

14252: Land South of St Stephens Church, Hamsland, Horsted Keynes, West Sussex

Macar Homes

**Landscape and Biodiversity Management Plan Pursuant to Conditions 12, 13 and 14
DM/24/1253 and Section 106 Obligations**

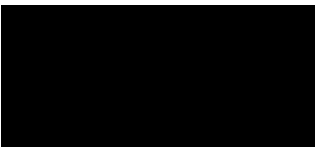
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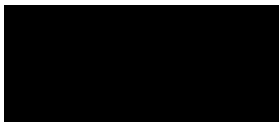
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1. Introduction

1.1. Background & Proposals

- 1.1.1. Ecology Solutions was commissioned by Macar in October 2024 to provide a Landscape and Biodiversity Management Plan (LBMP) for land south of St Stephens Church, Hamsland, Horsted Keynes, West Sussex, hereafter, referred to as 'the site' (see Plan ECO1).
- 1.1.2. Ecology Solutions have produced various documents to support the original application by Rydon Homes (ref no: DM/20/4692) including an Ecological Assessment (8244.EcoAss.vf1, December 2020), Construction and Environmental Management Plan (8244.CEMP.vf, September 2023), Biodiversity Net Gain Assessment and Reptile Mitigation Strategy (8244.BNG and Reptile Mitigation, July 2022), Onsite Habitat Management Strategy (8244.OnsiteHabitatManagement, May 2023) and Offsite Habitat Management (8244.OnsiteHabitatManagement, May 2023). The planning application was subsequently granted in August 2023.
- 1.1.3. A revised Reptile Mitigation Strategy and Biodiversity Net Gain (BNG) Assessment was subsequently submitted to support a Section 73 application for the site, to vary Conditions 12, 13 and 14 to permit alternative reptile mitigation strategy and BNG provision that was previously agreed with the Local Planning Authority (ref no: DM/24/1253).
- 1.1.4. The site has since been acquired by Macar, with the need for ecology related planning conditions to be discharged, in addition to discharging conditions relating to the Section 106 agreement relating to ecology.
- 1.1.5. The plans for the site include the erection of 30 dwellings with associated landscaping and infrastructure.

1.2. Application Site Characteristics

- 1.2.1. The site comprises a single grassland field with boundary hedgerows. The site is located to the south of Horsted Keynes, West Sussex and is bordered to the north and east by existing residential housing and a church, with further grassland fields to the south and west.
- 1.2.2. Table 1.1 below sets out a summary of the project background information.

Table 1.1. Project background information

Site Overview	
Project type	The erection of 30 dwellings with associated landscaping and infrastructure
Development Name and Address	Land South of St Stephens Church, Hamsland, Horsted Keynes, West Sussex, RH17 7DS

Site Overview	
BNG Project Name and Address	Land South of St Stephens Church, Hamsland, Horsted Keynes, West Sussex, RH17 7DS
Author Organisation	Ecology Solutions
Landowner	Macar Homes
Land Manager	N/A
Responsible person/organisation for creating or enhancing the habitat	Managing agent to be appointed by Resident Management Company
Period covered by this management plan	30 years from completion of development
Planning authority	Mid Sussex District Council
Planning reference (if applicable)	DM/24/1253
BNG register reference (if applicable)	To Be Confirmed
Central OS grid reference	TQ38409 27845
Metric revision/title	The Statutory Biodiversity Metric
Are any Irreplaceable Habitats present on-site	Yes: ☐ No: ☒

1.3. Purpose of LBMP

- 1.3.1. This document sets out the finalised details and locations of biodiversity enhancements to be implemented into the site, in addition to a detailed management framework covering long term ecological objectives, management prescriptions, monitoring protocols and contingency measures. In addition, this document sets out the management of features of ecological interest due to be retained and created within the site and describes the mitigation strategies to be implemented for a period of 30 years after project completion. It addresses the target habitats and conditions as described in the BNG Report, and the specific prescriptions for these, and should be read in conjunction with this report.
- 1.3.2. As such, this document aims to meet the requirements set out by Conditions 12, 13 and 14, in addition to meeting the obligations of the S.106 obligations (as described below).

Condition 12

- 1.3.3. Condition 12 requires the provision of a Biodiversity Gain Plan (BGP) and is as follows:

Prior to the commencement of any development above ground/slab level, a Biodiversity Net Gain Plan shall be submitted to and approved in writing by the local

planning authority, which offsets the requirement of biodiversity net gain of 10% using the DEFRA Biodiversity Metric 3.1 or any successor.

The content of the Biodiversity Gain Plan should include the following:

- **Baseline data collection and assessment of current conditions on site;**
- **A commitment to measures in line with the mitigation hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity;**
- **Provision of the full BNG calculations with plans for pre and post development and detailed justifications for the choice of habitat types, distinctiveness and condition, connectivity and ecological functionality;**
- **Details of the implantation measures and management proposals;**
- **Details of any off-site provisions to be secured by a planning obligation or conservation covenant or contractual agreement;**
- **Details of the monitoring and auditing measures.**

The proposed enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: In order to demonstrate measurable biodiversity net gains and allow the LPA to discharge its duties under the NPPF (2021) and to accord with Policy DP38 of the District Plan, Policy SA GEN of the Site Allocations DPD and HK10 of the Neighbourhood Plan.

Condition 13

- 1.3.4. Condition 13 details the provision of a Biodiversity Enhancement Layout and is as follows:

Prior to the commencement of any development above ground/slab level details a Biodiversity Enhancement Layout, providing the finalised details and locations of enhancement measures contained within the Ecological Assessment (Ecology Solutions, December 2020) and the Technical Note: Reptile Mitigation Strategy (Ecology Solutions, 2024) shall be submitted to and approved in writing by the local planning authority.

The plan shall include provisions for, and results of, an updated badger survey to be undertaken within the 3 months prior to the commencement of any development and a licence to be obtained if there is any evidence that development would damage or destroy a sett or disturb whilst occupying a sett (including noise and vibration from earth moving machinery).

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats and species) and to accord with Policy DP38 of the District Plan, Policy SA GEN of the Site Allocations DPD and HK10 of the Neighbourhood Plan.

Condition 14

Condition 14 details the provision of a Landscape and Ecological Management Plan (LEMP) and is as follows:

Prior to the commencement of any development above ground/slab level, a Landscape and Ecological Management Plan (LEMP) shall have been submitted to and approved in writing by the local planning authority. The content of the LEMP shall include the following:

- a) **Description and evaluation of features to be managed.**
- b) **Ecological trends and constraints on site that might influence management.**
- c) **Aims and objectives of management.**
- d) **Appropriate management options for achieving aims and objectives.**
- e) **Prescriptions for management actions.**
- f) **Preparations of a work schedule (including an annual work plan capable of being rolled forward for a five-year period).**
- g) **Details of the body or organisation responsible for implementation of the plan.**
- h) **Ongoing monitoring and remedial measures.**

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the development with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action shall be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details and prior to the occupation of any dwellings.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats and species) and to accord with Policy DP38 of the District Plan and HK10 of the Neighbourhood Plan.

- 1.3.5. The LBMP has been written in accordance with BS 42020:2013 – Biodiversity. Code of Practice for Planning and Development Section 11.1, with reference to published guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM) and the HMMP guidance produced by Natural England and the Department for Environmental Food and Rural Affairs (DEFRA), whilst also being in accordance with Natural England guidelines for protected species.

Section 106 Obligation – Biodiversity Gain Plan

- 1.3.6. The document is set out as follows:
- Summary of local, regional and national policies relating to ecology and nature conservation to which the development will comply;
 - Summary of baseline and ecological constraints as identified by the Ecological Assessment;
 - The post-development BNG position of the proposals and mitigation hierarchy for achieving 10% net gains, including how the proposals will comply with the long-term management framework as set out in the S106 agreement;
 - The Biodiversity Enhancement Layout detailing all biodiversity enhancement measures to be installed within the site and integration of the landscaping strategy for wildlife;

- Objectives of the Landscape and Ecological Management Framework for the proposals including ecological and landscaping opportunities and constraints and details of management measures to enhance target conditions (as set out in the BNG Assessment) for habitats are achieved;
- Management prescriptions in order to achieve objectives. These include any monitoring and remedial requirements;
- The monitoring schedule and work programme at the construction phase, establishment (Years 1-5) and long-term (Years 6-30);
- Potential risks of the development, contingency measures to be implemented and any remedial actions which may be required as a result of the development;
- Details of the body or organisation responsible for implementation of the LBMP and funding strategy; and
- The implementation programme, including pre-commencement actions and phasing of landscaping works.

2. Legislative Policy and Guidance

- 2.1. This section sets out the relevant national, regional and local planning policies to which the development will adhere, in addition to relevant legislations relating to ecology in which the development will be in compliance with.

2.2. Planning Policy Context

- 2.2.1. The planning policy framework that relates to nature conservation at the site, is issued at two main administrative levels: nationally through the National Planning Policy Framework and locally through the policies of Mid Sussex District Council. The proposed development will be judged in relation to the policies contained within these documents that concern nature conservation.

2.3. National Policy

National Planning Policy Framework (August 2026)

- 2.3.1. National planning policy relevant to biodiversity and nature conservation is provided by the National Planning Policy Framework (NPPF), most recently published in August 2026. Policy S3 establishes a presumption in favour of sustainable development, with proposals which accord with both an up-to-date development plan and the national decision-making policies of the NPPF to be approved without delay.
- 2.3.2. Chapter 19, Conserving and enhancing the natural environment, seeks to support nature's recovery and wider environmental outcomes while safeguarding important habitats, species and landscapes.
- 2.3.3. Policy N1, Identifying environmental opportunities and safeguards, requires development plans to identify opportunities for the conservation, enhancement and recovery of biodiversity, including through habitat restoration, nature-based solutions and strengthened ecological networks, with regard to Local Nature Recovery Strategies (LNRS) and other relevant evidence. This policy details that development plans should only set local standards for Biodiversity Net Gain which are in excess of the statutory net gain requirement where this is for specific site allocations, and is fully justified and deliverable.
- 2.3.4. Policy N2, Improving the natural environment, requires development proposals to minimise adverse impacts on biodiversity, conserve and enhance existing natural features where possible, strengthen ecological networks and incorporate appropriate measures for priority or threatened species. The policy also requires application of the mitigation hierarchy, such that where significant harm cannot be avoided, adequately mitigated or, as a last resort, compensated for, development should be refused. Biodiversity Net Gain should be provided where the statutory requirements apply.
- 2.3.5. Policy N6, Areas of particular importance for biodiversity and geodiversity, provides protection for internationally, nationally and locally designated sites. The level of protection afforded reflects the importance of the designation, with proposals required to demonstrate that unacceptable adverse effects would

not arise or, where provided for by the policy, that the relevant policy tests can otherwise be satisfied.

- 2.3.6. Policy N6 also states that development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 2.3.7. Overall, national policy recognises the importance of protecting and enhancing biodiversity while supporting sustainable development. Through appropriate siting and design, application of the mitigation hierarchy and provision of biodiversity enhancements, development and nature conservation can co-exist and contribute towards nature recovery.

2.4. National Legislation

Environment Act 2021

- 2.4.1. The Environment Act 2021 was adopted in November 2021 and became mandatory for new developments in February 2024. The Act was implemented to establish legal framework for environmental governance in the UK. The act aims to deliver long-term strategy to improve air and water quality, increase biodiversity, reduce waste and tackle climate-related challenges in addition to enshrining environmental principles into law and create mechanisms for accountability.
- 2.4.2. The Environment Act sets out the mandatory requirement that all new developments in England (with limited exceptions) must deliver a minimum of 10% BNG compared to the pre-development baseline. This is now a statutory requirement under the Act, meaning that planning permissions must include conditions relating to BNG. Habitats considered within BNG assessments must be maintained for at least 30-years as set out in the mandatory requirements.

Conservation of Habitats and Species Regulations 2017 (as amended)

- 2.4.3. The Conservation of Habitats and Species Regulations of 2017 implements the EI Habitats Directive (92/43/ECC) and parts of the Wild Birds Directive (2009/147/EC) into domestic law to protect internationally important habitat and species in the UK and to maintain and enhance biodiversity by safeguarding designated sites and species.
- 2.4.4. Any new developments must comply with conservation of habitats and species regulations by ensuring that any designated sites and protected species are safeguarded via the implementation of appropriate mitigation measures to ensure protected species and habitats are maintained at favourable conservation status.

DEFRA Statutory Biodiversity Metric Requirements

- 2.4.5. The DEFRA Statutory Biodiversity Metric is the official tool for calculating biodiversity value and measuring BNG for development projects in England. It is a tool used to demonstrate if a minimum of 10% BNG has been achieved post-

development through assessing the baseline biodiversity of the site using habitat type, distinctiveness and condition as key factors.

- 2.4.6. The requirement was introduced under the Environment Act 2021 detailed above.

2.5. National Guidance

- 2.5.1. Key British and international standards and frameworks relevant to biodiversity nature conservation and green infrastructure are detailed below. This guidance is not mandatory but is widely used to demonstrate compliance and good practice.
- 2.5.2. **BS 42020: Biodiversity – Code of Practice for Planning and Development.** This guidance provides a framework for integrating biodiversity into the planning process. This covers ecological surveys, reporting, mitigation hierarchy and post-development monitoring. These frameworks ensure consistency and objectivity in ecological advice during planning.
- 2.5.3. **BS 8683: Process for Designing and Implementing Biodiversity Net Gain.** This guidance sets out the specific requirements for delivering BNG in development projects. This aligns with the Environment Act 2021 and mandatory 10% biodiversity net gain. It also provides guidance on the pre-application discussions, ecological reporting and monitoring.
- 2.5.4. **ISO 17620: Biodiversity – Designing and Implementing BNG.** This guidance is published by the British Standards Institute and provides a global framework for BNG across all project types. The guidance covers all stages including preparation, design, implementation and monitoring and supports compliances with UK legislation.
- 2.5.5. **ISO 17298: Considering Biodiversity Strategy and Operations.** This guidance helps organisations embed biodiversity considerations into strategies; this complements project-level standards by addressing operational impacts.

2.6. Local Policy

Mid Sussex District Plan (Adopted March 2018)

- 2.6.1. Development proposed within the district are currently assessed against saved policies within the Mid Sussex District Plan (adopted March 2018), guiding development across the district until 2031. Those pertinent to nature conservation are detailed below.
- 2.6.2. **Policy DP12: Protection and Enhancement of Countryside.** This policy protects the intrinsic character and beauty of the countryside outside built-areas boundaries. This include only permitted developments is it maintains or enhances rural or landscape character. This policy also protects high-quality agricultural land (Grade 3a and above) and required the use of landscape evidence and guidance to assess impacts.
- 2.6.3. **Policy DP13: Preventing Coalescence.** The policy aims to protect the green spaces between rural villages and settlements and prevent continuous built-

areas. Under this policy developments which would result in coalescence of urbanizing effects will not be permitted. Local green gaps can be designated within the Neighbourhood Plan for added protection to reduce coalescence.

- 2.6.4. **Policy DP16: High Weald Area of Outstanding Natural Beauty.** This policy relates to conserving and enhancing the natural beauty, wildlife and cultural heritage of the High Weald Area of Outstanding Natural Beauty. Developments will only be permitted where it conserves or enhances natural beauty, in addition to considering landscape features, settlement patterns and wildlife.
- 2.6.5. **Policy DP17: Ashdown Forest SPA and SAC.** This policy protects internationally designated habitats from adverse effects of development, specifically for residential developments within 7km must provide mitigation (SANG and SAMM contributions) and no residential developments are permitted within the 400m buffer zone of the internationally designated site.
- 2.6.6. **Policy DP18: Setting of The South Downs National Park.** The purpose of this policy is to protect the setting and views of the South Downs National Park. This sets out that any new development must not harm the visual qualities, tranquillity or essential characteristics of the park.
- 2.6.7. **Policy DP37: Trees, Woodland and Hedgerows.** This policy aims to protect and enhance existing trees, woodland and hedgerows as part of the districts green infrastructure including increase protection for areas of ancient woodland. It also favours developments which incorporate existing trees and encourages new establishment of woodland and hedgerows and tree planting.
- 2.6.8. **Policy DP38: Biodiversity.** This policy focuses on conserving and enhancing biodiversity and geodiversity within the district. It requires all development to deliver a net gain in biodiversity by creating new habitats and incorporating biodiversity features into design, whilst protected existing habitats and species. This policy seeks to minimise fragmentation and strengthen ecological corridors, restore priority habitats, and safeguard designated sites. It also addresses soil and geological conservation, ensuring new developments avoids harm and promotes ecological resilience.

Emerging Mid Sussex District Plan (Draft Plan) 2021-2039

- 2.6.9. The Mid Sussex District Council in the process of reviewing and updating the current District Plan. This new District Plan will replace the current adopted District Plan.
- 2.6.10. The new Mid Sussex District Plan (2021-2039) was submitted for examination in July 2024, following a Regulation 19 consultation earlier that year. The Council had anticipated the formal adoption of the new plan in 2025 but has faced delays.
- 2.6.11. The updated local plan includes revised policies for natural environment, green infrastructure and countryside protection. These are as follows:
- 2.6.12. **Policy DPN1: Biodiversity, Geodiversity and Nature Recovery.** This policy requires new development to protect and enhance biodiversity and geodiversity, supporting nature recovery networks and ecological connectivity.

- 2.6.13. **Policy DPN2: Biodiversity Net Gain.** This policy mandates measurable net gains for biodiversity in line with national standards, ensuring developments contribute positively to habitat creation and restoration.
- 2.6.14. **Policy DPN3: Blue and Green Infrastructure.** This policy promotes integrated networks of greenspaces and water features for recreation, wildlife corridors and climate adaptation.
- 2.6.15. **Policy DPN4: Trees, Woodland and Hedgerows.** This policy promotes the protection of ancient woodland and veteran trees, requiring incorporation of tree planting and hedgerows retention in development design.
- 2.6.16. **Policy DPC1: Protection and Enhancement of the Countryside.** This policy maintains strict controls on development outside built-up areas, prioritising landscaping quality and rural character.
- 2.6.17. **Policy DPC2: Preventing Coalescence.** This policy reinforces measures to prevent settlements merging, preserving distinct identified and green gaps.
- 2.6.18. **Policy DPC3: New Homes in the Countryside.** Limits housing developments in rural areas to cases with clear justifications such as agricultural needs or exceptional design.
- 2.6.19. **Policies DPC6-DPC6: Designated Areas.** These policies provide specific protections for the High Weald Area of Outstanding Natural Beauty, the setting of the South Downs National Park, and Ashdown Forest SPA/SAC, ensuring compliance with national and international conservation requirements.

Mid Sussex District Council Site Allocations Development Plan Adopted June 2022

- 2.6.20. The Mid Sussex District Council Site Allocations Development Plan is a statutory planning document that identifies specific sites across the region for housing, employment and supporting infrastructure the districts development needs up to 2031. The document complements the District Plan by allocating land for new homes, new employment areas, and a Science and Technology Park, while setting out detailed policies to guide design, landscape, biodiversity, transport, and heritage considerations.
- 2.6.21. **SA29: Land South of St. Stephens Church.** The land to the south of St. Stephens Church in Hamsland, Horsted Keys has been allocated for the development of approximately 30 new dwellings as a sustainable extension to Horsted Keynes. The document stated that the development must be landscape-led, respecting the High Weald AONB and the village's character, with higher density housing towards the northern part of the site and lower density at the edges to create a soft transition to the countryside. The scheme should provide pedestrian and cycle links to Hamsland, retain and enhance mature trees and hedgerows, and integrate open space within the layout. Proposals must deliver biodiversity net gain, incorporate Sustainable Drainage Systems (SuDS) for drainage, and ensure safe vehicular and pedestrian access with improvements to Hamsland.

Horsted Keynes Neighbourhood Development Plan 2016-2031

- 2.6.22. The Horsted Keynes Neighbourhood Development Plan is a locally prepared planning document that sets out policies to guide development in the parish up to 2031. It forms part of the statutory development plan alongside the Mid Sussex District Plan and focuses on protecting the village's rural character, conserving the High Weald Area of Outstanding Natural Beauty, and ensuring any new development is sustainable and meets local needs. Its inclusion means planning applications in Horsted Keynes must comply with these policies, covering housing design, biodiversity, green spaces, heritage, and climate resilience. As such the document includes relevant policies relating to nature conservation and biodiversity, these are detailed below.
- 2.6.23. **Policy HK7: Local Green Spaces.** This policy recognises the designated areas of the Village Green, Recreation Ground and Cricket Field as protected Local Green Spaces. Development on these areas will only be permitted in exceptional circumstances to preserve their amenity, recreational value and contribution to village character.
- 2.6.24. **Policy HK9: High Weald Area of Outstanding Natural Beauty.** This policy requires developments to conserve and enhance the nationally important High Weald landscape. This includes protecting watercourses, ancient woodland, historic routeways and field systems, using local materials and following the High Weald Housing Design Guide for landscape-led design.
- 2.6.25. **Policy HK10: Protection and Improvement of Natural Habitats.** This policy mandates the safeguarding of habitats and species, delivering at least 10% biodiversity net gain and mitigation or compensating for unavoidable adverse effects. This applies to statutory sites (Ashdown Forest (SAC/SPA, SSSIs) and non-statutory designated sites (Local Wildlife Sites and priority habitats).
- 2.6.26. **Policy HK11: Low Carbon Design and Renewable Energy.** Encourages 'zero carbon ready' design and integration of renewable technologies while ensuring impacts on biodiversity and landscape are minimised.
- 2.6.27. **Policy HK12: Sustainable Urban Drainage System Design.** This policy requires effective SuDs in new developments to manage flood risks and improve water quality, integrating these systems into green infrastructure for ecological benefits.
- 2.6.28. **Policy HK13: Light Pollution.** This policy seeks to protect dark areas in the Area of Outstanding Natural Beauty by requiring external lighting to be minimised and designed to avoid light spillage, reducing impacts on wildlife corridors and rural character.

3. Baseline Ecological and Landscape Conditions

3.1. Survey Details

- 3.1.1. The site was subject to an Ecological Appraisal by Ecology Solutions in March and June 2019 and September 2020. For this, site walkovers of the site were undertaken in order to ascertain the general ecological value of the site and to identify the main habitats and associated plant species.
- 3.1.2. The study area was surveyed based around extended Phase 1 survey methodology, as recommended by Natural England at the time of the surveys, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas identified can then be examined in more detail.
- 3.1.3. Using the above method, the site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified.
- 3.1.4. In addition, a preliminary assessment for protected, notable and invasive species was also conducted. This included an assessment of the potential suitability of the on-site habitats and landscape setting to support these species.
- 3.1.5. Habitats within the site were also condition assessed using the Biodiversity Metric 3.1 Condition Assessment Criteria to determine their ecological quality, assigning each habitat a condition category (Poor, Moderate, Good, or Excellent) based on attributes such as vegetation structure, species diversity, and evidence of disturbance. These scores were then used to calculate baseline biodiversity units and inform the Biodiversity Net Gain assessment.
- 3.1.6. Full details of the survey methodology and findings are located within the Ecological Assessment produced by Ecology Solutions in December 2020 and are referenced herein where necessary.

3.2. On-site Pre-development Habitats

- 3.2.1. The habitats surveys undertaken in 2019 and 2020 identified the following habitat/vegetation types within the site, the locations of these are shown on Plan ECO2. Condition assessments for each habitat / vegetation type identified within the site are included at Appendix 1.

Semi-improved Grassland (Modified Grassland)

- 3.2.2. The site includes a single grassland field (1.108ha) which is subject to regular management through cutting, although the margins receive less management. The sward is dominated by common grasses such as perennial rye grass *Lolium perenne*, cocksfoot *Dactylis glomerata*, meadow foxtail *Alopecurus pratensis*, and Yorkshire fog *Holcus lanatus* alongside a diverse mix of herbaceous species typical of improved or semi-improved grassland. The grassland passed 5 /7 condition criteria this being in Moderate condition.

Ruderal / Ephemeral

- 3.2.3. This habitat constitutes the understorey of four hedgerows present at the boundaries of the site. This habitat passes 1 / 4 condition criteria as such the habitat is in Poor condition.

3.2.4. *Tree belt (Ecologically Valuable Line of Trees)*

- 3.2.5. An unmanaged line of trees is located along the southwestern boundary of the site which contains a mix of native shrubs and trees. The treeline passes 3 / 5 criteria and is classified as Moderate condition.

Hedgerows

- 3.2.6. Four hedgerows are present to the boundaries of the site. All of which are native hedgerows, Hedgerow H1 is located along the eastern site boundary, the hedge is box-cut to approximately 2m in height and comprises native species with dominant hazel *Corylus avellana* and holly *Ilex aquifolium*. The hedgerow passes 5 / 8 condition criteria and achieves Moderate condition.
- 3.2.7. Hedgerow H2 is located along the northern boundary of the site and was a newly planted hedgerow during the initial survey. The hedgerow is box-cut to approximate 2m. The hedgerow is comprised of hawthorn *Crataegus monogyna* and passes 3 / 8 condition criteria achieving Poor condition.
- 3.2.8. Hedgerow H3 forms the northeastern boundary of the site and is box-cut to approximately 3m in height. Species present within the hedge include holly, hawthorn, hazel and cherry laurel *Prunus laurocerasus*. The hedgerow passes 4 / 5 condition criteria achieving Moderate condition.
- 3.2.9. Hedgerow H4 forms the northwestern boundary of the site with the adjacent residential land. The hedgerow is box-cut to approximately 1 – 2 m in height, The hedgerow comprises native and non-native plant species including bramble *Rubus fruticosus*, hawthorn, holly, beech *Fagus sylvatica*, fir *Abies* sp., forsythia *Forsythia* sp., Leyland cypress *Cupressus x leylandii* and cherry laurel. The hedgerow passes 3 / 8 condition criteria achieving Poor condition.

3.3. **Off-site Pre-development Habitats**

- 3.3.1. An area of off-site land at Ardingly (Gain site ref. BGS-281024001) has been secured through the private broker the 'Environment Bank', this area is located within the same Local Planning Authority and National Character Area as the site.

Cereal Crops

- 3.3.2. The offsetting site comprises entirely arable cropland. No condition assessment is applicable to this habitat type.

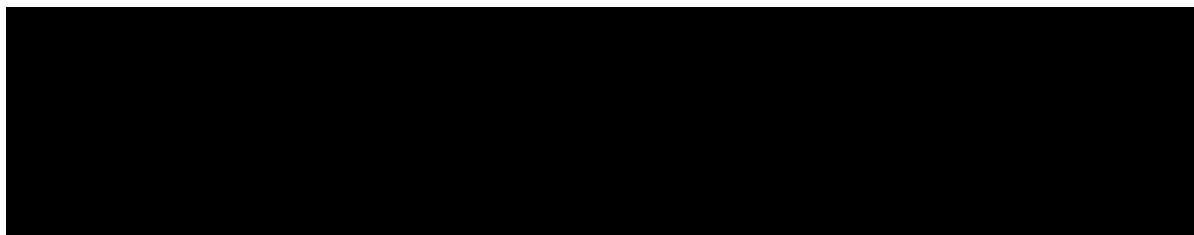
3.4. **Protected, Priority and Otherwise Notable Fauna**

- 3.4.1. General observations were made, during the initial surveys, of any faunal use of the site, with specific attention paid to the potential presence of protected or notable species.

- 3.4.2. Species specific surveys were undertaken for bats, badger *Meles meles*, great crested newt *Triturus cristatus* and reptiles in 2019 and 2020. Methodology and detailed results of these surveys are including within the Ecological Assessment produced for the initial planning application (8244.EcoAss.vf1).

Bats

- 3.4.3. None of the trees associated with the site have developed any features that could support roosting bats. The on-site hedgerows and treeline are considered to offer limited habitat for foraging and commuting bats across the landscape.



Hedgehogs

- 3.4.5. No evidence of hedgehog *Erinaceus europaeus* or other notable mammals was recorded by Ecology Solutions. The habitats on site are thought to offer suitable opportunities for foraging and dispersal. The hedgerows and treeline may also provide some limited hibernation potential for this species.

Birds

- 3.4.6. The on-site treeline and hedgerows offer suitable foraging and nesting opportunities for birds, whilst the grassland within the site may offer limited foraging opportunities. Starling *Sturnus vulgaris*, a priority and Red List species was recorded within the site, in addition to a number of other common bird species including robin *Erithacus rubecula*, wren *Troglodytes troglodytes* and goldcrest *Regulus regulus*.
- 3.4.7. There is no suggestion that the site is of any increased ornithological interest. Background records for the site indicate a nonspecific location of barn owl *Tyto alba* that covers the site. Due to the management of the grassland the site is considered to offer extremely limited opportunities for foraging barn owl. It is not considered that barn owls would be reliant on the site given the presence of suitable habitat within the local area.

Reptiles

- 3.4.8. The site provides limited habitat for reptiles given the regular management of the grassland. The margins of the field receive less management and may provide suitable habitat for reptiles between cuttings.
- 3.4.9. Reptile surveys were undertaken within the site between May and June 2019. These surveys identified a low population of slow worm *Anguis fragilis* and common lizard *Zootoca vivipara* across the field margins of the site.

- 3.4.10. A reptile mitigation strategy has been prepared for the site and revised in the subsequent Section 73 application for the site (8244.BNG and Reptile Mitigation.vf2). This includes a reptile translocation exercise within the site,
- 3.4.11. The reptile translocation gives due regard for best practice measures; details of the reptile translocation and receptor site management are including within the BNG and Reptile Mitigation Strategy (8244.BNG and Reptile Mitigation Strategy.vf2)

Amphibians (Great Crested Newts)

- 3.4.12. There are no waterbodies present on site. The grassland within the site provides suboptimal habitat for great crested newts within their terrestrial phase, due to it being subject to regular management. As such any potential usage would be limited to dispersal. The hedgerows and treeline provide some suitable terrestrial habitat for great crested newts.
- 3.4.13. A single Pond (P1) is located within 250m of the site boundary (see Plan ECO3), although is separated from the site by a small road and grazed grassland. A further pond (P2) is located just over 250m from the site.
- 3.4.14. Habitat Suitability Index (HSI) assessments were conducted on both ponds, which concluded a score of 0.8 for Pond 1 indicating the pond is of excellent suitability for great crested newts. A score of 0.62 was obtained for Pond P2 indicating the pond is of average habitat for great crested newts.
- 3.4.15. Great crested newts were observed within Pond P1 during presence / absence surveys in 2019, including five female great crested newts and two male great crested newts across six surveys, as such no eDNA survey of the pond was required. A negative eDNA survey result was returned for Pond P2 indicating the absence of great crested newts from the waterbody.
- 3.4.16. Although it is accepted that great crested newts can disperse up to 500m through suitable terrestrial habitats from a breeding pond, it is widely accepted that they tend to utilise suitable habitats within a closer range. Activity is usually concentrated within 100m of breeding ponds and key habitats are located within 50m (as termed by Natural England).
- 3.4.17. Pond P1 supports a low population of great crested newts, given the surrounding habitat it is considered that this low population would be limited to the core suitable habitat the surrounds the pond. The small road also acts as a dispersal barrier between the breeding pond and the site, given this factor and the distance between Pond P1 and the site (215m) in addition to the grazed / managed habitat that separated them it is considered that great crested newts are absent from the site.

Invertebrates

- 3.4.18. Given the habitats present and its regular management, it is likely that an assemblage of common invertebrate species would be present within the site. There is no evidence to suggest that any rare or notable species would be present.

3.5. Designated Sites

Statutory Designated Sites

- 3.5.1. There are no statutory designated sites of nature conservation value within or immediately adjacent to the site (see Plan ECO1). The nearest statutory designated site is Freshfield Lane Site of Special Scientific Interest (SSSI), located approximately 1.1km south of the site. Freshfield Lane SSSI is designated for its geographical value. The closest SSSI designated for its ecology is Ashdown Forest SSSI, located approximately 3.6km northeast of the site.
- 3.5.2. The site is located within the Impact Risk Zone (IRZ) of Ashdown Forest SSSI; however, due to the nature of development no consultation with Natural England is required. Consultation with Natural England is restricted to developments impacting infrastructure, including airports and helipads, air pollution (including agricultural developments), combustion (including landfills and incineration projects) and waste including landfills.

Ashdown Forest

- 3.5.3. The closest European designated site is Ashdown Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and SSSI. The forest is designated as European importance for its heathland habitats and the Annex 1 (birds) and Annex II species which it supports at important population levels.
- 3.5.4. The designated SPA covers 3207.08 ha and qualifies under Article 4.1 of the Birds Directive on account of its breeding populations of Nightjar *Caprimulgus europaeus* and Dartford Warbler *Sylvia undata*.
- 3.5.5. The SAC designated covers 2729 ha and is designated on account of the presence of Annex 1 (Habitats Directive) including; Northern Atlantic wet heaths with *Erica tetralix* and European Dry Heath. The site also supports a population of Great Crested Newts, although this is not a reason for its formal designation.
- 3.5.6. The proximity of the development site to Ashdown Forest SPA/SAC means that the EC Directive on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) and the EC Directive on Wild Birds (the Birds Directive) are relevant to the development. These two directives are transposed in UK Legislation through the Habitats Regulations (2010 – as amended).
- 3.5.7. The relevant Directives, UK legislation and relevant Case Law are discussed and assessed against the development proposes within the Ecological Assessment for the site (8244.EcoAss.vf1).
- 3.5.8. Following the relevant guidance and legislation it is not considered that any detrimental effects (direct or indirect) will arise on Ashdown Forest SPA, SAC, SSSI or other statutory designated sites as a result of the development.

Non-Statutory Designated Sites

- 3.5.9. There are no non-statutory designated sites within or immediately adjacent to the site. The closest non-statutory designated site is Birchgrove Fishponds Local

Wildlife Site (LWS), located approximately 0.9km north of the site. This area is designated for its lakes, ponds and semi-natural woodland habitat.

- 3.5.10. Given the distance of Birchgrove Fishponds LWS from the site and the intervening land usage (roads, arable land and residential developments), it is not considered that there will be any adverse impacts either direct or indirect on the LWS as a result of the development proposals.
- 3.5.11. A number of additional statutory and non-statutory designated sites are located within the wider area and illustrated on Plan ECO1. No significant effects are anticipated on these sites as a consequence of the proposed development.

4. Biodiversity Net Gain Plan

(Requirement of Condition 12)

- 4.1. This section should be read in conjunction with the Statutory Biodiversity Metric calculation tool which has been provided separately.

4.2. Biodiversity Net Gain

- 4.2.1. This section assesses the level of BNG within the site. The assessment of the site has been prepared with due consideration to the guidance published by published by the Chartered Institute of Ecology and Environmental Management (CIEEM) in relation to Biodiversity Net Gain. This assessment was undertaken based around the results of the habitat surveys undertaken at the site in March and June 2019, and September 2020.

4.3. The Statutory Metric

- 4.3.1. The Statutory Biodiversity Metric was released on 29 November 2023 and uses habitat features as a proxy measure for capturing the value and importance of nature and uses calculations to assess the importance of each habitat based on its size, ecological condition and strategic location.

4.4. Methodology

- 4.4.1. The site was initially surveyed in March 2019 with subsequent walkover surveys in June 2019 and September 2020. These surveys were based around an Extended Phase 1 Methodology¹, as recommended by Natural England at the time of the surveys. This methodology classifies habitats based on their conformity to the Joint Nature Conservation Committee (JNCC) habitat classifications and condition assessments were completed for each habitat identified within the site. The Biodiversity Metric User Guide² as well as professional judgement were used to inform the habitats condition criteria.
- 4.4.2. Measurements for on-site habitats pre-development were calculated using DEFRA's QGIS Net Gain Habitat Mapping template and QGIS Import Tool. Information regarding the habitats present, as well as their condition, were based on the survey information obtained in March and June 2019 and September 2020 by Ecology Solutions. The Biodiversity Metric User Guide² as well as professional judgement, were used to inform the habitats condition criteria.
- 4.4.3. Measurements for the post development habitats are based on the Proposed Landscape Surface Finishes Plan (Drawing No: CLDL 2457 (08) 04 01, March 2026) produced by Charnwood Landscape Design Limited (see Appendix 2).

¹ Joint Nature Conservation Committee (2010). Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit. England Field Unit, Nature Conservancy Council, reprinted JNCC, Peterborough.

² DEFRA (2024). The Statutory Biodiversity Metric, User Guide, Department for Environmental, Food and Rural Affairs

4.5. Baseline Habitats Pre-development

On-site Baseline Habitats Pre-development

- 4.5.1. The site was subject to an extended Phase 1 Habitat Survey in March 2019 with subsequent walkover surveys conducted in June 2019 and September 2020.
- 4.5.2. The following main habitat types were identified within the site during the surveys undertaken:
- Modified grassland;
 - Ruderal / ephemeral;
 - Line of trees; and
 - Native hedgerow.
- 4.5.3. The locations of these habitats are shown on Plan ECO2 and detailed in the section above and within the Ecological Assessment provided separately.
- 4.5.4. A baseline total of 4.58 habitats units and 1.94 hedgerow units are present within the site pre-development.

Offsite Baseline Habitats Pre-development

- 4.5.5. Habitat units have been purchased through the private broker the 'Environment Bank'. These units are provided through an off-site area of cereal crops.
- 4.5.6. A total of 0.85 units have been purchased, as shown in Table 4.1 below.

Table 4.1. Summary of on-site baseline habitats and hedgerows, with offsite baseline habitats

On-site Habitats						
Baseline habitat	Baseline Biodiversity Units	Condition Criteria / Pass or Fail / Indicator Score		Condition	Ecological Features and Condition Notes	After Works
Modified grassland	4.58	Grassland Low Distinctiveness		Poor (5 / 7 condition criteria passed, but fails Condition A=Poor)	Managed grassland dominates the centre of the site. The entirety of this area will be lost as part of the development	4.58 units lost
		A – 6-8 species per m2	Pass			
		B – Sward height is varied	Fail			
		C – Scrub accounts for less than 20% of area	Pass			
		D – Physical damage evident in less than 5% of total area	Pass			
		E – Cover of bare ground between 1% and 5% of total area	Fail			
		F – Cover of Bracken less than 20%	Pass			
		G – Absence of invasive species and undesirable species make up less than 5% of ground cover	Pass			

On-site Hedgerows						
Baseline habitat	Baseline Biodiversity Units	Condition Criteria / Pass or Fail / Indicator Score		Condition	Ecological Features and Condition Notes	After Works
Ecologically Valuable Line of Trees	1.39	Line Trees		Moderate	The line of trees present to the southwestern boundary will be retained within its entirety as part of the development.	1.39 habitat unit retained
		A – Native species composition of at least 70%.	Pass			
		B – Tree canopy predominantly continuously.	Pass			
		C – Veteran trees and/or natural ecological niches.	Pass			
		D – Undisturbed naturally-vegetated strip of at least 6 m on both sides.	Fail			
		E – At least 95% of trees are in a healthy condition.	Fail			
Native Hedgerow	0.54	Low distinctiveness habitat.		Moderate (H1 & H3)	All of the on-site hedgerows are to be retained within the development proposals.	0.54 units retained
		A1 - >1.5m average height along length.	H1 - Pass	Poor (H2 & H4)		
		A2 ->1.5m average width along length.	H2 - Pass			
		B1 – Gap between ground and base of canopy <0.5m for >90% of length.	H3 - Pass			

		B2 – Gaps make up <10% of total length; and no canopy gaps >5m.	H4 - Pass			
		C1 – Undisturbed ground and perennial vegetation (>1m width undisturbed with perennial vegetation for at least 90% of length.	H1 - Pass			
		C2 – Nutrient enriched perennial vegetation.	H2 - Pass			
		D1 – Invasive and neophyte species.	H3 - Pass			
		D2 – Current damage.	H4 - Pass			
Off-site Habitats						
Baseline habitat	Baseline Biodiversity Units	Condition Criteria / Pass or Fail / Indicator Score	Condition	Ecological Features and Condition Notes	After Works	
Cereal Crop	0.85	Condition Assessment N/A	Condition Assessment N/A	The purchased off-site cereal crop units are to be replaced with other neutral grassland habitat	0.85 units lost	

4.6. Habitats Post-development

On-site Post-development Habitats

- 4.6.1. Table 4.2 below summaries the habitats and hedgerows that are to be created on-site post-development and are illustrated on Plan ECO4 and also found on the Proposed Landscape Surface Finished Plan (see Appendix 2).
- 4.6.2. The landscape strategy for the site includes the provision of new habitats includes species-rich grassland, amenity grassland mixed scrub and vegetated gardens to increase the overall habitat diversity within the site. Focus has been had towards the retention of habitats of greater ecological value include the onsite treelines and hedgerows bordering the site.
- 4.6.3. The proposed scheme will result in a net loss of 2.48 habitat units and a net gain of 1.00 hedgerow units. These results equate to a net loss of -54.09% in habitat units, and a net gain of 51.47% in hedgerow units.
- 4.6.4. The targeted conditions for proposed on-site habitats will be achieved through appropriate management undertaken during the operational phase of the proposals. This will ensure that the proposed habitats continue to offer biodiversity benefits in the future. Further sections within this report will detail the prescribed planting, management, and monitoring to be undertaken to ensure the aspirations set out are delivered.

Off-site Post-development Habitats

- 4.6.5. As BNG is not achievable within the site, offsite compensation will be delivered through the purchase of off-site units through the private broker 'The Environment Bank'.
- 4.6.6. The units have been sourced within the same LPA and NCA as the development site, as such it is considered to be sufficiently local to the development site to offset any biodiversity loss accumulated as a result of the development.
- 4.6.7. The units of cereal crops present within the off-site area will be replaced with other neutral grassland habitat and managed to a good condition; this will result in a gain of 3.09 habitat units.
- 4.6.8. When the offsite offsetting is applied to the onsite net loss as a result of the developments, the total net gain in habitat units is 0.61, which equates to a 13.33% increase in habitat units, thus meeting the requirements of local and national policy.

Table 4.2. Summary of post-development habitats and hedgerow types that will be created on-site

Created Habitats				
Proposed Habitat	Landscape Plan Habitat	Target Condition	Biodiversity Units Delivered	Target Condition Notes
Developed land; sealed surface	N/A	N/A	0.00	This habitat comprises the circa 30 residential dwellings to be erected within the development and all associated infrastructure.
Modified grassland	Proposed amenity grass area EL1 Flower lawn mixture by Emorsgate Seeds or similar and approved / Proposed garden grass lawn EG22 Strong Laen Grass Mixture by Emorsgate Seed or similar and approved	Moderate	0.18	Amenity areas of modified grassland are to be established in public spaces at the corners of areas of new residential properties. In addition to along pedestrian walkways within the site. The areas will be sown with a flowering species-rich seed mix. These areas are expected to be managed for aesthetic value and therefore be in Moderate condition.
Other neutral grassland	Open Meadow area EG7 Meadow Grass mixture for sandy soils and EH1 Hedgerow mixture by Emorsgate or similar and approved	Moderate	0.86	Larger areas of grassland are proposed along the eastern and southern site boundaries in addition to two smaller areas within the development. These areas will comprise grassland of greater species diversity and relaxed management. It is considered that this area will achieve 5 / 6 condition criteria (A, B, C, D, E) and be maintained in a Moderate condition.
Other neutral grassland	Open Meadow area EG7 Meadow Grass mixture for sandy soils by Emorsgate Seeds	Moderate	0.10	Area of sown grassland within road verges of development. These areas will comprise grassland of greater species diversity and relaxed management. It is considered that this area will achieve 5 / 6 condition criteria (A, C, D, F) and be maintained in a Poor condition.

	or similar and approved.			
Mixed scrub	Proposed native species scrub area	Moderate	0.19	New area of scrub planting is proposed to the south and east of the site. These areas will be sown with a mix of native species. Due to the new establishment of these areas and the small size (not allowing for rides or glades) the habitat is expected to achieve Moderate condition.
Vegetated gardens	Proposed garden grass lawn EG22 Strong Laen Grass Mixture by Emorsgate Seed or similar and approved	N/A	0.44	Includes all areas of gardens associated with new residential dwellings within the development including front and rear garden areas.
Introduced shrub	Proposed ornamental planting	N/A	0.05	Includes areas of ornamental planting to be established on the frontages to new properties.
Individual trees	Proposed tree	Moderate	0.27	Includes a mix of 22 small native and ornamental trees to be established in vegetated public areas within the site.
Created Hedgerows				
Proposed Habitat	Landscape Plan Habitat	Target Condition	Biodiversity Units Delivered	Target Condition Notes
Non-native and ornamental hedgerow	Proposed Native Hedge	Moderate	0.09	New native single species hedgerows of holly <i>Ilex aquifolium</i> and hornbeam <i>Carpinus betulus</i> are to be established across the site along areas of pedestrian pathways and the frontages to new residential properties. These are expected to be managed for aesthetic value and screening including a regular pruning regime. As such, the hedgerow is expected to be managed in Moderate condition.
Species-rich native hedgerow	Proposed Native Hedge	Moderate	0.90	New hedgerows comprised of the five woody species field maple <i>Acer campestre</i> , dogwood <i>Cornus sanguinea</i> , hazel, holly and dog rose <i>Rosa canina</i> are to be established along the boundaries of the site, connecting to the

				existing boundary hedges. These areas are likely to be managed to aesthetic value and therefor achieve Moderate condition.
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4.7. The Principles of Evaluation

Biodiversity Net Gain – Good Practice for Development

- 4.7.1. CIRIA, CIEEM and IEMA have developed principles of good practice to achieve Biodiversity Net Gain. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature through sustainable development. There are ten principles in total, and all principles must be applied together as one approach. The ten principles are set out below.
- 4.7.2. **Principle 1. Apply Mitigation Hierarchy.** Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision makers where possible, compensate for losses that cannot be avoided. If compensation for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
- 4.7.3. **Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere.** Avoid impacts on irreplaceable biodiversity; these impacts cannot be offset to achieve no net loss or net gain.
- 4.7.4. **Principle 3. Be inclusive and equitable.** Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to net gain. Achieve Net Gain in partnership with stakeholders where possible and share the benefits fairly among stakeholders.
- 4.7.5. **Principle 4. Address risks.** Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.
- 4.7.6. **Principle 5. Make a measurable net gain contribution.** Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
- 4.7.7. **Principle 6. Achieve the best outcomes for biodiversity.** Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly justified choices when:
- Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses.
 - Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation.
 - Achieving net gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels.
 - Enhancing existing or creating new habitat.
 - Enhancing ecological connectivity by creating more bigger, better and joined areas for biodiversity.

- 4.7.8. **Principle 7. Be additional.** Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
- 4.7.9. **Principle 8. Create a net gain legacy.** Ensure net gain generates long-term benefits by:
- Engaging stakeholders and jointly agreeing practical solutions that secure net gain in perpetuity.
 - Planning for adaptive management and securing dedicated funding for long-term management.
 - Designing net gain for biodiversity to be resilient to external factors, especially climate change.
 - Mitigating risks from other land uses.
 - Avoiding displacing harmful activities from one location to another.
 - Supporting local-level management of net gain activities.
- 4.7.10. **Principle 9. Optimise sustainability.** Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
- 4.7.11. **Principle 10. Be transparent.** Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

Lawton's Principle

- 4.7.12. Principles for enhancing England's wildlife sites were developed as part of the Lawton Review³. Across the UK, these principles can be used to design Biodiversity Net Gain activities to boost wildlife sites. They are:
- Improving the quality of wildlife sites;
 - Increasing the size of the wildlife sites;
 - Enhancing connections between, or joining up wildlife sites;
 - Creating new wildlife sites; and
 - Reducing pressure on wildlife sites.

4.8. Post-Development Evaluation

- 4.8.1. The site's contribution to Biodiversity Net Gain has been assessed with due regard to the principles outlined and discussed above.

On-Site

- 4.8.2. New species-rich areas of modified grassland are to be established in open areas of the site, with new amenity grassland, mixed scrub, individual trees, ornamental shrubs and vegetated gardens proposed within the site increasing the overall habitat diversity.

³ Department for Environment, Food and Rural Affairs (2010). *Making Space for Nature: A Review of England's Wildlife Sites*, DEFRA.

- 4.8.3. Despite this the site still delivers considerable losses to habitat units of -2.48 units, equating to -54.09% loss overall.
- 4.8.4. The establishment of new onsite hedgerows results in a total increase of 1.00 habitat units, equating to 51.47%.
- 4.8.5. It should be noted that the DEFRA Biodiversity Metric calculation does not take into consideration measures relating to protected species or notable species. The provision of new species-rich grassland will provide enhanced foraging opportunities for [REDACTED] bats and birds, as well as terrestrial habitat for amphibians and reptiles. A number of additional enhancements will also provide as a part of the proposed development, that are not accounted for within the net gain calculations.

Off-site

- 4.8.6. To compensate for the on-site losses in biodiversity units, habitat units have been purchased from the private broker 'The Environment Bank'. This includes the establishment of Good condition other neutral grassland on previous cereal crops in the local area, providing a total of 3.09 units off-site. This results in the total net gain for the development achieving 13.33% net gain.

Table 4.3. Summary of Statutory Biodiversity Metric Results.

On-site Baseline	Habitat Units	4.58
	Hedgerow Units	1.94
Off-site Baseline	Habitat Units	0.85
	Hedgerow Units	0.00
On-site Post-intervention	Habitat Units	2.10
	Hedgerow Units	3.16
Off-site Post-intervention	Habitat Units	3.94
	Hedgerow Units	0.00
On-site Net Percentage Gain	Habitat Units	-54.09%
	Hedgerow Units	+51.47%
Total Net Percentage gain	Habitat Units	+13.33%
	Hedgerow Units	+51.47%

5. Biodiversity Enhancement Layout

(Requirement of Condition 13)

- 5.1. A series of biodiversity enhancement measures are to be implemented into the development proposals including within the landscaping strategy and through a variety of bat boxes, bird boxes and log pile hibernacula. The locations of these are indicated on Plan ECO4 and ECO5 and detailed below.

5.2. Habitats

- 5.2.1. The landscaping strategy includes the creation of species-rich habitats within the site to provide continued and new opportunities for wildlife.

On-site Other Neutral Grassland

- 5.2.2. New areas of grassland are to be established primarily to the south and east of the development with two smaller parcels within the residential area. This habitat will replace areas of semi-improved modified grassland of low species diversity. The new areas of open space grassland to the east and south will be managed as ecology areas and will support species-rich wildflower grassland and subject to suitable management regime to increase the floristic diversity of the site.

On-site Mixed Scrub

- 5.2.3. New areas of mixed scrub are proposed in the new ecology areas to the south and east of the site. This habitat will provide further suitability for a wide range of species including small mammals, reptiles and birds, in addition to providing foraging habitat for bats. In addition to increasing the habitat and floristic diversity within the site.

On-site Treeline

- 5.2.4. The treeline within the site offers suitable nesting and foraging opportunities for birds and further foraging and dispersal / navigational opportunities for wildlife. The treeline is to be retained and safeguarded as part of the development to ensure that opportunities presented by this habitat remain within the site post-development.

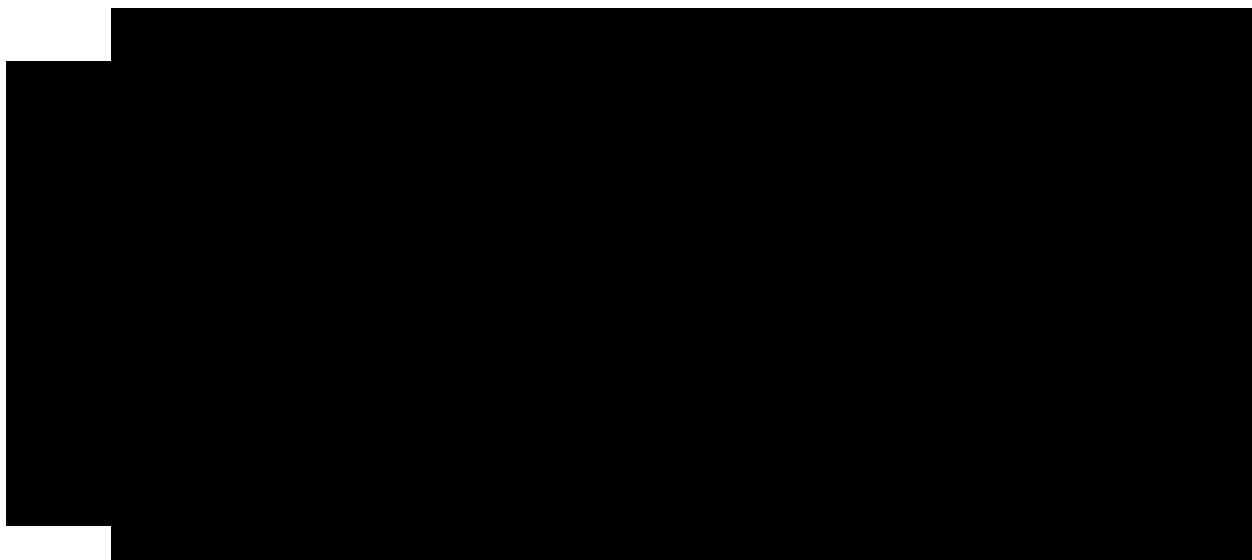
On-site Hedgerows

- 5.2.5. The onsite retained hedgerows and new hedgerows to be established will offer further suitable habitat for foraging and nesting birds, whilst providing commuting opportunities for bats, in addition to hibernation and nesting opportunities for hedgehogs. The entirety of the hedgerows is to be retained and incorporated into the development proposals. With new species-rich and native hedgerows to be planted as part of the landscaping proposals.

Offsite Other Neutral Grassland

- 5.2.6. The offsite units purchased comprise cereal crops pre-development, this area will be replaced with other neutral grassland, as per the agreement with The Environment Bank. The grassland will be of greater value for biodiversity and wildlife through the increase in floristic diversity.

5.3. Faunal Evaluation



Bats

- 5.3.4. No trees within the site were recorded as having potential to support roosting bats, and all trees are to be retained as part of the development. The majority of the suitable foraging and commuting habitat including the hedgerows and treeline are to be retained within the site to provide continued opportunities for foraging and navigating bats.
- 5.3.5. The site will implement a strategic lighting strategy to ensure there is minimal light spillage onto retained habitat features which present opportunities for bats including the onsite hedgerows and treeline.
- 5.3.6. As a further enhancement, a series of Schwegler bat boxes will be installed onto suitable retained tree the site, the locations of these are shown on Plan ECO5. It is recommended that the following bat boxes be installed within the site to provide new roosting opportunities for bat species:
- 1 x Schwegler 1FF Bat Box;
 - 1 x Schwegler 2FN Bat Box; and
 - 1 x Schwegler 2F Bat Box.

Hedgehogs

- 5.3.7. Hedgerows, treelines and ruderal across the site are to be retained and incorporated into the development, thereby retaining suitable nesting,

hibernation and dispersal opportunities across the site. New areas of rough grassland will also be established within the site furthering dispersal and foraging opportunities for small mammals.

- 5.3.8. Four log piles will be established within suitable areas around the site (see Plan ECO5) which will provide new hibernation and nesting opportunities for hedgehogs within the development.

Birds

- 5.3.9. The onsite hedgerows and treeline provide suitable foraging and nesting opportunities for bird species.
- 5.3.10. The development proposals will retain the majority of existing foraging and nesting opportunities for birds. The provision of new landscape planting will provide new foraging and nesting opportunities for birds.
- 5.3.11. Although not proposed within the development, should it be required, is recommended that the clearance of any suitable nesting vegetation including tree felling be undertaken outside of the nesting bird period (March to August inclusive) to avoid any potential offence.
- 5.3.12. Should the above timing constraints conflict with any scheduled works, works will require a nesting bird check by a suitably qualified ecologist to ensure no nesting birds are present. If any nesting birds are found to be present, then a suitable buffer will be established around the nest under the young have fledged or the nest is not considered to be active after additional checks from the suitably qualified ecologist.
- 5.3.13. Enhancement measures for birds will be provided through the installation of various bird boxes onto retained trees within the development (see Plan ECO5), these will include:
- 1 x Schwegler 1B Bird Box (26mm); and
 - 1x Schwegler Woodstone Seville 32mm Nest Box.

Reptiles

- 5.3.14. The majority of the site is managed through regular cutting, although the field margins receive less management and provide limited reptile suitability. A small population of common lizard and slow worm were recorded during surveys undertaken at the site in 2019.
- 5.3.15. A habitat manipulation exercise and translocation activity of reptiles was undertaken to ensure no reptiles are injured or killed as part of the development works. The details of these exercises are set out within the BNG and Reptile Mitigation Strategy which should be read alongside this report (8244.BNG and Reptile Mitigation Strategy.vf1).
- 5.3.16. New areas of open space will be planted with wildflower grassland mixes and managed as tussocky grassland to provide continued opportunities for reptiles post-development.

- 5.3.17. Four log piles are proposed within the site as an enhancement for hedgehogs, these log piles will also provide addition shelter and hibernation opportunities for reptiles within the site.

Amphibians

- 5.3.18. There is no aquatic habitat present within the site, the closest aquatic habitat is Pond P1, located approximately 250m from the site.
- 5.3.19. The site supports extremely limited opportunities for amphibians within their terrestrial phase, limited to the rougher grassland field margins and ruderal habitat within the site.
- 5.3.20. Pond P1 supports a low population of great crested newts; however, it is considered that, due to the surrounding core habitat and dispersal barrier (small road) from the site, great crested newts and any other notable amphibian species would likely not be present within the site.
- 5.3.21. Despite the above, a precautionary approach will be taken for amphibians, including a destructive search through a passive displacement exercise during the construction phase. The details of this methodology are included within the GCN Method Statement (14252.GCNMethodStatement.vf) which should be read alongside this document.
- 5.3.22. The provision of rough grassland ecology areas to the south and east of the site will provide increased suitable habitat for amphibians in their terrestrial phase within the site.

Invertebrates

- 5.3.23. Based on the habitats present within the site it is likely an assemblage of common invertebrate species are present within the site.
- 5.3.24. The planting of wildflower grassland would increase the floristic diversity of the site offering greater opportunities for invertebrates.
- 5.3.25. The provision of three log piles within the site would provide suitable opportunities for saproxylic invertebrates within the site.
- 5.3.26. As a further enhancement to the site insect houses will be installed onto retained trees within the development (see Plan ECO5), these will include:
- 2x National Trust Apex Bee & Insect House.

6. Landscape and Ecological Management Framework

- 6.1. This section sets out the management features of ecological interest to be retained and established as part of the development, including wildlife enhancement and mitigation strategies to be implemented. This section has been written in accordance with BS 42020:2013 and pertains to management requirements for the first five-years.

6.2. Aims and Objects of Management

Defining the Conservation Objectives

- 6.2.1. Defining the conservation objectives is central to the effectiveness of this strategy, as it provides a framework that will safeguard the existing nature conservation interests and provide guidance on enhancement and future management.
- 6.2.2. Specific objectives for the conservation of particular species or groups and particular habitats of nature conservation interest are set out in the relevant sections to follow. The nature of these objectives has been guided by the principles set out in the UK and European wildlife legislation, notably the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. Furthermore, the formulation of the objectives has also been influenced by national and local biodiversity conservation targets, as set out in the UK Post-2010 Biodiversity Framework (UKBAP) and the Sussex Biodiversity Action Plan (BAP).
- 6.2.3. The overarching objectives for nature conservation are as follows:

Objective 1

To retain and enhance ecologically valuable baseline habitats to safeguard the benefits of these for biodiversity within the tenant's demise.

Objective 2

The creation of new ecologically valuable habitats providing demonstrable net gains within the tenant's demise.

Achieving the Objectives

- 6.2.4. Information on the existing situation at the site and its environs with regard to any habitats of ecological interest and the presence of protected species has been collated as part of the preparation of this section and document as a whole. It is upon this foundation that the specific enhancement and management prescriptions to follow are based.
- 6.2.5. Where appropriate, specific objectives are defined in the sections to follow. The following sections should be read in conjunction with the material produced by Charnwood Landscape Design Limited, provided at Appendix 2.

7. Management Prescriptions

- 7.1. Management prescriptions for on- and offside habitats have been described below in relation to the three objectives as detailed in Section 6. The habitats to be retained, enhanced and created as part of the scheme are illustrated on Plan ECO4 and the Landscape Plans produced by Charnwood Landscape Design Limited (at Appendix 2).
- 7.2. Meeting the condition criteria classes as 'Passed' in the below tables should be considered a minimum requirement and it is expected that through good management and monitoring practices, additional condition criteria may be met exceeding the stated biodiversity net gains.
- 7.2. **Objective 1: Retain and enhance ecologically valuable baseline habitats to safeguard the benefits of these for biodiversity within the tenant's demise.**

Retained Hedgerows

- 7.2.1. The entirety of the onsite hedgerows within the site will be retained and incorporated within the proposed development.
- 7.2.2. Hedgerows H1 and H3 will be retained in Moderate condition with hedgerows H2 and H4 retained in poor condition, consistent with their baseline condition assessments.

Initial Aftercare and Long-term Management and Maintenance

- 7.2.3. Retained hedgerows will be cut on a 2–3-year rotation. Any management of onsite hedgerow will occur outside of the bird nesting season (March to August inclusive) to avoid any potential offence, or after a suitably qualified ecologist has undertaken checks to ensure no nesting birds are present.
- 7.2.4. Where possible hedgerows will be maintained at 2-3m in height and width wide (at the base).

Table 7.1. Native Hedgerow targeted habitat condition within the biodiversity metric.

Hedgerow Condition Criteria / Pass or Fail					Management Practices to Achieve Condition Criteria
	H1	H2	H3	H4	
A1 – >1.5m average height along length	Pass	Pass	Pass	Pass	Consistent with pre-development conditions, no bolster planting / changes of species composition to occur.
A2 – >1.5m average width along length	Pass	Fail	Pass	Fail	Consistent with pre-development conditions, no bolster planting / changes of species composition to occur.
B1- Gap between ground and base of canopy <0.5m for >90% length	Fail	Fail	Fail	Fail	Consistent with pre-development conditions, hedgerows and understory to be retained in same condition.

Hedgerow Condition Criteria / Pass or Fail					Management Practices to Achieve Condition Criteria
	H1	H2	H3	H4	
B2 – Gaps make up <10% of total length, no canopy gaps >5m	Fail	Fail	Fail	Pass	Consistent with pre-development conditions, no bolster planting to occur to retained hedgerows.
C1 – >1m with of undisturbed ground for >90% length	Pass	Pass	Fail	Fail	Consistent with pre-development conditions, hedgerows and understory to be retained in same condition.
C2 – Undesirable species <20% cover of undisturbed bare ground area	Pass	Fail	Fail	Fail	Consistent with pre-development conditions, hedgerows and understory to be retained in same condition.
D1 – >90% of hedgerow and undisturbed ground is free of invasive non-native species	Pass	Pass	Pass	Fail	Consistent with pre-development conditions, hedgerows and understory to be retained in same condition.
D2 – >90% of hedgerow or undisturbed ground is free of damaged caused by human activities	Fail	Fail	Fail	Fail	Consistent with pre-development conditions, management of hedgerows to remain consistent.

Retained On-site Ecologically Valuable Line of Trees

- 7.2.5. The treeline present along the southwestern site boundary will be retained and incorporated into the development. The treeline will be maintained at the same pre-development condition achieving Moderate condition.

Initial Aftercare and Long-term Management and Maintenance

- 7.2.6. Any arboricultural management (e.g. pruning / lopping) will be carried out outside of the bird nesting season (March to August inclusive) to avoid any potential offence, or after a suitably qualified ecologist has undertaken checks to ensure no nesting birds are present.
- 7.2.7. Where possible any dead wood produced will be retained as an ecological feature, either as standing deadwood or as log piles, offering new habitat for saproxylic invertebrates.

Table 7.2. Line of Trees targeted habitat condition within the biodiversity metric.

Line of Trees Condition Criteria / Pass or Fail		Management Practices to Achieve Condition Criteria
A – More than 70% of trees are native	Pass	Consistent with pre-development conditions, no bolster planting / changes of species composition to occur.
B – Tree canopy is predominantly continuous no gaps >5m, canopy cover <10%	Fail	Consistent with pre-development conditions, no bolster planting / changes of species composition to occur.

Line of Trees Condition Criteria / Pass or Fail		Management Practices to Achieve Condition Criteria
C – Includes one or more mature or veteran tree	Pass	Consistent with pre-development conditions, no mature trees to be removed as part of the development.
D – There is an undisturbed vegetated strip at least 6m on each side	Pass	Consistent with pre-development conditions, development will be buffered from southwestern site boundary by ecology planting area.
E – At least 95% of trees are in healthy condition. Little or no evidence of adverse impact on tree health	Fail	Consistent with pre-development conditions.

7.3. Objective 2: The creation of new ecologically valuable habitats providing demonstratable net gains within the tenant's demise.

New On-site Modified Grassland

- 7.3.1. New areas of modified grassland will be established along new residential streets and bordering the ecology areas. These areas will be sown with EL1 flowering lawn mixture EL1 by Emorsgate Seeds (or similar) of the composition in Table 7.3. Although the areas will be of high species diversity, new grassland is expected to be highly managed for aesthetic value, and highly disturbed by residents of the development and therefore be maintained in Moderate condition.

Table 7.3. New on-site modified grassland planting species composition.

On-site Modified Grassland Planting Species Composition	
Emorsgate EL1 Flowering Lawn Mixture	
%	Species
1	Kidney Vetch <i>Anthyllis vulneraria</i>
1	Betony <i>Stachys officinalis</i>
1.6	Common Knapweed <i>Centaurea nigra</i>
1	Hedge Bedstraw <i>Galium album</i>
1.4	Oxeye Daisy <i>Leucanthemum vulgare</i>
0.1	Bird's-foot Trefoil <i>Lotus corniculatus</i>
0.7	Black Medick <i>Medicago lupulina</i>
2.4	Ribwort Plantain <i>Plantago lanceolata</i>
1	Cowslip <i>Primula veris</i>
1.2	Selfheal <i>Prunella vulgaris</i>
1.6	Meadow Buttercup <i>Ranunculus acris</i>
1	Bladder Campion <i>Silene vulgaris</i>

On-site Modified Grassland Planting Species Composition	
Emorsgate EL1 Flowering Lawn Mixture	
0.4	Dandelion <i>Taraxacum officinale</i>
5.6	White Clover <i>Trifolium repens</i>
8	Common Bent <i>Agrostis capillaris</i>
28	Crested Dogstail <i>Cynosurus cristatus</i>
24	Red Fescue <i>Festuca rubra</i>
4	Smaller Cats-tail <i>Phleum bertolonii</i>
16	Smooth-stalked Meadow-grass <i>Poa pratensis</i>

Initial Aftercare and Long-term Management and Maintenance

- 7.3.2. The seed mixture will be cut on a regular basis as part of the management regime. Checks will be undertaken monthly (in the growing season) to check the length of the grass, with the grass cut when it reaches 100mm in length. Grass will be cut back to a length of 40mm with all cuttings removed.

Table 7.4. Onsite modified grassland targeted habitat condition within the biodiversity metric.

Low Distinctiveness Grassland Condition Criteria / Pass or Fail		Management Practices to Achieve Condition Criteria
A – 6-8 species per square metre.	Pass	Overseeding of a native species mix will ensure there are 6-8 species present per metre squared within new areas of amenity grassland.
B – Sward height is varied	Fail	Grassland will be subject to a regular cutting regime, as such the sward will be kept sward and not varied.
C – Scrub accounts for <20% total area	Pass	No scrub species will be planted. Any encroaching scrub will be removed as part of the ongoing management.
D – Physical damage less than 5%	Fail	It is likely that pedestrians and pets will cause disturbance to the area. Cars may also use road verge parking.
E – Cover of bare ground between 1% and 10%	Fail	Oversowing will ensure there is no bare ground present (<1%). Any failed areas of growth will be reseeded with the same species mix.
F – Cover of bracken <20%	Pass	No bracken if included within the grassland species mix. Should any bracken encroach on the area, it will be removed as part of the ongoing management.
G – Absence of invasive non-native species	Pass	No invasive species are proposed within grassland planting. Should any invasive non-native species encroach within the grassland, these will be removed as part of the ongoing management.

New On-site Other Neutral Grassland

- 7.3.3. New areas of meadow grassland will be created within the site. These areas will be sown with the species mixes EG7 Meadow Grass Mixture for Sandy Soils (or similar), as detailed in Table 7.5 below. This seed mix will be used in the ecology areas to the south and east of the site, in addition to two larger grassland areas within the built form area of the development. Additional areas of other neutral grassland adjacent to hedgerows within the ecology area will be sown with Emorsgate EH1 Shaded Meadow Hedgerow mixture (or similar). The grassland is expected to achieve a 'Good' condition; however, due to the difficulty of achieving 'Good' for this habitat type and the smaller areas of these grassland parcels, a precautionary approach has been taken, thus 'Moderate' condition has been assigned within the metric

Table 7.5. New onsite other neutral grassland planting species composition.

On-site Other Neutral Grassland Planting Species Composition	
Emorsgate EG7 Meadow Grass Mixture for Sandy Soils	
%	Species
8	Common Bent <i>Agrostis capillaris</i>
4	Brown Bent <i>Agrostis vinealis</i>
2	Sweet Vernal Grass <i>Anthoxanthum odoratum</i>
1	Quaking-grass <i>Briza media</i>
35	Crested Dog's-tail <i>Cynosurus cristatus</i>
22	Sheep's-fescue <i>Festuca ovina</i>
23	Slender-creeping Red-fescue <i>Festuca rubra</i>
5	Smaller Cat's-tail <i>Phleum bertolonii</i>
Emorsgate EH1 Hedgerow Mixture	
0.9	Yarrow <i>Achillea millefolium</i>
0.4	Agrimony <i>Agrimonia eupatoria</i>
0.4	Garlic Mustard <i>Alliaria petiolata</i>
0.4	Lesser Burdock <i>Arctium minus</i>
2	Common Knapweed <i>Centaurea nigra</i>
0.4	Rough Chervil <i>Chaerophyllum temulum</i>
0.6	Crosswort <i>Cruciata laevipes</i>
1	Wild Carrot <i>Daucus carota</i>
2	Hedge Bedstraw <i>Galium album</i>
0.2	Meadow Vetching <i>Lathyrus pratensis</i>
0.4	Narrow-leaved Everlasting-pea <i>Lathyrus sylvestris</i>

On-site Other Neutral Grassland Planting Species Composition	
1	Oxeye Daisy <i>Leucanthemum vulgare</i>
0.2	Wild Marjoram <i>Origanum vulgare</i>
1	Ribwort Plantain <i>Plantago lanceolata</i>
0.8	Cowslip <i>Primula veris</i>
2	Selfheal <i>Prunella vulgaris</i>
2	Meadow Buttercup <i>Ranunculus acris</i>
2	Red Campion <i>Silene dioica</i>
0.1	Hedge Woundwort <i>Stachys sylvatica</i>
0.8	Upright Hedge-parsley <i>Torilis japonica</i>
0.4	Tufted Vetch <i>Vicia cracca</i>
4.8	Common Bent <i>Agrostis capillaris</i>
28	Crested Dog's-tail <i>Cynosurus cristatus</i>
6	Cocksfoot <i>Dactylis glomerata</i>
1.6	Tufted Hair-Grass <i>Deschampsia cespitosa</i>
20	Red Fescue <i>Festuca rubra</i>
9.6	Yorkshire Fog <i>Holcus lanatus</i>
6	Wood Meadow-grass <i>Poa nemoralis</i>
4	Rough-stalked Meadow-grass <i>Poa trivialis</i>

Initial Aftercare and Long-term Management and Maintenance

- 7.3.4. The existing grassland will originally be cut to a length of 40-60mm prior to bolster planting, with arisings removed. The area will be harrowed and seeded with native wildflowers (as above) in spring or autumn. The seed will be rolled to ensure good contact with the soil.
- 7.3.5. In the first year of sowing the wildflower grassland will be cut regularly, with the grassland topped in early May, again in June / July, and later in the year if required. Grassland will be cut to a height of 40-60mm and arisings will be removed.
- 7.3.6. Once established, grassland should be cut back with a strimmer or tractor mower to approximately 100mm after flowering in July or August with arisings left to dry and shed seed for 1-7 days before being removed.
- 7.3.7. In subsequent years, the grassland will then be allowed to grow freely through spring and summer. The grassland will then be cut in November to a height of 100mm, when reptiles are hibernating, and only 50% of the grassland area will be cut in any one year.

- 7.3.8. The wildflower grassland will be monitored annually with any areas of bare ground re-seeded.

Table 7.6. Onsite other neutral grassland targeted habitat condition within the biodiversity metric.

Med/High Distinctiveness Grassland Condition Criteria / Pass or Fail		Management Practices to Achieve Condition Criteria
A – Composition and appearance matches habitat description	Pass	Habitat will be bolstered and managed to be a good representation of the UKHab habitat description including a minimum of 20% broadleaved herbs and sedges, >8 species per square meter and more than one grass species not sown for agricultural production.
B – Sward height is varied	Pass	Management will ensure that sward height is varied with a minimum of 20% of vegetation less than 7cm and 20% more than 7cm.
C – Cover of bare ground between 1% and 5%	Pass	Oversowing of wildflowers will ensure bare ground is kept to a minimum.
D – Cover of bracken less than 20% and scrub less than 5%	Pass	No bracken or scrub species will be introduced into the grassland, should any encroach, this will be removed.
E – There is an absence of invasive non-native species	Pass	No non-native species will be sown into the grassland, should any non-native species encroach into the area, they shall be removed.
F – There are 10 or more vascular plant species per m2.	Fail	It is unlikely the parcel will have achieve this criterion, due to habitat classification.

New On-site Mixed Scrub Planting

- 7.3.9. New mixed scrub is proposed to the east and south of the site in the new ecology area. This habitat will comprise a mix of native scrubs as per the table below. These areas will not be subject to a strict managed regime.

Table 7.7. New onsite mixed scrub planting species composition.

Onsite Native Mixed Scrub Planting Species Composition	
Number	Species
157	Field Maple <i>Acer campestre</i>
61	Hornbeam <i>Carpinus betulus</i>
157	Dogwood <i>Cornus sanguinea</i>
157	Hazel <i>Corylus avellana</i>
260	Hawthorn <i>Crataegus monogyna</i>
201	Holly <i>Ilex aquifolium</i>
157	Dog Rose <i>Rosa canina</i>

Initial Aftercare and Long-term Management and Maintenance

- 7.3.10. Planting of the shrubs will be undertaken during the autumn, winter or spring, with subsequent twice-yearly inspections required to determine whether any of the shrubs are dead, diseased or poorly established and would therefore require replacing in autumn.
- 7.3.11. After three years of growth mixed scrub planting will be subject to regular pruning, where considered necessary, to encourage an even and healthy growth pattern and develop a dense understorey for wildlife use. Without pruning, most shrubs revert to trees or lose their dense structure and subsequently their wildlife value.
- 7.3.12. Long-term management of dense scrub, once established in approximately 15 years, will aim to create a varied age and structure by cutting the scrub back on a rotation after 15 years so that 10% is cut to ground level every year.
- 7.3.13. All pruning and trimming of the scrub will be undertaken outside of the bird breeding season (March to August inclusive) unless unavoidable. Should management be considered essential within this timeframe a nesting bird check by a Suitably Qualified Ecologist (SQE) will be required prior to any removal of vegetation to confirm the absence of nesting birds. Ideally, the best time for arboricultural management is during January and early February as this allows fruit / berry-bearing scrub to offer food resource for birds throughout autumn, into winter, while still avoiding the bird nesting season.
- 7.3.14. If, during maintenance, dead or damaged sections are identified, these will be cleared and additional scrub planting of the same species of the same specification will be implemented.
- 7.3.15. During periods of dry weather this habitat will be watered as necessary to maintain plant health. Additionally, any weeds will be spot treated with herbicide or hand weeded as required. Furthermore, hoeing/ forking over beds and application of slow-release fertiliser will be undertake where appropriate. During visits to site any litter within this habitat will be removed.
- 7.3.16. Any tree standards incorporated into this habitat will be managed in the same fashion as urban trees detailed above.

Table 7.8. Onsite mixed scrub targeted habitat condition within the biodiversity metric.

Scrub Condition Criteria / Pass or Fail		Management Practices to Achieve Condition Criteria
A – The mixed scrub is a good representation of the habitat type.	Pass	Achieved through species selection, as opposed to management decisions.
B – Seedlings, saplings, young shrubs and mature shrubs are all present in this habitat.	Pass	Ongoing management will ensure varied age and structure through cutting 10% of the scrub to ground level every year on a rotation after 15 years.
C – Combined cover of species indicative of a sub-optimal condition and physical damage	Pass	Ongoing management will ensure no INNS or undesirable species establish with appropriate biosecurity measures implemented to treat and remove any specimens. This includes any measures

Scrub Condition Criteria / Pass or Fail		Management Practices to Achieve Condition Criteria
are below 5% cover. No Invasive Non-native Species (INNS) are present.		which require removal and disposal of INNS will be undertaken by a suitably qualified contractor with appropriate licencing.
D – The scrub has well developed edges.	Fail	Due to the size of the scrub, the creation of clearings, glades or rides within scrub is not considered feasible.
E – Presence of clearings, glades or rides within scrub.	Fail	Due to the size of the scrub, the creation of clearings, glades or rides within scrub is not considered feasible.

New Onsite Ornamental Shrub Planting

- 7.3.17. Ornamental shrub planting is proposed to the frontages of new dwellings within the development. These areas will comprised introduced shrub and therefore no condition assessment is applicable. Species to be implemented are include listed within Appendix 2 produced by Charnwood Landscape Design Limited.
- 7.3.18. The ornamental species selected are low maintenance and will provide visual amenity for the site and seasonal foraging opportunities for local wildlife.

New Onsite Tree Planting

- 7.3.19. A total of 22 small trees is to be established within the site post-development. This predominantly comprises native small trees with occasional non-native ornamental trees. New trees will be subject to a relaxed pruning regime for safety, allowing a full canopy on each tree (at least 75% full canopy).

Table 7.9. New onsite tree planting

Onsite Tree Planting	
No.	Species
1	Field Maple <i>Acer campestre</i>
3	Field Maple <i>Acer campestre</i> 'Streetwise'
2	Alder <i>Alnus glutinosa</i>
2	Hazel <i>Corylus avellana</i>
1	Hawthorn <i>Crataegus monogyna</i>
2	Ash <i>Fraxinus excelsior</i>
2	Siberian Crab Apple <i>Malus baccata</i> 'Street Parade'
9	Wild Cherry <i>Prunus avium</i>

- 7.3.20. Trees will be planted and maintained in a moderate condition as per the below condition criteria.

Table 7.10. Individual tree planting condition assessment criteria

Individual Trees Condition Criteria / Pass or Fail			Management Practices to Achieve Condition Criteria
	Native Trees	Non-native Trees	
A – The tree is a native species (or at least 7-% within the block are native species)	Pass	Fail	Achieved through species selection as opposed to management decisions.
B – The tree canopy is predominantly continuous, with gaps in canopy cover making up >10% of total area and no individual gap being .5m wide (individual trees automatically pass this criterion)	Pass	Pass	Any trees that die are to be replaced with the same species, in the same condition and size. Individual trees automatically pass this criterion within the BNG metric.
C – The tree is mature	Fail	Fail	Tree will be young at time of planting. No management required for this criterion, tree will be managed for 30-year period to allow it to mature.
D – There is little or no evidence of adverse impact on tree health by human activities, trees retain >75%	Fail	Fail	Trees will be lightly managed with a relaxed pruning regime, so the canopy is predominantly retained.
E – Natural ecological niches for vertebrates and invertebrates are present	Pass	Pass	Trees will be immature on establishment so not offer suitable features. No management required, trees will gain features upon maturity.
F – More than 20% of area is oversailing vegetation beneath	Pass	Pass	Trees are to be planted within vegetated other neutral grassland areas within the site.

New Onsite Native Hedgerow Establishment

- 7.3.21. New hedgerow establishment will include a mix of single species native hedgerows to the frontages of new properties (See Table 7.11 below).

Table 7.11. Native hedgerow planting

Onsite Species-rich Native Hedgerow Planting
Species
Hornbeam <i>Carpinus betulus</i>
Holly <i>Ilex aquifolium</i>

- 7.3.22. All hedgerows are to be managed to achieve Moderate condition, as per the condition criteria below.

Table 7.12. Native hedgerow planting criteria

Hedgerow Condition Criteria / Pass or Fail		Management Practices to Achieve Condition Criteria
A1 – Average >1.5m height along length	Pass	Hedgerows will be managed to ensure average height is over 1.5m average across the length of the hedgerow.
A2 – Average >1.5m width along length	Fail	Hedgerows present to the frontages of houses and bordering the site are anticipated to be managed to less than 1.5m in width.
B1 – Gap between ground and base of canopy <0.5m for >90% length	Pass	Coppicing or laying will be used on any hedgerows that become gappy or lack dense branch cover towards their base.
B2 – Gaps make up <10% of total length and No canopy gaps <5m	Pass	Any areas of hedgerow which fail to establish (resulting in gaps) will be replanted with the same species as part of the management programme.
C1 – >1m width of undisturbed ground with vegetation for >90% of length on at least 1 side of hedgerow	Fail	Unlikely to be met for hedgerows present to the frontages of houses.
C2 – Plant species indicative of nutrient enrichment of soils dominate <20% cover of undisturbed ground	Fail	Nutrient enrichment possible through surface run-off via rainwater from car park and adjacent road drainage.
D1 – >90% of the hedgerow and undisturbed ground is free from invasive non-native plant species	Pass	Hedgerows will be managed to ensure no non-native invasive plant species establish, with any noted specimens removed as part of the management programme.
D2 – >90% of the hedgerow or undisturbed ground is free from damage caused by human activities	Fail	Unlikely to be met for hedgerows present to the frontages of houses.

New Onsite Species Rich Native Hedge

- 7.3.23. Six new native species-rich hedgerows will be planted along the southeastern and northern site boundaries. These native species-rich hedgerows will comprise native woody species (see Table 7.13) and will achieve “Moderate” habitat condition through appropriate management.

Table 7.13. Species-rich native hedgerow planting

Percentage (%)	Species
15	Field Maple <i>Acer campestre</i>
15	Common Dogwood <i>Cornus sanguinea</i>
15	Common Hazel <i>Corylus avellana</i>
25	Common Hawthorn <i>Crataegus monogyna</i>
15	Holly <i>Ilex aquifolium</i>
15	Dog Rose <i>Rosa canina</i>

- 7.3.1. All hedgerows are to be managed to achieve Moderate condition, as per the condition criteria below.

Table 7.14. Species-rich native hedgerow planting criteria

Hedgerow Condition Criteria / Pass or Fail		Management Practices to Achieve Condition Criteria
A1 – Average >1.5m height along length	Pass	Hedgerows will be managed to ensure average height is over 1.5m average across the length of the hedgerow.
A2 – Average >1.5m width along length	Pass	Hedgerows will be managed to ensure average height is over 1.5m average across the width of the hedgerow.
B1 – Gap between ground and base of canopy <0.5m for >90% length	Pass	Coppicing or laying will be used on any hedgerows that become gappy or lack dense branch cover towards their base.
B2 – Gaps make up <10% of total length and No canopy gaps <5m	Pass	Any areas of hedgerow which fail to establish (resulting in gaps) will be replanted with the same species as part of the management programme.
C1 – >1m width of undisturbed ground with vegetation for >90% of length on at least 1 side of hedgerow	Fail	Unlikely to be met for hedgerows present to the frontages of houses.
C2 – Plant species indicative of nutrient enrichment of soils dominate <20% cover of undisturbed ground	Fail	Nutrient enrichment possible through surface run-off via rainwater from car park and adjacent road drainage.
D1 – >90% of the hedgerow and undisturbed ground is free from invasive non-native plant species	Pass	Hedgerows will be managed to ensure no non-native invasive plant species establish, with any noted specimens removed as part of the management programme.
D2 – >90% of the hedgerow or undisturbed ground is free from damage caused by human activities	Fail	Unlikely to be met for hedgerows present to the frontages of houses.

7.4. Management Prescriptions

- 7.4.1. Suggested management prescriptions to ensure the successful delivery of the envisaged on-site net gains are detailed in Table 7.15 below and illustrated on Plan ECO4.
- 7.4.2. Details regarding the management of the off-site biodiversity units are detailed within the Ardingly (Gain site ref. BGS-281024001) HMMP.

Table 7.15. Management prescriptions for retained and proposed landscaping

Habitats Type(s)	Key Management Tasks	Monitoring Undertaken by Management Company	Timing	Responsibilities
Retained and new urban trees	Establishment	Check on health of planted hedgerow species.	Initially plant in autumn, winter or early spring followed by yearly monitoring for first five years to ensure successful establishment with rotational management regime.	Appointed Landscape Contractor
	Retention and Protection	As per BS5837 Tree Survey Report.	During and post-construction	Appointed Landscape Contractor
	Health inspections	Check on health of planted trees. Checks for any colonisation of non-native / undesired species.	Annually including watering, pruning and standard health checks, where appropriate.	Appointed Landscape Contractor
		Check on health of planted trees.	Annually including watering, pruning and standard health checks, where appropriate.	Appointed Landscape Contractor.

Habitats Type(s)	Key Management Tasks	Monitoring Undertaken by Management Company	Timing	Responsibilities
	Arboricultural management	Check on health of planted trees.	Annually including watering, pruning and standard health checks, where appropriate. Outside nesting bird season (March – August inclusive).	Appointed Landscape Contractor
	Ecology inspections	Ensure habitats are still in-situ and of favourable habitat condition, with reference made to the Statutory Biodiversity Metric Condition Assessments.	In years 2, 5, 10, 15, 20, 25 and 30 during summer months when plants are in flower.	Appointed Ecologist
New modified grassland	Establishment	Checks for any colonisation of non-native / undesired species.	Initially sown in autumn or early spring followed by yearly monitoring for first five years to ensure successful establishment with rotational management regime.	Appointed Landscape Contractor

Habitats Type(s)	Key Management Tasks	Monitoring Undertaken by Management Company	Timing	Responsibilities
	Health inspections	Checks for unsuccessful establishment.	Annual during the summer, with any remedial works required.	Appointed Landscape Contractor
	Management	Check sward height is varied.	The grassland will be managed, and mowing will occur every 2 weeks during suitable weather condition. Undesirable species, such as Common Nettle, will be removed regularly while Bramble will be allowed to establish outside mowed areas.	Appointed Landscape Contractor
	Ecology inspections	Ensure habitats are still in-situ and of favourable habitat condition, with reference to the Statutory Biodiversity Metric Condition Assessments.	In years 2, 5, 10, 15, 20, 25 and 30 during summer months when plants are in flower.	Appointed Landscape Contractor
New other neutral grassland	Establishment	Checks for any colonisation of non-native / undesired species.	Initially sown in autumn or early spring followed by yearly monitoring for first five years to ensure successful	Appointed Landscape Contractor

Habitats Type(s)	Key Management Tasks	Monitoring Undertaken by Management Company	Timing	Responsibilities
			establishment with rotational management regime.	
	Health inspections	Checks for unsuccessful establishment.	Annual during the summer, with any remedial works required.	Appointed Landscape Contractor
	Management	Checks for unsuccessful establishment.	Every 4 weeks during growing season during establishment and then every 8 weeks after.	Appointed Landscape Contractor
	Ecology inspections	Check sward height is varied.	In years 2, 5, 10, 15, 20, 25 and 30 during summer months when plants are in flower.	Appointed Ecologist
Newly mixed scrub	Establishment	Checks for any colonisation of non-native / undesired species.	Initially plant in autumn, winter or early spring followed by yearly monitoring for first five years to ensure successful establishment with	Appointed Landscape Contractor

Habitats Type(s)	Key Management Tasks	Monitoring Undertaken by Management Company	Timing	Responsibilities
			rotational management regime.	
	Health inspections	Check on health of planted hedgerow species.	Twice per year for first two years, then annually including watering and standard health checks where appropriate.	Appointed Landscape Contractor
	Management	Pruning and cutting	10% of scrub to be cut to ground level on rotation each year to create a varied structure. To be undertaken outside of the breeding bird season (March to August inclusive), or within this period only after a suitably qualified ecologist has undertaken checks to ensure no nesting birds are present.	Appointed Landscape Contractor
	Ecology inspections	Ensure habitats are still in-situ and of favourable habitat condition, with reference made to the Statutory	In years 2, 5, 10, 15, 20, 25 and 30 during summer	Appointed Ecologist

Habitats Type(s)	Key Management Tasks	Monitoring Undertaken by Management Company	Timing	Responsibilities
		Biodiversity Metric Condition Assessments.	months when plants are in flower.	
New and retained native hedgerows	Establishment	Check on health of planted hedgerow species.	Autumn to early spring, with regular monitoring for first five years with rotational management regime.	Appointed Landscape Contractor
	Health inspections	Checks for any colonisation of non-native / undesired species.	Annual, during the summer, with any remedial works required including plugging gaps.	Appointed Landscape Contractor
	Arboricultural works	Check on health of planted hedgerow species.	October to November after Year 2.	Appointed Landscape Contractor
	Mulching		Management to be completed outside the nesting bird season (March to August inclusive).	Appointed Landscape Contractor

Land South of St. Stephens Church, Hamsland, Horsted Keynes, West Sussex
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Habitats Type(s)	Key Management Tasks	Monitoring Undertaken by Management Company	Timing	Responsibilities
	Ecology inspections	Check on health of planted hedgerow species.	April and August until Year 4.	Appointed Ecologist
New and retained native species-rich hedgerows	Establishment	Check on health of planted hedgerow species.	Autumn to early spring, with regular monitoring for first five years with rotational management regime.	Appointed Landscape Contractor
	Health inspections	Checks for any colonisation of non-native / undesired species.	Annual, during the summer, with any remedial works required including plugging gaps.	Appointed Landscape Contractor
	Arboricultural works	Check on health of planted hedgerow species.	Cut at three-to-five-year intervals, with coppicing and laying utilised where gaps become present.	Appointed Landscape Contractor
	Under-sow wildflower with	Check on health of planted hedgerow species.	See 'other neutral grassland' section above.	Appointed Landscape Contractor

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Habitats Type(s)	Key Management Tasks	Monitoring Undertaken by Management Company	Timing	Responsibilities
	Ecology inspections	Checks of any colonisation of non-native / undesired species.	In years 2, 5, 10, 15, 20, 25 and 30 during summer months when plants are in flower.	Appointed Ecologist
New Introduced shrub	Establishment	Check on health of planted Introduced shrub species.	Autumn to early spring, with regular monitoring for first five years with rotational management regime.	Appointed Landscape Contractor
	Health inspections	Checks for any colonisation of non-native / undesired species.	Annual, during the summer, with any remedial works required including plugging gaps.	Appointed Landscape Contractor
	Management	Pruning and cutting	All dead stems of grasses and perennial species from the previous summer's growth will be cut back after the winter period (mid to late March) on an annual basis, with all	Appointed Landscape Contractor

Habitats Type(s)	Key Management Tasks	Monitoring Undertaken by Management Company	Timing	Responsibilities
			arisings removed and disposed of off-site. Deadheading of herbaceous plants will be undertaken following flowering and when flower heads have died off. This will be done on an annual basis between August and November depending on the species used. All arisings will again need to be removed.	
	Ecology inspections	Checks of any colonisation of non-native / undesired species.	In years 2, 5, 10, 15, 20, 25 and 30 during summer months when plants are in flower.	Appointed Ecologist

8. Risk Register and Remedial Measures

- 8.1. Pre-empting the possibility that risks may arise that inhibit the plausibility of the established on-site habitats to meet their expected condition criteria,

- 8.2. Table 8.1 below details various potential risk factors to the proposed on-site landscaping alongside management measures that may be enacted to mitigate against these.

Table 8.1. Possible risks to, and remedial measures for, the proposed landscaping.

Habitat / Hedgerow Type(s)	Risk Factor(s)	Trigger(s) for Action	Remedial Measure(s)
Retained and new urban trees	Trees found to be unsuccessful or dead	Trees found to be unsuccessful or dead	As per BS5837 Tree Survey Report, replacement of any unsuccessful trees.
		Signs of tree diseases.	Remedial tree surgery will be administered, as necessary, to remove any dead, dying or diseased branches and to allow trees to achieve full stature. All works to be carried out by an Arboricultural Association approved contractor in accordance with BS3998: Recommendations for Tree Work. Where necessary ecological advice in relation to bats and nesting birds will be sought in relation to the arboricultural works.
		10% of targeted number of newly planted trees found to be dead during years 1-10.	
	Dead, dying or diseased branches found on trees.		
	Colonisation of non-native / undesired species around trees.	Non-native / undesired species impacting growth of trees	Removal of unwanted species following best practice methodologies. Replacement or adjustment of supporting stakes, ties and / or spiral rabbit guards. Replacement of any unsuccessful trees.
Modified grassland	Newly seeded grassland fails to establish.	Where any areas of grassland are observed to have failed to establish resulting in >5% cover of bare ground.	Affected areas are to be subject to re-seeding utilising the same seed mix.
	Sufficient species-richness is not maintained.	Should <6 vascular plant species be observed per m2 (measured via quadrat surveys).	The relevant area will be re-seeded with the same or similarly species-rich seed mix to reintroduce the required species richness. Management will ensure that any weeds are controlled by hand to prevent these from outcompeting more desirable species. Wildflowers will not be cut in Spring /

Habitat / Hedgerow Type(s)	Risk Factor(s)	Trigger(s) for Action	Remedial Measure(s)
			Summer to ensure that these are allowed sufficient time to flower and disperse seed. To prevent nutrient enrichment, arisings are to be removed within seven days.
	A varied sward height has failed to establish.	<20% of the grassland has a sward height >70mm. And/or <20% of the grassland has a sward height <70mm.	Implementation of a staggered cutting regime to allow for differing stages of growth. Amending cutting frequency or heights.
	Encroachment of Bracken and / or scrub.	Cover of Bracken observed to be >20% and / or cover of scrub observed to be >5%.	Bracken and scrub that has encroached onto grassland is to be removed by hand and the frequency of weeding targeting these species will be increased. A small element of scrub (<5% cover of the grassland patch as a whole) may be retained if adjacent to scrub habitat.
	Damage observed to grassland.	When >5% of the grassland is observed to have been subject to damage.	Where damage is caused by a specific management practice such as over mowing, said practice shall cease, with an alternative to be found.
	Colonisation by sub-optimal and INNS.	Plant species indicative of sub-optimal conditions ⁴ comprise >5% cover.	Plant species indicative of sub-optimal conditions shall be removed by hand, and the frequency weeding is performed will be increased, as necessary.

⁴Suboptimal species include: Cow Parsley, Creeping Thistle, Spear Thistle, Greater Plantain, Creeping Buttercup, Curled Dock, Broad-leaved Dock, White Clover and Common Nettle.

Habitat / Hedgerow Type(s)	Risk Factor(s)	Trigger(s) for Action	Remedial Measure(s)
		Any INNS are present.	INNS will be removed by a specialist contractor upon identification. If deemed necessary, re-seeding will occur in place of the removed undesirable species.
	Excess bare ground.	When >10% of bare ground is present within the grassland.	Bare ground will be re-seeded in areas of bare ground to reduce this.
New other neutral grassland	Newly seeded grassland fails to establish.	Where any areas of grassland are observed to have failed to establish resulting in >5% cover of bare ground.	Affected areas are to be subject to re-seeding utilising the same seed mix.
	Sufficient species-richness is not maintained.	Should <8 vascular plant species be observed per m2 (measured via quadrat surveys).	The relevant area will be re-seeded with the same or similarly species-rich seed mix to reintroduce the required species richness.
	A varied sward height has failed to establish.	<20% of the grassland has a sward height >70mm. And/or <20% of the grassland has a sward height <70mm.	Implementation of a staggered cutting regime to allow for differing stages of growth. Amending cutting frequency or heights.
	Encroachment of Bracken and / or scrub.	Cover of Bracken observed to be >20% and / or cover of scrub observed to be >5%.	Bracken and scrub that has encroached onto grassland is to be removed by hand and the frequency of weeding targeting these species will be increased. A small element of scrub (<5% cover of the grassland patch as a whole) may be retained if adjacent to scrub habitat.

Habitat / Hedgerow Type(s)	Risk Factor(s)	Trigger(s) for Action	Remedial Measure(s)
	Excess bare ground.	When >5% of bare ground is present within the grassland.	Bare ground will be re-seeded in areas of bare ground to reduce this.
	Damage observed to grassland.	When >5% of the grassland is observed to have been subject to damage.	Where damage is caused by a specific management practice such as over mowing, said practice shall cease, with an alternative to be found.
	Colonisation by sub-optimal and INNS.	Plant species indicative of sub-optimal conditions comprise >5% cover.	Plant species indicative of sub-optimal conditions shall be removed by hand, and the frequency weeding is performed will be increased, as necessary.
		Any INNS are present.	INNS will be removed by a specialist contractor upon identification. If deemed necessary, re-seeding will occur in place of the removed undesirable species.
Mixed scrub	Newly planted scrub fails to establish.	Where any areas of scrub are observed to be dead, dying or diseased.	Failed scrub is to be replaced on a like-for-like basis.
	Certain species become overly dominant.	Where the relative abundance of any one species within the scrub is observed to be differing greatly from its relative abundance at the time of planting.	Overly dominant species to be subject to thinning / increased pruning as deemed necessary.

Habitat / Hedgerow Type(s)	Risk Factor(s)	Trigger(s) for Action	Remedial Measure(s)
	Undesirable species are present.	Plant species indicative of sub-optimal condition ⁵ comprise >5% of ground cover within the scrub. Any INNS are present.	Any plant (weed) species indicative of sub-optimal conditions shall be removed by hand and the frequency that weeding is undertaken will be increased. INNS will be removed by a specialist contractor upon identification.
	Scrub exhibits a limited age range.	Where areas of scrub are observed to predominantly comprise of a single stage of growth, i.e. do not contain, seedlings, saplings, young shrubs and mature shrubs. Applies only once scrub has been allowed to mature as newly planted scrub habitat would be expected to fail.	Ensure management is retaining seedlings and saplings where they arise. Once the scrub has matured, small sections may be cut back on rotation to allow for the creation of a diverse age range / for both young and mature scrub to be present.
	Scrub lacks a well-developed edge.	Scattered scrub and tall grassland are not observed to be present where scrub and grassland habitats meet.	Suitable mowing regime of adjacent grassland habitat may allow for the formation of a long sward height and permit minor scattered scrub encroachment towards the fringes of the scrub habitat.
Introduced shrub	Newly planted introduced shrubs fail to establish.	Should any introduced shrub planting be observed to be dead, dying or diseased.	New like-for-like planting will occur as needed.

⁵Species indicative of suboptimal condition for this habitat type may include: non-native conifers, Tree-of-heaven *Alianthus altissima*, Holm Oak *Quercus ilex*, European Turkey Oak *Quercus cerris*, Cherry Laurel *Prunus laurocerasus*, Snowberry *Symphoricarpos* spp., Shallow *Gaultheria shallon*, American Skunk Cabbage *Lysichiton americanus*, Buddleia *Buddleja* spp., Cotoneaster *Cotoneaster* spp., Spanish Bluebell *Hyacinthoides hispanica* and Hybrid Bluebells *Hyacinthoides x massartiana*. There may be additional relevant species local to the region and or site.

Habitat / Hedgerow Type(s)	Risk Factor(s)	Trigger(s) for Action	Remedial Measure(s)
Native species-rich hedgerow	Newly planted hedgerows fail to establish.	In the instance that any section of hedgerow be observed to be dead, dying or diseased.	New planting will occur as deemed necessary.
	Hedgerow fails to achieve targeted size.	Where hedgerows are found to have a height or width of <1.5m. Applies only to matured hedgerows as young hedgerows would be expected to fail this in the initial stages after planting.	Should action be required due to failed planting then replacement planting will occur on a like-for-like basis. Reducing the frequency of pruning to allow for hedgerow growth.
	Hedgerows form a 'gappy' structure.	Where gaps between the ground and base of the hedgerows canopy exceed 0.5m and / or when gaps exceed 10% of the length of the hedgerow.	Additional planting of native hedgerow species will occur to infill any gaps. Management practices such as laying or coppicing may be employed to encourage re-growth.
	Adjacent perennial vegetation observed to contain undesirable species.	Plant species indicative of nutrient enriched soils ⁶ comprise >20% cover of the vegetation within 1m of the hedgerow. Any INNS are present.	Plant species indicative of nutrient enriched soils shall be removed by hand and the frequency that weeding is undertaken will be increased, as necessary. INNS will be removed by a specialist contractor upon identification. If required, re-planting / re-seeding of landscaping will occur in the stead of the removed undesirable species.
	Damage observed to hedgerow.	>10% of the hedgerow is observed to be damaged.	Should damage be noted such as adverse pruning or cutting and anthropogenic waste/disturbance, bolster

⁶The indicator species used are Nettles *Urtica* spp., Cleavers *Galium aparine* and Docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.

Land South of St. Stephens Church, Hamsland, Horsted Keynes, West Sussex
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Habitat / Hedgerow Type(s)	Risk Factor(s)	Trigger(s) for Action	Remedial Measure(s)
			planting and safeguard measures will be implemented to protect hedgerow.

9. Monitoring Schedule

9.1. Monitoring Strategy, Methods, Reports and Adaptive Management

- 9.1.1. To assess the success of the proposed enhancement works, targeted habitat monitoring shall be completed by an SQE and, as required, the findings of the monitoring shall feedback into the HMMP or in the form of target condition sheets (see Appendix 3). This will ensure the sought biodiversity gains are realised. The monitoring and assessment shall also be made available to the LPA for review. Where species or habitats are identified as being in decline or are in an unfavourable condition, discussions shall be undertaken with the landowner, and appointed landscape architect and ecologist, with the management measures altered to reverse any decline. Where necessary new planting / sowing shall be completed to raise any reduced floristic diversity. Monitoring shall be completed on an annual basis, with surveys completed during the favourable timeframe / season for that habitat.
- 9.1.2. The monitoring shall be completed for a minimum of 30 years following the completion of the development. As detailed above, to ensure any natural variations do not allow for misinterpretation in the health of any population habitat, the monitoring shall trigger a response following three years when species or population has declined by 25%.

9.2. Habitat Management and Monitoring Plan

- 9.2.1. This HMMP is also to be reviewed in years 1, 2, 5, 10, 15, 20, 25 and 30 after completion of the landscaping works, by the landowner, appointed ecologist and landscape management company and, if required, the LPA. These reviews will ensure that this document remains fully informed and updated by the findings highlighted within the monitoring reports and that any recommendations, particularly with regards to adaptive management, are reflected within this report.

10. Implementation and Responsibilities

10.1. Landowner Responsibilities

- 10.1.1. Macar, the landowner, has the ultimate responsibility for implementation of the measures detailed in this HMMP regarding the development site habitats.
- 10.1.2. It is the responsibility of the landlord to instruct appropriate experienced landscaping contractors to establish the various features and habitats proposed on-site, and also to instruct appropriate experienced ecologists to check the work as set out in this management plan. The contractors will be provided with Proposed Landscape Surface Finishes Plan by Charnwood Landscape Design Limited to ensure the planting lists are adhered to.
- 10.1.3. The landowner will assign an accredited management company to oversee all works associated with the HMMP undertaken by relevant ecologists and landscape contractors.
- 10.1.4. Clear channels between these parties and their associates on the ground will always be in operation, by email and telephone as appropriate.

BNG Off-setting Site

- 10.1.5. The Environment Bank has ultimate responsibility for all matters regarding the habitats at Ardingly (Gain site ref. BGS-281024001), to be used as off-site compensation, as secured through the Section 106 agreement for the development.

10.2. Contractor Responsibilities

- 10.2.1. All materials used during the development of the site, as well as any operations, will be in accordance with British Standards, Codes of Practice and legislation.
- 10.2.2. An ecologist should be appointed to undertake the following monitoring:
 - Biannual monitoring of species populations during the operational phase;
 - Biannual monitoring of habitats and their management; and
 - Biannual checks of species provisions to ensure they are fit for purpose.
- 10.2.3. A review and update of the HMMP will be undertaken on years 1, 2, 5, 10, 15, 20, 25 and 30 and discussions with the management team and assigned ecologist will be undertaken to determine its success and to support the maintenance of the ecological value of the site. Findings of the above monitoring will be considered and, where necessary, appropriate remedial actions to the management plan will be undertaken.

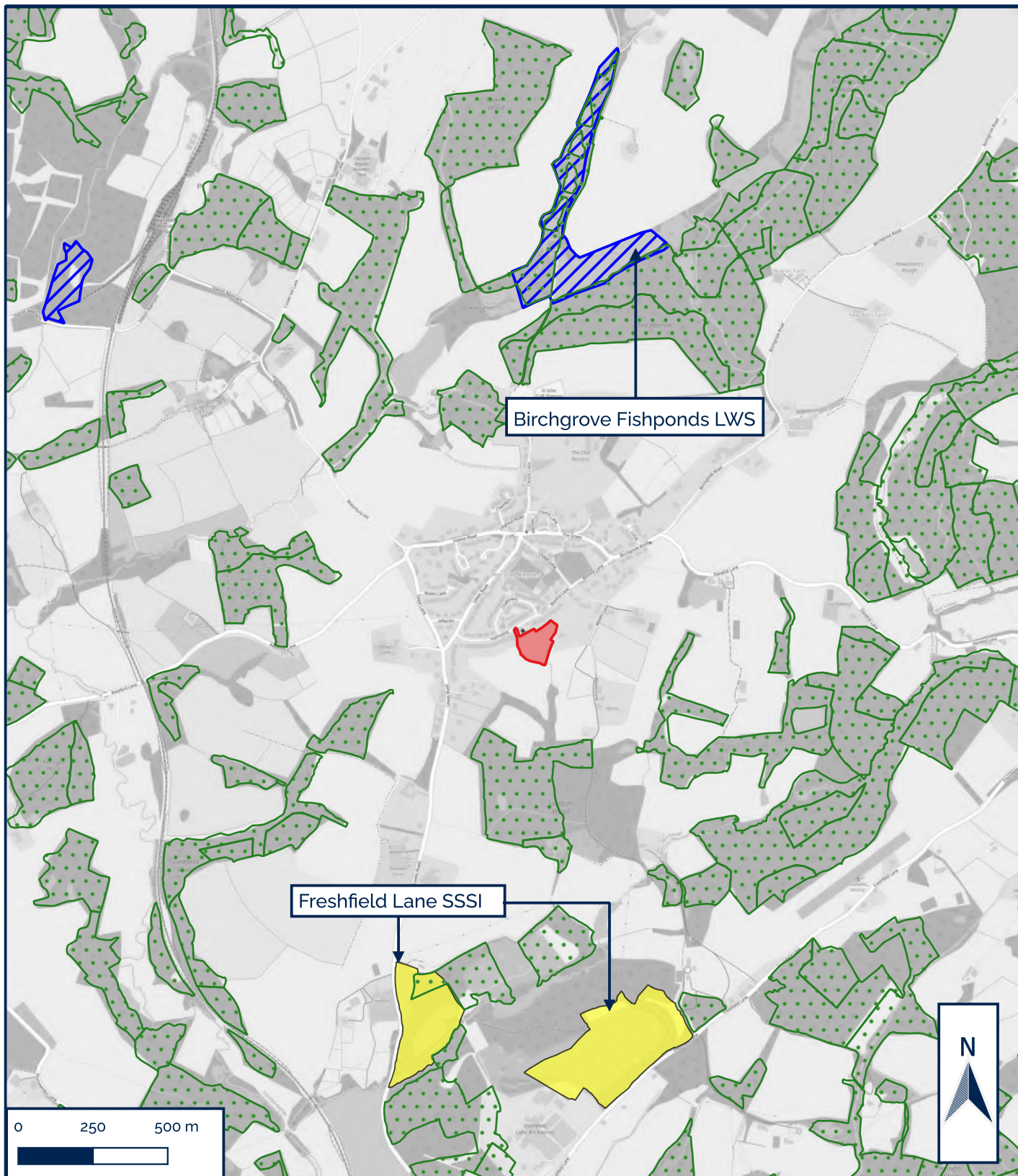
11. Summary and Conclusions

- 11.1. Ecology Solutions was commissioned by Macar Limited in October 2024 to provide a Landscape and Biodiversity Management Plan (LBMP) for land south of St Stephens Church, Hamsland, Horsted Keynes, West Sussex.
- 11.2. This HMMP sets out the management of features of ecological interest due to be retained and created within the site and describes the mitigation strategies to be implemented during the first 30 years after project completion.
- 11.3. The development will achieve a BNG through the creation of both on-site habitats and secured by an Agreement under Section 106 of the Town and Country Planning Act 1990.
- 11.4. Macar Limited has the ultimate responsibility for implementation of the measures detailed in this LBMP regarding the development site. Environment Bank has ultimate responsibility for all matters regarding the habitats at Ardingly (Gain site ref. BGS-281024001), the BNG off-setting site.
- 11.5. The new on-site habitats are to be created and managed with wildlife in mind and will include native scrub, grassland, hedgerow and trees in conjunction with non-native ornamental shrubs habitats.
- 11.6. Once the habitats establish and mature, opportunities for wildlife within the site will be enhanced, gradually improving over time.
- 11.7. Overall, it is considered that, by following the management, mitigation and enhancement recommendations in this report, the proposed development will deliver biodiversity net gains.

Plans

PLAN ECO1

Site Location and Ecological Designations



KEY:

- SITE BOUNDARY
- SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
- LOCAL WILDLIFE SITE (LWS)
- ANCIENT WOODLAND



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14252: LAND SOUTH OF ST STEPHENS
CHURCH, HAMSLAND, HORSTED
KEYNES, WEST SUSSEX

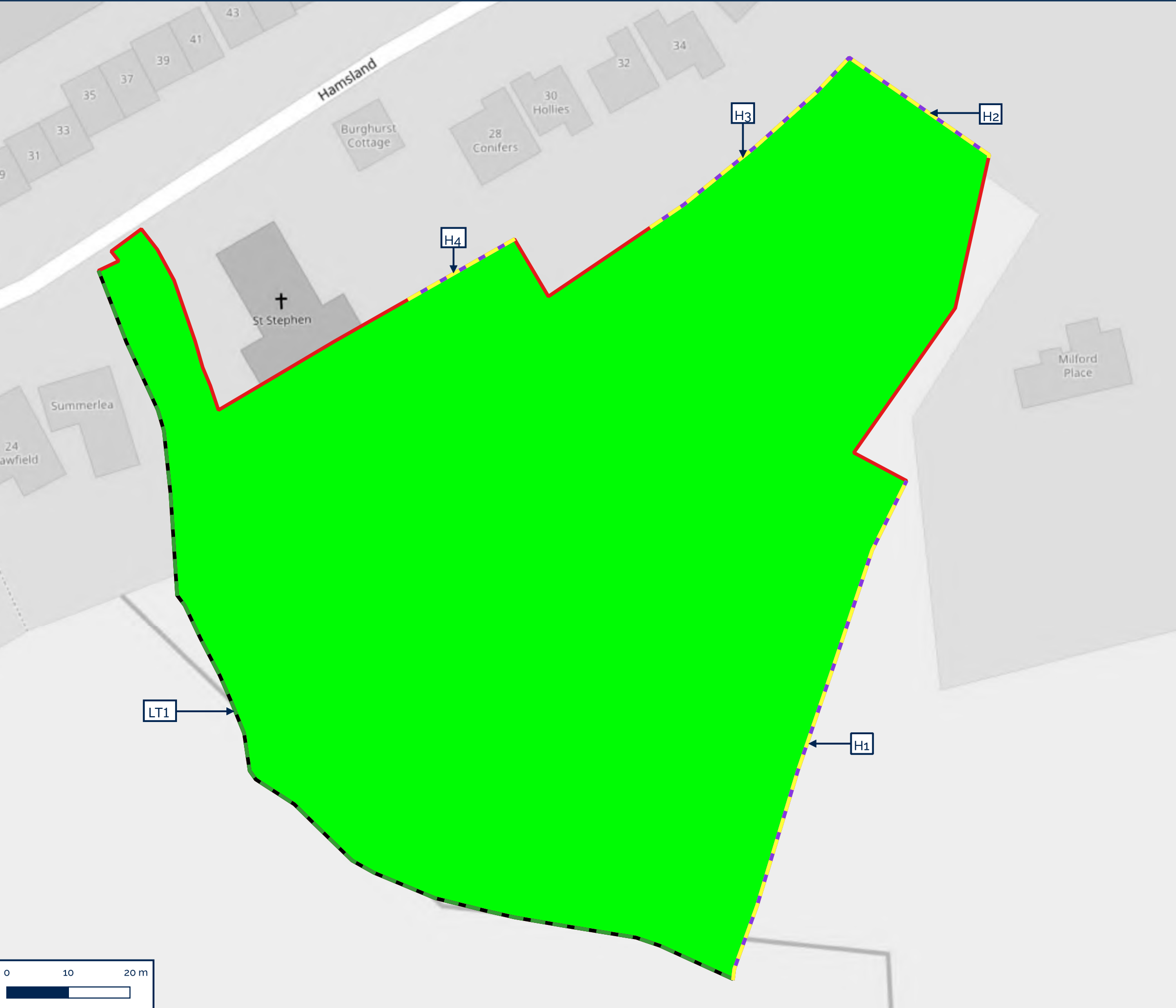
PLAN ECO1: SITE LOCATION AND
ECOLOGICAL DESIGNATIONS

Rev: A

Aug 2026

PLAN ECO₂

Pre-Development Habitats



KEY:

 SITE BOUNDARY

HABITATS

 MODIFIED GRASSLAND

HEDGEROWS

 LINE OF TREES

 NATIVE HEDGEROW

Habitats remain consistent with those identified during the initial site visit in March and April 2019.



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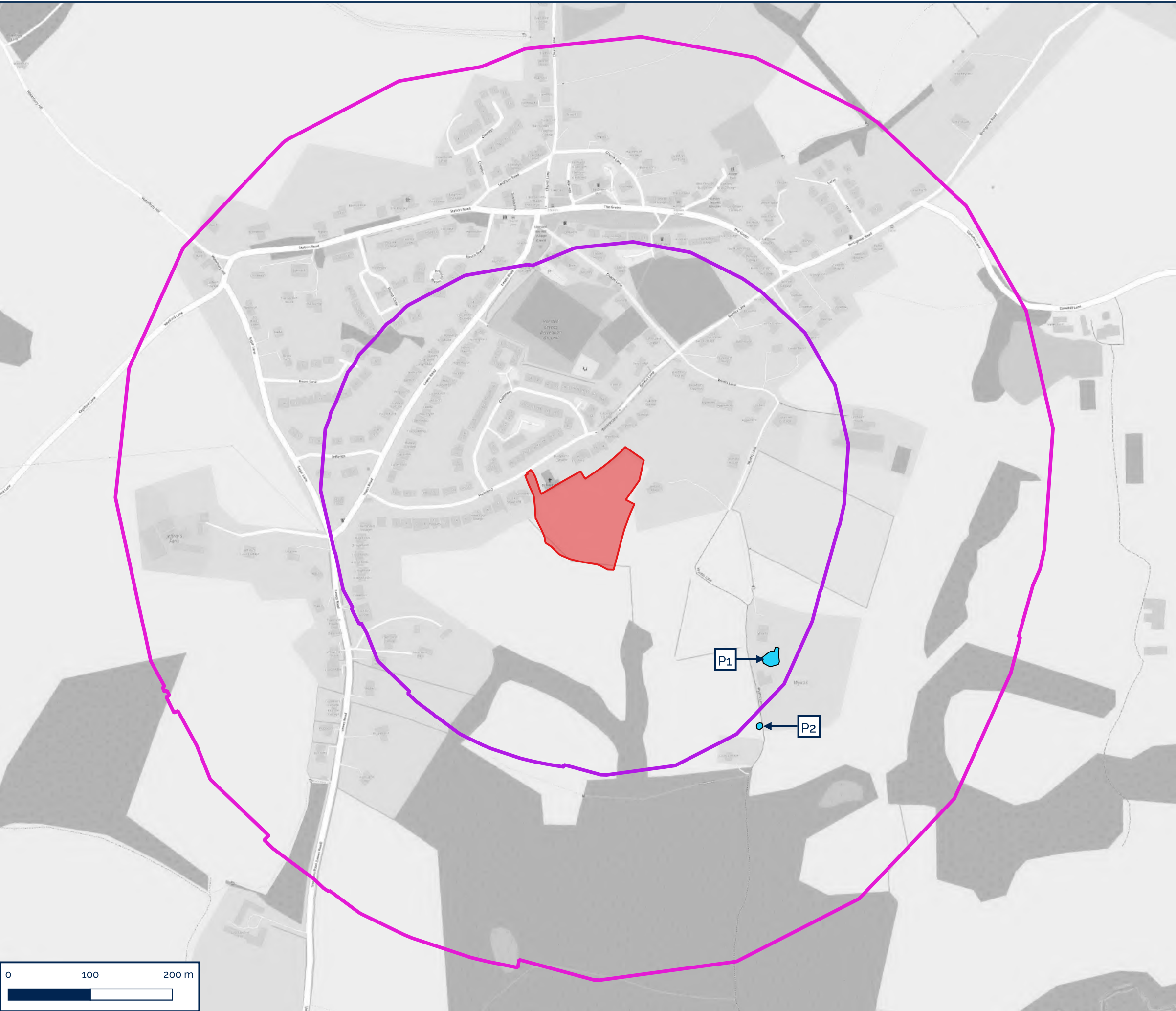
14252: LAND SOUTH OF ST STEPHENS
CHURCH, HAMSLAND, HORSTED
KEYNES, WEST SUSSEX

PLAN ECO2: PRE-DEVELOPMENT
HABITATS

Rev: A
Aug 2026

PLAN ECO₃

Pond Locations



- KEY:**
- SITE BOUNDARY
 - PONDS
 - 250M BUFFER ZONE
 - 500M BUFFER ZONE



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14252: LAND SOUTH OF ST STEPHENS
CHURCH, HAMSLAND, HORSTED
KEYNES, WEST SUSSEX

PLAN ECO3:
POND LOCATIONS

Rev: A
Jul 2026

PLAN ECO4

Post-development Habitats



KEY: SITE BOUNDARY HABITATS DEVELOPED LAND; SEALED SURFACE INTRODUCED SHRUB MIXED SCRUB MODIFIED GRASSLAND OTHER NEUTRAL GRASSLAND VEGETATED GARDEN INDIVIDUAL TREES SMALL URBAN TREE HEDGEROWS NATIVE HEDGEROW SPECIES-RICH NATIVE HEDGEROW RETAINED LINEAR FEATURE		N ↑
ECOLOGY SOLUTIONS LANDSCAPE, MITIGATION & BIODIVERSITY A PHENNA GROUP COMPANY Cokenach Estate, Barkway, Royston Hertfordshire, SG8 8DL info@ecologysolutions.co.uk		
14252: LAND SOUTH OF ST STEPHENS CHURCH, HAMSLAND, HORSTED KEYNES, WEST SUSSEX		
PLAN ECO4: POST-DEVELOPMENT ECOLOGICAL FEATURES		Rev: A Jul 2026

PLAN ECO5

Biodiversity Enhancement Layout

- SITE BOUNDARY
- BAT BOX
- BIRD BOX
- SMALL MAMMAL AND REPTILE LOG PILE
- BEE AND INSECT HOUSE

<i>Proposed Landscape Surface Finishes Plan (Drawing No: CLDL 2457 (08) 04 01, March 2026, Charnwood Landscape Design Limited)</i>		N ↑
 ECOLOGY SOLUTIONS LANDSCAPE, MITIGATION & BIODIVERSITY A PHENNA GROUP COMPANY	Cokenach Estate, Barkway, Royston Hertfordshire, SG8 8DL info@ecologysolutions.co.uk	
14252: LAND SOUTH OF ST STEPHENS CHURCH, HAMS LAND, HORSTED KEYNES, WEST SUSSEX		
PLAN ECO5: BIODIVERSITY ENHANCEMENT LAYOUT	Rev: A Jul 2026	

Appendices

APPENDIX 1

On-site Habitat and Hedgerow Condition Assessments

APPENDIX 2

Proposed Landscape Surface Finishes Plan (Drawing
No: CLDL 2457 (08) 04 01, March 2026, Charnwood
Landscape Design Limited)



Legend

Site boundary

Proposed tree

Retained existing tree

Proposed native hedge

Proposed native species scrub area

Open Meadow area
EG7 Meadow Grass mixture for sandy soils by Emorsgate or similar and approved

Proposed 1.5m wide shaded meadow area
EH1 Hedgerow mixture by Emorsgate Seeds or similar and approved

Proposed amenity grass area
EL1 Flower lawn mixture by Emorsgate Seeds or similar and approved

Proposed garden grass lawn
EG22 Strong Lawn Grass mixture by Emorsgate Seeds or similar and approved

Proposed ornamental planting

Revisions:

Rev:

Date:

Description:

R00

20.03.2026

First issue

Planting Schedule					
Trees					
Number	Height	Girth	Species	Specification	
1	3.0-4.0m	14-16cm	Acer campestre	Extra Heavy Standard :Clear Stem min. 200 :RB	
5	3.0-4.0m	14-16cm	Acer campestre 'Streetwise'	Extra Heavy Standard :Clear Stem min. 200 :RB	
2	3.0-4.0m	14-16cm	Alnus glutinosa	Extra Heavy Standard :Clear Stem min. 200 :RB	
2	3.0-4.0m	14-16cm	Corylus avellana	Extra Heavy Standard :Clear Stem min. 200 :RB	
1	3.0-4.0m	14-16cm	Crataegus monogyna	Extra Heavy Standard :Clear Stem min. 200 :RB	
2	4.0-5.0m	18-20cm	Fraxinus excelsior	Extra Heavy Standard :Clear Stem min. 200 :RB	
2	3.0-4.0m	14-16cm	Malus baccata 'Street Parade'	Extra Heavy Standard :Clear Stem min. 200 :RB	
9	3.0-4.0m	14-16cm	Prunus avium	Extra Heavy Standard :Clear Stem min. 200 :RB	
Shrubs					
Number	Height	Pot Size	Density	Species	Specification
157	60-80cm	5L	0.3Ctr Double Staggered at 0.3m offset	Acer campestre	Bushy
61	100-125cm	5L	1/m	Carpinus betulus	1m tall Instant impact hedge: Linear metre measurement; Bushy
157	60-80cm	5L	0.3Ctr Double Staggered at 0.3m offset	Cornus sanguinea	Bushy
157	60-80cm	5L	0.3Ctr Double Staggered at 0.3m offset	Corylus avellana	Bushy
260	60-80cm	5L	0.3Ctr Double Staggered at 0.3m offset	Crataegus monogyna	Bushy
157	60-80cm	5L	0.3Ctr Double Staggered at 0.3m offset	Ilex aquifolium	Bushy
44	125-150cm	5L	1/m	Ilex aquifolium	1m tall: Instant impact hedge: Linear metre measurement; Bushy
157	60-80cm	5L	0.3Ctr Double Staggered at 0.3m offset	Rosa canina	Bushy
Seeded Areas					
Seed Mix			Supplier	Rate	Area
EG22 Strong Lawn Grass Mixture			Emorsgate Seeds or similar and approved	25g/m ²	2450m ²
EL1 Flowering Lawn Mixture			Emorsgate Seeds or similar and approved	4g/m ²	249m ²
EG7 Meadow Grass Mixture for Sandy Soils			Emorsgate Seeds or similar and approved	5g/m ²	844m ²
EH1 Hedgerow Mixture			Emorsgate Seeds or similar and approved	4g/m ²	209m ²

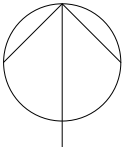
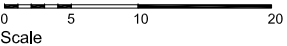
- Notes:
- Please do not scale from this drawing.

Unless otherwise stated all dimensions are in millimetres.

Please read in conjunction with all relevant architectural and engineering information.

Contractor to confirm all dimensions, levels, and setting out on site.

LANDSCAPE DRAWING NOTE
PLAN TO BE READ IN CONJUNCTION WITH THE FOLLOWING INFORMATION:
CLDL 2457 (08) 0101 - Surface finishes and detail tag location plan
CLDL 2457 (08) 0401 - Tree, hedge and grass areas planting plan
CLDL 2457 (08) 0402 to 0404 - Shrub and herbaceous planting plans 3 of 3



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Job	Scale	Dwg. Size
HORSTED KEYNES, HIGH WEALD	1:200	A0
Drawing Name	Dwg no.	Rev.
PROPOSED LANDSCAPE SURFACE FINISHES PLAN	CLDL 2457 (08) 04 01	R00
Status	Drawn by.	Date.
FOR COMMENT	JS	MAR 26

APPENDIX 3

Progress Towards Habitat Conditions for Grassland
(medium, high and very high distinctiveness), Scrub,
Hedgerows and Urban Individual Trees

Scrub

Progress Towards Habitat and Condition Targets (MS-T01)

Condition Assessment Criteria		Targeted?	Relevant parcels	Year :	Provide the monitoring year that this table is relevant to.
				Target met?	Management Activity Updates
Target Habitat:	e.g. Mixed Scrub - Dense scrub comprising a mixture of species without a single species dominant - Patches of shrubs less than 5 metres tall with continuous (>90%) cover.	N/A		Yes / No	Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards. What, if any, adaptive management changes will be implemented to continue delivering targets.
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, No single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).				
B	Seedlings, saplings, young shrubs and mature (or 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 suboptimal condition make up less than 5% of ground cover.				
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.				
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.				

Scrub

General Progress

Comments on progress towards project goals (MS-B01)
Provide an overview of the specific progress to the targets relevant to this habitat.
Actions required in next management period (MS-B02)
Provide a list of detailed actions for the person responsible for delivering the management plan to implement from this monitoring period onwards.

Photographs of Progress (MS-F01)

Grassland (low distinctiveness)

Progress Towards Habitat and Condition Targets (ML-T01)

Condition Assessment Criteria		Targeted?	Relevant parcels	Year:	
				Target met?	Management Activity Updates
Target Habitat:		N/A		Yes / No	Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards. What, if any, adaptive management changes will be implemented to continue delivering targets.
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m², please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.				
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.				
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.				
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.				
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)				
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.				
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).				

Grassland (low distinctiveness)

General Progress

Comments on progress towards project goals (ML-B01)
Actions required in next management period (ML-B02)

Photographs of Progress (ML-F01)

Grassland (medium, high, and very high distinctiveness)

Progress Towards Habitat and Condition Targets (MH-T01)

Condition Assessment Criteria		Targeted?	Relevant parcels	Year:	Management Activity Updates
				Target met?	
Target Habitat:		N/A		Yes / No	Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards. What, if any, adaptive management changes will be implemented to continue delivering targets.
A	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. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.				
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.				
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.				
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.				
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.				
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.				

Grassland (medium, high, and very high distinctiveness)

General Progress

Comments on progress towards project goals (MH-B01)
Actions required in next management period (MH-B02)

Photographs of Progress (MH-F01)

Heathland

Progress Towards Habitat and Condition Targets (ME-T01)

Condition Assessment Criteria		Targeted?	Relevant parcels	Year:	
				Target met?	Management Activity Updates
Target Habitat:		N/A		Yes / No	Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards. What, if any, adaptive management changes will be implemented to continue delivering targets.
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description, with vascular and non-vascular characteristic indicator species consistently present. Note – this criterion is essential for achieving Good condition.				
B	There are at least two dwarf shrub species Frequent, and cover of dwarf shrubs is between 25-75% for lowland heathland, 50-75% for upland dry heath, or >20% for upland wet heath. Note – this criterion is essential for achieving Good condition.				
C	All heather <i>Calluna vulgaris</i> age-classes (pioneer, degenerate and mature) present with at least 10% pioneer heather in the lowlands or at least 10% degenerate or mature in the uplands. Note – this criterion is essential for achieving Good condition.				
D	Unshaded bare ground is between 1-10%. Note – this criterion is essential for achieving Good condition.				
E	There is an absence of invasive non-native plant species listed on Schedule 9 of WCA and shallon <i>Gaultheria shallon</i> . Note – this criterion is essential for achieving Good condition				
F	No signs of disturbance of sensitive areas, including managed burns.				
G	No more than 33% of heather shoots have been recently grazed, or flowering heather plants are at least Frequent in autumn.				

H	The canopy cover of scattered trees and or scrub (not including gorse <i>Ulex</i> spp.) is: • Less than 20% for upland heaths; • Less than 15% for lowland dry heaths; and Less than 10% for lowland wet heaths.				
I	Total gorse cover is less than 50%, with common gorse <i>Ulex europaeus</i> less than 25%.				
J	The cover of bracken <i>Pteridium aquilinum</i> is less than 5%.				
K	No signs of any damaging activities or contamination to the habitat such as: artificial drains, peat extraction, silt, leachate or eutrophication.				

Heathland

General Progress

Comments on progress towards project goals (ME-B01)
Actions required in next management period (ME-B02)

Photographs of Progress (ME-F01)

Individual Trees

Progress Towards Habitat and Condition Targets (MB-T01)

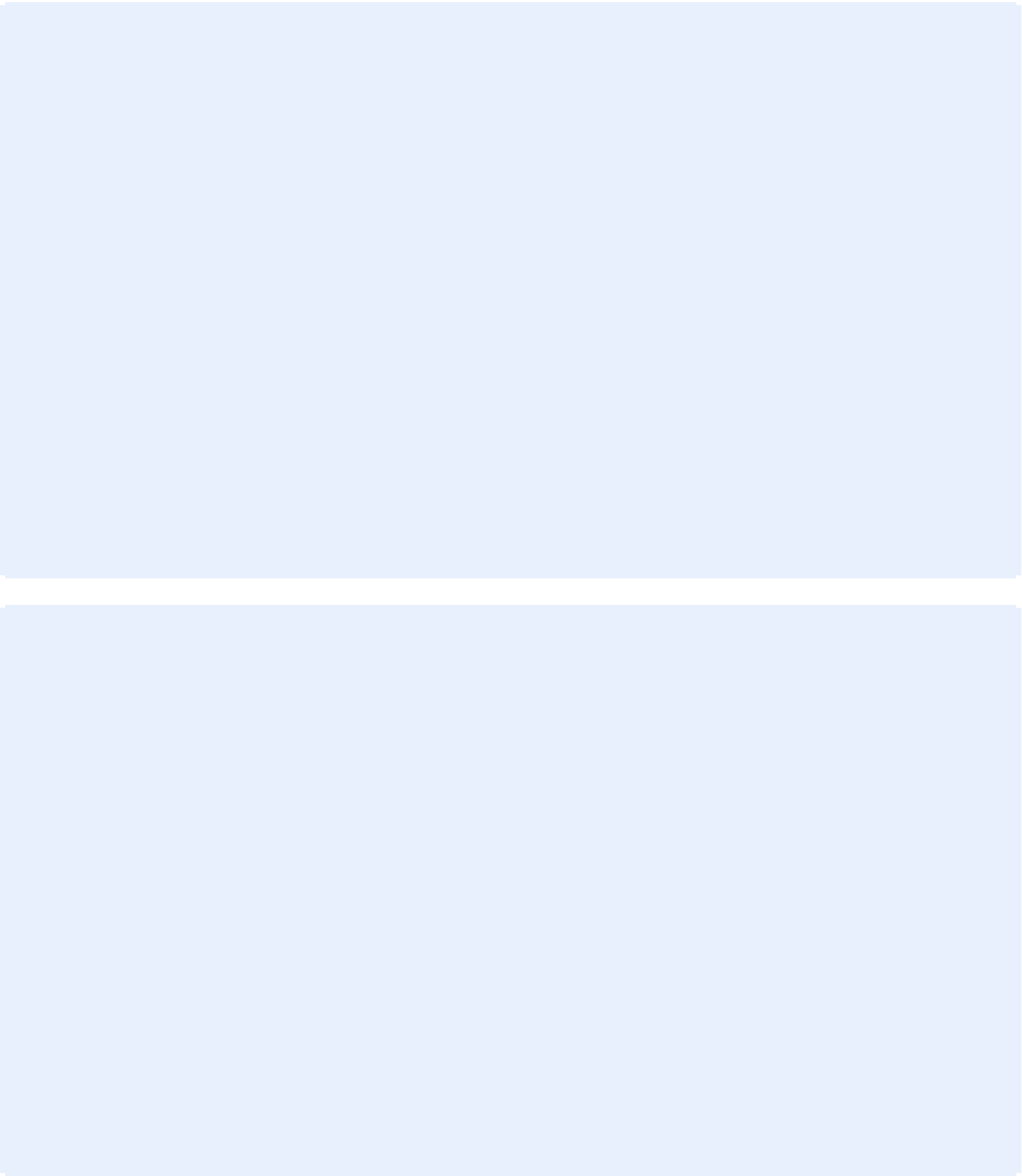
Condition Assessment Criteria		Targeted?	Relevant parcels	Year:	
				Target met?	Management Activity Updates
Target Habitat:		N/A		Yes / No	Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards. What, if any, adaptive management changes will be implemented to continue delivering targets.
A	The tree is a native species (or more than 70% within the block are native species).				
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).				
C	The tree is mature (or more than 50% within the block are mature).				
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.				
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.				
F	More than 20% of the tree canopy area is oversailing vegetation beneath.				

Individual Trees

General Progress

Comments on progress towards project goals (MB-B01)
Actions required in next management period (MB-B02)

Photographs of Progress (MB-F01)





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