

Cover / Project snapshot

Site: Springlands, Frylands Lane, Wineham, Henfield, BN5 9BP

Applicant: Andrew Simon Arnold

Date: 15/05/2026

Local Planning Authority: Horsham District Council

Proposal: Installation of 25 solar panels to provide additional electricity to the main property building.

“The proposal includes the installation of 25 solar panels to provide additional electricity to the main property building.”

Executive summary

This short Habitat Management & Monitoring Plan (HMMP) summary supports the statutory Biodiversity Net Gain (BNG) calculation for Springlands. The scheme achieves the required **10%** BNG target on-site through retention and enhancement measures, principally the enhancement of **0.78 ha** of other neutral grassland from poor to moderate condition and hedgerow retention/enhancement. A 30-year management term is recommended with establishment works in Years 0–1, consolidation through Year 10 and long-term monitoring to Year 30. Monitoring milestones, success thresholds and contingency actions are set out below.

Headline biodiversity outcomes

Field	Value / note
Target BNG	10%
Baseline area units	4.18
Post-development area units	6.21
Net area units	+2.02
Net area % change	48.41%
Baseline hedgerow units	1.34
Post hedgerow units	1.58
Net hedgerow units	+0.23
Watercourse units	0.00
Off-site units required	0
Statutory credits required	0
Trading rules satisfied	Yes
SRM applied	Yes
Survey date (condition)	14/04/2026
Survey constraints	None recorded
Legal agreement secured	No

How the gain is achieved (key measures)

- On-site **enhancement** of **0.78 ha** other neutral grassland from poor → moderate condition.

“The on-site enhancements include the enhancement of 0.78ha of other neutral grassland of poor condition to other neutral grassland of moderate condition.” (Biodiversity Gain Plan: **D-ARN-001_Biodiversity Gain Plan**)

- Retention and enhancement of existing **native hedgerow(s)** and retained lines/individual rural trees.
- Minimal footprint change for the solar panels; vegetated garden retained.
- No off-site units or statutory credits required.

Actions recommended for the biodiversity gain plan (editable checklist)

1. Secure long-term management (HMP)

- **Deliverable:** Full Habitat Management & Monitoring Plan appended to the Biodiversity Gain Plan.
- **Minimum term: 30 years.**
- **Review points:** Years 5, 10, 20, 30.
- **HMP contents (minimum):** site context; habitat targets and condition statements; year-by-year management schedule; monitoring methods and frequency; roles & responsibilities; budget and funding source; reporting timetable; adaptive management triggers and remedial actions; record keeping and audit trail.

Roles, responsibilities and timescales

- **Owner / Land manager:** named contact; responsible for funding and day-to-day management.
- **Contractor:** experienced seed/planting contractor; provide warranties.
- **Timescales:**
 - **Year 0–1:** establishment works (soil prep, sowing/planting).
 - **Years 1–5:** intensive maintenance (weed control, mowing, replacement planting).
 - **Years 6–10:** consolidation (reduced maintenance, monitoring).
 - **Years 11–30:** long-term management and periodic monitoring.

3. Implementation details — grassland enhancement

- **Target:** 0.78 ha other neutral grassland improved from poor → moderate.
- **Soil preparation:** scarify or shallow cultivate; remove coarse thatch; test soil pH and nutrients; reduce fertility if required (topsoil handling or dilution).
- **Seed mix (example species, provenance UK/region):** *Festuca rubra*; *Festuca ovina* (low rate); *Lolium perenne* (very low rate); *Holcus lanatus*; *Plantago lanceolata*; *Trifolium pratense*; *Leucanthemum vulgare*; *Daucus carota*; *Achillea millefolium*; *Galium verum*.
- **Sowing rate & timing:** 4–6 g/m²; broadcast on prepared seedbed; **autumn (Sept–Oct)** preferred or **early spring (Mar–Apr)** if autumn not possible; roll to ensure seed contact.
- **Establishment maintenance (Years 0–3):** Year 1 — weed control (spot treatment/hand removal), single late-summer cut with arisings removed; Years 2–3 — 1–2 cuts per year with arisings removed to reduce fertility.

- **Success indicators:** by **Year 3** achieve **≥40% native forb cover** across enhanced area; reduction in indicator species of poor condition.

4. Implementation details — hedgerow prescriptions

- **Species (native mix):** hawthorn, field maple, hazel, dog-rose, guelder rose (as appropriate).
- **Planting density:** **3–5 plants/m** (single or staggered double row where space allows).
- **Protection:** tree guards for 2–3 years; rabbit/vole protection if required.
- **Management:** formative pruning Years 1–5; rotational trimming every 2–3 years thereafter to maintain structure and biodiversity features; retain standing deadwood and standards where present.
- **Success indicators:** increased woody species richness and structural layering by **Year 5**.

5. Construction protection measures

- **Exclusion zones:** clearly mark retained habitats and root protection areas before any works.
- **Soil handling:** store topsoil separately, avoid compaction, reinstate in dry conditions.
- **Timing:** avoid works in bird nesting season where possible; if unavoidable, pre-works checks and mitigation (ecologist supervision).

Monitoring schedule and success criteria

- **Baseline (Year 0):** photographic points, fixed quadrats/transects, condition sheet records.
- **Year 1:** establishment check — survival rates, weed ingress, photo-points.
- **Year 3:** formal condition assessment against statutory condition sheet (target: *moderate* for enhanced grassland).
- **Year 5:** metric-aligned monitoring (vegetation structure, species composition, hedgerow condition).
- **Years 6–10:** annual or biennial monitoring until targets stable.
- **Years 11–30:** monitoring every **3 years** unless adaptive triggers require more frequent checks.
- **Methods:** fixed quadrats (1m² or 2m²), percentage cover estimates, species lists, photo-points, hedgerow condition scoring.
- **Specific thresholds:**
 - **By Year 3:** **≥40% native forb cover** across enhanced grassland.
 - **By Year 5:** measurable increase in hedgerow species richness and structural layers.

- **Establishment survival:** ≥70% survival of planted stock at Year 2 (for hedgerow/trees).

Contingency and adaptive management

- **Trigger thresholds:**
 - **<60%** of target species establishment by Year 3.
 - **>10%** cover of invasive or undesirable species.
 - **>30%** loss of planted hedgerow/tree stock within first 3 years.
- **Remedial actions:** targeted re-seeding (autumn), spot herbicide or manual removal of invasives, replacement planting in next planting season, soil amelioration (decompaction, nutrient reduction), additional watering in dry establishment years.
- **Budget contingency:** allocate **10–20%** of establishment cost for remedial works (site-specific estimate to be added to HMP).

Reporting and compliance

- **Monitoring reports:** submit at **Years 1, 3, 5** and thereafter according to monitoring schedule or on request.
- **Report contents:** summary of monitoring methods; photo-points; quadrat/transect data and analysis; hedgerow condition scores; actions taken since last report; recommendations and any remedial works completed.
- **Record keeping:** maintain site log of works, contractors, invoices, monitoring data and correspondence for audit and legal agreement compliance. Submit ecological data to Local Environmental Records Centre where agreed.