



Habitat Management and Monitoring Plan (HMMP)

**Land West of Ockley Lane, Burgess Hill
(25/03459/FUL)**

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1.0 INTRODUCTION

- 1.1 Croudace commissioned The Ecology Partnership to produce a Habitat Management and Monitoring Plan (HMMP) for the proposed development at land west of Ockley Lane, Burgess Hill, West Sussex, hereafter referred to as the 'site' (Figure 1). The HMMP is based on the Biodiversity Net Gain assessment completed in June 2025, and the habitat creation is detailed in Figure 2.



Figure 1: Site boundary (red line).



Figure 2: BNG Habitat Creation.

2.0 HABITAT MANAGEMENT AND MONITORING PLAN

2.1 The report will ensure that a 10.20% biodiversity net gain (Figure 3) is achieved within 30 years.

Hassock Cycle Path

Return to results menu

Headline Results

Scroll down for final results

On-site baseline	Habitat units	8.04	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	8.86	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.82	10.20%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.82	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.82	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.20%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	8.04	8.84	0.00	No additional area habitat units required to meet target
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target

Figure 3: Headline results.

Roles and Responsibilities

2.2 Taylor Wimpey will be responsible for the habitat creation. The management and monitoring will be undertaken by a management company.

Monitoring

2.3 A monitoring report will be submitted to the council during years 2, 5, 10, 20 and 30 (year 1 will start once construction and landscape planting are completed). The monitoring report will be completed by a suitably qualified ecologist. Each report will detail the habitat type and the current condition. If habitats are not in the correct type or condition, the report

will detail how ongoing management will ensure the type or condition is achieved. The monitoring report will be based on a site visit undertaken between June and August. The ecologist will undertake a UKHab survey and condition assessment of all habitats within the site. The report will detail whether the habitats are correct and if the site will achieve the percentage net gain outlined in the Biodiversity Net Gain Assessment. The report will set out management recommendations if needed.

Condition Targets

- 2.4 Habitat condition targets form the basis of the management plan, and the conditions for each habitat are detailed in Tables 1-3. These conditions must be met within 30 years to achieve the agreed biodiversity net gain percentage.

Table 1 – Retained Habitats

Target Habitat Type	Condition Maintained	Condition Assessment Targets
Other neutral grassland	Poor and Moderate	Passes for criteria A, B and D
Mixed scrub	Moderate	Passes for criteria A, B, C and D
Individual trees	Moderate and Good	Passes for criteria A, B, D and F

Table 2 – Enhanced Habitats

Target Habitat Type	Targeted Condition	Condition Assessment Targets
Blackthorn enhanced to mixed scrub	Moderate enhanced to Good	Passes for criteria A, B, C and D
Other neutral grassland	Poor enhanced to Moderate	Passes for criteria A, B and D

Table 3 – Created Habitats

Target Habitat Type and Location	Targeted Condition	Condition Assessment Targets
Individual trees	Moderate	Passes for criteria A, B, D and F

3.0 OTHER NEUTRAL GRASSLAND – POOR AND MODERATE CONDITION

Definition and General Aesthetics

- 3.1 The UKHab definition for other neutral grassland (g3c) is a grassland that supports over 20% broadleaved herbs and sedges, over 8 species per m² and grassland species that is not generally sown for intensive agricultural production and the cover of rye grasses and white clover would be less than 30%.
- 3.2 The grassland will be a wildflower meadow that supports a tall tussocky grassland for the majority of the year. The key criterion for the grassland is to support a very diverse mixture of species.

Condition Assessment

- 3.3 A mixture of conditions has been proposed for the other neutral grassland and therefore the management will aim for all grassland to achieve a moderate condition. This habitat must achieve a **moderate** condition within 30 years, and the management has been designed to achieve this condition. To do this, at least **three of the following criteria must be met, including the essential criterion (the likely criteria that should be initially aimed for are underlined and in bold):**

- A) **Essential criterion - The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type.**
- B) **Sward height variable with 20% of the sward less than 7cm and 20% or more greater than 7cm creating microclimates.**
- C) Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.
- D) **Cover of bracken less than 20% and bramble scrub less than 5%**
- E) There is an absence of invasive non-native plant species. Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.
- F) There are 10 or more vascular plant species per m², including forbs that are characteristic of the habitat type (not including creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex*

obtusifolius, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*)

Ground Preparation and Planting

- 3.4 To prepare the existing grassland for overseeding, the ground will be scarified/harrowed. The ground will be aerated if needed.
- 3.5 Emorsgate EM3 or similar will be sown in the **Autumn** or **Spring**. The seed will be surface sown and applied by machine or broadcast by hand. The seed will then be rolled or treaded, to give good soil/seed contact.

Management

- 3.6 During the 1st year of establishment meadow grassland will be cut twice in each growing month to maintain a balance between the faster growing species and flowers. The grassland will be mown to a height of 40-60mm with arisings cleared from the site.
- 3.7 In the following seasons, prior to cutting, all areas shall be cleared of litter and debris in accordance with the section detailed above. To maintain diversity, the wildflower meadow should be cut once per year to between 40 and 70mm (late August/ September for summer flowering meadow or July for spring flowering). However, subject to the results of monitoring, an additional cut in late March may be carried out, especially in the first few years following establishment. This measure would help control the vigour of the sward, especially of the bulkier grasses, and would encourage greater species richness. All arisings should be left in situ for 48 to 72 hours prior to removal.
- 3.8 The diversity of the grassland should be subject to on-going monitoring to ensure maximum ecological benefit.
- 3.9 No selective herbicides will be used within these grassland areas. Instead, pernicious weeds (for example, dock and thistle) will be removed by hand, or burnt. All arisings should be left in situ for 48 to 72 hours prior to removal. Any litter will be removed prior to each cut, and leaves will be raked off grass prior to autumn cuts. Table 5 details the management schedule.

Table 4: Other neutral grassland management.

Task	Management Objective / Performance Standard	Years 1-5	Years 5-10	Years 11-30
Year 1: scarify in autumn and sow suitable native wildflower mix. Cut to a height of 40 – 60 mm four times during the first year to encourage wildflower root development. All arising should be removed. Repeat as required for 3 to 5 years to establish wildflower content. Spot treat or hand-pull undesirable weed species. Minimise chemical use.	To achieve sward establishment to 95% cover. To achieve floristically diverse sward content, providing colour and seasonal variety for visitors and habitat for insects and birds. Control invasive weed species (by cutting prior to seed set).	✓	✓	
Post establishment: The wildflower meadow should be cut once per year to between 40 and 70mm (late August/ September for summer flowering meadow or July for spring flowering). However, subject to the results of monitoring, an additional cut in late March may be carried out, especially in the first few years following establishment. This measure would help control the vigour of the sward, especially of the bulkier grasses, and would encourage greater species richness. All arisings should be left in situ for 48 to 72 hours prior to removal. Minimise chemical use.	To ensure floristically diverse sward content and control invasive weed species.	✓	✓	✓
Monitoring every 5 years by a suitably qualified person to review the grassland condition. This will then review management techniques.	To monitor floristically diverse sward.	✓	✓	✓

Remedial Actions

- 3.10 If monitoring indicates that the condition score will not be achieved within 30 years, remedial works will be undertaken based on the monitoring report. If necessary, this will include weeds being targeted and cleared, and channels of bare ground created for additional supplementary seeding. The above management plan should then be followed from the beginning to allow re-establishment. If these actions are not sufficient, specialist advice will be sought.

4.0 MIXED SCRUB – RETAINED (MODERATE CONDITION) AND ENHANCED BLACKTHORN SCRUB (MODERATE CONDITION)

- 4.1 The UKHab definition for broad (h) heathland and shrub habitat is “*Vegetation with a >25% cover of dwarf shrub species that are <1.5 m high or woody species ≤5 m high*” and to ensure mixed scrub habitat is created, the UKHab definition and species mix have been detailed below.

Definition

- 4.2 Dense scrub comprising a mixture of native species without a single species dominant or stands with a dominant species not listed in h3a-hsk.

Condition Assessment

- 4.3 This habitat must achieve a **moderate** condition within 30 years, and the management has been designed to achieve this condition. To do this, at least **three of the following criteria must be met (the proposed management will be undertaken to meet the criteria underlined and in bold):**

- A) **Ensure at least 80% of the scrub is native and there are at least three native woody species with no single species comprising more than 75% of the cover.**
- B) **Seedlings, saplings, young shrubs and mature (ancient or veteran) shrubs are all present.**
- C) **There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal conditions make up less than 5% of ground cover.**
- D) **The scrub has a well-developed edge with scattered scrub and tall grassland and or tall forbs present between the scrub and adjacent habitat.**
- E) There are clearings, glades or rides present within the scrub, providing sheltered edges.

Creation and Enhancement - Ground Preparation

- 4.4 Areas of existing blackthorn scrub will be enhanced to create mixed scrub. The majority of the existing blackthorn scrub will be cut to the ground and removed from the site.

- 4.5 The ground will then be subject to soil inversion. Fertile topsoil is buried, and infertile subsoil is brought to the surface, resulting in a significant reduction in nutrient levels at the soil surface for at least five years.

Creation and Enhancement - Planting

- 4.6 Planting will utilise whips. Whips are susceptible to browsing pressure and damage from voles, rabbits, grey squirrels and deer. A combination of tree shelters, tree tubes and/or fencing will be undertaken to protect scrub from browsing pressure and ensure successful initiation. New whips will be watered for the first two weeks to ensure establishment.

Initial Management

- 4.7 Unwanted plants (such as bramble) should be selectively removed from the scrub.

Ongoing Management

- 4.8 The section of the scrub will be allowed to develop a graded edge against adjoining grassland habitat to form additional ecological niches for a wide variety of wildlife. As such, management will include a two-year cutting cycle, with light trimming on the scrub edge to prevent meaningful encroachment. Cutting will be undertaken to encourage a good structure and will avoid the nesting bird season (March – September, inclusive) or immediately follow a nesting bird check by a suitably qualified ecologist.
- 4.9 The scrub may need to be coppiced to improve the structure. The scrub will be managed to be approximately 4-5m in height and after five years the scrub planting will be subject to management, including selective thinning to create open space within the scrub to allow natural regeneration. Table 5 details the management schedule.

Table 5: Mixed Scrub Management.

Task	Year 1-2	Years 3-5	Years 6-10	Years 11-30
Sensitive facing up of the edge of the scrub by trimming back the edge nearest the grassland to prevent encroachment. This should be carried out sensitively every two years.	✓	✓		
Coppicing every 5-10 years (depending on the rate of growth). Coppicing will improve the structure of the scrub.			✓	✓
Selective thinning should be undertaken to provide open space and allow natural regeneration.				✓

Remedial Actions

- 4.10 If monitoring indicates that the condition score will not be achieved within 30 years, remedial works will be undertaken based on the monitoring report. If necessary, arboricultural advice will be sought, and appropriate actions taken to re-establish the scrub conditions as per above. Supplementary planting of native woody species will be carried out if the coppicing/thinning management regime is not sufficient to allow natural regeneration.

5.0 INDIVIDUAL TREES – RETAINED (MODERATE AND GOOD) AND CREATED (MODERATE CONDITION)

Condition Assessment

- 5.1 The existing trees will be retained in their current conditions, although management will ensure they are enhanced. The created trees must achieve a **moderate** condition within 30 years, and the management has been designed to achieve this condition. Therefore, at least **three** of the following criteria must be met over 30 years to ensure this condition is met:

- A) Planting native tree species.
- B) The tree canopy is continuous (individual trees automatically pass this criterion).
- C) Allowing the trees to develop to maturity.
- D) Preventing adverse impact on tree health by human activities (such as vandalism, or herbicide). And there is no regular pruning regime, so the trees retain >75% of expected canopy for their age and height.
- E) Natural ecological niches for vertebrates and invertebrates are allowed to establish, such as deadwood, cavities, ivy or loose bark.
- F) More than 20% of the tree canopy area is oversailing vegetation beneath.

- 5.2 The retained individual trees within the site will be managed in the same way as those created, and based on their current condition, they will meet the additional criteria to be maintained in good condition.

Ground Preparation

- 5.3 The existing habitat will be subject to soil inversion. Fertile topsoil is buried, and infertile subsoil is brought to the surface, resulting in a significant reduction in nutrient levels at the soil surface for at least five years.

Planting

- 5.4 Planting will utilise saplings. Saplings are susceptible to browsing pressure and damage from voles, rabbits, grey squirrels and deer. A combination of deer culling, tree shelters, tree tubes and/or fencing will be undertaken to protect trees from browsing pressure and ensure successful initiation.
- 5.5 New saplings will be watered for the first two weeks to ensure establishment.

Initial Management - Vegetation Control

- 5.6 This involves measures such as watering, weeding around the base, bark mulching, tree guard checks, and replacement planting for failed specimens.
- 5.7 Tree growth may be suppressed by other plants competing for moisture, nutrients and light. The vegetation surrounding a tree can also affect the likelihood of damage by small mammals, as dense grass provides ideal cover for voles which can 'ring-bark' and kill young trees.
- 5.8 High light levels favour competitive plants, such as tall, dense grasses and bracken, and their control will be necessary. Vegetation control encourages stronger growth of trees and shrubs, and their more rapid and reliable establishment. Vegetation control may be required for first two years.
- 5.9 Mowing or strimming around trees prevents tall, dense vegetation from collapsing onto, and crushing, small saplings especially, when wet. Forestry practice often encourages mowing of grass areas between 'weeded' patches to reduce seeding into the weed-free areas. Mowing, however, can result in dominance of grasses which compete with trees, and it can cause ground compaction and direct damage to young stems. Mowing or strimming should be used only where there is a high risk of tall vegetation collapsing onto young trees.

Mulching

- 5.10 Mulching offers an effective alternative to herbicide treatment. There are a variety of organic and synthetic sheet mats as well as biodegradable materials that can be spread on the ground, providing options for different site conditions and budgets. Biodegradable materials include straw, bark, wood chip, wool fleece and paper slurry. Mulches need to be in place for at least three years (initial applications may need topping up) and cover a circular area with a diameter of at least 1.2 metres around each tree.

Ongoing Management

- 5.11 Trees should be managed sensitively as far as possible and so allowed to approach their natural expected canopy. Although it is accepted that additional pruning may be required for safety. Additional protective measures structures may be required if monitoring reveals

vandalism and herbicide are impacting any of the trees. Replacement trees will be planted 1:1 in the case that any of them fail. Table 6 details the management schedule.

Table 6: Individual Tree Management

Task	Year 1-2	Years 3-5	Years 6-10	Years 11-30
Trees should be inspected to ensure that they are healthy, not diseased, damaged, or dead. Inspection to identify any dead limbs or other parts of a tree that may cause harm to the tree.	✓			
Formative pruning as required. Dead or unhealthy trees should be removed on inspection and replaced, if necessary, with the same species and size as required to achieve the desired visual effect.	✓			
Vegetation growth around trees should be monitored and removed if required. Litter and other debris should be removed. Mulch should be topped up to depths and levels set out in planting works implementation specification. - Frequency of vegetation removal: monthly from spring to autumn and then bimonthly during the winter months; - Frequency of debris removal: bimonthly - Frequency of mulch replenishing: every 6 months	✓			
Any species which die, become diseased or seriously defected within the first 5 years should be replaced like for like in the first available planting season. Tree replacement should be undertaken between October and April.	✓	✓		
Sensitive pruning should be conducted between January and March based on findings of inspections. Formative pruning as required. Emergency pruning should be conducted immediately when a critical fault is noticed.		✓	✓	✓

Remedial Actions

- 5.12 If monitoring indicates that the condition score will not be achieved within 30 years, remedial works will be undertaken based on the monitoring report. If necessary, arboricultural advice will be sought, and appropriate actions taken to re-establish the trees as per above.