



Habitat Management and Monitoring Plan

St Johns Farm, Trout Lane, West Sussex, RH13 0JN

February 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
Biodiversity Net Gain Metric Revision/Title.....	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 Design 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
4.2 Habitat Creation.....	10
4.3 Additional Ecological Enhancements	13
5. Works Schedule - Habitat Creation.....	14
6. Habitat Management and Monitoring Plan.....	15
7. Auditing and Reporting	18
Figure 1 Biodiversity Net Gain Baseline Habitat Plan	4
Figure 2 Biodiversity Net Gain Proposed Habitat Plan	5

Document Information

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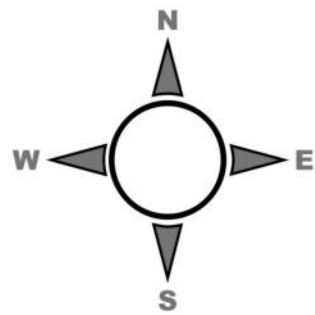
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Legend

- Development boundary
- Baseline Habitats
 - Modified grassland
 - Sparsely vegetated urban land - ruderal/ephemeral
 - Developed land, sealed surface
 - Developed land, sealed surface (building)
 - Artificial unvegetated, unsealed surface
- Individual trees

1-16: BNG Baseline habitat reference number

T026

T027

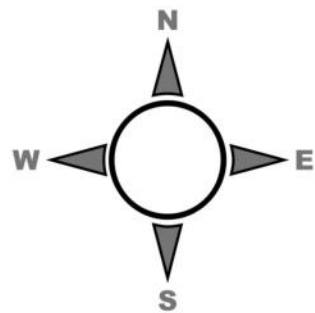


T010

T009



Figure Title:		
BNG Baseline Habitat Plan		
Client/ Project number:		
Chidhurst Limited C-CHI-002		
Figure number:	Revision:	Scale at A3:
1	1	1:500
Cartographer:	Date drawn:	Approver:
Amy Oldham	06/02/2026	Hannah Baker



Legend

- Development boundary
- Post-development habitats
- Mixed scrub
- Modified grassland
- Developed land, sealed surface
- Developed land, sealed surface (buildings)
- Vegetated garden
- Retained individual trees
- Proposed individual tree
- Proposed native hedgerow
- Ecological enhancements
- ◆ Bat box
- ◇ Bee brick
- ◆ House sparrow box

1-19: Habitat creation reference number

H1: Hedge creation reference number



Figure Title:		
BNG Post-development Habitat Plan		
Client/ Project number:		
Chidhurst Limited C-CHI-002		
Figure number:	Revision:	Scale at A3:
2	1	1:500
Cartographer:	Date drawn:	Approver:
Amy Oldham	12/12/2025	Hannah Baker



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	Chidhurst Limited
Development Location	St Johns Farm, Trout Lane, West Sussex, RH13 0JN (grid reference: TQ 13275 25523)
Development Type	Residential Development
Local Planning Authority	Horsham District Council
Planning Reference	TBC
Planning Status	Pre-submission
Development Plan	STARC Architects DWG NO PL_P_101
Development Phasing	The development will be delivered in a single phase.
Proposed Land Manager	Appointed Contractor
Location of Habitat Management	Onsite
Legal Agreement	There is no legal agreement finalised at this time. Any section 106 or legal agreement or condition of planning will cover a minimum period of 30 years for on-site habitat creation.
Funding Agreement	The habitat management will be funded by the landowner.
BNG Register Reference	N/A
Biodiversity Net Gain Metric Revision/Title	C-CHI-002_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 BNG calculation for development which sets out a provisional +38.75% net gain in habitat units. The baseline value for hedgerows and watercourses is zero.

Reason

1.2.5 To ensure the development is compliant with:

- The Environment Act, 2021 (and relevant secondary legislation);
- National Planning Policy Framework (NPPF), 2024; and
- 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 To ensure the proposals of this HMMP do not result in adverse impacts on any sites or habitats of biodiversity value, the following sources of information have been sought as part of the Preliminary Ecological Appraisal Report for the development (see report reference in Table 2):

- RAMSAR, Special Conservation Areas (SACs) and Special Protection Areas (SPAs), (including potentially designated sites), Sites of Specific Scientific Interest (SSSI) and locally designated sites – within 2 km of the development boundary;
- All other non-statutory designated sites – within 1 km of the development boundary;
- Habitats of Principle Importance (HPI), Ancient woodland and Rivers – within 2 km of the development boundary; and
- Ponds – within 0.5 km of the development boundary.

- 2.2.2 To ensure the proposed ecological enhancement and habitat creation is appropriate to the surrounding landscape, details on the National Character Region and the Horsham District Landscape Character Assessment were sought.

- 2.2.3 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 commencement of the development.

- 2.2.4 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 Surveys

- 2.2.5 The PEA for the development boundary (see Table 2) included a UK Habitat Classification Survey (hereafter UKHab Survey) to define the habitat types, assess the conservation value of any habitats present and assess the habitats suitability to act as an ecological receptor for species of conservation concern.

- 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
C-CHI-002_PEA_Report	Preliminary Ecological Appraisal Report	Arun Ecology Ltd	December 2025
C-CHI-002_Bat_Survey_Report	Bat Emergence Survey Report	Arun Ecology Ltd	December 2025
C-CHI-002_BNG_Metric	BNG Statutory Metric	Arun Ecology Ltd	February 2026
C-CHI-002_BNG_Condition_Assessment	BNG Condition Assessment	Arun Ecology Ltd	December 2025
C-CHI-002_BNG_Gain_Plan	BNG Gain Plan	Arun Ecology Ltd	December 2025
STARC Architects DWG NO PL_P_101	Proposed Ground Floor Site Plan	STARC Architects	November 2025
Preliminary Landscape Layout (Drawing ref: RCo591-02 Rev02)	Landscape Plan	Ramsay & Co Landscape Architecture	February 2026



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 Design Considerations

Character Regions

- 3.2.1 The development boundary is located within the Low Weald National Character Area (121 – Low Weald). The development boundary is also located in the Horsham District Council Landscape Assessment under G4 – Southwater & Shipley Wooded Farmlands.

3.3 Ecology Information

- 3.3.1 The following ecological information is a consideration to the development:
- No irreplaceable habitats or HPI are located within the development boundary, however, parcels of both habitat types are located immediately adjacent to the development boundary.
 - Bats, [REDACTED] and mammal burrows, nesting birds, hedgehogs, reptiles and GCN were considered to be a material consideration to the development in the PEA Report due to the site's location and habitat on-site.
- 3.3.2 To ensure there are no adverse impacts on the above ecological considerations, the HMMP will be completed in accordance with the mitigation outlined for species of conservation concern in the PEA Report. This will be communicated to operatives through a tool-box-talk and relevant licencing documentation.

3.4 Historic Environment and Earth Heritage

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

3.5 Environmental Information

Underlying Geology and Site Soil and Substrate Baseline

- 3.5.1 The underlying geology is a Weald Clay Formation - Mudstone. Sedimentary bedrock formed between 133.9 and 126.3 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 residential.

Public Access

- 3.6.2 There will be public access within the development boundary by the nature of a residential development, however, the land will remain private.



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 as part of the BNG assessment for the development (see Figure 1).

Table 3 - BNG Baseline Habitat Information.

Habitat Type	Parcel Reference	Irreplaceable Habitat	Priority Habitat	Area (ha)	Distinctiveness	Strategic significance	Retained Area (ha)	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	12 and 13	No	No	0.0074 total	Low	Low	0	0	Poor	- Criteria met: B, C, D, E, F and G. - Criteria not met: A.	None recorded	None
Modified grassland	14 - 16	No	No	0.072 total	Low	Low	0.0076	0	Poor	- Criteria met: B, D, E, F and G. - Criteria not met: A and C.	None recorded	None
Sparsely vegetated land - Ruderal/ Ephemeral	8	No	No	0.0249	Low	Low	0	0	Poor	- Criteria met: C. - Criteria not met: A and B.	None recorded	None
Developed land sealed surface	1 - 3, 5 - 7 and 10 - 11	No	No	0.3426 total	Very low	Low	0	0	N/A - Other	N/A	None recorded	N/A
Artificial unvegetated unsealed surface	9	No	No	0.0299	Very low	Low	0	0	N/A - Other	N/A	None recorded	N/A
Individual (rural) tree	17 (block of conifers)	No	No	0.0407 total	Medium	Low	0.0407	0	Poor	- Criteria met: B and F. - Criteria not met: A, C, D and E.	None recorded	Unknown
Individual (rural) tree	18 (T026)	No	No	0.0163	Medium	Low	0	0	Good	Criteria met: A, B, C, D, E, F.	None recorded	Unknown
Individual (rural) tree	19 (T009 and T010)	No	No	0.0081	Medium	Low	0	0	Moderate	- Criteria met: A, B, D, F. - Criteria not met: C and E.	None recorded	Unknown
Individual (rural) tree	20 (T027)	No	No	0.0163	Medium	Low	0.0163	0	Good	Criteria met: A, B, C, D, E, F.	None recorded	Unknown



Proposed Onsite Habitat Creation and Ecological Enhancement

4.2 Habitat Creation

4.2.1 The habitat creations proposed as part of the development that falls 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 (ha)	Distinctiveness	Strategic Significance	Target Condition	Years to reach target	BNG Condition Assessment criteria Targeted (Y/N)	Specification and Method of Creation.
Habitats								
Mixed scrub	14 - 19	0.0544 total	Medium	Low	Poor	1	- Criteria met: A and C. - Criteria not met: B, D, E.	- Mixed scrub habitat will be created at various locations within the development boundary (See Figure 2). - A diverse species mix representative of lowland scrub communities with at least 3 native woody species per habitat parcel will be chosen for planting. All species will be native to the UK and be of local provenance and include: 75% formed from a choice of blackthorn (<i>Prunus spinosa</i>), buckthorn (<i>Rhamnus cathartica</i>), hazel (<i>Corylus avellana</i>) or goat willow (<i>Salix caprea</i>); 20% from a choice of dog rose (<i>Rosa canina</i>), guelder rose (<i>Viburnum opulus</i>), spindle (<i>Euonymus europaeus</i>) or holly (<i>Ilex aquifolium</i>); and 5% from a choice of yew (<i>Taxus baccata</i>), honeysuckle (<i>Lonicera periclymenum</i>), bramble (<i>Rubus fruticosus</i>), ivy (<i>Hedera helix</i>) and native clematis (<i>Clematis vitalba</i>). - The following method of creation will be followed: - The mixed scrub will be planted with transplanted root ball shrubs. Mixed scrub will ideally be planted between November – March in suitable weather conditions. It may be possible to plant at other times of the year where there are sustained periods of suitable weather that provide appropriate conditions for planting. - Mixed scrub shrubs will be planted in planting pits and include the following: - Any vegetation at the location of the planting pit will first be removed to reduce the competition with planted shrubs. - The planting 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). Professional judgment should, however, be



								used to determine the width and depth of the pit at the time of planting based on the site soil conditions and available space. - 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 could be used on the surface to retain an area of ground free of vegetation and keep competition for resources low. - All shrubs will be planted with biodegradable guards to protect them from damage (where required) and will also be planted with a supporting cane/ stake to encourage vertical growth.
Modified grassland	13	0.0089	Low	Low	Poor	1	- Criteria met: C, D, E, F and G - Criteria not met: A, B.	- One small parcel of modified grassland is proposed within the development boundary (see Figure 2). - A poor condition target has been set as it is expected that the modified grassland will be subject to regular mowing, and it may be difficult to achieve or maintain higher condition criteria. However, the specification outlined may exceed this specification if the management criteria is followed. Soil preparation - The area where the creation of modified grassland is proposed will first be prepared by the removal of any 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 - The proposed modified grassland parcels will be sown with EL1 Flowering Lawn Mixture sown at a rate of 4g/m². This seed mixture has the potential to exceed the modified grassland poor condition criteria. - Supplementary watering of seeds should be undertaken in prolonged dry periods or drought.
Individual (rural) trees	20	0.0855 total	Medium	Low	Moderate	27	- Criteria met: A, B, D, F - Criteria not met: C, E	- Twenty-one individual native trees are proposed within the development boundary (see Figure 2). This can include field maple (<i>Acer campestre</i>), pedunculate oak (<i>Quercus robur</i>), hornbeam (<i>Carpinus betulus</i>), goat willow (<i>Salix caprea</i>), and wild cherry (<i>Prunus avium</i>) planted within the proposed other modified grassland and mixed scrub parcels. If alternative species are used, they must comprise locally occurring native species appropriate to the site's soil type and conditions. - All native 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 at least 5 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 - Trees will be planted within a planting pit. The 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 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	H1	0.029 km	Low	Low	Poor	1	- Criteria met: B1, B2, D1, D2. - Criteria not met: A1, A2, C1, C2.	- The hedgerow will comprise native species in the following proportions: - o 70% from a choice of hawthorn (<i>Crataegus monogyna</i>), blackthorn (<i>Prunus spinosa</i>), buckthorn (<i>Rhamnus cathartica</i>), privet (<i>Ligustrum vulgare</i>), beech (<i>Fagus sylvatica</i>), hazel (<i>Corylus avellana</i>) and dog rose (<i>Rosa canina</i>); - o 25% from a choice of guelder rose (<i>Viburnum opulus</i>), field maple (<i>Acer campestre</i>), European spindle, crab apple (<i>Malus sylvestris</i>), holly (<i>Ilex aquifolium</i>) and yew (<i>Taxus baccata</i>); and - o 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 hedgerows 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. - Hedgerows will be planted in a staggered double row. Shrubs will be spaced approximately 30-40 cm with approximately 5-6 plants planted per meter. - Mulch (e.g., woodchip or biodegradable matting) may be applied 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.



4.3 Additional Ecological Enhancements

4.3.1 The additional ecological enhancements that are proposed as part of the development, that do not form part of mandatory net gain requirements, are outlined below in Table 5, with locations displayed on 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
Bat boxes	4	One to be integrated within each of the new proposed dwellings	At least 4 m from the ground	South, south-east or south-west	Schwegler	1w1 summer and winter bat box	- To be installed in locations not subject to artificial lighting. - Location of instalment to have a clear drop zone free of vegetation for emerging bats.
Bat boxes	2	To be installed on two mature oak trees within the wider site ownership boundary.	At least 4 m from the ground	South, south-east or south-west	Schwegler	1FF flat bat box	- To be installed in locations not subject to artificial lighting. - Location of instalment to have a clear drop zone free of vegetation for emerging bats.
Bee brick	4	One to be integrated within each of the new proposed dwellings	At least 2 m from the ground	South	Green & Blue	Bee brick	To be positioned in a sunny location, south facing, with no vegetation in front of the bee brick, placed at least 2 meters from the ground with no upward limit.
Hedgehog fence gaps	N/A	On any permanent fence that form as part of vegetated garden.	Ground level	Any	N/A	N/A	- The development will include provisions for hedgehog in order to create connectivity to potential foraging habitat for hedgehog within the development boundary. - To achieve this, a small hole (approximately 13 cm x 13 cm) will be created in any permanent fencing along the development boundary. The creation of the small holes for hedgehogs is proposed using either modified fence panels or alternatively by using prefabricated gravel boards specifically designed for hedgehogs. - This enhancement will not be required if lower lying post and rail fencing is used.
House sparrow boxes	4	One to be integrated within each of the new proposed dwellings	2-4 meters	Between north and east	Vivara Pro	WoodStone House Sparrow Nest box	To include an integrated artificial sparrow box on each unit. Location to be confirmed but should be placed in a quiet location on the side or rear of the house or garage oversailing vegetated garden habitats.



5. Works Schedule - Habitat Creation

5.1.1 The schedule of proposed habitat creation within the site is outlined below in Table 6.

Table 6 – Proposed habitat creation schedule.

Task			Proposed Timings			
Proposed Action	Habitat Parcel Number	Undertaker	Development Phase	Optimal Timing	Likely Implementation	Considerations
Proposed BNG Habitat Creation						
Mixed scrub	14 - 19	Appointed contractor	Post construction landscaping	November—March	Anticipated 2026	• Appropriate weather conditions for successful establishment.
Modified grassland	13	Appointed contractor	Post construction landscaping	Spring or Autumn	Anticipated 2026	• Appropriate weather conditions for successful establishment.
Individual Trees	20	Appointed contractor	Post construction landscaping	November - March	Anticipated 2026	• Appropriate weather conditions for successful establishment.
Additional Ecological Enhancements						
Bat Box	N/A	Appointed contractor	Construction phase	Any time of year	Anticipated 2026	• No additional considerations.
Hedgehog fence gap	N/A	Appointed contractor	Construction phase	Any time of year	Anticipated 2026	• No additional considerations.
House sparrow nest box	N/A	Appointed contractor	Construction phase	Any time of year	Anticipated 2026	• No additional considerations.
Bee brick	N/A	Appointed contractor	Construction phase	Any time of year	Anticipated 2026	• No additional considerations.



6. Habitat Management and Monitoring Plan

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

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

Habitat Parcel(s)	Management Tasks	Management Timing			Responsibility
		Minimum Frequency	Timing	Duration	
Proposed Habitat Creation, Enhancement and Retention					
Mixed Scrub Proposed habitat ref: 14 - 19	- Following planting, the mixed scrub parcel should be checked twice annually. This will include checking plant health, with any dead, dying or diseased plants removed and replaced on a like-for like basis. Spiral guards should be checked and replaced where missing or damaged. Furthermore, the soil at the location of planting should be checked for compaction. - Ground adjacent to mixed scrub habitats should be managed to remove any ‘weeds’ in order to reduce competition and increase sunlight. This should be undertaken by hand 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. - Where necessary, mixed scrub should be pruned to the desired size and shape. - Mixed scrub 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 once established	- Visit 1: March - Visit 2: September	30 years	Appointed contractor
Modified grassland Proposed habitat ref: 13	- Initial establishment: Following sowing, any early weed growth from the soil seed bank will be retained initially, as this may improve soil conditions and provide shelter to the sown seedlings. Weeds will then be controlled though a late summer cut to prevent faster-growing species from smothering the developing grassland. - First-year management: During the first winter and until the end of March of the following year, the grassland will be maintained at a short sward height through regular mowing (cut to 50 mm once growth reaches 100–150 mm). Arisings will be removed after each cut. Any annual weeds will be controlled as required until the sward is fully established. - After the first year, the modified grassland will be managed through one or two cuts annually, typically including a late-summer cut and an optional spring cut if required. Arisings will be removed to prevent nutrient enrichment and maintain the desired sward structure. - During prolonged dry spells or drought conditions, supplementary watering may be undertaken to support establishment. - Once established, modified grassland typically requires minimal management intervention. - Bramble and scrub encroachment will be managed every 2-3 years to prevent spread from adjacent areas of mixed scrub and to maintain the maximum extent of open grassland.	- Twice annually until established - Annually once established - Scrub management every 2-3 years	- Early summer; and/ or - Autumn	30 Years	Appointed contractor



Individual (rural) trees Proposed Habitat ref: 20	Newly Planted Trees - 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. - Any side shoots or epidermic growth on the proposed field maple trees will be pruned to maintain a clear stem between June – October until established. - 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 or damaged will be replaced with a new tree of similar species and size.	Twice annually	- Visit 1: February - March - Visit 2: May – early September	30 years	Appointed contractor
Native hedgerow Proposed Habitat ref: H1	- 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 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					
Integrated bat boxes	- The integrated bat boxes are designed to be self-maintained, and as such, cleaning will not be required. - The integrated 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. - It may be appropriate to internally inspect the bat box periodically to ensure it remains suitable for bats, for example, if a wasp nest is suspected to be present in the box. Such checks should be undertaken by a suitably qualified ecologist.	At the time of audit	Any time of year	A minimum of 5 years	Appointed contractor
Mounted bat boxes	- 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. - It may be appropriate to internally inspect the bat box periodically to ensure it remains suitable for bats, for example, if a wasp nest is suspected to be present in the box. Such checks should be undertaken by a suitably qualified ecologist.	At the time of audit	Any time of year	A minimum of 5 years	Appointed contractor
Integrated house sparrow boxes	- Clean the nesting box once a year, after the breeding season ends, between 1st September – 31 January. - The integrated sparrow 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 time of audit	Any time of year	A minimum of 5 years	Appointed contractor
Hedgehog fence gaps	Once established, hedgehog gaps should be checked on an ad hoc basis or at least annually to ensure they have not become blocked and as such unsuitable for use by hedgehog.	At time of audit	Any time of year	A minimum of 5 years	Appointed contractor
Bee Brick	- The holes of the bee brick should be kept clear from vegetation, by ensuring no plants are overgrowing or blocking the holes. - The holes of the bee brick can be cleaned with a pipe cleaner at the end of the season (around late September to October) after all the bees have emerged.	At time of audit	Any time of year	A minimum of 5 years	Appointed contractor



7. Auditing and Reporting

Responsibilities

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

Monitoring Method

- 7.1.3 A UKHab 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.
- 7.1.4 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

- 7.1.5 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 UKHab 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.
- 7.1.6 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.
- 7.1.7 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

- 7.1.8 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.