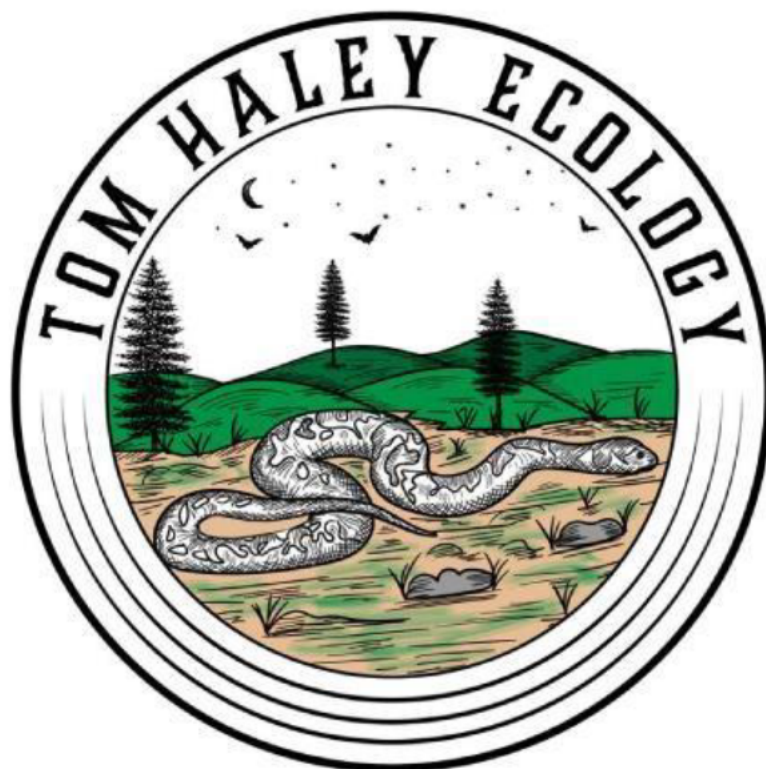




Draft Ecological Habitat Management and Maintenance Plan
(HMMP)

Sunningdale, Horsham Road, Steyning, West Sussex BN44 3AA

Document Version/Ref	Date	Author	Reviewed By
THE260122 -HMMP-01	30.09.26	Jake Creasey, Assistant Ecologist	Brooke Waites, MCIEEM, Principal Ecologist

Document Details

Tom Haley Ecology Ltd have prepared this Report for the sole use of the named Client or their Agents in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of Tom Haley Ecology Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Tom Haley Ecology Ltd.

Tom Haley Ecology Ltd Standard Limitations of Service apply to this report and all associated work relating to this site. A copy has been supplied with our original quotation and further copies are available on request.

Contents

1. INTRODUCTION	5
<i>Project Background</i>	5
<i>The Site</i>	5
<i>Scope of Document</i>	6
<i>Summary of Works</i>	6
<i>Limitations</i>	6
<i>Timescales</i>	7
<i>Roles and Responsibilities</i>	7
2. BASELINE ECOLOGICAL INFORMATION	8
3. PROPOSED HABITATS	10
Habitat and Condition Targets	10
4. MODIFIED GRASSLAND	13
<i>Creation, Enhancement and Management Summary</i>	13
<i>Creation, Enhancement and Management Detailed Methods</i>	16
<i>Grassland (Low Distinctiveness) Species Lists</i>	17
5. Mixed scrub	21
Creation, Enhancement and Management Summary	21
<i>Creation, Enhancement and Management Detailed Methods</i>	23
<i>Mixed scrub - species list</i>	24
6. INDIVIDUAL TREES	25
<i>Creation, Enhancement and Management Summary</i>	25
<i>Creation, Enhancement and Management Detailed Methods</i>	27
<i>Individual Trees - Species List</i>	28
7. Species Rich Native Hedgerow	29
<i>Creation, Enhancement and Management Summary</i>	29
<i>Creation, Enhancement and Management Detailed Methods</i>	30
<i>Species-rich native hedgerow - Species List</i>	32
8. HABITAT CREATION AND MANAGEMENT – RISK REGISTER AND REMEDIAL MEASURES	33
9. MONITORING SCHEDULE	35
Monitoring Strategy	35
Monitoring Methods and Intervals	35

10.	MONITORING REPORTS	37
11.	APPENDICES	39

1. INTRODUCTION

Project Background

This report has been instructed by Atelier de Linde Ltd.

The proposed development includes the construction of a residential dwelling in the curtilage of the existing property known as Sunningdale.

This report has been completed with reference to the following plans and proposals:

Where changes to the below plans are inconsequential to biodiversity within the development, updates to this report may not be required.

- Concept Layout Plan, GA Landscape Plan Rev D, Joe Perkins Space Explorers, (May 2026)

The Site

The site itself comprises approximately 1.55 hectares, dominated by close-mown grassland which forms part of the private garden of the existing Sunningdale property and mature trees along the peripheries. A ditch is present along the northern boundary of the site. The central grid reference for the site is TQ 17485 13203.

The wider landscape is dominated by arable land and pasture with pockets of woodland. The image below shows the site location.



Scope of Document

This draft Habitat Management and Monitoring Plan (HMMP) sets out an indicative approach to the initial habitat interventions and subsequent long-term management of on-site habitats. These are intended to make a significant contribution to Biodiversity Net Gain, as calculated using the Statutory Biodiversity Metric¹. The draft has been prepared to support the planning application. The detailed specifications, management prescriptions and monitoring requirements will be confirmed in a final HMMP following the grant of planning permission.

Summary of Works

The proposed development includes the construction of a residential dwelling in the curtilage of the existing property known as Sunningdale.

This will result in the loss of some modified grassland and the creation of a single new residential dwelling in the centre of the existing grassland. Modified grassland (set to achieve poor condition), rural trees (set to achieve moderate condition), vegetated garden, introduced shrub, mixed scrub (set to achieve moderate condition) and species-rich hedgerow (set to achieve good condition) will be created.

Limitations

This HMMP only addresses the onsite 'significant enhancements'. Significant enhancements are defined by the UK government as 'areas of habitat creation or enhancement which contribute significantly to the proposed development's biodiversity value, relative to the biodiversity value before development' (DEFRA, 2023). The below on-site habitats are considered to provide significant enhancements to the BNG based on the baseline values:

- Creation of modified grassland (poor condition)
- Creation of mixed scrub (moderate condition)
- Species-rich native hedgerow enhancement (good condition)
- New rural tree planting (on-site to achieve moderate condition)

The following created habitats have not been included within the enhancement strategy for the report:

- Vegetated garden (areas of lawn grassland)

These habitats are not considered to be 'significant enhancements' to the baseline habitats and as such, do not require a condition assessment. These habitats have been considered; however, they have been excluded from the ongoing Habitat Management and Monitoring strategy, which focuses only on habitats requiring a condition assessment and targeted management to maintain or improve their ecological value.

Timescales

This management plan and the actions detailed within it cover a 30-year period, with rolling updates every 5-10 years to address findings of the monitoring visits.

Roles and Responsibilities

The site owner/manager will be ultimately responsible for ensuring the HMMP is followed and for arranging any remedial works that are required. Where additional ecological or landscape support is needed, the site owner/manager should notify the relevant consultant.

The project team and site operatives will need to be aware of the relevant personnel and lines of communication so that the HMMP can be fully implemented. As this is a draft, the responsible parties, including the appointed Ecologist and Land Manager, have not yet been confirmed. Their details will be provided in the tables below once the final HMMP is prepared following the grant of planning permission.

2. BASELINE ECOLOGICAL INFORMATION

This report is based on information gathered from the following plans, proposals and reports:

- Tom Haley Ecology (2026) *Land Adjacent to Sunningdale, Horsham Road - Biodiversity Net Gain Assessment (241104-BNG-1a)*
- Tom Haley Ecology (2026) *Land Adjacent to Sunningdale, Horsham Road - Biodiversity Net Gain Metric*
- Tom Haley Ecology (2026) *Land Adjacent to Sunningdale, Horsham Road - Preliminary Ecological Appraisal Report (241104-PEA-1c)*

The Preliminary Ecological Appraisal was undertaken in December 2024 by Tom Haley Ecology. The vegetation and habitat types within the site were noted during the survey in accordance with the categories specified for a UK Habitat Survey¹. The site survey followed the methodology for an ecological assessment detailed in CIEEM's guidance for Preliminary Ecological Appraisals².

Designated Sites

The MAGIC database was used to identify any statutory or non-statutory designations within 2km of the site. The South Downs National Park was identified within 2km of the site. The site does lie within the Impact Risk Zone (IRZ) of Chanctonbury Hill SSSI, 2.5 km southwest. However, the impact of the proposed development is unlikely to have a harmful effect on any Sites of Special Scientific Interest (SSSIs).

Protected Species

The desk study returned no records of protected species within the site itself, and no records of great crested newt or hazel dormouse within 2 km.

The site offers limited foraging and commuting value for bats, as it is dominated by close-mown grassland. However, the ditch, scrub and boundary tree belts provide some opportunities.

The western scrub and hedgerow provide limited habitat for reptiles, hedgehogs and dormice. Precautionary measures are recommended for clearance and hedgerow works. The site is

¹ UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <https://ukhab.org>)

² CIEEM (2017). Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

considered to have a very low likelihood of supporting great crested newts, owing to the lack of on-site ponds, poor terrestrial habitat and limited connectivity to off-site ponds.

Trees and scrub within the site provide opportunities for nesting birds. No suitable habitat for [REDACTED] otters, water voles or white-clawed crayfish was identified

Public Access

The proposed development involves the development of a single residential dwelling; as such, the public will not have access to the on-site area. Therefore, public access has not been considered as a potential impact/influence on the proposed habitats, conditions, and management prescriptions detailed in the HMMP.

3. PROPOSED HABITATS

The proposed development includes the construction of a residential dwelling in the curtilage of the existing property known as Sunningdale. This will result in the loss of modified grassland. Mixed scrub, modified grassland and individual rural trees will be created, as well as the enhancement of a native hedgerow.

The development is due to result in a 16.74% gain in habitat units and a 65.31% increase in hedgerow units. No change is proposed to watercourse units.

As set out in the Headline Results tab of the Metric³, in order to meet trading rules and achieve a net gain of 10% in watercourse units, an additional 0.01 units will be required to be purchased from an off-site provider.

The below on-site habitats are considered to provide significant enhancements to the BNG based on the baseline values:

- Creation of modified grassland (poor condition)
- Creation of mixed scrub (moderate condition)
- Species-rich native hedgerow enhancement (good condition)
- New rural tree planting (42 new trees on-site to achieve moderate condition)

Habitat and Condition Targets

Target Habitat Type	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets (targets required +1 backup)
Modified Grassland	Poor	1 years: Standard time to target condition from the statutory biodiversity metric.	Poor condition will be targeted by achieving a pass in criteria A, B, F and. G. Conditions C, D, and E will not be targeted.
Mixed Scrub	Moderate	5 years: Standard time to target condition from the statutory biodiversity metric.	Moderate condition will be targeted by achieving a pass in criteria A, B, C and E. Criteria D has not been targeted.

³ Tom Haley Ecology (2026) Land Adjacent to Sunningdale, Horsham Road - Biodiversity Net Gain Assessment (241104-BNG-1a)

Species Rich Native Hedgerow	Good	5 years: Standard time to target condition from the statutory biodiversity metric.	Good condition will be targeted by achieving a pass in criteria A.1-D.1. Criteria D.2 has not been targeted.
Rural Trees	Moderate	27 years: Standard time to target condition from the statutory biodiversity metric.	Moderate condition will be targeted by achieving a pass in criteria A, B, D, E and F. Condition C will not be targeted.

4. MODIFIED GRASSLAND

Creation, Enhancement and Management Summary

Target Habitat: Modified Grassland: poor condition				
Condition Assessment Criteria		Targeted for Poor Condition	Creation Approach	Management Approach
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	Yes (note this is not a requirement for poor condition, but where viable should be encouraged)	Seed mix will vary depending on the location. The following mixes are proposed Wetland meadow mix (EM8), meadow mixture for clay soil (EM4) and hedgerow mix (EH1) – See Appendix 1 for locations of each. The seed bed must be prepared first by removing weeds using repeated cultivation, then plough or dig to bury surface vegetation, harrow or rake to produce medium tilth and roll or tread to produce a level firm surface. To get an even distribution and avoid running out, divide the seed into two to more parts and sow in overlapping sections. Don't incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.	Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from May. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from the site.
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	Yes	N/A	Mowing regime to allow for variation in sward height by cutting in rotation. This will be achieved by mowing on a rotational basis, leaving at least 1/3 of the grassland unmowed during

	insects, birds and small mammals to live and breed.			each mowing period. The area left will be alternated.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	N/A	Spot removal of scrub as encroachment occurs.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	N/A	N/A
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	No	N/A	N/A

F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	N/A	Multiple cuts per year to be undertaken of the whole area, preventing encroachment of bracken. Arisings to be removed to prevent nutrient built up over time.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA4).	Yes	Imported topsoil must not be contaminated with invasive species.	Immediate removal (following guidance) of any invasive species.

Creation, Enhancement and Management Detailed Methods

The proposed areas for planting of modified grassland will involve various meadow mixes. Wetland meadow mix (EM8), meadow mixture for clay soil (EM4) and hedgerow mix (EH1)(shade tolerant) are included. Woodland mix (EW1) will not be included as it is better suited to established woodlands. Hedgerow mix will therefore be used in areas where shade-tolerant species are required.

Action	Timing	Prescriptions
Ground Preparation and Sowing	Prior to completion	The seed bed must be prepared first by removing weeds using repeated cultivation, then plough or dig to bury surface vegetation, harrow or rake to produce medium tilth and roll or tread to produce a level firm surface. To prepare a seed bed first remove weeds using repeated cultivation. Cultivation close to established trees and shrubs can be damaging to their root systems so take care not to dig too deep, keeping disturbance to the minimum required to expose fresh soil. To get an even distribution and avoid running out, divide the seed into two to more parts and sow in overlapping sections. Don't incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.
Grassland management	Summer Y1	Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost the cuttings. This will reveal the young meadow, which can then be kept short by mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.
Grassland management	Late Summer Annually Y2 onwards	Wetland and Clay Meadow Mix Meadow grassland is not cut or grazed from spring through to July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

		Hedgerow Meadow Mix Areas closest to the hedge or woodland boundary and those which are more shaded are left uncut in most years. Areas that are further from the margin and more open can be managed as grassland habitat. For example, in a 6-metre sown margin the 2-3 metres against the boundary could be left uncut, the next 3-4 metres cut once or twice a year. Hedgerow vegetation that is not mown or grazed each year will become rough and “tussocky” in character. It can form useful refuge habitat on corners and margins of a site. To control scrub and bramble development these tussocky areas may need cutting every 2-3 years between October and February. For wildlife this cutting is best done on a rotational basis so that no more than half the area is cut in any one year leaving part as an undisturbed refuge. Hedgerows and margins that are cut regularly can be managed as grassland.
--	--	---

Grassland (Low Distinctiveness) Species Lists

A table detailing the species for each seed mix is shown below. Please note, these are based on seed mixes provided by Emorsgate. Final mixes may vary.

Species	Common name	EM8 Wetland	EM4 Clay Soil	EH1 Hedgerow
Wildflowers				
<i>Achillea millefolium</i>	Yarrow	1.00	1.00	0.90
<i>Agrimonia eupatoria</i>	Agrimony	0.40	0.20	0.40
<i>Alliaria petiolata</i>	Garlic Mustard	–	–	0.40
<i>Angelica sylvestris</i>	Wild Angelica	0.10	–	–
<i>Arctium minus</i>	Lesser Burdock	–	–	0.40
<i>Betonica officinalis</i>	Betony	2.00	2.00	–
<i>Centaurea nigra</i>	Common Knapweed	3.00	3.00	2.00
<i>Chaerophyllum temulum</i>	Rough Chervil	–	–	0.40
<i>Cruciata laevipes</i>	Crosswort	–	–	0.60
<i>Daucus carota</i>	Wild Carrot	–	–	1.00
<i>Filipendula ulmaria</i>	Meadowsweet	0.80	–	–
<i>Galium album</i>	Hedge Bedstraw	–	–	2.00
<i>Galium verum</i>	Lady's Bedstraw	1.60	1.20	–
<i>Geranium pratense</i>	Meadow Crane's-bill	–	0.40	–
<i>Knautia arvensis</i>	Field Scabious	–	0.80	–
<i>Lathyrus pratensis</i>	Meadow Vetchling	0.40	–	0.20
<i>Lathyrus sylvestris</i>	Narrow-leaved Everlasting-pea	–	–	0.40
<i>Leontodon hispidus</i>	Rough Hawkbit	0.20	0.20	–
<i>Leucanthemum vulgare</i>	Oxeye Daisy	1.60	2.00	1.00
<i>Lotus corniculatus</i>	Bird's-foot-trefoil	0.20	–	–
<i>Lotus pedunculatus</i>	Greater Bird's-foot-trefoil	0.10	–	–
<i>Medicago lupulina</i>	Black Medick	–	0.60	–
<i>Origanum vulgare</i>	Wild Marjoram	–	–	0.20

<i>Plantago lanceolata</i>	Ribwort Plantain	0.40	–	1.00
<i>Primula veris</i>	Cowslip	2.00	0.80	0.80
<i>Prunella vulgaris</i>	Selfheal	2.00	1.00	2.00
<i>Ranunculus acris</i>	Meadow Buttercup	2.00	2.00	2.00
<i>Ranunculus bulbosus</i>	Bulbous Buttercup	–	0.60	–
<i>Rhinanthus minor</i>	Yellow Rattle	–	0.80	–
<i>Rumex acetosa</i>	Common Sorrel	0.60	0.40	–
<i>Silaum silaus</i>	Pepper-saxifrage	–	0.60	–
<i>Silene dioica</i>	Red Champion	–	–	2.00
<i>Silene flos-cuculi</i>	Ragged Robin	1.00	1.00	–
<i>Silene vulgaris</i>	Bladder Champion	–	–	1.00
<i>Stachys sylvatica</i>	Hedge Woundwort	–	–	0.10
<i>Taraxacum officinale</i>	Dandelion	0.40	0.40	–
<i>Torilis japonica</i>	Upright Hedge-parsley	–	–	0.80
<i>Vicia cracca</i>	Tufted Vetch	1.00	0.80	0.40
Wildflower subtotal		20.80	19.80	20.00
Grasses				
<i>Agrostis capillaris</i>	Common Bent	8.00	8.00	4.80
<i>Cynosurus cristatus</i>	Crested Dog's-tail	28.00	28.00	28.00
<i>Dactylis glomerata</i>	Cocksfoot –			6.00
<i>Deschampsia cespitosa</i>	Tufted Hair-grass			1.60
<i>Festuca rubra</i>	Red Fescue	24.00	24.00	20.00
<i>Holcus lanatus</i>	Yorkshire Fog			9.60
<i>Phleum bertolonii</i>	Smaller Cat's-tail	4.00	4.00	
<i>Poa nemoralis</i>	Wood Meadow-grass			6.00

Poa pratensis	Smooth-stalked Meadow-grass	16.00	16.00	
Poa trivialis	Rough-stalked Meadow-grass			4.00

5. Mixed scrub

Creation, Enhancement and Management Summary

Target Habitat: Mixed Scrub: Moderate condition				
Condition Assessment Criteria		Targeted	Creation Approach	Management Approach
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).¹ - At least 80% of scrub is native, - There are at least three native woody species², - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Yes	Planting will include a mix of whips of hazel, holly, hawthorn, dog rose and the understorey of modified grassland Hedgerow (shade tolerant) mix.	Monitoring species composition annually during the establishment period (typically years 1–5) and re-planting/seeding where monitoring indicates species richness is falling below the target condition.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	Yes	Nurse shrub species such as hawthorn will be planted to shelter saplings from browsing (deer, rabbits etc).	Coppicing regime to allow for and encourage new growth/natural regeneration to take place. This will be achieved by coppicing on an annual rotational basis, coppice patches of 7% the total scrub habitat each year, leaving the best mature shrubs untouched to allow for age variation. No

				grazing will be allowed to encourage natural regeneration.
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	Imported topsoil must not be contaminated with invasive species.	Immediate removal (following guidance) of any invasive species.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	N/A	N/A
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	N/A	Coppicing will be carried out in patches with irregular edges and in glades.

Creation, Enhancement and Management Detailed Methods

The mixed scrub includes the area of native woodland mix planting, which includes buffer whips of hazel, holly, hawthorn, dog rose and the understorey of modified grassland woodland (shade) tolerant mix.

Action	Timing	Prescriptions
Ground Preparation and Planting	Prior to completion	Planting will be undertaken using native, locally appropriate whip species (e.g. holly, hawthorn, hazel, dog rose) during the dormant season (November–March). This will typically involve the following: · Plants spaced a minimum 1-1.5 m apart, not in rows to increase the ‘edge effect’. · Whips should be 40–60cm in height unless otherwise specified. · The plant should be set at the same depth as grown in the nursery, identifiable by the soil mark on the stem. The root collar should be level with or just below the finished soil surface. · Backfill with excavated topsoil, firming gently in layers to eliminate air pockets around the root system. Do not backfill with subsoil. · A weed-suppressing mulch membrane or 75–100mm layer of composted bark mulch should be applied between the planted whips to retain moisture and suppress competing vegetation. However specific details should be agreed upon by the landscape architect and provider to ensure they are appropriate for the stock sourced.
Management	Summer Y1	Newly planted whips should be watered thoroughly at the time of planting and monitored closely during the first growing season (April–September), particularly during dry spells. Watering frequency and volumes may be reduced progressively through years 2 and 3 as root systems establish. During prolonged dry periods, irrigation should be reinstated as necessary to prevent moisture stress.
Management	Autumn - Y5 onwards	Coppicing regime to allow for and encourage new growth/natural regeneration to take place. This will be achieved by coppicing on a rotational basis, coppice patches of 10% the total scrub habitat every 5 years, leaving the best mature shrubs untouched to allow for age variation. Coppicing will be

		carried out in patches with irregular edges and in glades. This will keep the habitat in the scrub phase and stop it developing into a woodland.
--	--	--

Mixed scrub - species list

Common Name	Scientific Name	Abundance / %
Hazel	<i>Corylus avellana</i>	25
Holly	<i>Ilex aquifolium</i>	25
Hawthorn	<i>Crataegus monogyna</i>	25
Dog Rose	<i>Rosa canina</i>	25

6. INDIVIDUAL TREES

Creation, Enhancement and Management Summary

Condition Assessment Criteria		Targeted	Creation Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	Native species only will be planted.	N/A
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Individual trees automatically pass this criterion.	N/A
C	The tree is mature (or more than 50% within the block are mature).	No	N/A	N/A
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Trees to be protected from risk of vandalism or harm by human activity. Species chosen will be low risk of disease (e.g avoiding ash species).	Plants will be monitored for pests and diseases. Undertake remedial action and/or control measures as necessary, with advice and agreement from the ecologist. Organic methods of pest control are preferred; pesticides should only be used for major infestations or outbreaks if the general public or the long-term health of shrubs or trees is likely to be affected.

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	N/A	Trees will be allowed to develop ecological niches such as lifting bark, deadwood and animal holes. Where these features develop, they will be left in-situ unless there are concerns regarding health and safety. Where deadwood needs to be removed, this will be left on the ground within the meadow to provide habitat for invertebrates.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Trees to be planted in the area of modified grassland.	N/A

Creation, Enhancement and Management Detailed Methods

The individual rural trees include the 42 trees to be planted outside of the residential curtilage.

Action	Timing	Prescriptions
Tree Planting	Prior to completion	Tree planting will in undertaken in line with the suppliers guidance. This will typically involve the following (however final details will be confirmed by the supplier): • Tree pits will be square and excavated at least two times the width of the root ball diameter. The planting pit should be no deeper than the existing root ball or container depth. • The tree should be planted at the correct depth taking into account the position of the root flare and the finished level. Allowance should be made for settling of the soil after planting. The root ball or root–stem transition should be level with the existing host soil or surface. • Tree pit sides should not have compacted, glazed, or smeared from digging. Sides of a planting pit that have been smeared during excavation should be scarified to allow root penetration. • During excavation of the tree pit, soil removed should be placed to one side, separating topsoil and subsoil as far as is practical. There must be no standing water within the tree pit. • Following pit excavation, soil should be replaced back into the hole to ensure that the final depth of the planting pit is the same depth as the root ball of the container that is to be planted. The • The tree will be carefully placed into the hole and held upright in the middle of the pit. • Prior to backfilling with topsoil, the tree will be double staked as detailed below. • To backfill, soil should be added gradually, in layers of 150mm to 230mm depth, ensuring the tree is held upright. At each stage, the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil.
Watering	Y1 onwards	Watering frequency and rates can be decreased progressively in years 2 and 3 once trees have established.

Formative Pruning	Y1 - Y3	Formative pruning of newly planted young trees should be carried out for the first 3 years to ensure successful establishment and the development of a healthy form. Pruning will be undertaken annually during October & November. Do not prune during late winter / early spring sap flow period.
Tree Guards	Y1 onwards	Guards should be adjusted as necessary to prevent damage to the trees. Guards and canes should be removed when plants are established (usually after 3-5 growing seasons).
Pests and Diseases	Y1 -Y3	Twice yearly inspections for the first 3 years, to monitor for pests and diseases. Undertake remedial action and/or control measures as necessary, with advice and agreement from the ecologist. Organic methods of pest control are preferred; pesticides should only be used for major infestations or outbreaks if the general public or the long-term health of shrubs or trees is likely to be affected

Individual Trees - Species List

Common Name	Scientific Name	Abundance %	Comments
English Oak	<i>Quercus robur</i>	20%	Adaptive to dry/wet soils.
Downy Birch	<i>Betula pubescens</i>	20%	Prefers damp soil.
Willow sp.	<i>Salix</i>	20%	Prefers damp soil.
Common Alder	<i>Alnus glutinosa</i>	20%	Areas with wetter soil.
Rowan	<i>Sorbus aucuparia</i>	20%	Adaptive to dry/wet soils.

7. Species Rich Native Hedgerow

Creation, Enhancement and Management Summary

	Condition Assessment Criteria		Targeted	Creation Approach	Management Approach
A1.	Height	>1.5 m average along length	Yes	N/A	The hedgerow should be cut on a 2–3-year rotational basis raising the cut height by 10cm each cut. This will be followed by a non-intervention and re-shaping phase, and the process is repeated.
A2.	Width	>1.5 m average along length	Yes	N/A	The hedgerow should be cut on a 2–3-year rotational basis raising the cut width by 10cm each cut. This will be followed by a non-intervention and re-shaping phase, and the process is repeated.
B1.	Gap – hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	Yes	N/A	Monitor and review annually, where gaps are occurring, assess and consider infill planting as needed.
B2.	Gap – hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	Yes	N/A	Monitor and review annually, where gaps are occurring, assess and consider infill planting as needed.
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow;	Yes	Hedgerows to be bordered by semi natural vegetation on at least one side,	Grassland cutting adjacent to hedgerow to limit cuts along hedgerow border to twice annually.

		and · Is present on one side of the hedgerow (at least).		allowing undisturbed vegetation to develop below.	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Yes	N/A	Arisings to be removed to prevent nutrient build up.
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Yes	N/A	Monitor and remove invasive species as required. Spot removal of scrub as required.
D2.	Current Damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	No	N/A	N/A

Creation, Enhancement and Management Detailed Methods

The existing hedgerow is defined as a native hedgerow in good condition. The proposed methods will enhance this habitat to a species-rich native hedgerow. The following methods should be followed for the planting of additional whips in the retained areas of the hedgerow.

Action	Timing	Prescriptions
Ground Preparation and Sowing	Prior to completion	Hedgerow planting will be undertaken using native, locally appropriate bare-root whip species (e.g. hawthorn, blackthorn, field maple, hazel, dog rose) during the dormant season (November–March). This will typically involve the following:

		· A double staggered row configuration is recommended, with plants spaced approx. 30 cm apart within rows and 30–40cm between rows, to achieve a dense, stock-proof structure. · Whips should be 40–60cm in height unless otherwise specified. · The plant should be set at the same depth as grown in the nursery, identifiable by the soil mark on the stem. The root collar should be level with or just below the finished soil surface. · Backfill with excavated topsoil, firming gently in layers to eliminate air pockets around the root system. Do not backfill with subsoil. · A 1m-wide weed-suppressing mulch membrane or 75–100mm layer of composted bark mulch should be applied along the length of the planted row to retain moisture and suppress competing vegetation. However specific details should be agreed upon by the landscape architect and provider to ensure they are appropriate for the stock sourced.
Watering	YR 1 - Onwards	Newly planted whips should be watered thoroughly at the time of planting and monitored closely during the first growing season (April–September), particularly during dry spells. Watering frequency and volumes may be reduced progressively through years 2 and 3 as root systems establish. During prolonged dry periods, irrigation should be reinstated as necessary to prevent moisture stress.
Cutting and management	Y4 onwards	Once established, the hedgerow should be managed on a rotational cutting cycle to promote structural diversity and maximise wildlife value. Cutting should not take place during the bird nesting season (March–August inclusive). A minimum cut frequency of once every two to three years is recommended; annual cutting should be avoided. Where possible, cutting should be staggered so that not all sections are cut in the same year.

8. HABITAT CREATION AND MANAGEMENT – RISK REGISTER AND REMEDIAL MEASURES

Please note, these are anticipated risks only. Throughout the monitoring, additional risks may become evident, at which point the risk register should be updated and remedial actions considered.

Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Trees	Newly planted trees failing to establish.	10% of targeted number of newly planted trees found to be dead during years 1-10.	Plant a larger number of trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for like basis
Trees	Newly planted trees damage/die from disease/pest infestation.	10% of targeted number of newly planted trees found to be dead or dying.	Replanting with alternative native species in the event of pest/disease spread.
Scrub	Newly planted scrub failing to establish or declining in condition.	10% of targeted number of newly planted species found to be dead or dying.	Infill gaps with native, locally appropriate whip species on a like-for-like basis.
Hedgerow	Newly planted or laid hedgerow failing to establish or declining in condition.	10% or more of hedgerow length shows die-back, gapping, or failure to achieve target canopy cover during years 1-10, or condition assessment indicates declining species composition.	Infill gaps with native, locally-appropriate whip species on a like-for-like basis. Review management regime, including cutting frequency and timing, to ensure compliance with best practice. Where browsing pressure is identified as a cause of failure,

			install or repair stock-proof fencing and individual tree guards as appropriate.
Grassland (low distinctiveness)	Grassland fails to establish with sufficient species diversity.	Review in Y5 shows species diversity failing to reach target species per m2.	Overseeding of wildflower seed only mix to encourage growth.
Grassland (low distinctiveness)	Shading/competition from adjacent faster-growing vegetation or trees.	Suppressed growth recorded where specimens are overtopped by scrub or neighbouring trees.	Control the small areas of scrub within the meadow by cutting/thinning back to keep them small and reduce competition.
Grassland (low distinctiveness)	Droughts cause species to die back, reducing condition and health.	Species that are not drought-tolerant die, reducing target species per m2 and growth rate.	Providing shading or increased watering where possible.

9. MONITORING SCHEDULE

Monitoring Strategy

Monitoring will be undertaken using site walkovers during the peak botanical season (typically May-August inclusive).

Monitoring will assess each habitat type against the targeted condition assessment sheets (detailed above).

Quadrat sampling will be used to assess habitat type and species per m²

Trees will be inspected for evidence of successful establishment and ongoing maintenance such as formative pruning.

Features such as bare ground, scrub encroachment and deadwood will be mapped to estimate percentage cover.

Monitoring Methods and Intervals

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Modified Grassland	Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m ² . Estimate percentage of bare ground, bramble and bracken cover (if any). Collect a botanical species list across grassland to check against target species list.	Year 1 upon completion, then every 5 years until 30 year period is completed. Once desired condition has been met, consideration should be given to reducing monitoring efforts (e.g to every 10 years). Surveys to be completed between May and August
Mixed Scrub	Site walkover to confirm and assess condition using DEFRA condition assessment forms.	Year 1 upon completion, then every 5 years until 30 year period is completed. Once desired condition has been met, consideration should be given to reducing monitoring efforts (e.g to every 10 years).

Species Rich Native Hedgerow	Site walkover to confirm and assess condition using DEFRA condition assessment forms.	Year 1 upon completion, then every 5 years until 30 year period is completed. Once desired condition has been met, consideration should be given to reducing monitoring efforts (e.g to every 10 years).
Individual Trees	Site walkover to confirm presence of trees and assess condition using DEFRA condition assessment forms.	Year 1 upon completion, then every 5 years until 30 year period is completed. Once desired condition has been met, consideration should be given to reducing monitoring efforts (e.g to every 10 years).

10. MONITORING REPORTS

Monitoring Report Schedule

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Landowner responsible for instructing suitably qualified ecologist to undertake the monitoring at the appropriate times of year,	Local Planning Authority (Horsham District Council).

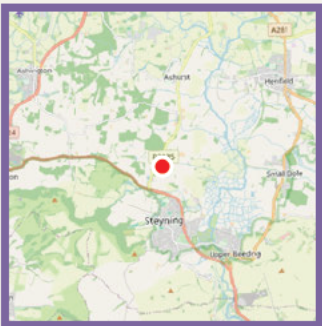
Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	November	September or October	Monitoring visits to be undertaken between May-August, with a detailed review of the plan to follow. At which point the monitoring reports should be submitted.
Y5	November	September or October	Monitoring visits to be undertaken between May-August, with a detailed review of the plan to follow. At which point the monitoring reports should be submitted.
Y10	November	September or October	Monitoring visits to be undertaken between May-August, with a detailed review of the plan to follow. At which point the monitoring reports should be submitted.

Y15	November	September or October	Monitoring visits to be undertaken between May-August, with a detailed review of the plan to follow. At which point the monitoring reports should be submitted.
Y20	November	September or October	Monitoring visits to be undertaken between May-August, with a detailed review of the plan to follow. At which point the monitoring reports should be submitted.
Y25	November	September or October	Monitoring visits to be undertaken between May-August, with a detailed review of the plan to follow. At which point the monitoring reports should be submitted.
Y30	November	September or October	Monitoring visits to be undertaken between May-August, with a detailed review of the plan to follow. At which point the monitoring reports should be submitted.

Note the years of monitoring provided in the table above are indicative only and may change depending on when the desired conditions are achieved.

11. APPENDICES

Appendix A – Proposed BNG Habitat Plan



Legend

- Red Line Boundary
- Residential Curtilage
- Proposed Habitats**
 - Developed land; sealed surface
 - Wetland Meadow Mix
 - Meadow Mixture for Clay Soil
 - Hedgerow Mix
 - Mixed Scrub
 - Vegetated garden
 - Ditches
 - Native hedgerow
 - Retained Trees
 - Proposed Trees (Indicative locations only)



Site name:
Land Adjacent to Sunningdale, Horsham Road.

Plan title:
Proposed Habitats Plan

Date: 30/09/2026