

Foxhole Farm, Bolney

Habitat Management and Monitoring Plan

5 August 2026



Commissioned by

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Foxhole Farm, Bolney

Habitat Management and Monitoring Plan

5 August 2026

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1. Introduction

1.1. Background

1.1.1. Derek Finnie Associates was commissioned by Cala Homes to provide ecological advice in relation to a residential development at Foxhole Farm, Bolney, herein referred to as the 'Site'.

1.1.2. The Site benefits from outline planning permission for a residential development of up to 200 dwellings, a community building (use class f1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to the street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers (Ref: DM/25/1129).

1.1.3. Within the Section 106, at paragraph 5.2.1, it states:

"Prior to commencement of development[the developer will submit for approval] a HMMP/BNG Plan prepared by a suitably qualified ecologist, which shall include:

- a. The roles/responsibilities of the people or organisation(s) delivering the HMMP/BNG Plan;*
- b. The planned habitat creation and enhancement works to create to improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;*
- c. The management measures to maintain habitat in accordance with the approved Biodiversity Gain plan for a period of thirty (30) years from the completion of development;*
- d. The monitoring methodology in respect of the created or enhanced habitat to be submitted to the local authority; and*
- e. Details of the content of monitoring reports to be submitted to the District Council including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.*

1.1.4. The following report, therefore, has been prepared to act as the Habitat Management and Monitoring Plan (HMMP) for the scheme and follows the aims and objectives outlined in the approved Biodiversity Net Gain Assessment report prepared by Aspect Ecology (Ref: 6481 BNG Ass vf2/MC/DM, dated 24/05/2025) submitted in support of the outline application.

1.1.5. The management plan should be read in conjunction with the Landscape Management Strategy produced by Hill-Wood and Co (Kent) Ltd submitted with the RM application.

1.2. Implementation Timeframe

- 1.2.1. The following plan represents the initial five year strategy for the Site, with the initial prescription presented of the same time, with an indicative start on Q1 in 2027. The plan, like all management plans, should be reviewed on a regular basis, and at least every five years, and updated as necessary to allow for the correct management to be implemented across the Site for the required minimum 30 year period.

1.3. Reserved Matters Areas

- 1.3.1. It is envisaged that there may be up to four separate Reserved Matters applications for the Site, the main one covering the majority of the scheme, a second for the community centre and two for two separate self-build plots. As these are all within the same construction footprint of the scheme, they are all covered under the same HMMP.

2. Site Description

2.1. Current Habitats

- 2.1.1. The site itself comprises five main grassland fields bounded by established hedgerows, woodland and residential dwellings. A number of other habitats are present within the site including a single pond, woodland, scrub, tall ruderal vegetation, Bracken, bare ground, hardstanding and buildings.
- 2.1.2. Of the habitats within the site, woodlands and hedgerows are considered to qualify as Priority Habitats and therefore constitute important ecological features.
- 2.1.3. Each habitat is described in detail in the submitted Ecological Appraisal (Aspect Ecology, Report Ref: 6481 EcoAp vf3/RD/MC/DM, dated 25/04/2025), hence is not repeated here.

2.2. BNG Baseline

- 2.2.1. In terms of the BNG Metric, the baseline Conditions, which were accepted and approved under the outline permission as detailed in the approved Biodiversity Net Gain Assessment report (Aspect Ecology 2025) give rise the Biodiversity Unit summarised in Table 1 and are repeated in the BNG Metric submitted in support of this HMMP.

Table 1. Summary of onsite habitats

Onsite baseline	Overall Units
Habitats	35.97
Hedgerows	25.86
Watercourse	N/A

- 2.2.6. For reference, there are no irreplaceable habitats as defined by the Biodiversity Gain Requirements (Irreplaceable Habitats) Regulation 2024 on site. And there is no evidence that any form of adverse, or destructive, management has taken within the Site which would affect the condition of the habitats present.

2.3. Planned Habitat Creation and enhancement

- 2.3.1. To ensure a significant increase in the BNG value of the Site is realised, it is proposed that the following habitats will be created/enhanced with the scheme;
- Creation of new species rich, meadow grassland covering 6.6ha;
 - Creation of new wetland grassland over 1.18ha;
 - Laying of 0.6ha of flower rich turf;
 - Creation of 0.28 of new native scrub planting;

- Creation of 0.059ha of introduced shrub;
- Planting of over 750m of new native hedgerows; and
- Planting 250 trees.

2.3.2. The location of these habitat is shown on Hill-Wood and Co landscape masterplan submitted with the application.

2.3.3. On the implementation of the proposed habitat retention, enhancement and creation outline above, a significant increase in the BNG is predicted, as summarised in Table 2 below.

Table 2. Predicted BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	26.55
	<i>Hedgerow units</i>	3.82
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	73.82%
	<i>Hedgerow units</i>	14.78%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

2.3.4. The successful implementation of the ecological improvements will be achieved through the delivery of the aim and objectives presented in Section 3.

3. Aims and Objectives

3.1. Management Aims

- 3.1.1. The overall aim of the ecological management is to increase and maintain the ecological value of the Site t whilst also maximising the areas potential for protected species or species of a raised conservation concern..

3.2. Objectives

- 3.2.1. the management objectives of the scheme can be summarised as:

- Objective 1: retain features of value;
- Objective 2: create new species rich, meadow grassland;
- Objective 3: create and maintain new scrub;
- Objective 4: create and maintain new hedgerows;
- Objective 5: plant 250 new trees;

- 3.2.2. Management prescriptions required to achieve each of the above objectives are presented in Section 4.

4. Management Prescriptions

4.1. Objective 1: Retain features of value

- 4.1.1. The previously identified features of value within the Site such as existing hedgerows, trees and neighbouring woodland blocks will be retained and protected through the installation of tree protection fencing or similar..
- 4.1.2. On completion of construction, the protection fencing will be removed.
- 4.1.3. The management prescriptions required to achieve Objective 1 are summarised in Table 3.

Table 3. Management Prescriptions for Objective 1.

Code	Prescription	2027	2028	2029	2030	2031
RFV	Retain features of value					
RFV1	Install protection fencing	✓				

4.2. Objective 2: Create new species rich, meadow grassland

- 4.2.1. There will be two types of grassland within the scheme, a wildflower meadow in the drier areas and a marshy grassland mix in the wetter areas, such as the bottom of the attenuation basins (as shown on the Landscape Masterplan). They will, however, be subject to the same on-going management.
- 4.2.2. The existing areas of dry grassland will be oversown with a species rich mix, such as Emorsgate EM3, after the current grass is cut and chain harrowed to break up the surface. In area where recreational pressure is likely to be more intense, species rich turf will be used instead of sowing. The marshy grassland areas will be sown with a wet grassland mix, such as Emorsgate EM8, on completion of the basin construction. This will be undertaken in the first suitable sowing season.
- 4.2.3. Once established, the grasslands areas will be managed as a traditional hay meadow with a single cut in late July/early August with the arisings being removed.
- 4.2.4. The prescription required to achieve Objective 2 are present in Table 4.

Table 4. Management Prescriptions for Objective 2

Code	Prescription	2027	2028	2029	2030	2031
GMG	Grasslands Management					
GMG1	Oversow existing grassland areas with EM3 after cutting and chain harrowing.	✓				

Code	Prescription	2027	2028	2029	2030	2031
GMG2	Sow newly constructed basins with EM8	✓				
GMG3	Cut and take grassland areas in late July/early August		✓	✓	✓	✓

4.3. Objective 3: create and maintain new scrub

- 4.3.1. New scrub planting will be undertaken in late 2026 to provide a new valuable habitat within the Site.
- 4.3.2. Limited managed is predicted to be required in the first management plan term, beyond monitoring the establishment of the individual shrubs and replacing any failures.
- 4.3.3. Once the scrub has become established, it will be monitored to see if natural regeneration is taking place and whether a complex structural diversity has developed. If neither of these components are present, then consideration will be given to thinning areas of scrub to create a greater structural diversity and open glades. This may be necessary to ensure the scrub meets the 'Moderate' condition required by hedge BNG Metric.
- 4.3.4. The management prescription to achieve Objective 3 are present in Table 5.

Table 5. Management Prescriptions for Objective 6.

Code	Prescription	2027	2028	2029	2030	2031
SDC	Scrub Creation					
SCC1	Plant scrub as per Landscape strategy	✓	✓	✓	✓	✓
SCC2	Monitor planting: replace any failures		✓	✓	✓	✓

4.4. Objective 4: create and maintain new hedgerows

- 4.4.1. To increase the ecological permeability of the Site, several species rich hedgerows will be planted around the periphery of the Site. The hedgerows will comprise a double, staggered row of whips, planted within tubes with a cane to secure them. The species mix will follow that presented in Table 6.

Table 6. Hedgerow planting mix

Species	
Common name	Scientific name
Hawthorn	<i>Crataegus Monogyna</i>
Hazel	<i>Corylus avellana</i>
Blackthorn	<i>Prunus Spinosa</i>

Hornbeam	<i>Carpinus betulus</i>
Field maple	<i>Acer Campestre</i>
Holly	<i>Ilex aquilinum</i>
Dogwood	<i>Cornus sanguinea</i>
Spindle	<i>Euonymus europaeus</i>
Privet	<i>Ligustrum vulgare</i>
Buckthorn	<i>Rhamnus cathartica</i>
Rose species	<i>Rosa spp.</i>
Wayfaring tree	<i>Viburnum lantana</i>
Guelder ose	<i>Viburnum opulus</i>

- 4.4.31. For the first four years following planting, the hedgerows will be checked on annual basis. If losses above 5% of individual shrubs occurs, these will be replaced with appropriate species. After the first four years, the hedgerows will be monitored on a bi-annual basis with any gaps greater than 10% of the hedgerow length being re-enforced.
- 4.4.32. Once established the hedgerows will be trimmed every September/October to an approximate height of 2m, with the width being maintained at 1.5m.
- 4.4.33. The base of the hedgerows will be sown with a shade tolerant, species rich grassland mixture such as Emorsgate EH1 (or similar). Once established, the grassland will be mown in late August/early September with the arising being removed. Only two thirds of the grassland will be mown in any one year on a rotational basis to promote insect populations.
- 4.4.34. The retained hedgerows within the Site will be managed in a similar way to the new hedgerows, with any existing gap being re-enforced with the species mix given in Table 10, and the species rich grassland creation also being extended to the incorporate the base of the existing hedgerows.
- 4.4.35. The management prescription to achieve Objective 4 are present in Table 7.

Table 7. Management prescriptions for Objective 4.

Code	Prescription	2027	2028	2029	2030	2031
HTP	New Hedgerow Planting					
HTP1	Plant double staggered rows 350mm apart at 350mm centres of native mixed species as per Table 6. Spiral rabbit guards to each plant.	✓				
HTP2	Replace any loss above 10% as per HTP1			✓	✓	✓

Code	Prescription	2027	2028	2029	2030	2031
HTP3	New planting to be maintained weed free within line and 0.5m either side.		✓	✓	✓	✓
HTP4	Sown base of hedges with Emorsgate EH1.	✓				
HTP5	Mow two thirds of grassland each year		✓	✓	✓	✓
HTP6	Once establish, box trim hedges to 2m height and 1.5m width			✓	✓	✓

4.5. Objective 5: plant 250 new trees

4.5.1. Up to 250 new specimen trees will be planted through the development in line with the information presented within the Landscape Management strategy. The trees will be monitored for the first five years with any failed specimens being replaced. Beyond annual safety inspection once mature, no other management is envisaged.

4.5.2. The management prescriptions required to achieve Objective 5 are summarised in Table 8.

Table 8. Management Prescriptions for Objective 5.

Code	Prescription	2027	2028	2029	2030	2031
PNS	Plant New Specimen trees					
PNS1	Plant individual trees as per Landscape plan	✓	✓			
PNS2	Monitor trees for first five years and replace any failed specimens			✓	✓	✓

5. Annual Work Plan

5.1. Work Plan for 2027

5.1.1. Table 9 below presents the work programme for 2027.

Table 9. Annual Work Programme for 2027.

Code	Prescription	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
RFV	Retain features of value												
RFV1	Install protection fencing as 2	✓	✓										
GMG	Grasslands Management												
GMG1	Oversow existing grassland areas with EM3 after cutting and chain harrowing.								✓	✓			
GMG2	Sow newly constructed basins with EM8								✓	✓			
SDC	Scrub Creation												
SCC1	Plant scrub as per Landscape strategy									✓	✓		
HTP	New Hedgerow Planting												
HTP1	Plant double staggered rows 350mm apart at 350mm centres of native mixed species as per Table 6. Spiral rabbit guards to each plant.										✓	✓	
HTP4	Sown base of hedges with Emorsgate EH1.										✓		
PNS	Plant New Specimen trees												
PNS1	Plant individual trees as per Landscape plan										✓	✓	

5.2. Work Plan for 2028 - 2031

5.2.1. Table 10 below presents the annual rolling work programme for 2028 - 2031.

Table 10. Work Programme for 2028 - 2031

Code	Prescription	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
GMG	Grasslands Management												
GMG3	Cut and take grassland areas in late July/early August							✓	✓				
SDC	Scrub Creation												
SCC2	Monitor trees for first five years and replace any failed specimens									✓			
HTP	New Hedgerow Planting												
HTP2	Replace any loss above 10% as per HTP1									✓			
HTP3	New planting to be maintained weed free within line and 0.5m either side.									✓			
HTP5	Mow two thirds of grassland each year									✓			
HTP6	Once establish, box trim hedges to 2m height and 1.5m width										✓		
PNS	Plant New Specimen trees												
PNS2	Monitor trees for first five years and replace any failed specimens									✓			

6. Implementation

6.1. Initial works

- 6.1.1. The initial habitat creation and set up works will be undertaken by a specialist contractors appointed by Cala Homes and will be overseen the Site Manager with input for the Project Ecologist as when necessary.

6.2. Ongoing Management

- 6.2.1. The long term management of the Site will be undertaken by a Management Company appointed by Cala Homes and funded through residents' contributions.

7. Monitoring

7.1. Methodologies

- 7.1.1. The monitoring of habitat within the Site will be based on assessing the extents and quality of the various ecosystems based on the condition scoring system contained within the Defra BNG Metric (Version 1.0.4, July 2024), as outlined below. The target condition for each habitat presented within the submitted BNG Metric will be deemed to be the minimum standard acceptable, taking into consideration the target time. If the condition score falls below the previous stated score for more than two monitoring events in a row, remedial management will need to be introduced. The remedial action that will be implemented will depend on which habitat deemed to be below the target condition and the potential causal factors.
- 7.1.2. The acceptable condition scores for each habitat and the time to target condition are presented in table 11 below.

Table 11. Target Habitat Conditions

Habitat	Target Condition	Time to Condition
Created Habitats		
Other neutral grassland	Moderate	5
Other neutral grassland	Poor	2
Mixed scrub	Moderate	5
Introduced shrub	N/A	1
Urban tree	Moderate	27

- 7.1.3. All areas of each habitat across the Site will be monitored. If differences between habitat progression in different areas across the Site become apparent, then areas will be recorded separately.
- 7.1.4. Where species abundance and richness data are required, i.e. within the grassland and scrub then the following quadrats will be recorded:
- Scrub – minimum of six 5m x 5m quadrats;
 - Grasslands – minimum of ten 2m x 2m quadrats.
- 7.1.5. On completion of the survey, BNG Condition assessment sheets will be completed for each of the target habitats to determine if the habitats are on track to meet the target condition by the timeframe given in Table 11.

- 7.1.6. Monitoring will be undertaken in years 1, 2, 5, 10, 15, 20, 25 and 30 with reports being submitted to the LPA within 3 months of completion of the field surveys in the corresponding years. The report will contain a summary of the data collected, an assessment of how the habitat is progressing measured against the predetermined Condition scores and an indication of remedial actions that may be necessary if certain habitats are shown to be under performing.
- 7.1.7. Remedial action will be undertaken if the habitats do not achieve the target condition by the target year specified in the BNG Metric. Remedial action will also be taken if the habitats do not maintain the target condition past this date. Given the myriad of ecological factors involved in habitat development, it is not possible to predict all possible causes of failing to meet target conditions. However, the most likely potential causes of failure to meet target conditions, along with remedial actions are given in Table 12.

Table 12. Remedial Actions and Triggers

Habitat	Potential Risk	Trigger	Remedial Action
Other woodland; broadleaved	Trees becoming diseased	Signs of disease/dead trees	Remove diseased trees. Replace all trees that are removed with appropriate species
Individual Trees	Trees becoming diseased	Signs of disease/dead trees	Remove diseased trees. Replace all trees that are removed with appropriate species
Other neutral grassland	Planted seed/planting mix fails to establish	Failure of seedlings emerging or continuing to grow	Review seed mix/re-seed with same/alternative seed mix. Consider plug panting if failure continues.
Other neutral grassland	Intended species do not establish due to likely /nutrient enriched soil	Monitoring shows lack of species richness and evidence of undesired species	Seed with high nutrient initial establishment mix to help reduce soil fertility. Then re-seed
Mixed scrub	Shrubs becoming diseased	Signs of disease/dead shrubs	Remove diseased shrubs. Replace all shrubs that are removed with appropriate species
Hedgerows	Hedgerow shrubs becoming diseased	Signs of disease/dead shrubs/gaps I hedge	Remove diseased shrubs. Replace all shrubs that are removed with appropriate species

8. Roles and Responsibilities

8.1. Management

- 8.1.1. The ongoing management of the Site will be undertaken by Cala Homes or contractors specified by Cala Homes
- 8.1.2. Derek Finnie Associates, or any subsequent ecological consultant, will provide on-going specialist advice as and when required and will undertake, or supervise habitat monitoring.



Derek Finnie Associates offers over 30 years of professional ecological expertise to a wide range of clients, principally within the development arena, but also offering advice to the public and voluntary sectors. Based in Wokingham within the Thames Valley, we are ideally located to provide services to developers within the south and south-east of England.

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