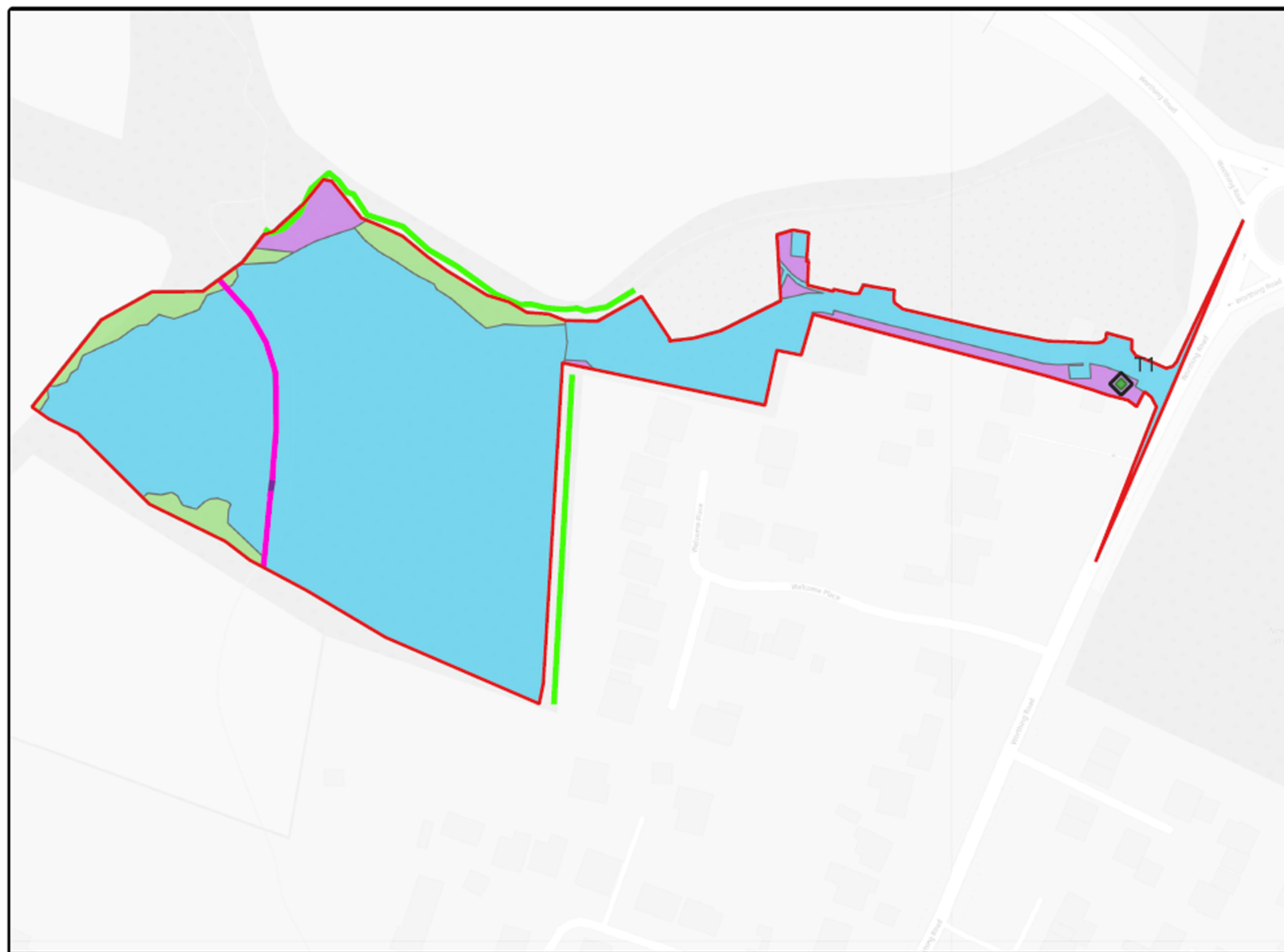
As set out within the *Ecological Impact Assessment* (LLDE, 2025) Avoidance and Mitigation measures are required to provide protection to the woodland, individual trees and ditches both throughout construction and post-development. This will ensure that there is no incidental loss of trees, and that there is no subsequent degradation of habitat condition to retained habitats during construction and operation. A full arboricultural package (Ruskins Tree Consultancy, 2026) has been provided detailing how this is proposed to be implemented for trees and woodland and any other measures should be detailed within a Construction Environmental Management Plan CEMP).

Specification of Protective Measures to be Used PM-04

On-site trees, and woodland will be protected throughout development through the use of protective measures such as Tree Protection Barriers, Ground Protection Layers and ‘No Dig’ Construction Zones within RPAs, in accordance with *BS 5837:2012* and outlined in the associated arboricultural package (Ruskins Tree Consultancy, 2026).

Where individual trees are to be retained and protected, they will not be pruned unless crown lifting works have been agreed as per the arboricultural report or otherwise managed, and no vegetation is to be removed from beneath the canopy unless being replaced with other vegetated habitat prescriptions. This will ensure that no ecological niches are removed (criterion E) and at least 20% of the canopy continues to over sail ground vegetation (criterion F).

Further protection measures including for the ditches should be agreed and detailed within a CEMP.



Legend

- Red Line Boundary
- Retained Individual Tree

Watercourse Units

- Enhanced
- Retained
- Lost

Area Habitats Units

- Enhanced
- Lost
- Retained



Client

Ms T Starmer

Project Title & Location

The Copse 02, Worthing Road, Southwater

Drawn by	Approved by	Rev	Date
SH	COR	00	08/02/26

Figure No. 03 - BNG Retention, Loss and Enhancement plan

25 50 m

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Creation, Enhancement and Management Targets and Prescriptions

Detailed management prescriptions will be provided for all created and enhanced habitats and watercourses post planning permission

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 assigned landscaper will undertake initial monitoring when providing ongoing management of the proposed habitats. This will include conducting the predefined management measures outlined herein (TBD). The ecologist will be responsible for identifying any habitat failures, loss of habitat areas and any identifying adaptive prescriptions that may be required to ensure the successful development of each habitat type. The ecologist shall also advise of any additional measures implemented or required so that it can be included in their own monitoring review.

The landowner will also be responsible for arranging access to the assigned landscaper and ecologist within the required timeframe.

The ecological monitoring strategy will include visits undertaken by the ecologist annually from years 0-5 (e.g. 2025-30) to ensure the successful planting and establishment of the proposed habitats and enhancement strategy. In year zero this will be undertaken several weeks after all planting, and landscaping has taken place. For the subsequent surveys these will be preferentially conducted in May, or, if access cannot be arranged at this time, then it will be conducted at another point in the peak growing season (May-August).

After this time monitoring visits will be conducted every 2-6 years to provide the landowner/s with adaptive management prescriptions which may be required for the habitats to reach the targeted distinctiveness and condition. These checks will be undertaken in years 8, 12, 16, 20, 25 and 30 (e.g. 2033, 2037, 2041, 2045, 2050 and 2055 respectively). These will be preferentially conducted in May, or, if access cannot be arranged, between May-August. The final check will be to ensure all habitats have met their target condition at the end of the 30 years.

The monitoring visits will include an assessment of the habitat types present on-site areas in line with current best practice guidance (UKHabs, 2023). This will include taking before-and-after photos from prespecified locations, to be determined in year zero after planting has been completed. The ecologist will then score the conditions of each habitat according with current condition assessment criteria guidance (DEFRA, 2024), and provide species lists with DAFOR scale or percentage cover estimates, as required for each condition. A review of the progress and change of each habitat area, hedgerow, watercourse or individual tree will then be estimated from previous reports. At this time, any remedial measures which could be implemented in further management will be identified.

Following the monitoring visit the suitably qualified ecologist will provide a short report in line with the Natural England Habitat Management and Monitoring Plan template framework, to the landowner/s summarising the results of the survey and highlighting any recommendations to ensure the habitats achieve the distinctiveness and condition targeted in the Biodiversity Net Gain Assessment and outlined herein. It would then be the responsibility of the landowners to provide a copy of this report to the Local Planning Authority to review, who would then be responsible to enforce further actions as per the legal Agreement (e.g. planning condition or s106).

Monitoring Methods and Intervals MS-T01

Further detail of monitoring methods and intervals will be provided post planning permission