

Habitat Management and Monitoring Plan

Down Park Place, Crawley Down

Project Code: 007

Client: Mark Tuppen

April 2026

Document by Echological Ltd

Issue and Revision Record

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Executive Summary

Contents	Summary
Scope of this Report	Outline an appropriate and pragmatic habitat retention, creation, enhancement, management, and monitoring strategy, for the period of a minimum of 30-years as per the requirements of the Environment Act 2021.
Project Type	On Site
Development Name and Address	Down Park Place, Crawley Down, National Grid Reference SP TQ 33903 38515
BNG Project Name and Address	N/A
Development Proposals	The current proposed plans are to demolish an old corrugated metal shed, then build new an ancillary building that includes garage, storage, gym, home office, shower room and garden store workshop.
Landowner	Mark Tuppen
Land Manager	N/A
Responsible Person / Organisation for Creating / Enhancing Habitat	Mark Tuppen
Planning Authority	Mid Sussex District Council
Planning Reference (if applicable)	N/A
BNG Register Reference (if applicable)	N/A
Metric Project Reference	007-The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_disabled
Metric Type	Standard
Are any Irreplaceable Habitats Present on Site?	Yes: ☐ No: ☒
Are There Any Signs or Evidence that the Baseline Habitats Have Been Purposefully Degraded Since 30th January 2020?	Yes: ☐ No: ☒
Will the Proposed Measures be Delivered in Phases?	Yes: ☐ No: ☒

BNG Score	An on-site net change of + 10.07 % in habitat areas is anticipated for the development.
Trading Rules Satisfied	Yes

1. Introduction

1.1 Background

Echological Ltd (Echological) was commissioned by Mark Tuppen to undertake a Habitat Management and Monitoring Plan (HMMP), hereafter referred to as the 'Management Plan' for Down Park Place, Crawley Down, hereafter referred to as "the site".

This report has been prepared by Principal Ecologist Dave Byett MSc BSc MCIEEM and the conditions pertinent to it are included within Appendix A. A Biodiversity Net Gain (BNG) calculation has been submitted in the statutory metric alongside a BNG report (Echological Ltd, 2025). This report is written to accompany the final version of the calculation, also in the statutory metric for consistency.

1.2 Site Description

The site is located just north of Crawley Down, RH10 4HQ and is centred at British Grid Reference TQ 33903 38515. The site is a small area that had a large amount of rhododendron around a disused dilapidated outbuilding. Two ash trees were removed due to ash die back, with the timber still on site. The wider landscape of the site is heavily wooded and lots of trees as well as pastures, with the Town of Crawley Down to the south. See Figure 1 for site boundary.

1.3 Purpose of Report

The purpose of this report is to outline an appropriate and pragmatic habitat retention, creation, enhancement, management, and monitoring strategy, to be agreed with Mid Sussex District Council (referred to as LPA), for the period of a minimum of 30-years as per the requirements of the Environment Act 2021.

The recommendations, herein, should be reviewed (and reassessed when necessary) should there be any changes to the red line boundary, site conditions (on the development site and the potential mitigation site) or development proposals which this document was based on.

The aim of this Management Plan is to provide sufficient detail to demonstrate development compliance with local policy.

This report adheres to the mitigation hierarchy of avoidance, mitigation and compensation. The hierarchy prioritises the avoidance of damage to habitats, if this is not an option, reducing impacts through mitigation and finally, compensation through creation of habitat elsewhere.

The report provides information regarding roles and responsibilities, the retention and protection of the habitats and species on site, details of habitat creation and enhancement, and details of management and monitoring.

1.4 Development Proposals

The current proposed plans are to demolish an old corrugated metal shed, then build new an ancillary building that includes garage, storage, gym, home office, shower room and garden store workshop.

1.4.1 Habitats to be Retained, Created and Enhanced

The site will comprise of habitat areas (ha) to be retained, lost and created within the red line boundary of the site.



The majority of the land will be converted to mixed/hazel scrub with retention of all woodland.

1.4.2 Timescales for Actions

Habitat enhancement and creation will take place within the same year as development completion, unless agreed otherwise by the local planning authority (LPA).

1.4.3 Monitoring Requirements

Habitats post-development will be monitored for a minimum 30-year period. This report outlines management regime and monitoring protocol required. The presence of retained habitats which are condition assessed are included in the management regime to conserve retained habitats in their baseline condition.

1.4.4 Required Consents and Licences

The development will be subject to conditions which require discharging, of which a condition will be 'prior to commencement of any development a habitat management and monitoring plan (HMMP) for all habitat creation and enhancement within the application site shall be submitted to and approved in writing by the Local Planning Authority (LPA)'.

1.4.5 Roles and Responsibilities

This Management Plan will be distributed to Mark Tuppen and any future landowners / operators going forward and to all relevant personnel involved in the site construction and operation works and regular signed records of this must be maintained. The details of the responsible persons and organisation(s) for delivering this management plan are detailed in **Error! Reference source not found.**, below. The start date for responsibility of actioning the HMMP will be within a year of the construction start date. The end date will be 30 years following the 1st year of monitoring.

Table 1: Roles and responsibilities

	Initial Organisation /	Responsibility
Landowner or appointed land manager	Mark Tuppen	• Appoint a principal contractor to deliver the development proposals. • Appoint a biodiversity champion before construction start date (this is usually the principal contractor) for the construction phase. • Action this 30-year HMMP document. • Appoint a biodiversity champion following for the operational phase. • Ensure that remedial action is taken where necessary. • Contact a suitably qualified ecologist when further information is required. • Ensure that all employed are suitably qualified and experienced to complete the roles for which they are appointed.
Principal Contractor	TBC	• Appoint an ecologist to conduct a site walkover with the site manager at the beginning of the project to confirm locations for retention, enhancement and creation. • Distribution of the contents of this report via the site induction so that all staff, contractors and visitors are aware of the BNG requirements. • Adhere to the relevant provisions made within this document. • Implement the establishment of habitat creation and enhancement. • Ensure retained habitat is suitably protected or where relevant, is managed in a way to ensure its recovery. • Contact an ecologist regarding any uncertainties or activities that may impact on enhancement features on site.
Biodiversity champion (during construction)	TBC	• Usually the principal contractor, but may be another company appointed which also has a regular site presence. • Ensure contractors employed are suitably qualified and experienced to undertake creation / maintenance works; • Supervise the installation of enhancement features (bat/bird boxes) at suitable locations (to be refined through liaison with the ecologist); • Arrange for maintenance of enhancement features when required; • Contacting an Ecologist or relevant organisation if any issues arise; and • Maintain detailed records (including photo evidence), of the above.

	Initial Organisation /	Responsibility
Biodiversity champion (post-construction)	TBC	- To be appointed by the landowner/manager. - Read this HMMP and be in the position to ensure the guidance and mitigation is abided to. - Clean bird boxes annually. - Arrange for a licensed bat worker to clean bat boxes; - Contacting an Ecologist or relevant organisation if any issues arise or where revised maintenance and monitoring has been implemented to ensure they are suitable for set targets. - Maintain detailed records (including photo evidence), of the above. - Submit annual reports on work carried out that year and forthcoming operations for the next year, including operations, methods, timings and photos.
Ecological specialist	Dave Byett – Echological	- Appointed by the principal contractor to walk the site with the site manager and biodiversity champion to identify detailed locations for creation, retention and enhancement features as per this HMMP report. - Familiarise themselves with this report and have sufficient authority and presence on site to influence activities. - Identify detailed locations for retention, creation and enhancement features. - Supervise and monitor the implementation of features within this HMMP. - Provide support to the principal contractor and biodiversity champion when contacted for advice. - Adapt, revise and justify the maintenance regime and feedback information to client. - Complete monitoring checks and issue detailed reports.
Landscape management company	TBC	- Implement the management regime within this document - Implement any revised maintenance regimes which are approved by the ecological specialist. - Report issues to the ecological specialist and the landowner/ manager.
Local planning authority	South Derbyshire Council	Provide feedback as appropriate to ensure compliance with BNG / Environment Act 2021.

1.4.6 Funding

Funding for the implementation of the HMMP is the responsibility of Mark Tuppen. Should this change in the future, this report will be updated as required.

1.4.7 Legal agreements

Any requirement for legal agreements (e.g. S106 or similar) to be confirmed by LPA.

2. Site Baseline

2.1 Habitats

The majority of the survey area consisted of cleared rhododendron, low land deciduous woodland, bare ground and an old shed. The existing habitats present have local ecological value; none of the habitats to be impacted by proposals are protected or notable. A baseline habitats plan is provided in **Error! Reference source not found..**

2.2 Protected and Notable Species

A Preliminary Ecological Appraisal (PEA) and Ground Level Tree Assessment (GLTA) (Echological, 2025) was undertaken as well a Preliminary Roost Assessment (Plan Ecology Ltd, 2023), which both noted that there are no noted or protected species likely to be impacted by the development.

2.3 Designated Sites

Table 2 below identifies following Statutory and Non-Statutory designated sites within 2km of the proposed development.

Table 2: Statutory and Non-Statutory Designated Sites



Site Name	Designation	Distance and Direction from Site	Reasons for Designation
Hedgecourt	SSSI	1844m NE	Hedgecourt is the most important wetland site remaining in south-east Surrey. Situated in the upper Eden Brook Valley on alluvial soils overlying Tunbridge Wells sandstones, the site incorporates a range of habitats including woodland, grassland and fen-marginated open water. Hedgecourt lake itself is an ancient mill pond resulting from the damming of the river. These habitats support a wide variety of animal life including several locally distributed beetles (Coleoptera) and a large breeding-bird fauna.

2.4 Land Tenure and Public Access

The land is privately owned and not openly accessible for public to walk around.

3. Site proposals and management

3.1 Management Plan aims and objectives

The overall aim of this HMMP is to outline an appropriate and pragmatic habitat retention, creation, enhancement, management, and monitoring strategy, for the period of a minimum of 30-years as per the requirements of the Environment Act 2021.

To achieve this aim, the long-term management objectives are:

- Maintain the existing biodiversity value of the retained features on site;
- Enhancing the condition of other habitats;
- Creation of habitat mainly through rural tree planting and native species hedgerows.
- Inclusion of bat boxes (though ESPML requirements) and bird boxes in the proposed development plan.
- Monitor habitats and ecological features to ensure they are meeting prescribed conditions or target habitat type.
- Monitoring of bat boxes as part of ESPML requirements.

3.2 Design Principles Informed by Design Stage

The site falls within Mid Sussex District Council, which sits within the West Sussex Local Nature Recovery Strategy, though this has not been formally published, therefore any strategic significance is derived as per their BNG guidance document.

3.3 Retention

The proposals will lead to the retention of the following habitats:



- Lowland mixed deciduous woodland – No loss of woodland (0.0399 ha).
- Individual trees – All trees are to be retained on site.

Retained habitats will be protected during the construction phase as outlined below.

3.3.1 Hedgerows, trees and woodland

All retained woodland, trees will be protected in accordance with BS 5837:2012, including suitable fencing to maintain root protection zones during construction where it is recommended by an arboriculturist.

3.3 Loss of Habitat

The proposals will lead to the loss of the following habitat:

- Artificial unvegetated, unsealed surface - All area to be lost (0.0048ha).
- Rhododendron scrub – All to be removed (0.0404ha).
- Bare ground – All to be removed (0.0378ha).

3.4 Habitat Enhancement

There is no planned habitat enhancement within the site.

3.5 Habitat Creation

The proposals will lead to the creation of the following habitats:

Hazel scrub - 0.0222ha

Mixed scrub - 0.0206ha

Developed land - 0.0402ha

Planting

Ensure the ground is suitably prepared prior to planting. Each plant should be fitted with guards to prevent early bark damage. Individuals provided as bare root/root-balled these should be planted in October to late March. For container grown plants, these can be planted at any time if ground and weather conditions are favourable, however, it is recommended to avoid mid-summer to reduce the risk of drought and the need for watering.

Ongoing Management and Monitoring

Timing of management should follow what is set out within Table 3, with further details given below:

- Following construction the retention fencing can be dismantled.
- Within the early stages of a shrub's growth, the stakes, canes, and rabbit guards should be monitored and repaired if damaged. These must be removed, once shrubs have become sufficiently established. After 10 years these must be removed to prevent build-up of plastic in the landscape, this is to allow maintenance staff to be able to access and remove all plastic guards before growth is too excessive. If non-plastic, biodegradable options are available, then this process is not required.



- After five years, the stock should be checked for abrasions and chaffing caused by stakes, guards and ties. As above, adjustments should be made accordingly. Tree shrubs found to be rubbing against each other should have their crossing limbs removed, to limit the possibility of disease in the future.
- Invasive and undesirable species that develop in the undergrowth will be removed, this will be guided by monitoring twice annually.
- All plants are to be re-firmed after frost to ensure they are not leaning, and that the soil level around the plants remains at the same height as the nursery level. Watering should be carried out as required to ensure successful establishment.
- Any proposed planting which fails will be replaced during the next suitable planting season for that species. Monitoring of the planting will take place in the active season May-September annually post-construction.
- Scrub will be maintained by a manual cut on a rotational basis, with a maximum of 20% of the scrub area being cut every three years to maintain a varied structure.
- Do not cut shrubs with berries until after December to retain foraging resources.

All scrub management will be carried out between September and February to minimise disturbing wildlife, particularly nesting birds and reptiles.

Mixed Scrub

Mixed scrub shall be a mixture of the following species, with no one species having more than 50% coverage. Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), hazel (*Corylus avellana*), dog rose (*Rosa canina*), elder (*Sambucus nigra*) and guelder rose (*Viburnum opulus*)

Mixed hazel

Mixed hazel, shall be composed of hazel (*Corylus avellana*) (70% composition), with the rest being even mixture of oak (*Quercus robur*), field maple (*Acer campestre*), hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*).

Management:

Managed as rotational coppice to create varied age structure.

Coppice Management (Years 5–30+)

Begin coppicing once hazel stools are established (~Year 7–10).

Rotation cycle: 7–15 years depending on objectives.

Divide site into coupes (e.g., 4-5 sections).

Coppice 1 coupe per year to ensure continuous habitat variation.

Key actions:

Cut stools close to ground level during dormancy (Nov–Feb).

Protect regrowth from browsing.

Retain occasional standards (oak, ash substitutes if required) for canopy diversity.



Leave deadwood (10–20% of arisings) on site for invertebrates.



Table 3: Scrub and Woodland Management Schedule

[illegible]

4. References

Echological. (2025). *Preliminary Ecological Assessment and Ground Level Tree Assessment - Down Park Place, Crawley Down.*

Echological Ltd. (2025). *Biodiversity Net Gain - Down Park Place, Crawley Down .*

Plan Ecology Ltd. (2023). *Preliminary Roost Assessment - Down Park Place, Down Park, Turners Hill Road, Crawley Down, West Sussex, RH10 4HQ.*



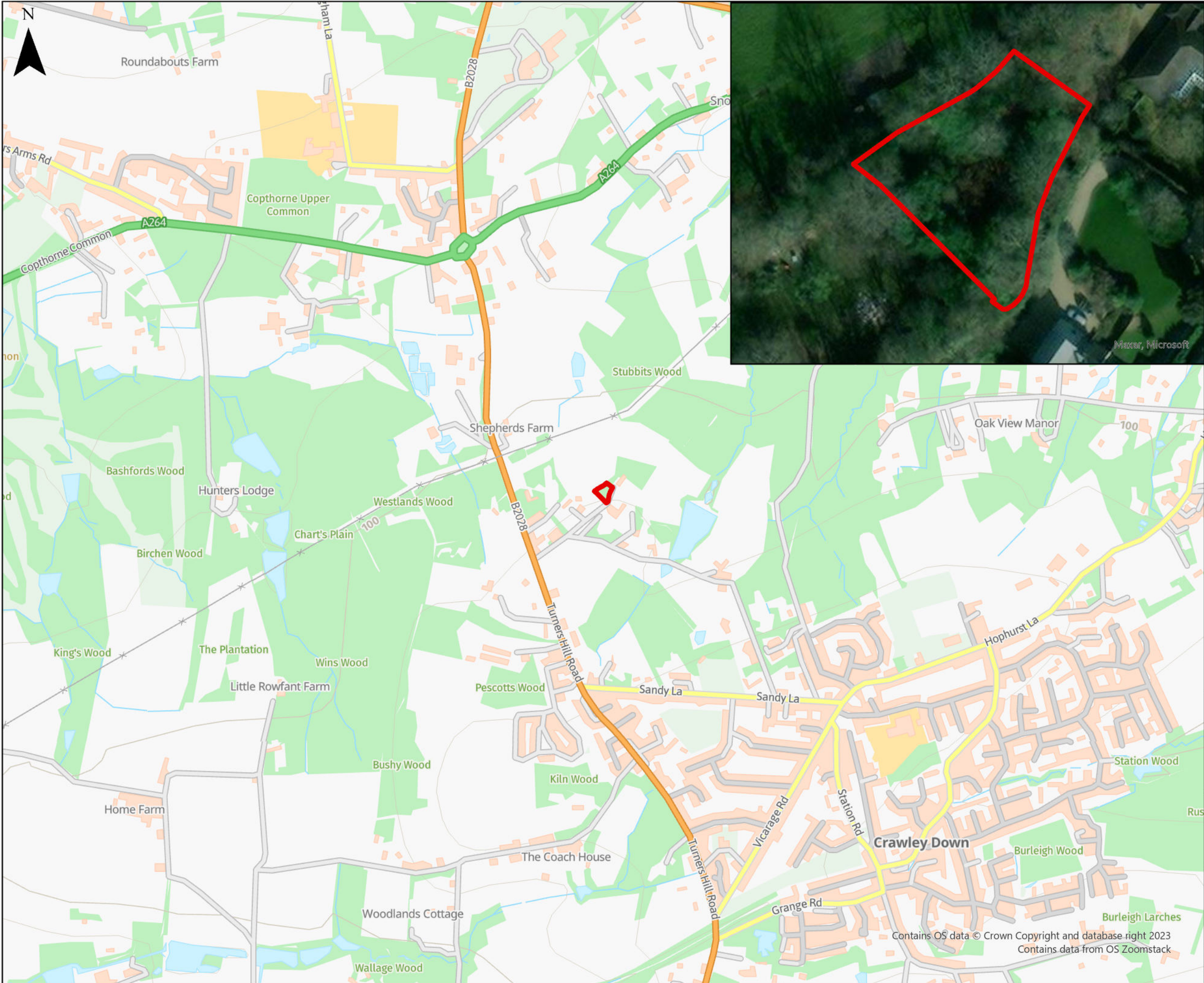
5. Figures

Figure 1 - Site Location Plan (007-01a)

Figure 2 – Pre-Development Habitat Plan (007-02a)

Figure 3 – Post-Development Habitat Plan (007-03a)





Legend

Site Boundary

Notes

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Ordnance Survey
100024198

Echological Ltd

Client

Mark Tuppen

Site

Down Park Place, Crawley Down

Title

Biodiversity Net Gain
Site Location

01	28/01/2025	DB	For Issue
Rev	Date	Drawn	Description
Drawing Number			
007-01a			



Legend

Site Boundary

Habitat

h3g - Rhododendron scrub

u1b5 - Building

w1f - Low land mixed deciduous woodland

Bare ground

Rural tree

Notes

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100024198

Ecological Ltd

Client

Mark Tuppen

Site

Down Park Place, Crawley Down

Title

Biodiversity Net Gain
Pre Development

01	04/02/2025	DB	For Issue
Rev	Date	Drawn	Description
Drawing Number			
007-02a			



Legend

Site Boundary

Habitat

u1b5 - Building

u1b6 - Sealed surface

w1f - Lowland mixed deciduous

h3h - Mixed scrub

h3b - Hazel scrub

Rural Tree

Notes

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100024198



Ecological Ltd

Client

Mark Tuppen

Site

Down Park Place, Crawley Down

Title

Biodiversity Net Gain
Post Development

01	04/03/2025	DB	For Issue
Rev	Date	Drawn	Description

Drawing Number

007-03a

04/03/2025

04/03/2025

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17 Meters

Scale: 1:250

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007-03a

6. Appendices



Appendix A Conditions

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The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

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