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**Gatehouse Farm, Gatehouse Lane,
Goddard's Green, Hassocks,
West Sussex**

Landscape and Ecological Management Plan

February 2025

Gatehouse Farm, Gatehouse Lane, Goddard's Green, Hassocks, West Sussex

Landscape and Ecological Management Plan

Client:	Denton Homes	
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Abbreviations

BMEP	Biodiversity Mitigation and Enhancement Plan
BNG	Biodiversity Net Gain
LEMP	Landscape and Ecological Management Plan
LPA	Local Planning Authority
NPPF	National Planning Policy Framework
UEEC	Urban Edge Environmental Consulting

1 Introduction

1.1 Purpose of this Report

- 1.1.1 Urban Edge Environmental Consulting (UEEC) has been commissioned by Denton Homes to produce a Landscape and Ecological Management Plan (LEMP) for the site of a proposed residential development at Gatehouse Farm, Gatehouse Lane, Goddard's Green, Hassocks, West Sussex (Grid Reference: TQ 29118 19983 (hereafter referred to as 'the Application Site')). The LEMP provides a long-term management plan (30 years) for the different landscape elements of ecological importance of the Proposed Development.
- 1.1.2 This LEMP follows the British Standards Institution's Biodiversity code of practice for planning and development (BS42020:2013, section D.4.3). Additionally, the National Planning Policy Framework (NPPF; MHCLG, 2024) identifies ways in which the planning system should contribute to and enhance the natural and local environment, including 'minimising impacts on and providing net gains for biodiversity' (paragraph 170). Considerable opportunities for biodiversity enhancement are present within the proposed development and this plan has been prepared to ensure that these opportunities are recognised and met.
- 1.1.3 Planning consent (DM/23/2794) was granted for a residential development that will include demolition of the existing outbuildings and construction of five new detached dwellings. The LEMP has been prepared to assist in discharging planning conditions 11 and 17 of decision notice, namely:

11. All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Urban Edge Environmental Consulting Ltd., October 2023), Protected Species Report (Urban Edge Environmental Consulting Ltd., October 2023), Biodiversity Net Gain Assessment (Urban Edge Environmental Consulting Ltd., October 2023), Defra Metric 4.0 and Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting Ltd., February 2023), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the reptile mitigation strategy in Section 7.1.5 of the Ecological Impact Assessment (Urban Edge Environmental Consulting Ltd., October 2023) which avoids impacts on protected species.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

17. Prior to occupation of any dwelling a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be 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) Preparation of a work schedule (including an annual work plan capable of being rolled forward over 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 developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will 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.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

1.2 Site Description and Context

- 1.2.1 The Application Site lies to the west of the town of Burgess Hill in the Mid Sussex district of West Sussex. The survey area comprises c.0.82ha of residential and agricultural land currently comprising various outbuildings, improved grasslands (paddocks) with a pond, bordered by introduced shrub, scrub, hedgerows and trees. The extent of the Application Site is outlined in red on Figure 1.1.
- 1.2.2 The Application Site is bound to the north and east by agricultural land, to the south by Gatehouse Lane, and to the west by a private road and woodland.

1.3 Construction Activities

- 1.3.1 Planning consent has been granted (DM/23/2794) for a residential development. The proposals include the demolition of outbuildings and construction of five new detached dwellings around the retained pond, together with parking, access, landscaping and associated facilities. The outline landscape plan is shown at Figure 1.2.

 Site boundary

Figure 1.1: Site location plan



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Ordnance Survey 0100031673

Scale (at A4): 1:6,500 Created by: MT

Date: Oct 2023 **Reviewed by:** NP

Drawing number:

UE0565ECO-GatehouseFarm_SitePlan_231026



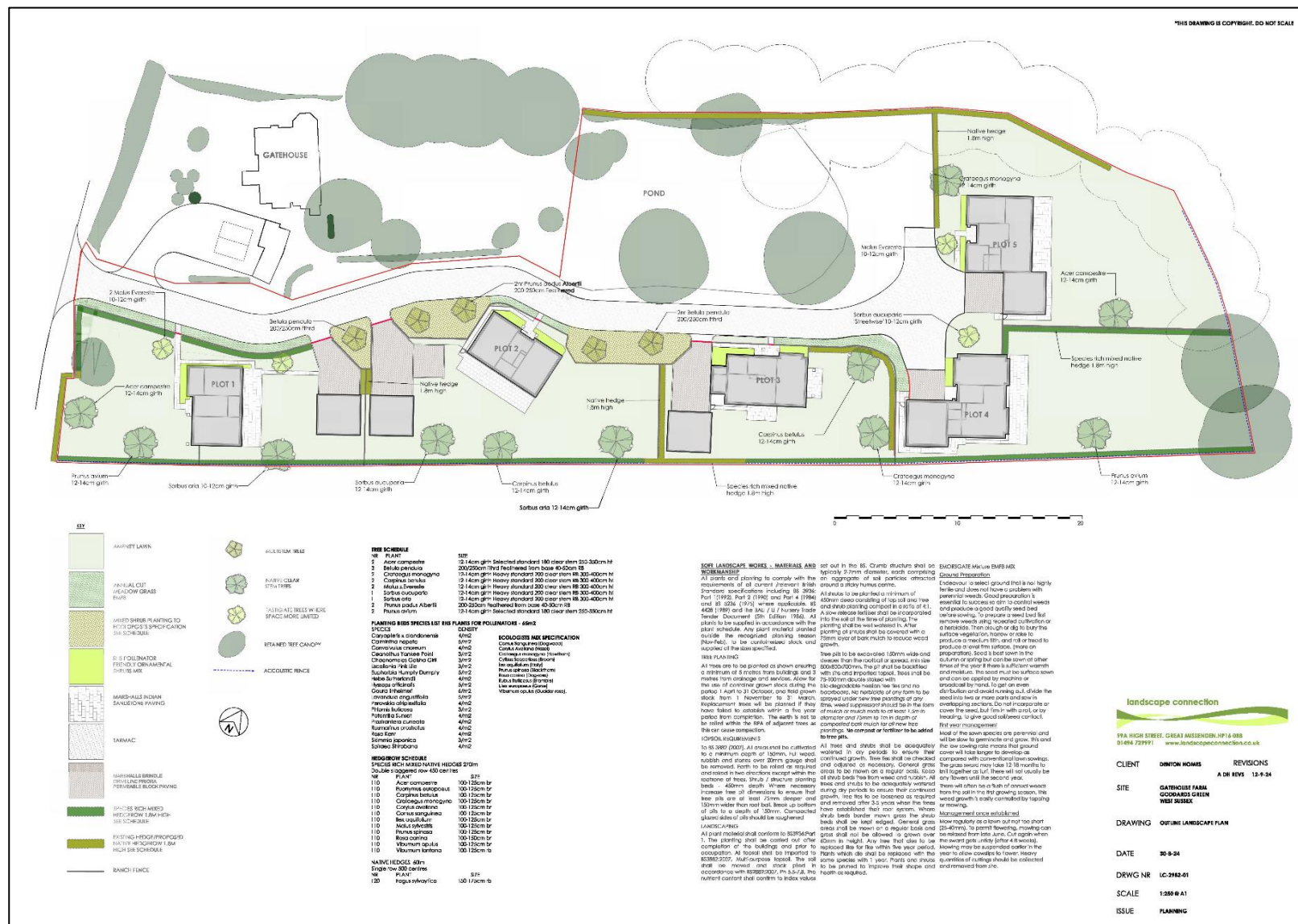


Figure 1.2: Outline landscape plan

1.4 Existing Site Conditions

- 1.4.1 The following documents have been reviewed during the preparation of this LEMP:
- ▶ UEEC (2023a): *Gatehouse Farm, Gatehouse Lane, Hassocks, West Sussex: Preliminary Ecological Appraisal Report*
 - ▶ UEEC (2023b): *Gatehouse Farm, Gatehouse Lane, Hassocks, West Sussex: Biodiversity Net Gain Assessment*
 - ▶ UEEC (2024): *Gatehouse Farm, Gatehouse Lane, Hassocks, West Sussex: Biodiversity Mitigation and Enhancement Plan*
- 1.4.2 Interventions associated with the Proposed Development were calculated using the 2023 Defra Biodiversity Metric 4.0 (UEEC, 2023b). The Proposed Development will provide a net gain of +0.55 Biodiversity Units for area habitats (+10.42%), and a net gain of +1.82 Biodiversity Units for linear habitats (+176.70%).

1.5 Objectives

- 1.5.1 The LEMP has been produced in order to set out how the landscape and ecological aspects of the Proposed Development will be managed for the long term to achieve the anticipated gains in Biodiversity Units.

1.6 Document Structure

- 1.6.1 Section 2 comprises the LEMP and sets out the monitoring and management operations for the different landscape elements and features of ecological importance of the Proposed Development.
- 1.6.2 Section 3 identifies the parties responsible for implementation of the plan, how it will be funded, as well as plans for monitoring.

2 Landscape Management and Monitoring

2.1 Introduction

- 2.1.1 Monitoring and management actions to ensure the favourable development and condition of ecological and landscape features in the long term are set out below. The locations of ecological and landscape features are shown on the UKHab Plans at Appendices I and II, with full descriptions contained within the Biodiversity Mitigation and Enhancement Plan (BMEP; UEEC 2024).

2.2 Management and Monitoring Actions

Ecological Monitoring

- 2.2.1 Full inspections of all relevant landscape elements will be carried out by a suitably qualified ecologist to ensure they are developing appropriately and are in good condition. These inspections will take place in years 1, 3, 5 and 10 following completion of construction and thereafter every ten years, or at the request of the Local Planning Authority (LPA).
- 2.2.2 A monitoring report will be prepared for submission to the LPA (section 3.2.1), which will include any recommendations for additional work, or modifications to maintenance works, to be implemented by the management company and their appointed landscape contractor (section 3.1). Any changes to the LEMP would be subject to the approval of the LPA.
- 2.2.3 The report will also include an assessment of Biodiversity Net Gain (BNG) for the Proposed Development using the DEFRA Metric 4.0 to monitor the progress and identify any potential failures. This version of the metric was used within the BNG Assessment (UEEC, 2023b) of the Proposed Development. Any diversion from this version of the metric will be agreed with the LPA. Where relevant, specific criteria associated with each habitat type are provided below as management prescriptions. However, for audit purposes a full criteria sheet for each habitat type will be required and appended to the monitoring report.

Enhanced and created other neutral grassland

- 2.2.4 The following establishment actions will be undertaken during the first growing season following sowing for enhanced and created areas of other neutral grassland.
- ▶ Watering of the other neutral is required in the absence of significant rainfall.
 - ▶ Cut monthly to a height of 40 – 60mm from May to October inclusive and remove all arisings.
 - ▶ Hand remove any unwanted perennial plants such as docks, thistles or nettle that may become dominant.

- 2.2.5 From the second growing season of all areas, the following actions will be undertaken for the meadow areas.
- ▶ Cut twice a year to a height of c.150mm in late summer-early autumn (August-September) and remove all arisings. Mow the re-growth through to late autumn / winter to c.150mm and again in spring if needed.
 - ▶ Hand remove any unwanted perennial plants such as docks, thistles or nettle that may become dominant.
- 2.2.6 Arisings will be reused on site, for example to replenish hibernacula, log piles and egg-laying heaps.
- 2.2.7 Plug planting of a range of native species will be planted where appropriate within the enhanced Other neutral grassland that surrounds the pond in order to increase the diversity of the field layer to ten or more plants per m². Plugs should be planted using hand tools between the beginning of May and end of June once there is no longer a risk of frost and before the ground becomes too dry.
- 2.2.8 To maintain the target condition required for moderate condition other neutral grassland, the following specific criteria will need to be monitored and met:
- ▶ The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward;
 - ▶ Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens;
 - ▶ Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%; and
 - ▶ There is an absence of invasive non-native species (as listed on Schedule 9 of Wildlife & Countryside Act 1981 (as amended)). Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.
- 2.2.9 To maintain the target condition required for good condition other neutral grassland (surrounding the pond) the following criteria will need to be monitored and met in addition to the criteria listed above
- ▶ 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; and
 - ▶ There are greater than ten species per metre squared, including forbs that are characteristic of the habitat type.

Created mixed scrub

- 2.2.10 The following monitoring / maintenance actions will be undertaken in the first three years following planting within areas of created mixed scrub:
- ▶ Plants to be watered immediately after planting and throughout the first summer, as required (especially during periods of drought).
 - ▶ At least annually in spring and summer control weeds and other vegetation growth among and beside planted shrubs to a distance of 0.3m from the base of plants;
 - ▶ Annually check any stakes, ties and guards and loosen, tighten or replace as necessary; and
 - ▶ Annually during November to February inclusive replace dead plants as required.
- 2.2.11 Areas of mixed scrub following establishment will be allowed to develop naturally with only periodic coppicing. Shrubs cut to c.50-100mm above ground level in winter, to maintain density and / or to provide a diversity of structures across the site. Arisings will be reused on site, for example to replenish hibernaculum and log piles. Any dead plants will be replaced.
- 2.2.12 To maintain the target condition required for moderate condition mixed scrub, the following specific criteria will need to be monitored and met:
- ▶ The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover);
 - ▶ Seedlings, saplings, young shrubs and mature shrubs are all present; and
 - ▶ There is an absence of invasive non-native species and species indicative of sub-optimal condition make up less than 5% of ground cover¹.

Retained pond (priority habitat)

- 2.2.13 The condition of the existing pond will be monitored according to relevant condition criteria as part of the ecological inspections proscribed at paragraph 2.2.1. Any actions required to ensure target condition is being met for these ponds will be included as recommendations in the reports arising from these inspections and will be implemented by the management company and their appointed landscape contractor.
- 2.2.14 To maintain the moderate target condition required for the retained pond, the following specific criteria will need to be monitored and met:
- ▶ The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution;

¹ Species indicative of sub-optimal condition for this habitat type include: tree-of-heaven *Alnus altissima*, holm oak *Quercus ilex*, turkey oak *Quercus cerris*, creeping thistle *Cirsium arvense*, common nettle *Urtica dioica*, cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos* spp., buddleia *Buddleja* spp., cotoneaster *Cotoneaster* spp., Spanish bluebell *Hyacinthoides hispanica* (or hybrids).

- ▶ Less than 10% of the pond is covered with duckweed or filamentous algae;
- ▶ Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework;
- ▶ There is an absence of non-native plant and animal species²;
- ▶ The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities;
- ▶ Emergent, submerged or floating plants (excluding duckweed)⁴ cover at least 50% of the pond area which is less than 3 m deep; and
- ▶ The surface is no more than 50% shaded by woody bankside species.

Retained hedgerows

- 2.2.15 Retained hedgerows will be cut in late winter (January – February) on a three-year rotation with the aim of maximising the availability of flowers, fruits and nuts for wildlife species, whilst maintaining the form and structure of the hedgerows. The aim will be to maintain dense and continuous woody cover with hedges wider at the base than at the top. As far as possible arisings will be used or disposed of on site, for example to replenish compost heaps.
- 2.2.16 Any gaps that develop within the hedgerows will be replanted with appropriate native species of local provenance and appropriate establishment management, including weed control, protection and formative pruning, will be carried out until the gap is satisfactorily filled.
- 2.2.17 As far as possible trees within hedgerows will be left unmanaged, with features such as deadwood and ivy left *in situ*. If work is required to any trees for health and safety reasons this will be kept to the minimum required and any wood arising from such works will be stacked at an appropriate location within the site.
- 2.2.18 Any trees that die or that need to be removed will be replaced with a specimen of the same species at a location as close as possible to that of the lost tree(s) and appropriate establishment management, including protection, weed control and staking will be carried out.

Created hedgerows

- 2.2.19 The following monitoring / maintenance actions will be undertaken in the first three years following planting;
- ▶ Plants to be watered immediately after planting and throughout the first summer, as required (especially during periods of drought);
 - ▶ At least annually in spring and summer control weeds and other vegetation growth among and beside planted hedge to a distance of 0.3m from the base of plants;
 - ▶ Annually during winter trim off a third to a half of new growth until the desired height and width is attained, aiming broadly for an 'A' shaped cross section with a hedge broader at its base than its top;

² Any species included on the Water Framework Directive UKTAG GB High Impact Species List should be absent.

- ▶ Annually check stakes, ties and tree guards and loosen, tighten or replace as necessary; and
 - ▶ Annually during November to February inclusive replace dead plants as required.
- 2.2.20 Guards etc can be removed, as appropriate, after three to five years growth.
- 2.2.21 Following establishment, the new Native hedgerow will receive the same management as retained hedgerows (2.2.15-2.2.18).
- 2.2.22 To maintain the target condition required for the created retained and created hedgerows, the following specific criteria will need to be monitored and met. Refer to the BNG report (UEEC, 2023b) for details on the target condition of each hedgerow. Not all criteria will be required to be met for each hedgerow.
- ▶ On average the hedgerow is greater than 1.5m in height along its length;
 - ▶ On average the hedgerow is greater than 1.5m in width along its length;
 - ▶ The gap between the ground and hedgerow canopy is less than 0.5m for over 90% of the hedgerow length;
 - ▶ Gap within the hedgerow make up less than 10% of the total length and there are no gaps greater than 5m;
 - ▶ There is 1m of undisturbed ground with herbaceous vegetation along more than 90% of the hedgerow length on at least one side;
 - ▶ Plants indicative of nutrient enriched soils dominate no more than 20% of the hedgerow length;
 - ▶ Greater than 90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of Wildlife and Countryside Act 1981 (as amended)) and recently introduced species; and
 - ▶ Greater than 90% of the hedgerow or undisturbed ground is free of damage caused by human activities, such as pollution, piles of manure or rubble, or inappropriate management practices.
- 2.2.23 The following criteria are relevant to hedgerow with trees, in addition to the criteria listed above:
- ▶ There is more than one age-class (or morphology) of tree present (young, mature, veteran and / or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow; and
 - ▶ At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.

Retained and planted trees

- 2.2.24 The following monitoring / maintenance actions will be undertaken in the first three to five years following planting of trees;

- ▶ Trees to be watered immediately after planting and throughout the first summer, as required (especially during periods of drought).
 - ▶ Localised control of unwanted plants during spring / late summer as necessary for the first three years after planting. Chemical applications will be avoided and preferred alternative methods for removal will be sought from the management and maintenance team, for example hand pulling / use of mulch to suppress growth etc.
 - ▶ Checking of the health status of new planting within the communal areas will be made at least twice annually during the main growing season for deciduous trees and additional maintenance will be expended to replace any failed or sickly-looking specimens. During the checks, new planting will be inspected for signs of disease and replaced if necessary to prevent the disease spreading. This will occur only for the first two years, after which failures are unlikely. Replace failed planting in October and March, avoiding periods of frost.
 - ▶ Annually during November to February inclusive carry out formative pruning to create shaped and balanced trees. Any management to newly landscaping on site (e.g. trimming) will be undertaken between October and February only, in order to avoid an impact on nesting birds.
- 2.2.25 Tree protection can be removed, as appropriate. Tree stability of retained and created trees should be checked regularly, particularly after storm events. Tree shelters and their stakes should be removed from whip planting post establishment.
- 2.2.26 Any management to retained or planted trees will be undertaken between October and February only, in order to avoid an impact on nesting birds.
- 2.2.27 Dead trees will be replaced, and appropriate establishment management carried out as required.
- 2.2.28 As far as possible arisings and deadwood will be used or disposed of on site, for example to replenish habitat piles.
- 2.2.29 To maintain the moderate target condition required for the created trees, the following specific criteria will need to be monitored and met:
- ▶ The tree is a native species (or at least 70% within the block are native species);
 - ▶ 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);
 - ▶ 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;
 - ▶ More than 20% of the tree canopy area is oversailing vegetation beneath.

Hibernacula and log piles

- 2.2.30 The hibernacula and log piles will require minimal management, only requiring replenishing with brash, logs and cuttings once a year when trees, shrubs and grass are cut back (likely January / February).

Bird and Bat Boxes

- 2.2.31 An annual maintenance inspection will be completed each year to inspect bird and bat boxes from the ground.
- 2.2.32 The following monitoring / maintenance actions will be undertaken annually:
- ▶ Visit the site in January to check the bird boxes before nest building begins; repair / replace as necessary;
 - ▶ Visit the site in September / October to check the bat boxes after maternity but before hibernation; repair / replace as necessary; and
 - ▶ Bat box checks should be undertaken by a suitably qualified and licensed ecologist. As bats and their roosts are legally protected, bat boxes should not be disturbed by anyone without a licence after they have been installed.

2.3 Work Schedules

- 2.3.1 A work schedule for the different ecological and landscape features is provided in Table 2.1.
- 2.3.2 An annual schedule of post-establishment monitoring and maintenance actions for the different ecological and landscape features is provided in Table 2.2.

Table 2.1: Work schedule for ecological and landscape features

Feature	Action	Timing
Ecological Monitoring Inspections	Inspect all relevant landscape elements and report, with recommendations for additional or modified management, as required. Assess BNG for the development.	Years 1, 3, 5 and 10 following construction and thereafter every ten years or at the request of the LPA.
Other neutral grassland	Watering during the first growing season	In the absence of significant rainfall
	Created areas cut to a height of c.40-60mm and remove arisings. Use arisings to replenish hibernacula and log piles.	Monthly, May to October in year following sowing
	Cut retained and created areas to a height of c.150mm and remove all arisings. Use arisings to replenish hibernacula and log piles.	Twice a year in late summer-early autumn (August-September) and late autumn / winter.
	Hand pull unwanted perennial plants such as docks, thistles or nettle.	As required.

Feature	Action	Timing
	Plug planting to increase species richness where appropriate	May to June – after final frost and before ground becomes too dry.
Mixed scrub	Watering after planting	Throughout the first summer, as required
	Control weeds and other vegetation among and beside enhanced mixed scrub to a distance of 0.3m	At least annually in spring and summer for up to three years after planting
	Check stakes, ties and guards and loosen, tighten or replace as necessary within enhanced mixed scrub	Annually in early winter for up to five years after planting
	Replace dead plants within enhanced mixed scrub	As required annually during winter
	Coppice plants to c.50-100mm.	As required after establishment in winter, to maintain density and / or structural diversity.
Pond (priority habitat)	As identified in ecological monitoring reports.	As required
Retained hedgerows	Cut one third of hedgerows. Use arisings to replenish hibernacula and log piles.	Annually, January – February
	Replant any gaps and manage appropriately until established and gap filled.	As required November – February
Created hedgerows	Watering after planting	Throughout the first summer, as required
	Control weeds and other vegetation among and beside trees to a distance of 0.3m	At least annually in spring and summer for up to three years after planting
	Trim off a third to a half of new growth, aiming broadly for an 'A' shaped cross section with a hedge broader at its base than its top. Use arisings to replenish hibernacula and log piles.	Annually during winter until desired height, width and structure achieved
	Check stakes, ties and guards and loosen, tighten or replace as necessary	Annually in early winter for up to five years after planting
	Replace dead plants	As required annually during winter
	Remove stakes, ties and guards	As appropriate from 3 – 5 years after planting
	Cut one third of native hedgerows. Use arisings to replenish hibernacula and log piles.	Annually, January – February
Retained and planted trees	Watering after planting	Throughout the first summer, as required
	Control weeds and other vegetation among and beside planted trees to a distance of 0.3m	At least annually in spring and summer for up to three years after planting
	Check stakes, ties and guards and loosen, tighten or replace as necessary on planted trees	Annually in early winter for up to five years after planting
	Replace dead planted trees	As required annually during winter

Feature	Action	Timing
	Remove stakes, ties and guards from planted trees	As appropriate from 3 – 5 years after planting
Hibernacula and log piles	Replenish materials, for example from hedgerow trimming, shrub pruning and grass cutting	As required or appropriate but at least annually
Bird and bat boxes	Inspect bird boxes	Annually in January
	Suitably qualified and licensed ecologist to inspect bat boxes	Annually in September-October
	Repair and / or replace	As required

Table 2.2: Annual schedule of monitoring and maintenance operations

Ecological/ landscape feature	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All	Ecological Monitoring Inspections in years 1, 3, 5 and 10 following construction and thereafter every ten years or at the request of the Council											
Other neutral grassland	Cut regrowth to c.150mm and remove arising							Cut to c.150mm and remove arising		Cut regrowth to c.150mm and remove arising		
			Hand pull any unwanted perennial plants									
Mixed scrub	Replant as required Coppice as required										Replant as required Coppice as required	
Retained pond	Inspect as part of periodic ecological monitoring and carry out recommended actions arising, when required and appropriate											
Retained & planted hedgerows	Cut one third of hedgerows											
	Replant gaps as required										Replant gaps as required	
Trees	Replant as required										Replant as required	
Hibernacula and log piles	Replenish compost heaps at least annually. Inspect hibernacula at least annually and replenish / repair where necessary											
Bird and bat boxes	Inspect bird boxes								Inspect bat boxes			

3 Plan Implementation

3.1 Management Company

- 3.1.1 Implementation of the LEMP will be the responsibility of the Management Company. The Management Company will be appointed and funded by Denton Homes and must comply with the provisions of the LEMP.
- 3.1.2 The LEMP will be distributed to all relevant personnel involved in the management and maintenance of the Site following any change in ownership or tenancy.
- 3.1.3 The Management Company must:
- ▶ Carry out the management operations and appoint a suitably qualified ecologist for monitoring, as set out in section 1.4;
 - ▶ Appoint suitably qualified landscape contractors to implement the management operations;
 - ▶ Provide details of the appointed Landscape Contractor; and
 - ▶ Provide details of the management operations undertaken in the reporting period.
- 3.1.4 Each year the Management Company will publish a written report setting out actions taken and performance over the previous 12 months. The Annual Report shall address the performance requirements outlined above and identify failures in habitat delivery and potential constraints with management prescriptions. Where appropriate advice will be sought from a suitably qualified ecologist to identify solutions for constraints.

3.2 Ecological Monitoring

- 3.2.1 An Ecological Monitoring report to identify any constraints and or opportunities for improvements to the LEMP will be carried out by a suitably qualified ecologist in years 1, 3, 5 and 10 and thereafter every ten years, or at the request of the LPA. Table 3.1 provides a broad structure derived from CIEEM's *Biodiversity Net Gain Report & Audit Templates* (CIEEM, 2021) and should be used as a guide for the ecological monitoring reporting:

Table 3.1: Structure for Ecological Monitoring Report

Action	Timing
Executive Summary	Non-technical summary of key points from report including: Audit, including BNG Metric Compliance with BNG Principles Conclusion & Recommendations
Introduction	To include:

Action	Timing
	1. Commissioning client, site name and purpose of report 2. Background and timeline for project 3. Project description 4. Aims / Objectives / Scope of Study 5. Reference to the original aims and monitoring proposals set out the LEMP / BMEP
Methods	To include: 1. Survey methods 2. Evidence of Technical Competence and Experience 3. Limitations
Audit, including BNG Metric	A comparison should be made between the anticipated outcomes from the LEMP / BMEP and current site conditions. Mapping to illustrate any variations should be appended to the report. An updated version of the DEFRA Metric 4.0 should be completed identifying shortfalls in anticipated biodiversity units. Where appropriate, detailed justifications for any variations should be explained.
Compliance with BNG Principles	Evaluation of the project's compliance with each of the BNG Good Practice Principles
Conclusion & Recommendations	Clear statement to confirm compliance with the LEMP / BMEP and the final biodiversity units delivered and whether this meets the projected units. Clear statement on whether all indicators relating to the BNG Principles have been met. Clear statement as to whether any remedial measures are required to deliver on LEMP / BMEP / BNG commitments and how these will be implemented and reported.

3.3 Adaptive Management & Climate Change

- 3.3.1 The management and monitoring requirements will inform adaptive management of ecological features across the Site. These procedures will identify risks and opportunities to be proactive in response to unexpected trends and climate change and seek to maximise biodiversity value within the Application Site.

References and Bibliography

British Standards Institution (BSI; 2013): *BS42020:2013 Biodiversity – Code of practice for planning and development*. BSI Standards Limited, London.

CIEEM (2021): *Biodiversity Net Gain Report and Audit Templates*. Chartered Institute of Ecology and Environmental Management, Winchester, UK.

Ministry for Housing, Communities & Local Government (MHCLG; 2024): *National Planning Policy Framework*.

UEEC (2023a): *Gatehouse Farm, Gatehouse Lane, Goddard's Green, Hassocks, West Sussex: Preliminary Ecological Appraisal Report*.

UEEC (2023b): *Gatehouse Farm, Gatehouse Lane, Goddard's Green, Hassocks, West Sussex: Biodiversity Net Gain Assessment*.

UEEC (2024): *Gatehouse Farm, Gatehouse Lane, Goddard's Green, Hassocks, West Sussex: Biodiversity Mitigation and Enhancement Plan*.

Appendix I: UKHab Retained Habitats Plan

Gatehouse Farm Goddards' Green West Sussex

- Application site boundary
- Other neutral grassland (enhanced habitat)
- Pond (Priority Habitat)
- Lost habitat
- Native Hedgerow
- Native Hedgerow with trees
- Line of Trees (Ecologically Valuable)
- Rural tree (large)

0 25 50
Metres



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Ordnance Survey AC0000808122

Scale (at A4): 1:1,100 Created by: EM

Date: Feb 2025 Reviewed by: NP

Drawing number:

UE0565ECO-GatehouseFarm: Retained habitats: 250205



Appendix II: UKHab Enhanced & Created Habitats Plan

Gatehouse Farm
Goddards' Green
West Sussex

- Application site boundary
- Mixed scrub
- Other neutral grassland
- Native Hedgerow
- Native Species Rich Hedgerow
- Native Species Rich Hedgerow with trees
- Medium tree
- Existing tree



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Scale (at A4): 1:1,100 Created by: EM
Date: Feb 2025 Reviewed by: NP
Drawing number:
UE0565ECO-GatehouseFarm: Created habitats: 250205

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Appendix III: Legal and Technical Limitations

- This report has been prepared by Urban Edge Environmental Consulting Ltd (UEEC Ltd) with all reasonable skill, care and diligence within the terms of the contract made with the Client to undertake this work, and taking into account the information made available by the Client. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us.
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- Unless otherwise stated in this report, the assessments made assume that the sites and facilities that have been considered in this report will continue to be used for their current planned purpose without significant change.
- All work carried out in preparing this report has utilised and is based upon UEEC Ltd's current professional knowledge and understanding of current relevant UK standards and codes, technology and legislation. Changes in this legislation and guidance may occur at any time in the future and may cause any conclusions to become inappropriate or incorrect. UEEC Ltd does not accept responsibility for advising the Client or other interested parties of the facts or implications of any such changes;
- Where this report presents or relies upon the findings of ecological field surveys (including habitat, botanical or protected/notable species surveys), its conclusions should not be relied upon for longer than a maximum period of two years from the date of the original field surveys. Ecological change (e.g. colonisation of a site by a protected species) can occur rapidly and this limitation is not intended to imply that a likely absence of, for instance, a protected species will persist for any period of time;
- This report has been prepared using factual information contained in maps and documents prepared by others. No responsibility can be accepted by UEEC Ltd for the accuracy of such information;
- Every effort has been made to accurately represent the location of mapped features, however, the precise locations of features should not be relied upon;
- Populations of animals and plants are often transient in nature and a single survey visit can only provide a general indication of species present on site. Time of year when the survey was carried out, weather conditions and other variables will influence the results of an ecological survey (e.g. it is possible that some flowering plant species which flower at other times of the year were not observed). Every effort has been made to accurately note indicators of presence of protected, rare and notable species within and adjacent to the site but the possibility nonetheless exists for other species to be present which were not recorded or otherwise indicated by the survey;
- Any works undertaken as a consequence of the recommendations provided within this report should be subjected to the necessary health & safety checks and full risk assessments.

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