



Habitat Management and Monitoring Plan

Ranfold Barn, Five Oaks Road, Slinfold, West Sussex, RH13 0RL

March 2026



Arun Ecology Ltd

Registration in England and Wales. Company number: 12524764

Registered Address: Russetts, Hayes Lane, Slinfold, West Sussex

Email: enquiries@arunecology.com – www.arunecology.com



Contents

1. Development Information 6

1.1 Development Background 6

1.2 Scope of the Habitat Management and Monitoring Plan..... 6

2. Method..... 7

2.1 General Approach 7

2.2 Sources of Information 7

3. Habitat Management and Monitoring Plan Considerations..... 8

3.1 Background 8

3.2 Landscape Considerations 8

3.3 Ecology Information..... 8

3.4 Historic Environment and Earth Heritage..... 8

3.5 Environmental Information..... 8

3.6 Land Use Information..... 8

4. Baseline Habitat Information..... 9

4.1 Baseline Habitat within the Development Boundary 9

5. Proposed Onsite Habitat Creation and Ecological Enhancement 10

5.1 Habitat Creation..... 10

5.2 Additional Ecological Enhancements 12

6. Works Schedule - Habitat Creation..... 13

7. Habitat Management and Monitoring Plan..... 14

8. Auditing and Reporting 17

Figure 1 Biodiversity Net Gain Baseline Habitat Plan 4

Figure 2 Biodiversity Net Gain Proposed Habitat Plan 5

Document Information

Client	Liz Pellett
Project	Habitat Management and Monitoring Plan – Ranfold Barn, Five Oaks Road, Slinfold, West Sussex, RH13 ORL.
Version	Draft
Project Team	Hannah Baker – Project Director
Report reference	D-LPE-001-001-001

Revision number	Date of issue	Author	Reviewer
001	17/03/2026	Amy Oldham BSc (Hons) – Consultant Ecologist	Hannah Baker BSc (Hons), MSc, ACIEEM – Director and Principal Ecologist

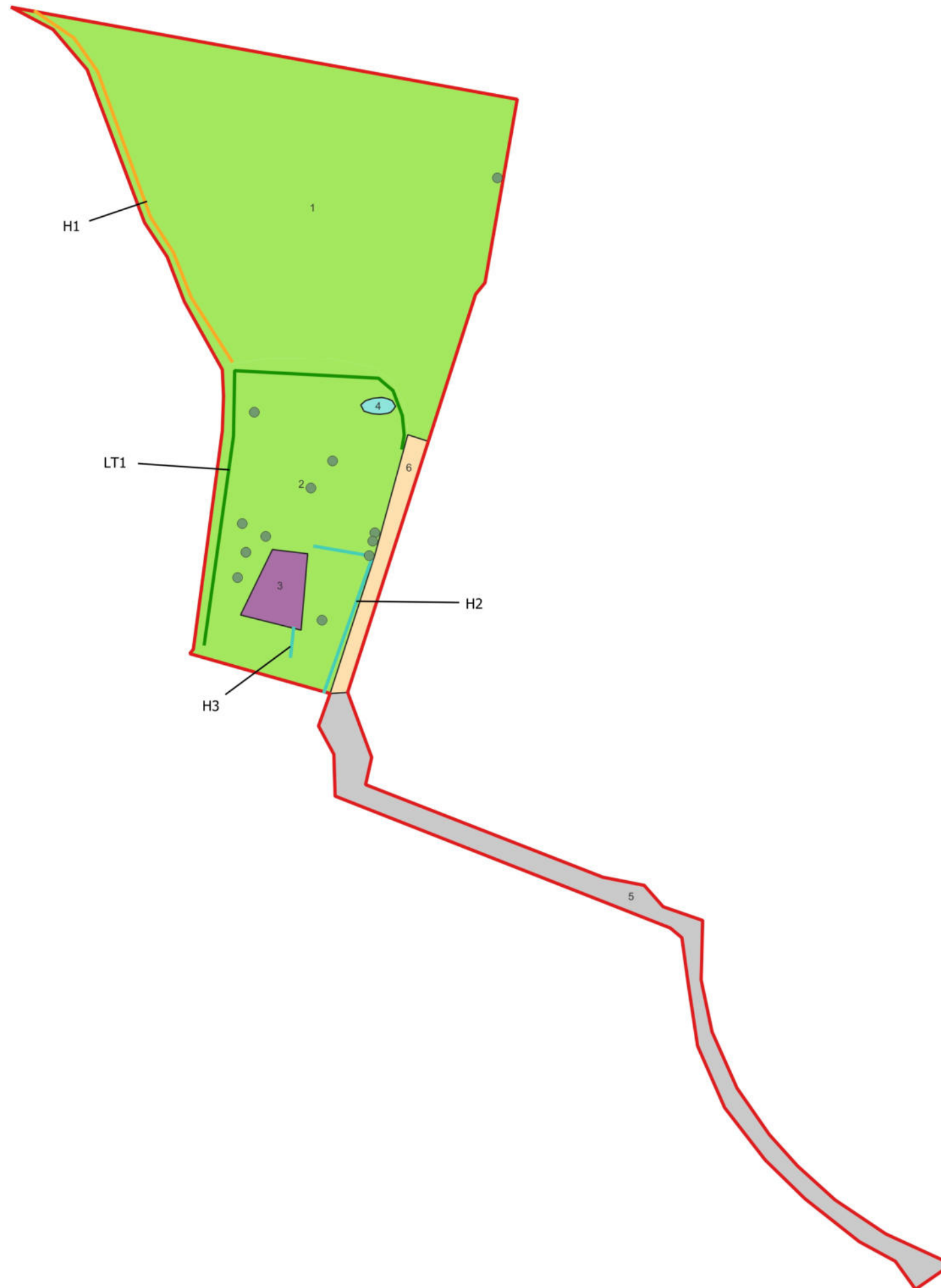
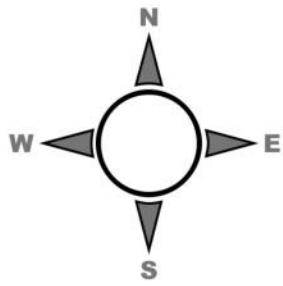
Document Ownership: Arun Ecology Ltd

Disclaimer

This report has been issued to the commissioning party for their sole use as part of the intended project as outlined above. No other party may use, make use or rely upon the contents of this report without obtaining prior written permission from Arun Ecology Ltd. Arun Ecology Ltd accepts no liability for use of this report other than for its intended purpose at the time the report was prepared and issued and the agreement with the commissioning party under which the work was completed.

The content of this report has been provided in accordance with the provisions of the CIEEM Code of Professional Conduct and constitutes the professional opinion of Arun Ecology Ltd from an ecological point of view. The professional opinion of Arun Ecology Ltd does not constitute legal opinion, nor does it constitute structural or arboricultural advice. No warranty that is either expressed or implied, is provided by Arun Ecology Ltd in relation to the content of this report. Arun Ecology Ltd assumes no liability for any loss resulting from errors, omissions or misrepresentation made by the commissioning party or any other party. Any recommendation, opinion or finding stated in this report is based on circumstances and facts as they existed or were interpreted at the time that Arun Ecology Ltd completed the work. No independent verification has been made of any information by third parties used to inform this report and Arun Ecology Ltd accepts no responsibility for errors and omissions provided in such information.

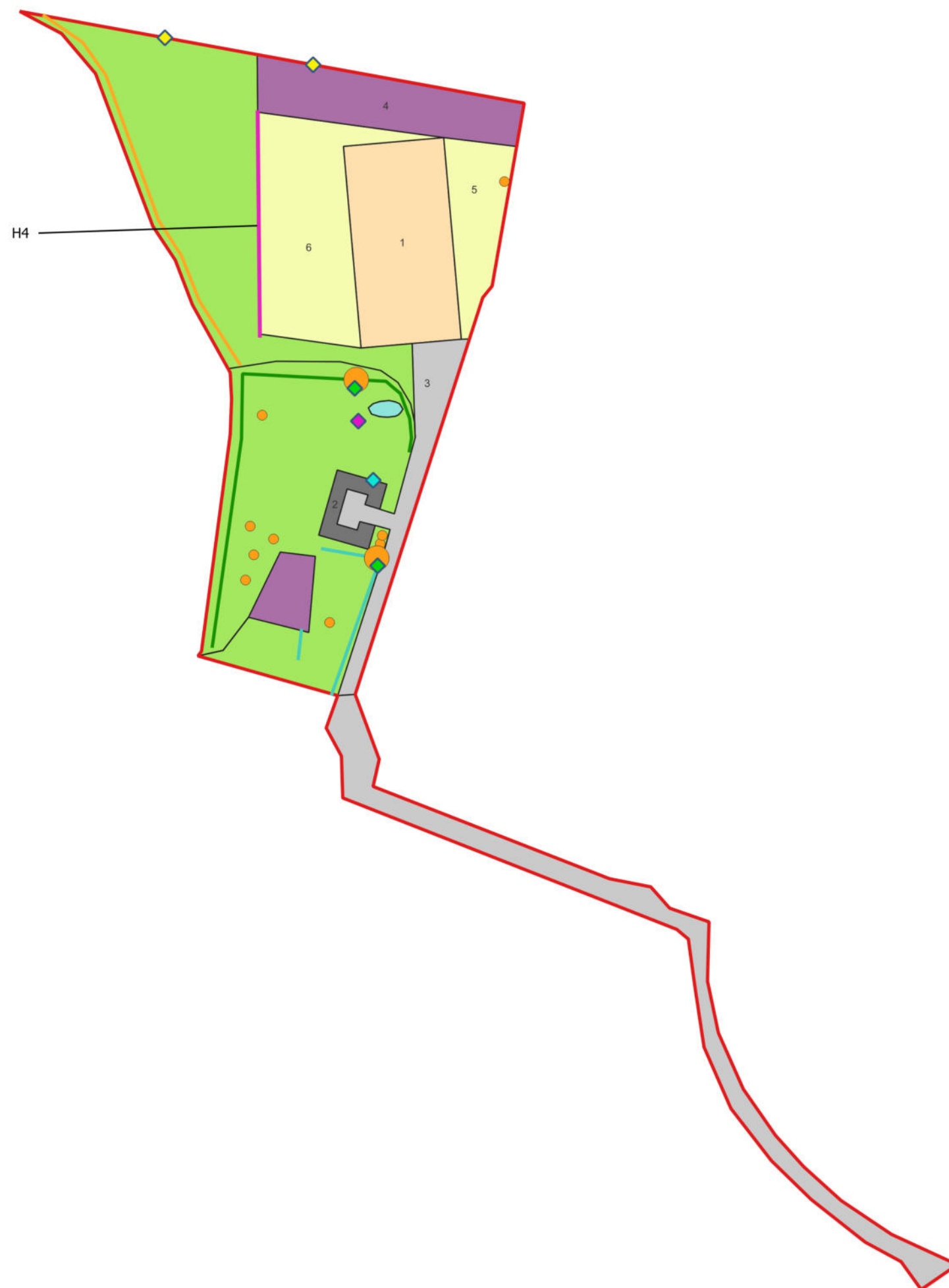
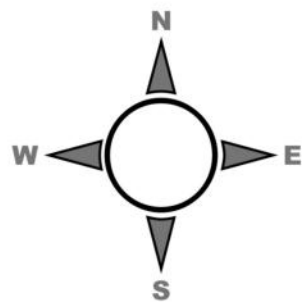
This report is the copyright of Arun Ecology Ltd. All rights reserved. Any unauthorised reproduction or usage or this report is strictly prohibited.



Legend

- Development boundary
 - BNG Baseline Habitats**
 - Modified grassland
 - Traditional orchard
 - Pond
 - Developed land, sealed surface
 - Artificial unvegetated, unsealed surface
 - Native hedgerow with trees
 - Ecologically valuable line of trees
 - Non-native and ornamental hedgerow
 - Individual (rural) trees
- 1-6: Baseline habitat reference number
H1-H3; LT1: Baseline hedgerow reference number

Figure Title:		
BNG Baseline Habitat Plan		
Client/ Project number:		
Liz Pellett D-LPE-001		
Figure number:	Revision:	Scale at A3:
1	1	1:1500
Cartographer:	Date drawn:	Approver:
AO	12/03/2026	HB



Legend

-  Development boundary
- BNG Proposed Habitats**
 -  Modified grassland
 -  Pond
 -  Traditional orchard
 -  Developed land, sealed surface
 -  Developed land, sealed surface (building)
 -  Artificial unvegetated, unsealed surface
 -  Other neutral grassland
 -  Native hedgerow with trees
 -  Ecologically valuable line of trees
 -  Non-native and ornamental hedgerow
 -  Native hedgerow
 -  Individual (rural) trees
- Ecological Enhancements**
 -  Solitary bee box
 -  House sparrow box
 -  Hibernacula/ refugia
 -  Bat box

1-6: Habitat creation reference number
H4: Hedgerow creation reference number

Figure Title:		
BNG Proposed Habitat Plan		
Client/ Project number:		
Liz Pellett D-LPE-001		
Figure number:	Revision:	Scale at A3:
2	1	1:1500
Cartographer:	Date drawn:	Approver:
AO	12/03/2026	HB



1. Development Information

1.1 Development Background

1.1.1 The development information and an overview of the development background is outlined below in Table 1.

Table 1 – Development Information.

Landowner	Liz Pellett
Development Location	Ranfold Barn, Five Oaks Road, Slinfold, West Sussex, RH13 0RL
Development Type	Equestrian development
Local Planning Authority	Horsham District Council
Planning Reference	DC/25/1033
Planning Status	Determined
Development Plan	Site Location Plan - PELLETT, L MAY-25 (2) Rev 2 – Prime Stables Ltd
Development Phasing	The development will be delivered in a single phase.
Proposed Land Manager	Appointed Contractor
Location of Habitat Management	Onsite – Land at Ranfold Barn
Legal Agreement	There is no legal agreement finalised at this time. Any agreement will cover a minimum period of 30 years.
Funding Agreement	The habitat management will be funded by the landowner.
BNG Register Reference	TBC
Biodiversity Net Gain Metric Revision/Title	D-LPE-001-BNG_Metric

1.2 Scope of the Habitat Management and Monitoring Plan

Extent

- 1.2.1 The Habitat Management and Monitoring Plan (HMMP) is limited to areas within the development boundary where on-going management can be secured via a legal agreement or condition of planning (See Figure 1 and Figure 2).
- 1.2.2 This HMMP does not include on-going management and monitoring of offsite habitat creation that is provided by any third-party habitat banks.

Aims and Objectives

- 1.2.3 The HMMP sets the following aims and objectives:
- To identify the opportunities offered by the development to deliver measurable net gains for biodiversity as defined under the requirements of The Environment Act, 2021, set at a minimum threshold of 10% gain;
 - To identify the opportunities of the development to achieve ‘additionality’ by incorporating ecological enhancements that are not universally measurable;
 - Outline the design of any ecological enhancements and how this will be delivered as part of the development;
 - Provide a strategy, management and monitoring plan to outline how ecological enhancements will be successfully implemented and retained as part of the development; and
 - Provide details on the location of the ecological enhancements supported by digitized mapping.
- 1.2.4 The aims and objectives of the HMMP are based on the Biodiversity Net Gain (BNG) calculation for the development which sets out the planned onsite habitat retention and creation. Using a combination of onsite habitat retention and creation, there will be a 10.24% net gain in area habitat units and 11.70% net gain in hedgerow units.

Reason

- 1.2.5 To ensure the development is compliant with:
- The Environment Act, 2021;
 - National Planning Policy Framework (2024);
 - Horsham District Planning Framework, 2015.



2. Method

2.1 General Approach

2.1.1 This section outlines the approach to inform the HMMP and ensure the proposed aims and objectives can be achieved in practice.

2.2 Sources of Information

Desk Study

- 2.2.1 As no Preliminary Ecological Appraisal (PEA) was required by the Local Planning Authority (LPA), and planning permission was granted subject only to a condition requiring submission of a Biodiversity Net Gain (BNG) assessment, this HMMP is informed by the statutory Biodiversity Metric habitat survey undertaken to establish the baseline habitat units.
- 2.2.2 The purpose of this HMMP is to secure the delivery and monitoring of habitat enhancements required to achieve the approved BNG objectives. It does not constitute a full ecological impact assessment of the site.
- 2.2.3 To ensure the proposed ecological enhancement and habitat creation is appropriate to the surrounding landscape, details on the National Character Region were sought.
- 2.2.4 To gain an understanding of the suitability of the site to support certain habitat types, an understanding of the site geology was sought. The sites soil type has not been sought at this time but will be considered prior to the commencement of the proposals outlined in this HMMP.
- 2.2.5 Sources of information within the study area for the desk study were as follows;
- The Multi-Agency Geographical Information for the Countryside (MAGIC);
 - Government open-source GIS datasets;
 - OS Mapping District Data;
 - Horsham District Planning Framework, 2015;
 - Satellite images (powered by google via QGIS 3.38); and
 - British Geological Society – Geology Viewer.

Field Survey

2.2.6 A baseline condition assessment of habitats within the development boundary was undertaken to inform the baseline Biodiversity Net Gain calculation and set appropriate condition assessment targets for proposed habitat types.

Relevant Documents and Reports

2.2.7 The documents outlined below in Table 2 are considered relevant and have been used to identify any ecological considerations within the development boundary and to inform the HMMP:

Table 2 Relevant documents used in this HMMP.

Document Reference/ Title		Author	Date
D-LPE-001_BNG_Metric	BNG Statutory Metric	Arun Ecology Ltd	March 2026
D-LPE-001_BNG_Condition Assessment	BNG Condition Assessment	Arun Ecology Ltd	March 2026
D-LPE-001_BNG_Gain Plan	BNG Gain Plan	Arun Ecology Ltd	March 2026
PELLETT, L MAY-25 (2) Rev 2	Site Location Plan	Prime Stables Ltd	May 2025



3. Habitat Management and Monitoring Plan Considerations

3.1 Background

- 3.1.1 This section outlines the baseline information that has informed both the design and delivery of habitat retention, enhancement and creation on-site to ensure the aims of the HMMP are appropriately designed and reasonably likely to be successful.

3.2 Landscape Considerations

National Character Region

- 3.2.1 The development boundary is located within the Low Weald National Character Area (121 – Low Weald). The habitat creation and enhancement that has been proposed within this HMMP are consistent with this Character Region.

3.3 Ecology Information

Irreplaceable Habitat and Other Habitats of Conservation Concern

- 3.3.1 There are no irreplaceable habitats located within the development boundary. There is a native hedgerow in the development boundary that is reasonably likely to qualify as an HPI. However, this habitat will be retained in its entirety and is located at a sufficient distance from the main footprint of the development. It is not anticipated that there will be any adverse impacts on any irreplaceable habitats or HPI as part of the scope for this HMMP.

3.4 Historic Environment and Earth Heritage

- 3.4.1 There are no known historic environment or earth heritage constraints within the development boundary.

3.5 Environmental Information

Underlying Geology and Site Soil and Substrate Baseline

- 3.5.1 The underlying geology within the development boundary is Weald Clay Formation - Mudstone. Sedimentary bedrock formed between 126 and 139 million years ago during the Cretaceous period.
- 3.5.2 No soil information on the soil type and formation has been collected at this time. The habitats proposed within the HMMP are widespread habitats that cover a range of soil conditions. It is, however, recommended that the soil is subject to testing to ensure the successful implementation of any proposed habitat.

3.6 Land Use Information

Proposed Land Use

- 3.6.1 The primary proposed land use within the development boundary will be equestrian use.

Public Access

- 3.6.2 There will be no public access within the development boundary.



4. Baseline Habitat Information

4.1 Baseline Habitat within the Development Boundary

4.1.1 The information provided in Table 3 formed the baseline habitat criteria for habitats and hedgerows within the development boundary as part of the BNG assessment for the development (see Figure 1).

Table 3 - BNG Baseline Habitat and Hedgerow Information.

Habitat Type	Parcel Reference	Irreplaceable Habitat	Priority Habitat	Area/ Length (ha/ km)	Retained Area	Enhanced Area	Baseline Conditions	BNG Condition Assessment Criteria Met	Limitations and Notes (on any Degradation Prior to Assessment).	Existing Management and Monitoring
Habitats										
Modified grassland	1 and 2	No	No	1.432 ha total	0.7781 ha total	0 ha	Poor	See Condition Assessment (Arun Ecology Ltd, 2026)	None recorded at the time of the UK Hab Survey or BNG condition assessment.	Unknown
Traditional orchards	3	No	Yes	0.0323 ha	0.0323 ha	0 ha	Moderate	- Criteria met: B, C, D, E, F, H. - Criteria not met: A, G.	None recorded at the time of the UK Hab Survey or BNG condition assessment.	Unknown
Pond (non-priority)	4	No	No	0.0039 ha	0.0039 ha	0 ha	Moderate	- Criteria met: A, D, E, F, G, H - Criteria not met: B, C, I	None recorded at the time of the UK Hab Survey or BNG condition assessment.	Unknown
Developed land, sealed surface	5	No	No	0.1845 ha	0.1845 ha	0 ha	N/A - Other	N/A	None recorded at the time of the UK Hab Survey or BNG condition assessment.	Unknown
Artificial unvegetated, unsealed surface	6	No	No	0.0419 ha	0 ha	0 ha	N/A - Other	N/A	None recorded at the time of the UK Hab Survey or BNG condition assessment.	Unknown
Rural – Individual trees	Trees 1, 4, 14, 15, 16, 17, 21 and 22	No	No	0.2199 ha total	0.1669 ha	0 ha	Good	See Condition Assessment (Arun Ecology Ltd, 2026)	None recorded at the time of the UK Hab Survey or BNG condition assessment.	Unknown
Rural – Individual trees	Trees 12, 13, 18 and 25	No	No	0.0285 ha total	0.0285 ha	0 ha	Moderate	See Condition Assessment (Arun Ecology Ltd, 2026)	None recorded at the time of the UK Hab Survey or BNG condition assessment.	Unknown
Hedgerows										
Ecologically valuable line of trees	LT1	No	No	0.149 km	0.149 km	0 km	Moderate	- Criteria met: B, C and E. - Criteria not met: A, D.	None recorded at the time of the UK Hab Survey or BNG condition assessment.	Unknown
Native hedgerow with trees	H1	No	Yes	0.123 km	0.123 km	0 km	Moderate	- Criteria met: A2, B1, B2, C2, D1, D2, E2. - Criteria not met: A1, C1, E1.	None recorded at the time of the UK Hab Survey or BNG condition assessment.	Unknown
Non-native and ornamental hedgerow	H2 and H3	No	No	0.070 km total	0.070 km total	0 km	Poor	N/A	None recorded at the time of the UK Hab Survey or BNG condition assessment.	Unknown



5. Proposed Onsite Habitat Creation and Ecological Enhancement

5.1 Habitat Creation

5.1.1 The habitat creations proposed as part of the development that fall within the scope of the HMMP are outlined below in Table 4 and displayed in Figure 2.

Table 4 – Habitat creation and enhancement proposed within the development boundary.

Proposed Habitat Type	Habitat Reference Number(s)	Area / length (ha / km)	Distinctiveness	Strategic Significance	Target Condition	Years to Reach Target	BNG Condition Assessment criteria Targeted (Y/N)	Specification and Method of Creation.
Habitats								
Other neutral grassland	5 and 6	0.2767 ha total	Medium	Low	Moderate	5	- Criteria met: A, B, C, D, E. - Criteria not met: F	- Two parcels of other neutral grassland in moderate condition will be created within the northern section of the development boundary (see Figure 2). The other neutral grassland will meet the UKHab definition for this habitat type. Soil preparation - The areas where the other neutral grassland is proposed will first be prepared by the removal of the existing vegetation layer. - The bare ground will first be prepared with the use of a harrow or rake to produce a medium tilth. Thereafter, the soil will be made firm by treading or rolling. Seeding - Once the soil has been prepared, the parcel will be sown with the commercial seed mix Emorsgate EM10 – Tussock Grass Mixture with Wildflower. This mixture can be sown up to 10-15 g/m². The seed mixture is comprised of 80% grasses and 20% wildflowers and contains a total of 26 species. - The seeds will be surface sown and can be applied by machine or broadcast by hand and firmed in by treading or rolling, to give good soil/seed contact. - Supplementary watering of seeds should be undertaken in prolonged dry periods or drought. - It is possible that the criteria above could meet good condition criteria if appropriately managed, however, we have set the target condition lower, as it may be more realistic in practice to achieve this criteria.
Traditional orchards	4	0.1225 ha	High	Low	Moderate	20	- Criteria met: C, D, E, F, H. - Criteria not met: A, B, G.	- A traditional orchard will be created within the northern section of the development boundary. The traditional orchard will meet the UKHab definition for this habitat type. - To create a traditional orchard habitat parcel, the habitat should first be prepared and seeded as outlined above for other neutral grassland. - The habitat should then be supplemented with the planting of native fruit trees to include a selection of crab apple (<i>malus sylvestris</i>), plum (<i>prunus domesticus</i>) and pear (<i>pyrus communis</i>).



							• A total of 20 native fruit trees will be planted within the orchard area, spaced at approximately 8 m intervals to reflect a traditional orchard structure. • All native fruit trees will be planted in line with the following general principles: ○ Trees will be nursery grown, root balled specimen trees and will be between 1 and 3 years old at the time of planting; ○ Trees will be planted between November and March and spaced approximately 8 m apart from other newly planted or existing trees and planted in small areas of clear ground with the surrounding grassland cut short to reduce competition for water and nutrients; and ○ Trees will be planted within individual planting pits. Each pit will be dug to the same depth as the container the root ball is placed in to prevent settlement and sinking post planting. The width of the pit will be a minimum of one and a half times as large as the root ball/container and up to a maximum of two times as wide (likely to be 30-45 cm deep and 45-60 cm wide). The soil used to back fill the pit will consist of 1/3 organic matter and 2/3 existing soil to 90% of the root ball height. ○ A mulch ring (1 m radius) could be used on the surface to retain an area of ground free of vegetation and keep competition for resources low. • Trees will be planted with stakes, supporting straps and a biodegradable guard where appropriate to protect the trees from animal damage, ensure they are appropriately secured to the ground, and encourage vertical growth.
Native hedgerow	H4	0.0672 km	Low	Low	Good	12	• Criteria met: A1, A2, B1, B2, C1, D1, D2, E1, E2. • Criteria not met: C2. • A native hedgerow will be created within the development boundary. The native hedgerow will meet the UKHab definition for this habitat type. • The hedgerow will comprise native species in the following proportions, selected to suit narrow-width hedgerows: ○ 70% from a choice of hawthorn (<i>Crataegus monogyna</i>), blackthorn (<i>Prunus spinosa</i>), wild privet (<i>Ligustrum vulgare</i>), hazel (<i>Corylus avellana</i>), Dogwood (<i>Cornus sanguinea</i>) and Field maple (<i>Acer campestre</i>); ○ 25% from a choice of guelder rose (<i>Viburnum opulus</i>), Dog rose (<i>Rosa canina</i>), European spindle, crab apple (<i>Malus sylvestris</i>) and holly (<i>Ilex aquifolium</i>); and ○ 5% from a choice of climbers, such as honeysuckle (<i>Lonicera periclymenum</i>), bramble (<i>Rubus fruticosus</i>), ivy (<i>Hedera helix</i>) and native clematis (i.e. <i>Clematis vitalba</i>). • The hedgerow will be created by digging or exacting a trench approximately 45 cm in depth (or as appropriate to site soil conditions) All existing vegetation within the strip will be removed or suppressed to reduce competition. • The hedgerow will be planted in a staggered double row, suitable for a maximum width of 0.8 m (as per current landscaping plans). Shrubs will be spaced approximately 30-40 cm with approximately 5-6 plants planted per meter. Where space becomes restricted locally, single-row planting may be used, but density will be maintained to ensure continuous hedgerow structure. • Mulch (e.g., woodchip or biodegradable matting) may be applied within the 0.8 m strip to suppress weeds and improve establishment.



								All shrubs will be planted with biodegradable guards to protect them from damage from grazing/browsing animals and will also be planted with a supporting cane/ stake to encourage vertical growth.
--	--	--	--	--	--	--	--	---

5.2 Additional Ecological Enhancements

5.2.1 The additional ecological enhancements that are proposed as part of the development, defined here as artificial habitats, are outlined below in Table 5 and displayed in Figure 2.

Table 5 – Additional ecological enhancements to be installed within the development boundary.

Proposed Habitat Type	Quantity	Location	Height	Aspect	Brand	Model	Notes and Specifications
Habitats							
Bat boxes	2	Mature trees within the site (see Figure 2).	3-4 m	South, south-east or south-west	Schwegler	1FF	Increased roosting provisions for bats within the development boundary.
House sparrow box	1	To be mounted on the proposed stable block (see Figure 2).	2-4 meters	Between north and east	Vivara Pro	WoodStone House Sparrow Nest box	The box should be placed in a quiet location on the stables oversailing modified grassland habitat.
Solitary bee box	2	On a fence post located in a sunny grassland location (see Figure 2).	1 m	South	Vivara Pro	WoodStone Insect Block (or similar alternative)	- Provisions for solitary insects within the development boundary. - The solitary bee boxes can be mounted on a post as per the location outlined in Figure 2.
Refugia/ hibernacula pile	1	To be located within the retained modified grassland adjacent to the retained pond (see Figure 2).	Ground level	N/A	N/A	N/A	- To act as resting and potential hibernating place for amphibians, reptiles and provide habitat for invertebrates. - The hibernacula/ refugia will be formed by scraping the topsoil away and creating a trench of up to approximately 25 cm, this depth has been selected to avoid potential water logging. - A mixture of rubble, recycled logs, tree roots and loose soil could be placed in the trench and covered in soil, allowing rubble and wood to poke through in places in order to create environmental heterogeneity and crevices and voids. In some areas soil will be compacted and elsewhere it will be left loose. The hibernacula will then be finished with a covering of turf and supplementary seeding.



6. Works Schedule - Habitat Creation

6.1.1 The schedule of proposed habitat creation within the development boundary is outlined below in Table 6.

Table 6 – Proposed habitat creation schedule.

Task			Proposed Timings			
Proposed Action	Habitat Reference	Undertaker	Development Phase	Optimal Timing	Likely Implementation	Considerations
Proposed Habitat Creation						
Other neutral grassland	5 and 6	Appointed contractor	Post construction landscaping	Spring or Autumn	Anticipated 2026	• Appropriate weather conditions for successful establishment.
Traditional orchards	4	Appointed contractor	Post construction landscaping	November—March	Anticipated 2026	• Appropriate weather conditions for successful establishment.
Native hedgerow	H4	Appointed contractor	Post construction landscaping	November—March	Anticipated 2026	• Appropriate weather conditions for successful establishment.
Additional Ecological Enhancements						
Bat boxes	N/A	Appointed contractor	Post construction landscaping	Any time of year	Anticipated 2026	• No additional considerations.
House sparrow box	N/A	Appointed contractor	Post construction landscaping	Any time of year	Anticipated 2026	• No additional considerations.
Solitary bee box	N/A	Appointed contractor	Post construction landscaping	Any time of year	Anticipated 2026	• No additional considerations.
Refugia/ hibernacula	N/A	Appointed contractor	Post construction landscaping	Any time of year	Anticipated 2026	• Appropriate weather conditions for successful establishment.



7. Habitat Management and Monitoring Plan

7.1.1 The on-going habitat management and monitoring requirements for the proposed habitat creation are outlined below in Table 7.

Table 7 – Habitat management and monitoring plan for proposed habitat creation and ecological enhancements.

Habitat Parcels	Management Tasks	Management Timing			Responsibility
		Minimum Frequency	Timing	Duration	
Proposed Habitat Creation					
Traditional orchards Parcel 4	- The health of the new trees should be checked at least annually to inform management and should include checks for foliage appearance, leaf size, leaf canopy density extension growth and girth development. - To ensure successful establishment of trees, twice weekly watering will be undertaken between April – October in the first two growing seasons. Watering must be sufficient to wet the entire root ball of the tree. Application and frequency of watering should be determined by recent weather events. In year three and thereafter watering may be required in periods of drought and should be accompanied by a check of the soil to ensure waterlogging is not causing signs of ill health to the tree. - Tree stakes and ties should be checked at least annually to assess stability and firmness to ensure that ties are performing effectively and not causing damage to the tree through chaffing or rubbing. Stakes should be placed at sufficient depth into the ground. Ties should be fitted and adjusted so they are not too tight to allow natural growth of the tree. Rubber bungs should be in place to ensure there is no contact between the stake and tree. - Fruit trees should be subject to an annual pruning regime to maintain the balance between vegetative growth, fruiting and shading of the modified grassland. - To ensure the establishment of healthy, strong and well-balanced trees, pruning of crab apple and pear trees should include: - The cut back of side shoots to leave snags, 50-75 mm long with 2 – 3 buds in the first winter; - The cutting back of new shoots in the second winter to leave snags 50-75 mm long and previously pruned snags will be cut back to the trunk. This will be repeated in the third and fourth winters so that each year, the lowest branches are removed to increase the height of the stem; - Pruning back of 3 – 6 branches that are at least 20 cm apart on the trunk in the fifth winter (or when the lowest branches on the tree are at a height of 1.5-2 m) and prune each one back to an outward-facing bud. Remove the rest of the branches; - In years 5 – 10 the leader of each branch should be cut back to half of that season’s growth. Thin or weak shoots should be cut back to two buds to stimulate new shoot growth; - During the first 10 years, any fruit that grows should be removed to prevent branches from bending or energy being wasted on fruit growth. Furthermore, any branches that are weak, cross over other branches or that are diseased, should be removed;	Twice annually	- Visit 1: February - March - Visit 2: May – early September	30 years	Appointed contractor



	○ Once trees reach maturity, large sections or whole limbs will be removed instead of detailed pruning (with up to 20% of wood removed) to open up the crown to allow light to reach all branches and allow the tree to produce a high fruit yield. ● To ensure the establishment of healthy, strong and well-balanced trees, pruning of plum trees should include the following: ○ Pruning for plum trees should be avoided in winter months (the tree dormant phase) as plum can be susceptible to frost damage and silver leaf disease and should be completed between May – September when the tree is actively growing. ○ Plum does not require as intensive formative pruning as crab apple or pear, however light pruning will be required while the tree establishes to create a strong trunk, framework branches and lateral branches. ○ Any branches that are weak, cross over other branches or are diseased should be removed. ○ Once trees reach maturity, large sections or whole limbs will be removed instead of detailed pruning (with up to 20% of wood removed) to open up the crown to allow light to reach all branches and allow the tree to produce a high fruit yield. ● Within the first three years, any trees found to be leaning will be replanted. In years two and three, tree stakes will be removed from established trees. ● Any new tree, which within a 30-year period following planting, that dies, fails to thrive, becomes severely diseased and damaged will be replaced with a new tree of similar species and size.				
Other neutral grassland ● Parcel 5 and 6	● Once sown, any weed growth from the soil seed bank will be initially left which may aid the soil conditions beneath and provide shelter to the sown seedlings. Weeds will then be removed in late summer through mowing to ensure slower growing grasses are not smothered by weeds. ● The other neutral grassland will then be kept short by mowing through the first winter until the end of March of the following year (with the modified grassland being cut to 50 mm in height once it reaches 100-150 mm) and the grass cuttings removed. Any residual perennial weeds such as docks will be dug out once the other neutral grassland has been cut short. ● In the first year no cutting of the other neutral grassland will be conducted from spring through to late July/August to allow the sown species to flower. A cut will then take place in autumn. ● In the second year and subsequent years, once the other neutral grassland has established, an early summer hay cut will be undertaken. A second cut can also be undertaken in late autumn if a denser structure is targeted in areas of the other neutral grassland. ● Any cutting of the grassland should be undertaken with a two-stage cut, taking into account this habitat has the potential to be colonised by species of conservation concern. ● In periods of prolonged drought, it may be appropriate to undertake additional watering while the grassland is established. ● Any scrub should be managed and removed every 2 - 3 year to prevent encroachment into the other neutral grassland. ● Additional scarification and seeding by hand may be appropriate where undesirable bare patches form or species poor areas form in subsequent years of management.	● Twice annually until established ● Annually or twice annually once established ● Scrub management every 2-3 years	● Early summer; and/or ● Autumn	● 30 Years	● Appointed contractor



Native hedgerow H4	Native hedgerow - The newly planted hedgerow shrubs should be watered, twice weekly between April – October in year 1 to ensure successful establishment. Watering will need to be sufficient to wet the entire root ball of each hedgerow. Local factors and recent weather should be taken into consideration when watering to prevent water logging and reduce site visits. - Ground adjacent to the hedgerow lengths should be managed to remove any ‘weeds’ in order to reduce competition and increase sunlight. This should be undertaken by hand or with a targeted application of herbicide in the immediate vicinity of the plants by a suitably qualified contractor. Weed control measures will continue until the establishment of the plants has been successful. - The health of the newly planted hedgerow should be checked with any dead, dying or diseased plants removed and replaced on a like-for-like basis. Furthermore, the soil at the location of planting should be checked for compaction with loosening where required. - Spiral guards and stakes should be checked and replaced where missing or damaged and removed once the hedgerows are established. - The newly planted hedgerow will be trimmed in the first two years to encourage bushy growth, allowing the hedgerow to become taller and wider at each cut. Incremental cutting of the hedgerow should take place once the hedgerow has established. - Hedgerow cutting will be conducted outside of the breeding bird season (i.e. not between 1st March and 31st August). Bramble and other perennial weeds will be controlled, as required.	- Twice annually until established - Annually once established	- Visit 1: March - Visit 2: October	30 years	Appointed contractor
Additional Ecological Enhancements					
Bat box	- The bat boxes are designed to be self-maintained, and as such, cleaning will not be required. - The bat boxes proposed are very durable but should be checked at least annually (or at the time of audit) and on an ad hoc basis to ensure they are sufficiently mounted and are not damaged. Any damaged boxes should be replaced like-for-like.	At the time of audit	Any time of year	A minimum of 5 years	Appointed contractor
Solitary bee box	The solitary bee boxes proposed are very durable but should be checked at least annually and on an ad hoc basis (at the time of audit) to ensure they are sufficiently secured and to check for any damage that may indicate the box needs repairing or replacing. Furthermore, to check if the box has been colonised and subsequently, if it may require moving in the event it is not colonised (after two years).	At time of audit	Any time of year	A minimum of 5 years	Appointed contractor
House sparrow box	- Clean the nesting box once a year, after the breeding season ends, between 1st September – 31 January. - The house sparrow box proposed is very durable but should be checked at least annually (or at the time of audit) and on an ad hoc basis to ensure it is sufficiently mounted and are not damaged. If damaged, the box should be replaced like-for-like.	At time of audit	September-January	A minimum of 5 years	Appointed contractor
Hibernacula/ Refugia	- The condition and structure of the hibernacula/ refugia should be assessed to ensure it remains suitable for amphibians, reptiles and invertebrates. - Small hibernacula may require additional woody debris and turf to help establish and should be replaced like-for-like should any be inadvertently removed. - It may be appropriate to loosen some of the soil on and around the hibernacula should it become compacted over time.	At time of audit	Any time of year	A minimum of 5 years	Appointed contractor



8. Auditing and Reporting

Responsibilities

- 8.1.1 Arun Ecology Ltd has assumed responsibility for the initial production of this HMMP.
- 8.1.2 The applicant will appoint an appropriately qualified ecologist to undertake any future audits.

Monitoring Method

- 8.1.3 A UK Hab Survey and BNG Condition Assessment will be undertaken to assess all retained and newly created habitats within the development boundary against the target condition outlined within this HMMP. This assessment will be undertaken by a suitably qualified ecologist.
- 8.1.4 A checklist will be used to monitor all other ecological enhancements within the development boundary. The checklist will be completed by a suitably qualified ecologist with comment made on compliance and any remedial actions that might be required.

Annual Monitoring Reporting

- 8.1.5 The annual audit and monitoring should be provided in a short report format. As a minimum this should include:
 - Audit information, including the audit reference, date of completion and name of the organisation and author undertaking the audit;
 - A checklist of all habitats and ecological enhancements that fall within the scope of this HMMP;
 - The results of the UK Hab Survey and BNG Condition Assessment to determine if retained and newly created habitats meet the target condition; and
 - An overall conclusion on compliance with the HMMP and recommendations for any remediation, and furthermore, any subsequent updates to the HMMP.
- 8.1.6 It is recommended that an audit is undertaken in years 2, 5, 10, 15, 20, 25 and 30. Please note that annual management of all habitats until established as per Table 8 will still be required.
- 8.1.7 All audits should be kept as a digital record and made available to the local planning authority to ensure compliance with the conditions of planning.

Updating of the Habitat Management and Monitoring Plan

- 8.1.8 Professional judgment should be used to decide when it is appropriate to update the HMMP. It may be appropriate to update the HMMP annually, where there are changes proposed to the annual management regime, or at the time of audit. There will be no requirement to update the HMMP where there are no remedial actions required.