



BNG Habitat Management & Monitoring Plan

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Report	Habitat Management and Monitoring Plan
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EXECUTIVE SUMMARY

Ecosupport Ltd. were commissioned by Remmus Homes to undertake a Biodiversity Net Gain Assessment at the Land to the East of College Lane, Hassocks, and detail the results of this assessment within a Habitat Management and Monitoring Plan. This is to satisfy the statutory requirements for developers to deliver a Biodiversity Net Gain (BNG) of at least 10% and ensure that habitats for wildlife are left in a measurably better state than they were before the development.

The purpose of this BNG assessment is to quantify the biodiversity value of the site prior to its development and the predicted value post development. This is measured in biodiversity units, calculated according to the habitats present based on their size, distinctiveness and condition. This enables the quantitative calculation of the predicted change in biodiversity value as a result of the proposed development, with the objective of achieving a net gain in biodiversity.

The on-site condition assessment undertaken on the 5th March 2026 was carried out in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2025) and the Statutory Biodiversity Metric calculation tool (DEFRA, 2025) was used to calculate biodiversity losses and gains.

Following the incorporation of the on-site proposals into the DEFRA Statutory Biodiversity Metric, ***on site there is a net gain of +19.57% (or +0.25 habitat units) and a net gain of +30.59% (or +0.26 units) in hedgerow, and the trading rules are satisfied.*** As the targeted 10% gain will be delivered for both area and linear habitats, no further compensation will be required.

1.0 INTRODUCTION

1.1 Background

Ecosupport Ltd. were commissioned by Remmus Homes to undertake a Biodiversity Net Gain Assessment at the Land to the East of College Lane, Hassocks, and detail the results of this assessment within a Habitat Management and Monitoring Plan.

The purpose of the Biodiversity Net Gain (BNG) assessment is to quantify the biodiversity value of the site prior to its development, and the predicted value post development. This is measured in biodiversity units, calculated according to the habitats present based on their size, distinctiveness and condition. This enables the quantitative calculation of the predicted change in biodiversity value as a result of the proposed development, with the objective of achieving a net gain in biodiversity.

This report will also address how habitats will be enhanced and created to achieve a net gain in biodiversity units and how these habitats will be managed and monitored for at least 30 years. The following points will be covered (DEFRA, 2023):

- How off-site gains and / or significant on-site enhancements will be managed, taking into account any legal restrictions and requirements (including additionality);
- When and how habitats will be monitored;
- When and how monitoring results will be reported;
- When and how management proposals will be reviewed; and
- How habitats will be restored if the management plan is not working.

This report should be read in conjunction with the associated Preliminary Ecological Appraisal (Ecosupport Ltd., 2026).

1.2 Site Location and Description

The site comprises of a parcel of grassland with a line of fruit trees and bounding hedgerow with trees located east of College Lane, Hurstpierpoint BN6 9AF (centred on OS grid reference TQ 29157 17011) (Fig 1). The western boundary is marked by residential dwellings and associated gardens, the north of the site is bounded by a road and residential dwelling, and the east and south of the site are connected to further grassland fields. The wider environ is semi-rural, with residential dwellings mostly located to the south-west, and agricultural fields surrounding the site. Burgess Hill is located south-east of the site.

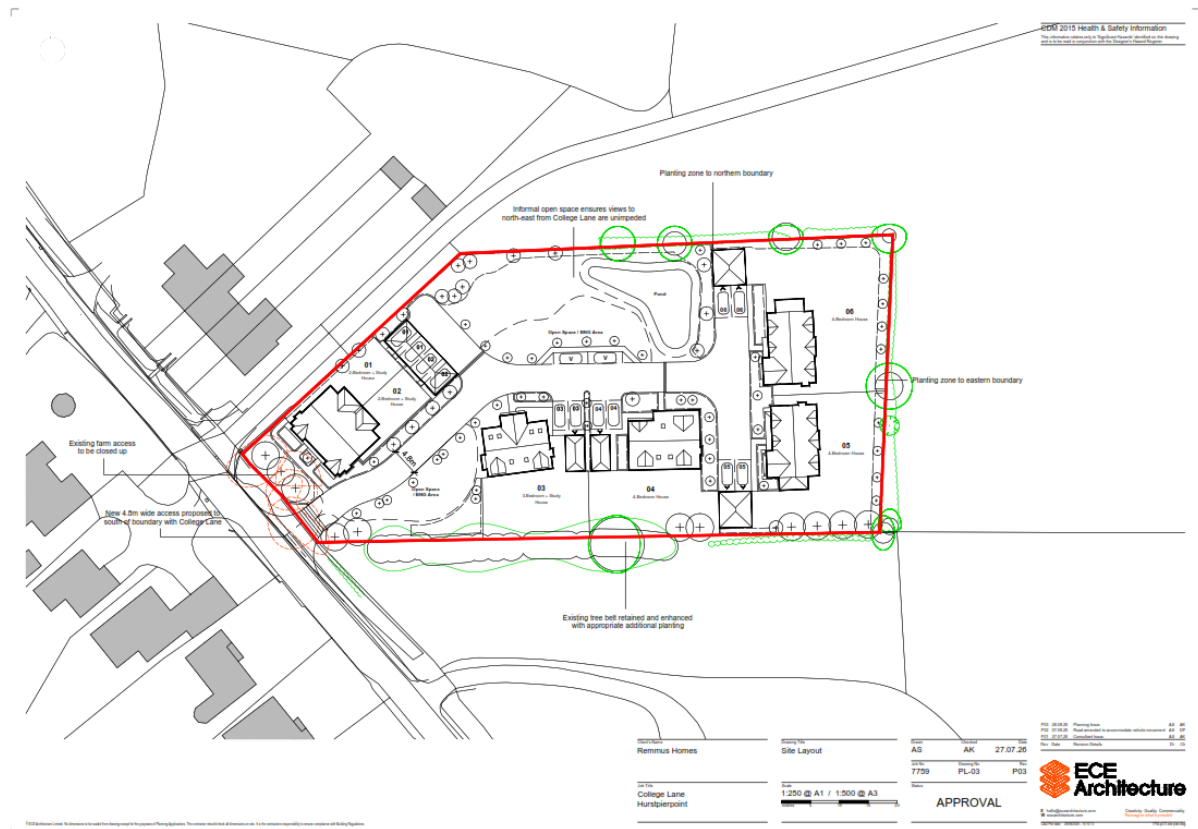
Figure 1. Aerial image of the site with approximate redline boundary provided (Google Satellite, 2026).



1.3 Development Proposals

It is currently understood that the proposed development will entail the erection of 6 residential dwellings with private gardens and associated access and landscaping (**Fig 2**).

Figure 2. Plans showing the proposed development (Drawing No: PL03. Rev: P03) (ECE Architecture, 2026).



2.0 METHODOLOGY

The methodology for the assessment follows the Natural England Statutory Biodiversity Metric habitat condition assessment protocols and uses the Statutory Biodiversity Metric calculation tool to calculate biodiversity losses and gains (DEFRA, 2025).

2.1 Habitat Assessment

Habitats on site pre-development were identified in accordance with the categories specified for a UK Habitats survey, using Habitat Definitions Version 2.0 (UKHab Ltd., 2023). This was chosen as an appropriate habitat categorisation system as it fits within the Statutory Biodiversity Metric calculation.

A condition assessment was carried out in accordance with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2025) on the 5th of March 2026. The area of identified habitats is calculated in hectares (ha), ignoring linear features or ditches (the area is measured to the centre line of such features). The length of linear features is measured separately in kilometres (km). The dominant habitat type was selected, according to those defined by UKHab Ltd (2023). Where there was disparity between the UK classification for habitat type and those present within the Statutory Biodiversity Metric calculator tool, this was noted within the condition assessment tables.

2.2 Habitat Distinctiveness

Each habitat was assigned a score for distinctiveness, according to the Statutory Biodiversity Metric calculator tool (DEFRA, 2025). This ranged from Poor - High for most habitats, or Not Applicable (e.g. Developed Land – Sealed Surface). Using the tool, habitats were assigned a score based on their distinctiveness.

2.3 Habitat Condition

The condition of each habitat was assessed following criteria set out in the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2025), which includes detailed assessment criteria for different habitats. The survey was conducted by Project Ecologist with Ecosupport, Darla Brown BSc (Hons) and Assistant Ecologist Annabelle Reid BSc (Hons) on the 5th of March 2026, to carry out a condition assessment of the habitats present on site. Full results of the condition assessments can be found within the metric calculator, with an overview of the baseline habitat conditions in **Section 3.2** below. The condition of each habitat was assessed individually on-site.

2.4 Strategic Significance

Each habitat was assigned a strategic significance in line with the Statutory Biodiversity Metric User Guide (DEFRA, 2025). The entirety of the site does not fall within or adjacent to any formal designation or within the draft Local Nature Recovery Strategy. Consequently, all baseline and post-development habitats on site were listed as 'area / compensation not in local strategy'.

2.5 Mitigation Hierarchy

The proposed development has been designed to follow the biodiversity gain hierarchy as described in paragraph 193 of the National Planning Policy Framework (DLUHC) which sets out a list of priority actions when achieving a net gain on site:

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

2.6 Limitations

2.6.1 Habitats

Although the survey was taken outside of the optimum timing for the identification of botanical interest species, it was considered that the majority of species present could be suitably identified; this was therefore not considered to represent a significant limitation to the overall assessment. This survey does not constitute a full site assessment for invasive species, such as Japanese Knotweed (*Reynoutria japonica*).

3.0 EXISTING HABITATS AND DEVELOPMENT PROPOSALS

3.1 Baseline Habitats

The habitats on site were categorised according to UK Hab Ltd. Habitat Definitions Version 2.0 (2023) as listed below (please refer to the **Baseline Habitats map appended** for information on the locations of these habitats on site):

- Modified Grassland (g4);
- Other Woodland; Broadleaved (w1g) with secondary code 33 (Line of Trees); and
- Native hedgerow (h2a) with secondary code 11 (Hedgerow with Trees).

3.1.1 Modified Grassland (g4)

The dominant habitat on site comprised of modified grassland (g4). The grassland was noted to have <6 species per m² and the area was noted to possess a short, clipped sward, with a species composition considered to fall within the definition of modified grassland. Species noted on site included Creeping Thistle (*Cirsium arvense*), Ground Elder (*Aegopodium podagraria*), Bent Grass (*Agrostis stolonifera*), Cuckoo Flower (*Cardamine pratensis*), Hairy Bittercress (*Cardamine hirsuta*), Cuckoo pint (*Arum maculatum*), Broadleaved Dock (*Rumex obtusifolius*), Hard Rush (*Juncus inflexus*), Cleavers (*Galium aparine*), Nettle (*Urtica sp.*), Sorrel (*Rumex acetosa*), Doves-foot Cranesbill (*Geranium molle*), Purple Dead Nettle (*Lamium purpureum*), Daffodil (*Narcissus*), Creeping Buttercup (*Ranunculus repens*), Yorkshire Fog (*Holcus lanatus*), and Poa species (**Fig 3**). Please note that there were not more than 6 species per m².

Figure 3. View of the modified grassland to the north of the site, with a close-up image showing the species-poor diversity (March 2026)



3.1.2 Other Woodland; Broadleaved (w1g) with secondary code 33 (Line of Trees)

Two tree lines are present on site, one along the southwestern boundary (**Fig 4**) comprising Hazel (*Corylus avellana*), Bramble (*Rubus fruticosus*), Cypress (*Cupressus sempervirens*), Field Maple (*Acer campestre*), Sycamore (*Acer pseudoplatanus*) and Cotoneaster (*Cotoneaster spp.*), and the other on the southern boundary (**Fig 5**), comprising various Fruit Trees, Blackthorn (*Acer pseudoplatanus*) and Sycamore.

Figure 4. View of the line of trees present along the southwestern boundary (March 2026)



Figure 5. View of the line of trees along the southern boundary (March 2026)



3.1.3 Native Hedgerow (h2a) with secondary code 11 (Hedgerow with Trees)

Two native hedgerows with trees are present on site, running along the northern and eastern boundaries (**Fig 6**). A further native hedgerow is present along the southern boundary to the far east (**Fig 7**). All three hedgerows are comprised of Hawthorn (*Prunus spinosa*), with the hedgerows with trees also containing Oak trees (*Quercus robur*) along their lengths.

Figure 6. View of the native hedgerow with trees present on the eastern boundary (March 2026)



Figure 7. View of the native hedgerow present along the southern boundary (March 2026)



3.2 Baseline Condition Assessment

The following tables provide detail as to the condition assessments undertaken of the non-linear habitats present on site (**Table 1**) with reference to the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2025).

Table 1. Existing non-linear habitats present on site including details as to their condition and the condition assessment criteria that have been met / failed as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2025).

Habitat Type	Area (ha)	Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Modified Grassland	0.5148	Poor	The grassland on site possessed <6 vascular plant species per m ² , had a managed short sward throughout the field, was void of excessive scrub and bracken cover, and did not contain any non-native, invasive species. Specifically, the grassland failed essential Criteria A.	Area / compensation not in local strategy / no local strategy.	MG1
Individual (Urban) Trees*	0.0326	Moderate	T10 and T11, situated within linear feature H2 are proposed to be removed to facilitate access. The trees are noted to be non-native, immature, and lack any ecological niches such as crevices or cracks. Notwithstanding this, the trees do provide a continuous canopy, with an absence of evidence of adverse impacts from anthropogenic activity, and over 20% of the tree canopy oversailing vegetation beneath. Specifically, T10 and T11 both fail Criterion A, C, and E.	Area / compensation not in local strategy / no local strategy.	H2
<i>Linear feature H2 is proposed to be removed to facilitate access. Within this treeline are trees G140, T12, T11, G13, and T10. G14 comprises a max est. DBH of 18cm, T12 comprises a DBH of 28cm, T11 comprises a DBH of 32cm, G13 comprises a max est. DBH of 18cm, and T10 comprises a DBH of 32cm. Consequently, under the DEFRA guidance (DEFRA, 2024), G14, T12, G13, and T10 do not need to be counted as lost individually since they are located within a linear tree line with a DBH of under 30cm. As such, only T11 and T10 have been incorporated as individual urban trees within the baseline area habitats.</i>					

Table 2. Existing linear habitats present on site including details as to their condition and the condition assessment criteria that have been met / failed as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2025).

Habitat Type	Length (km)	Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Line of Trees	0.0756	Moderate	Two tree lines of moderate condition are present along the southern site boundary. Both tree lines comprise native species, possess a predominantly continuous canopies, and the trees are in a healthy condition. Specifically, the lines of trees pass Criteria A, B and E.	Area / compensation not in local strategy / no local strategy.	H1 & H2
Native Hedgerow	0.0309	Moderate	One native hedgerow of moderate condition is present along the southern site boundary. The hedgerow was <1.5m wide and tall, has minimal gaps along the base and canopy, is void of invasive species, damage and signs of nutrient enrichment. Specifically, the native hedgerow passes Criteria B1, B2, C2, D1 & D2.	Area / compensation not in local strategy / no local strategy.	H3
Native Hedgerow with Trees	0.1066	Poor	Two native hedgerows with trees are present along the northern and eastern site boundaries. The hedgerows were <1.5m wide and tall, had gaps along the bases but not the canopy, however, were void of nutrient enrichment, invasive species and signs of damage. Additionally, the trees were of a healthy condition. Specifically, the native hedgerows with trees pass Criteria C2, D1, D2 & E2.	Area / compensation not in local strategy / no local strategy.	H4 & H5

4.0 PROPOSED CREATED HABITATS & NET GAIN ASSESSMENT

4.1 On-Site Proposals

Following consultation with Remmus Homes, in order to minimise the loss of biodiversity on site, the following habitats are being retained, enhanced and created (please refer to the **Post-Development Layout appended** for information on the locations of these habitats). Tables have been provided as appropriate to indicate the targeted condition for each of the habitat types and which criteria will need to be met in order to achieve the desired condition.

Section 5.0 details the proposed planting and ongoing management required to ensure the stated condition criteria are met for each habitat type.

NB. Should planting and management prescriptions need altering slightly when drawing up the detailed landscape strategy, this will first be approved by an ecologist to ensure the recommendations are in line with the Biodiversity Net Gain Assessment.

4.1.1 Non-Linear Habitats

Table 3 indicates those habitats due to be retained, enhanced, and created on site with details provided, where appropriate, as to how the necessary condition criteria will be met.

4.1.2 Linear Habitats

Table 4 indicates those linear habitats due to be retained, enhanced and created on site with details provided, where appropriate, as to how the necessary condition criteria will be met.

Table 3. Non-linear habitats to be retained, enhanced, and created on site including details as to the condition assessment criteria that must be met in order to achieve the targeted condition (the necessary planting and management required to achieve the stated condition criteria is detailed in **Section 5.0**).

Habitat Type	Action	Area (ha)	Target Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Modified Grassland	Retained	0.0279	Poor	Areas of poor condition modified grassland will be retained in their current condition. There are no specific criteria required to retain this poor condition.	Area / compensation not in local strategy / no local strategy.	MG1
Other Neutral Grassland	Enhanced	0.0867	Moderate	Areas of modified grassland will be enhanced to other neutral grassland of moderate condition in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2025). Planting and management will be in place to maintain a varied sward, minimise bare ground coverage, and ensure there is a high proportion of indicator species within the parcels.	Area / compensation not in local strategy / no local strategy.	ONG1 & 2
Mixed Scrub	Created	0.0306	Poor	An area of poor condition mixed scrub will be created to the northwest of the site in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2025). No specific criteria are required to achieve poor condition.	Area / compensation not in local strategy / no local strategy.	MS1
Individual Trees	Created	0.1466	Moderate	A total of 36 trees will be planted across the site in line with the Statutory Biodiversity Metric Technical Annex (DEFRA, 2025). Native tree species will be proposed, with management in place to ensure a continuous canopy, and ensure that the trees remain free of damage.	Area / compensation not in local strategy / no local strategy.	T1-36

Ponds (non-priority)	Created	0.0131	Poor	A pond of poor condition will be created on site in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2025). No specific criteria are required to achieve poor condition.	Area / compensation not in local strategy / no local strategy.	P1
Introduced Shrub	Created	0.0251	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2025).	Area / compensation not in local strategy / no local strategy.	Areas of introduced shrubs in front of new dwellings.
Vegetated Garden	Created	0.1472	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2025).	Area / compensation not in local strategy / no local strategy.	Areas of vegetated garden associated with the development.
Developed Land; Sealed Surface	Created	0.1079	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2025).	Area / compensation not in local strategy / no local strategy.	Access roads and parking across the site.

Developed Land; Sealed Surface	Created	0.0765	N/A - Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2025).	Area / compensation not in local strategy / no local strategy.	Constructed buildings within the development site.
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Table 4. Linear habitats to be retained, enhanced and created on site including details as to the condition assessment criteria that must be met in order to achieve the targeted condition (the necessary planting and management required to achieve the stated condition criteria is detailed in **Section 5.0**).

Habitat Type	Action	Length (km)	Target Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Line of Trees	Retained	0.0547	Moderate	The entirety of H2 and part of H1 will be retained in their current moderate conditions. Management will remain in place to keep the trees in a healthy condition and maintain a continuous canopy.	Area / compensation not in local strategy / no local strategy.	H2
Native Hedgerow	Retained	0.0309	Moderate	The native hedgerow on site will be retained in its current moderate condition. Management will remain in place to keep gaps at a minimum and prevent damage and the growth of any invasive species.	Area / compensation not in local strategy / no local strategy.	H3
Native Hedgerow with Trees	Enhanced	0.1066	Moderate	Both of the native hedgerows with trees will be enhanced to moderate condition in line with the Statutory Biodiversity Metric Technical Annex (DEFRA, 2025). Gaps will be infilled with native woody species, with management in place to increase the height and width of the hedgerow.	Area / compensation not in local strategy / no local strategy.	H4 & H5

4.2 Metric Calculation

Following the incorporation of the above measures into the Statutory Biodiversity Metric, **on site there is a net biodiversity gain of +19.57% (or +0.25 units) in area habitats, and a net biodiversity gain of +30.59% (or 0.26 units) in hedgerows**, and the trading rules are satisfied. (Fig 8). As the targeted 10% net gain has been delivered for both area and linear habitats, no further compensation is required.

Figure 8. Screenshot of the 'headline results' output from the BNG assessment undertaken for the site using the DEFRA Statutory Biodiversity Metric.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.25		
	Hedgerow units	0.26		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	19.57%		
	Hedgerow units	30.59%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.29	1.42	0.00
Hedgerow units	10.00%	0.85	0.94	0.00
Watercourse units	10.00%	0.00	0.00	0.00

4.3 Mitigation Hierarchy

The proposed habitat enhancement and creation described in the above sections follows the Biodiversity Gain Hierarchy as detailed within paragraph 193 of the National Planning Policy Framework (DLUHC, 2023). The below sections cover each of the elements of the hierarchy and how we have sought to address them in this scheme (as there is a need for off-site credits):

- **Avoid:** The majority of the linear features along the site boundaries will be retained and multiple areas of modified grassland will be retained and enhanced to other neutral grassland of greater value for biodiversity.
- **Mitigate:** In order to mitigate the loss of modified grassland on site, areas of modified grassland will be enhanced to other neutral grassland. The small loss of the tree line to the south will be mitigated through native hedgerow planting to extend the retained hedgerows on site. Biodiversity on site will be further enhanced through the creation of mixed scrub and native tree planting.
- **Offset:** The mitigation measures outlined above are sufficient to deliver a net gain for area and linear habitats on site. Therefore, no further compensation is required, and the Biodiversity Gain Hierarchy has been followed when addressing the BNG requirements for the site.

5.0 HABITAT MANAGEMENT

5.1 Introduction

As part of the proposed development, extensive habitat creation, enhancement and management will be undertaken within the site. This section includes details on how habitat creation works will be carried out, managed, and monitored for long-term biodiversity improvement. The following habitat creation and management works will be undertaken:

- Enhancement and management of neutral grassland across the site;
- Management of modified grassland across the site;
- Creation and management of mixed scrub on site;
- Creation and management of native trees across the site;
- Creation and management of a non-priority pond on site; and
- Enhancement and management of native hedgerows with trees on site.

Other habitats to be created, but not subject to management and monitoring due to be located within private curtilages include 'vegetated garden', 'introduced shrub' and 'developed land; sealed surface'. The proposed residential gardens will be turfed with Grasslands Turf Floral Lawn Turf or equivalent. This turf comprises of Bulbous Buttercup (*Ranunculus bulbosus*), Common Birds-Foot Trefoil (*Lotus corniculatus*), Common Vetch (*Vicia sativa*), Daisy (*Bellis perennis*), Meadow Buttercup (*Ranunculus acris*), Red Clover (*Trifolium pratense*), Selfheal (*Prunella vulgaris*), and White Clover (*Trifolium repens*). Species composition and grasses will vary depending on the management regime.

5.2 Protection of Retained Habitats

All habitats to be retained or enhanced will be protected from damage during the works. This includes the areas of modified grassland that are due to be enhanced to neutral grassland, and the boundary tree lines and hedgerows, which will be fenced using Heras fencing or similar, to prevent access by machinery. The trees on site will be protected using standard arboricultural tree protection measures and the prevention of root compaction.

5.3 Other Neutral Grassland

5.3.1 Proposed planting

Several areas of poor condition modified grassland are proposed to be enhanced to other neutral grassland of 'moderate' condition. These grasslands will be established via sowing of a wildflower mix such as Emorsgate EM1 – Basic General Purpose Meadow Mixture which comprises of other neutral grassland indicator species such as Common Bent (*Agrostis capillaris*), Crested Dog's Tail (*Cynosurus cristatus*), and Common Knapweed (*Centurea nigra*). The sowing of these seeds will be completed either during the spring or the autumn or spring when the temperatures are warm, and the ground is dry. The seed must be surface sown at an even distribution throughout the entire landscaped area. The areas surrounding the pond will be sown with a wildflower mix for wetlands, such as EM8 Meadow Seed Mixture for Wetlands, which comprises 20% wildflower and 80% slow growing grasses. This grassland type comprises the following species: Yarrow (*Achillea millefolium*), Agrimony (*Agrimonia eupatoria*), Wild Angelica (*Angelica sylvestris*), Betony (*Betonica officinalis*), Common Knapweed (*Centaurea nigra*), Meadowsweet (*Filipendula ularia*), Hedge Bedstraw (*Galium album*), Lady's Bedstraw (*Galium verum*), Meadow Vetchling (*Lathyrus pratensis*), Rough Hawkbit (*Leontodon*

hispidus), Oxeye Daisy (*Leucanthemum vulgare*), Birdsfoot Trefoil (*Lotus corniculatus*), Greater Birdsfoot Trefoil (*Lotus pedunculatus*), Black Medick (*Medicago lupulina*), Ribwort Plantain (*Plantago lanceolata*), Cowslip (*Primula veris*), Selfheal (*Prunella vulgaris*), Meadow Buttercup (*Ranunculus acris*), Yellow Rattle (*Rhinanthus minor*), Common Sorrel (*Rumex acetosa*), Great Burnet (*Sanguisorba officinalis*), Ragged Robin (*Silene flos-cuculi*), Dandelion (*Taraxacum officinale*), Tufted Vetch (*Vicia cracca*), Common Bent (*Agrostis capillaris*), Sweet Vernal-grass (*Anthoxanthum odoratum*), Grey Sedge (*Carex divulsa* subsp. *divulsa*), Crested Dogtail (*Cynosurus cristatus*), Tufted Hair-grass (*Deschampsia cespitosa*), Red Fescue (*Festuca rubra*), Meadow Barley (*Hordeum scabinum*), Smaller Cat's-tail (*Phleum bertolonii*), Rough-stalked Meadowgrass (*Poa trivialis*), and Tall Fescue (*Schedonorus arundinaceus*).

5.3.2 Management

Wildflower areas do not require any additional watering or fertilizer. Cutting a meadow and removing the clippings retains low nutrient levels in the soil and suppresses coarse grasses which would otherwise out-compete the wildflowers. It is recommended the wildflower grassland undergoes two annual cuts. The cut grass should be dried on site. Cuttings should be left in situ for approximately one week, after this the arisings are to be removed from site.

First year management: Perennial species take at least a full year to establish. For newly sown areas the first summer will be dominated by annual weeds (species indicative of sub-optimal condition) arising from the soil seed bank and by grass growth. This should be controlled by mowing throughout the first year to minimise competition and weed seed production.

Management Once Established: After the first year, the wildflower areas will be mown in Spring to 100mm and will then be left to flower through to late July/August. This is beneficial for nesting birds, which do not fledge until late July, as well as insects and other wildlife. After flowering, the area will undergo a hay cut with growth reduced to 50mm.

To maintain maximum flowering interest and a varied sward height, sections of each grassland parcel should be managed at different times between August and September. Varying the mowing times from year to year is the best way to maintain a diverse balanced sward and minimise cover of sub-optimal species.

Targeted scrub and bracken removal will also need to be carried out as necessary to prevent encroachment into the grassland.

5.4 Modified Grassland

5.4.1 Retention

Areas of modified grassland are proposed to be retained around the site. No preparation measures are required, however the grassland parcels will be subject to a management regime, as outlined below.

5.4.2 Management

Regular mowing is expected which will result in a shorter sward height however, grass should not be cut lower than 25mm. Cutting will also be relaxed in various areas from late June for 4-8 weeks to encourage floral diversity.

Targeted scrub, bracken and invasive plant removal should also be carried out as needed to prevent encroachment into the grassland.

5.5 Mixed Scrub

5.5.1 Proposed Planting

The newly created areas of mixed scrub across the site will be planted with native woody species such as Hawthorn (*Crataegus monogyna*) and Holly (*Ilex aquifolium*). Other species to plant include Goat Willow (*Salix caprea*) and Common Dogwood (*Cornus sanguinea*) with climbers such as Dog Rose (*Rosa canina*), European Spindle (*Euonymus europaeus*), and Guelder-rose (*Viburnum opulus*) also incorporated.

Shrubs will be planted at a density of 1 shrub per m² to avoid creating dense clusters with at least 80% of shrubs within each parcel being native species and no single species comprising more than 75% cover. The best time to plant is late autumn and it is recommended to avoid freezing temperatures or heat. The scrub will become denser and more connected as it grows up.

5.5.2 Management

Following establishment, scrub will require minimal ongoing management however the following measures can be employed as necessary:

- New scrub will be weeded whenever necessary and watered every week through the first six months if the soil is dry.
- Scrub will be cut back annually as needed to ensure the area does not become overgrown and thinned every five years. Different areas of scrub will be cut back / thinned on rotation in order to ensure a diverse age range (seedlings, sapling, young shrubs and mature shrubs) persists.
- Any existing or later establishing Bramble will be reduced in density and will be maintained at approximately 15% density within the scrub patches.
- Ongoing management will be undertaken to prevent successional scrub developing within the adjacent grassland areas.
- Management must take into account the requirement for maintaining habitat connectivity across the site. Should any such vegetation die or its density become sparse, additional planting will be undertaken, replacing like-for-like.
- Should any invasive species establish, an invasive species specialist will be contacted and these will be removed accordingly.

All management of trees and scrub will be undertaken outside of the bird nesting season, which spans February – August inclusive.

5.6 Individual Trees (Urban)

5.6.1 Proposed Planting

A total of 36 No. Trees will be planted across the. It is recommended that a variety of native tree species are planted across the site, with suggested tree species including Hazel (*Corylus avellana*), Hawthorn (*Crataegus monogyna*), and Dog Rose (*Rosa canina*).

Planting will be carried out in the first year. The best time to plant is late autumn and it is recommended to avoid freezing temperatures or heat. Rootgrow or Bonemeal will be applied to the new plants to encourage healthy root growth.

5.6.2 Management

5.6.2.1 Mycorrhizal Treatment

To ensure a successful establishment of the newly planted trees, it is recommended that mycorrhizal treatment to the tree roots is conducted **during the planting**, this would reduce the risk of tree mortality and increase the long-term tolerance of these trees to periods of drought or adverse soil conditions thus ensuring a higher chance of successful long-term establishment.

5.6.2.2 Weed Management

All newly planted trees must have a 1-metre exclusion zone whereby weeds are routinely and pro-actively removed for the **first 2 – 3 years**. Bark mulch is recommended around each tree and will act as an effective management method to also suppress weed colonisation.

5.6.2.3 Pruning

The trees will be subject to light pruning as required in October to ensure that they are developing healthy growth forms (but pruning will not be extensive enough to restrict expected canopy or height for their species).

5.6.2.4 Monitoring and Replacement

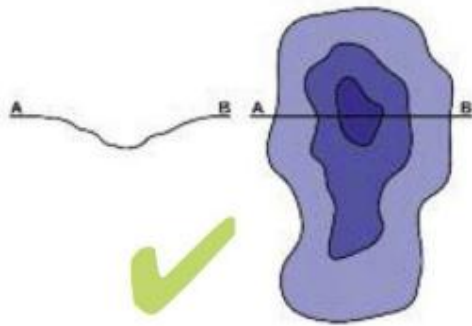
Trees will be inspected every 3 years by a suitably experienced arborist **during late winter – early spring of each year when required**. These monitoring visits will assess the general health of the trees and determine if any remedial action is required, including noting any presence of disease. As part of these monitoring visits, the arborist will produce a monitoring report which will be sent to the LPA outlining the results and appropriate recommendations (i.e. remedial works, removal /replacement). Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.

5.7 Ponds (Non-Priority)

5.7.1 Considerations for construction

Ideally, the margins of the pond should be shallow. The best ecologically valuable ponds have 'gentle shelving edges. Creating shelves is one option for obtaining different depths as indicated in **Figure 9**.

Figure 9. Design of the pond showing varying depths at a gently sloping level (Freshwater Habitats, 2013)



5.7.2 Proposed Planting

The pond will be designed to be seasonally wet and planted with a variety of native species surrounding the pond using the EM8 Meadow Seed Mixture for Wetlands as noted above in Section 5.3.

5.7.3 Management

In the early years, blanket weed could cover ponds. This should be pulled out carefully. Once the pond has settled blanket weed will usually be kept in check by pond animals. Any plant that starts to dominate should be thinned out. Only one third of a pond should be cleared per year.

Once cleared, plants or debris should be left along the edge for a few days to allow any trapped wildlife to return to the water.

Frog (*Rana temporaria*) spawning is usually the first to take place within freshwater habitats, starting as early as January. From February adult Newts emerge from hibernation and make their way to aquatic habitat where they then breed. Common Toads (*Bufo bufo*) also congregate in ponds in early spring, often shortly after Frogs. All three amphibians then lay eggs in early Spring. Common Toads then move away from ponds into terrestrial habitat. In summer metamorphosis takes place.

As a result, the best time for pond management is late October. Tadpoles would have left the pond and adult amphibians have not yet gone into hibernation at this time. Ponds should not be disturbed in mid-winter as this might expose hibernating amphibians to severe cold, for example Newts will be hibernating in damp areas nearby to the pond and Frogs are known to hibernate at the bottom of ponds (Freshwater Habitats Trust, 2015b).

Aquatic vegetation within the pond (if established) will be managed every five years to maintain a ratio of approximately 50:50 plants to open water to provide opportunities for breeding amphibians. In addition, the ponds will be dredged every five years to remove decomposing organic matter and silt, which will help to maintain depth and water quality.

The tussocky grassland and wildflower areas surrounding the ponds will be cut once annually in September, once the wildflower species have set seed, and to a minimum sward height of 15cm (with arisings removed). Cutting within these habitats will be undertaken by hand-held strimmer to prevent unnecessary disturbance and harm to reptiles and amphibians. These areas will be cut in rotation to

leave areas of longer grass. The best time of year to carry out management to minimise the impact on reptiles is from October – late February. This will involve reducing the grass level to no shorter than 15cm.

5.8 Native Hedgerow with Trees

5.8.1 Proposed Planting

The existing native hedgerows with trees will be enhanced to moderate condition and will be reinforced to improve their height, width, and reduce gaps within the hedgerows. New species planting will comprise of species such as Common Dogwood (*Cornus sanguinea*), Hazel (*Corylus avellana*), Holly (*Ilex aquifolium*), and Guelder-rose (*Viburnum opulus*). This will also improve the hedgerow habitat on site for invertebrates, birds and bats.

5.8.2 Hedgerow Management

To enable a successful outcome, future management of the enhanced hedgerows will require on going management works. This will include monitoring, prescriptive tasks and implementation of necessary works. The Hedgerow Management and Wildlife (Barr et al., undated) document outlines three important factors in how hedgerows are managed that affect resident mammal population (and have therefore formed the basis of the recommendations in this section):

1. The type and amount of food available within the hedgerow. Favourable conditions being a large invertebrate population or prolific annual seed and berry crop.
2. The vegetation structure and composition of the hedgerow. For instance, a dense, herb- rich basal layer or a continuous line of hedgerow trees is preferred by several species.
3. The continuity and connectivity of the hedge within the landscape. For instance, a hedgerow that connects patches of small farm woodlands will have greater value as a corridor for the dispersal of mammals.

The more favourable approach to managing hedgerows is to encourage minimal interference and ensure when there is any cutting, it does so after autumn fruiting (so late winter is preferable). The key points of the management prescriptions will therefore be as follows:

- Hedgerows will be allowed to grow with minimal management initially, with pruning carried out if needed to encourage dense growth.
- Hedgerow transplants will be watered fortnightly throughout the summer between years 1 – 2.
- Shrub guards will be checked bi-annually.
- Hedgerows along the boundaries will be cut every other year in winter.
- Hedgerows within the development will be cut yearly. The native mixed species hedgerow will be cut in February.
- Coppicing or laying should be used to manage any of the hedgerows on site which become gappy or spars.
- If the size of the hedgerow needs to be reduced, avoid cutting the top and cut one side.

Retained hedgerows will also be subject to the aforementioned management regime.

5.9 Compliance Check

A compliance visit will be completed by a suitably qualified ecologist once the construction phase of the development has been completed. The check will be conducted annually for the first 5 years post-completion, and every 5-years thereafter until year 30. The compliance check will be carried out during a suitable time of year and in suitable weather conditions. The ecologist will check the condition of all of the habitats on site to assess if they have been achieved and make an assessment if any recommended changes are required to management.

On completion of the visit, a Biodiversity Net Gain (BNG) monitoring report will be compiled, including the following:

- Assessment of habitats against the objectives defined in this management plan;
- Any presence of target species noted during the compliance check;
- Date stamped photographic evidence taken from fixed monitoring points, of which will be the central point of each land parcel per habitat type as listed in **Section 4.0**, during the first compliance check after the construction phase;
- Detailed site notes including a condition assessment for each habitat type listed in **Section 4.0** (where appropriate) using the condition criteria within the Technical Annex 1 (DEFRA, 2025);
- Detailed specific recommendations on management actions to promote growth and establishment of target species / habitats including timescales for undertaking actions (if required) and marked site plans to show the actions;
- Management of the above recommended actions must be carried out in the next phase and report of any details;
- Each BNG monitoring report will be written up in accordance with the BNG Habitat Monitoring Report template provided by Natural England (2023) and will be sent to the LPA.

5.10 Safeguarding

The developer and project manager will be responsible for briefing all site personnel of the ecological sensitivities of the site and implementing the habitat enhancement, creation and management measures outlined within **Sections 4.0 & 5.0**. If any protected species are encountered during the construction works, it will be the responsibility of the project manager to cease works and immediately contact an ecologist for advice.

5.11 Post-Construction Habitat Creation

Table 4 below depicts the indicative timings associated with the habitat creation and enhancements to be undertaken after all construction works on site have been completed. This is considered to be year 1 of the management plan. For those activities that can be undertaken at any time of year, the earliest possible time is recommended.

5.12 Management Responsibilities

Remmus Homes will assume responsibility for the management and maintenance of the newly created and enhanced habitats. When required, responsibility will include ensuring all management works are completed and qualified ecologists, arborists or landscape managers are contracted, etc. If the land is to be transferred, the new landlords shall bear responsibility for the management and

maintenance of habitats within their curtilage. If not, the responsibility shall remain with Remmus Homes. All management works as described above will need to be secured by a Section 106 agreement for the site that will legally oblige Remmus Homes or other agreed party to carry out the works. An annual management timeline of all habitats has been provided in **Table 4** and management works should continue in perpetuity.

A formal review process will be implemented when objectives and management recommendations are not reached / roles and responsibilities are not fulfilled as agreed. The details of this formal review process are as below:

- A suitably qualified ecologist will visit the site to conduct the compliance check (detailed in **Section 5.9**);
- The compliance check will include the write up and submission of a BNG Habitat Monitoring report;
- The ecologist will review the success for BNG that the previous recommendations or management actions have for the target species / habitats;
- The project manager is contacted by the ecologist and is informed of the recommendations or management actions which have not been fulfilled to identify what or who is responsible;
- The BNG Habitat Monitoring report will include a section addressing any raised issues identified during the compliance check;
- The BNG Habitat Monitoring report is submitted to the LPA for review and comment.

Table 4. Schedule of habitat retention, enhancement and creation works to be carried out in first year (as per **Sections 4.0 and 5.0**).

General Activity	Specific Activity	Dates / Timing	Description
Habitat Retention (Section 5.2)	Arboricultural Fencing	Anytime (pre-commencement)	The existing modified grassland will be retained and / or enhanced, along with the majority of the tree lines and hedgerows on site. They will be protected using the methods outlined within Section 5.2.
Habitat Enhancement Other Neutral Grassland (Section 5.3)	Creation of grassland	Ideally Autumn or Spring	The areas scheduled to be enhanced to other neutral grassland will be sown with Emorsgate EM1 – Basic General Purpose Meadow Mixture, and EM8 Meadow Seed Mixture for Wetlands around the proposed pond area.
	Year 1 Management	Routinely as required	Control annual weed growth by mowing to 50-75mm throughout the first year to minimise competition and weed seed production.
Habitat Retention Modified Grassland (Section 5.4)	Year 1 Management	Routinely as required	- Control annual weed growth by regular mowing to a height of 40-60mm every 3-4 weeks throughout the first year to minimise competition and weed seed production. - In order to maintain flowering diversity within parcels of good condition, mowing will be relaxed in these areas from late June for 4-8 weeks.
Habitat Creation Mixed Scrub (Section 5.5)	Plant native shrub species	Late Autumn	- Plant native shrub species. - At least 3 different native woody species will be planted. 80% of shrubs will be native. - No single species will comprise more than 75% of the cover.

	Year 1 Management	Spring and Summer	- Weed around newly planted shrubs as necessary. - Water whenever necessary for the first growing season. - Replace any dead shrubs like-for-like.
Habitat Creation Individual Trees (Urban) (Section 5.6)	Planting	Late Autumn	- Plant a mix of native tree species. - Apply Rootgrow or Bonemeal to encourage healthy root growth. - Apply Mycorrhizal treatment to the tree roots.
	Year 1 Management	Routinely as required	- Remove weeds from a 1m exclusion zone around each newly planted tree. - Apply mulch around the base of the tree as required.
	Preliminary Roost Assessment (PRA)	Anytime but ideally during late winter prior to any remedial works, removal or thinning	All mature trees recommended for removal or remedial works will need to be surveyed for potential roost features (PRFs) that may be suitable for roosting bats. If any trees have PRFs, it is recommended they are retained if possible and alternative trees are selected where possible. This will be conducted by a suitably qualified ecologist.
Habitat Creation Ponds (non-priority) (Section 5.7)	Excavation of Pond	Anytime	The pond will have a varying depth across the pond. Creating shelves is an option for obtaining different depths.
	Year 1 Management	Ideally Autumn or Spring	The pond will be planted up with EM8 Meadow Seed Mixture for Wetlands or similar around the edges to encourage the establishment of the wetland area.
Habitat Enhancement & Retention Native Hedgerow with Trees (Section 5.8)	Planting	Late Autumn	Within the enhanced areas of hedgerows, fill in any small gaps with native shrub species, and plant newly created hedgerows with native shrub species.
	Year 1 Management	Late September – October	- All hedgerows will be allowed to grow initially with minimal management (including existing hedgerows as they are overmanaged) - Newly planted shrubs will be watered during periods of drought

	Year 1 Monitoring	Late Winter – Early Spring	• Hedgerows will be inspected by a suitably experienced ecologist to assess the general health of the hedgerow. • Remedial action will be taken as necessary. • Any plants that are removed, die or become seriously damaged will be replaced like-for-like in the next planting season.
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5.13 Years 2 – 30 Management / Monitoring Table

Once the initial works covering the first year of management / monitoring have been completed as outlined in **Table 4**, the longer-term management objectives for the ecological features on site will need to be implemented (which have been outlined in detail in the above sections). **Table 5** below provides an overview of the actions required and the timings of when they should be complete (covering years 2– 30 post construction).

Table 5. Schedule of monitoring and management in Years 2 – 30 for all habitats (as per **Sections 4.0 and 5.0**).

General Activity	Specific Activity	Dates / Timing	Description
Other Neutral Grassland (Section 5.3)	Years 2 – 30 Management	Spring and mid to late summer	- The grassland will be left to flower until late July / August. - Conduct single hay cut after flowering with growth reduced to 50mm. - Manage sections of each grassland parcel at different times from late June to the end of August. - Conduct a second cut in Autumn with growth reduced to 50mm. - A further Spring cut can be undertaken if needed.
	Removal of undesirable species	Winter i.e. October – February (outside of bird nesting season)	Targeted scrub, bracken and invasive species removal will be carried out as necessary.
Modified Grassland (Section 5.4)	Year 2-30 Management	Routinely as required	- Control annual weed growth by regular mowing to a height of 40-60mm every 3-4 weeks throughout the first year to minimise competition and weed seed production. - In order to maintain flowering diversity within parcels of good condition, mowing will be relaxed in these areas from late June for 4-8 weeks.
	Removal of undesirable species	Late September – October	Targeted scrub, bracken and invasive species removal will be carried out as necessary.
Mixed Scrub (Section 5.5)	Cutting back / thinning	Late September – October	- Scrub will be cut back annually as needed to ensure areas do not become overgrown. - Thinning will take place routinely every 5 years. - Different areas will be cut back / thinned on rotation to maintain a diverse age range.

			Any scrub encroaching into adjacent habitats will be cut back as needed.
	Invasive species removal	Winter i.e. October - February (outside of bird nesting season)	Removal of invasive species will be undertaken as necessary if they establish on site.
	Shrub replacement	Late Autumn	Any dead shrubs or areas that become sparse will be planted with new native shrubs, replacing like-for-like.
Individual Trees (Urban) (Section 5.6)	Weed management	Routinely as required	Remove weeds from a 1m area around the base of the trees for the first 2-3 years.
	Pruning	October	The trees will be subject to light pruning as required in October to ensure that they are developing healthy growth forms
	Monitoring	Every 3 years, late Winter – early Spring	- Trees will be inspected by a suitably experienced arborist. - General health will be assessed with remedial action recommended as necessary. - Arborist will produce a monitoring report to be sent to the LPA. - Any plants that are removed, die or become seriously damaged shall be replaced like-for-like in the next planting season.
Ponds (non-priority) (Section 5.7)	Removal of blanket weed	Late September and October in the early years	- In the early years, blanket weed can cover waterbodies. - Only one third of a waterbody should be cleared per year. - Once cleared, plants or debris will be left along the edge for a few days to allow any trapped wildlife to return to the water.
	Avoidance to pond disturbance	Mid-Winter	Pond/basin should not be disturbed in mid-winter as this might expose hibernating amphibians to severe cold

Native Hedgerow (Section 5.8)	Years 2-30 Management	Late September – October	• Begin the cutting cycle once hedgerows have grown to a sufficient size – hedgerows along the boundaries cut every other winter and hedgerow within development cut annually • Maintain a height of 3-4m wherever possible on the boundary hedgerows. • Use hand tools and avoid the use of flails. • Use coppicing or laying to fill gaps. • If hedgerow size needs to be reduced (e.g. in more formal areas), avoid cutting the top and cut only one side. • Shrub guards checked annually and removed once of a good size
	Monitoring	Late Winter – Early Spring Annually in Years 1-3 Bi-annually in Years 4-10	• Suitably qualified ecologist will assess the health of the hedgerow and recommend any necessary remedial action
	Replacement Planting	Late Autumn ideally, in suitable weather (for planting) Late September – October (for coppicing / laying)	• Removed, dead or damaged specimens will be replaced like for like in the next planting season. • Coppicing / laying will be used to gap up / thicken any thin hedgerows.
Compliance Check (Section 5.9)	Monitoring report	Annually for the first 5 years, then every 5 years until year 30 Must be conducted during a suitable time of year and weather conditions	• A report will be produced detailing assessment of habitats against criteria stipulated in Section 4.0 and any necessary remedial actions or adjustments to ongoing management. • The report will be submitted to the LPA. • Any necessary actions must then be completed prior to the next compliance check.

6.0 REFERENCES

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7.0 APPENDIX
Baseline Habitats Map



Legend

- Site Boundary
- Modified Grassland
- Hedgerow with Trees
- Line of Trees
- Native Hedgerow
- Individual Trees



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Map	Baseline Habitats Map
Site	Land to the East of College Lane, Hassocks
Client	Remmus Homes Ltd
Date	12/08/2026
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Post Development Habitats Map



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