

Habitat Management and Monitoring Plan

Proposed relocation of previously approved Wellness Centre (Class E(d) and extension of existing mixed commercial park to provide 1,640sqm of additional employment floor space for class E(g), B2 or B8 uses.

Land Adj. To Gatehouse Hub Neaves Park Goddards Green West Sussex

Prepared for
Gatehouse Hub Ltd

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Version
FINAL

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1. INTRODUCTION

- 1.1. This document comprises a Habitat Management and Monitoring Plan (HMMP) in relation to the Phase 2 development proposals at Gatehouse Hub, Goddard's Green approved under planning application DM/24/2482, on 4th July 2025.
- 1.2. Application DM/24/2482 granted consent for *"Proposed relocation of previously approved Wellness Centre (Class E(d) and extension of existing mixed commercial park to provide 1,640sqm of additional employment floor space for class E(g), B2 or B8 uses."*
- 1.3. This HMMP has been produced to allow the discharge of the statutory Biodiversity Gain Plan condition and should be read alongside the following documents:
 - Biodiversity Gain Plan dated 14th August 2025;
 - Biodiversity Net Gain Assessment dated 26th September 2024, prepared by Lizard Landscape Design and Ecology;
 - Habitats Conditions Assessment, dated 6th September 2024, prepared by Fleur Booth of Lizard Landscape Design and Ecology;
 - Pre-development Site Habitat Plan, dated 8th October 2024;
 - Post-development Site Habitat Plan, dated 8th October 2024; and
 - Statutory Biodiversity Metric, dated 21st January 2025;

2. HABITATS CREATION AND MANAGEMENT

Proposed Other Neutral Grassland

- 2.1. An area of 0.1318ha 'moderate' condition 'Other Neutral Grassland' is proposed on the northeastern area of the site to provide opportunities for wildlife and offset the loss of baseline grassland habitats. The proposals seek to create a mosaic of shorter and longer sward types, to help support a wider range of plant and invertebrate species. This will be achieved through a suitable seed mix and by creating a suitable cutting regime that will develop and maintain a suitable sward and that is sustainable. The aim will be that the planted grassland habitat reaches a "moderate" condition, meeting at least 3 of the criteria (A, D and E) outlined for grassland habitats including essential criteria A in Habitat Condition Assessment Criteria.

Establishment:

- Use a native seed mix appropriate to local soil conditions
- Carry out initial soil preparation to reduce nutrient levels if necessary.

Management:

- Annual cut after flowering season (late July–August).
- Remove arisings to prevent nutrient build-up.
- Spot-treat invasive species, as required.

Monitoring:

- Botanical surveys to be carried out between May–July in Years 1, 3, 5 and every 5 years thereafter for a period of 30 years in total.
- Condition assessment using Natural England’s criteria.

Landowner Responsibility:

- Implement cutting regime.
- Maintain records of management and monitoring.

Proposed Urban Trees

- 2.2. Proposals are for the provision of 50no. individual ‘Urban Trees’ totalling an area of 0.2036ha along the perimeter of the developed site, which will be entirely comprised of native species. The trees will help support species present and also create invertebrate habitat and variable microclimate conditions and connectivity. Species will include oak *Quercus robur*, and hazel *Corylus avellana*. It is not anticipated that the trees will reach any higher than “poor condition” due to the urban nature of the proposed development.

Establishment:

- Select native species;
- Plant with appropriate spacing and root protection.

Management:

- Water during establishment (first 2–3 years);
- Annual inspection for pests, disease, and structural integrity;
- Replace failed trees.

Monitoring:

- Annual health check and survival rate report.

Landowner Responsibility:

- Ensure watering and maintenance.

- Keep inventory of tree locations and condition.

Proposed Mixed Scrub

- 2.3. There will be areas of mixed scrub to the north and east of the development totalling 0.07 Ha. These areas will feature native species including *Lavandula angustifolia* to provide opportunities for wildlife and in particular to provide improvements for bats, invertebrates and birds. For the purposes of BNG, it is not necessary for this habitat to achieve anything greater than 'poor' condition however management will seek to maximise the ecological value of the habitat.

Establishment:

- Use a mix of native shrub;
- Plant in clusters to mimic natural structure.

Management:

- Light pruning every 2–3 years to maintain structure.
- Remove invasive species.

Monitoring:

- Visual health checks annually.

Landowner Responsibility:

- Maintain shrub health and structure.
- Record interventions and observations.

Proposed Hedge Creation

- 2.4. Hedgerows are proposed to the central eastern area of the site. The aforementioned hedgerows would comprise native species, totalling a length of 0.056km. The species to be chosen will provide a nectar resource and leaf foodplant for invertebrates, as well as seeds and nuts to support foraging birds and small mammals. The proposed hedgerow will achieve a condition score of 'poor' in line with the criteria outlined in the Habitat Condition Assessment Criteria however management will seek to maximise the ecological value of the hedgerows.

Establishment:

- Plant native species;
- Use double staggered row planting.

Management:

- Trim on a 2-3 year rotation to encourage dense growth.
- Avoid trimming during bird nesting season (March–August).

Monitoring:

- Hedgerow condition assessment every 3 years.
- Check for gaps and replant if necessary.

Landowner Responsibility:

- Implement trimming schedule.
- Monitor and fill gaps as needed.

3. MONITORING SCHEDULE SUMMARY

Habitat Type	Frequency	Method	Responsible Party
Neutral Grassland	Annual (May - July)	Botanical survey & condition	Landowner
Urban Trees	Annual (May - July)	Health Check and Survival Report	Landowner
Mixed Shrub	Annual/3 year	Visual Check	Landowner
Native Hedgerow	Every 3 years	Condition and gap assessment	Landowner

4. REPORTING AND REVIEW

- 4.1. Landowners to maintain an annual Habitat Management Log and present a summary monitoring report to the Local Planning Authority (Mid Sussex District Council) in years, 1, 3, 5 and then every 5 years for the period of 30 years in total.
- 4.2. The management regime is to be adjusted as required based on the monitoring outcomes.

5. ROLES AND RESPONSIBILITIES

- 5.1. Gatehouse Hub Ltd are to retain ownership of the site and will be responsible for the the overseeing and delivery of this HMMP. This will continue for a period of 30 years following the completion of the approved works. In the event of the site being sold by Gatehouse Hub Ltd, management and monitoring responsibilities will be transferred with the land.