



Habitat Management and Monitoring Plan

(Rev.A; Dated 19/05/2025)

1. Introduction

This Habitat Management and Monitoring Plan (HMMP) has been prepared to discharge a planning condition associated with the development of the Manyweathers Sports Pavilion at Hurstpierpoint College, College Lane, Hurstpierpoint, West Sussex, BN6 9JS. The plan sets out measures to conserve and enhance biodiversity, ensuring compliance with relevant UK legislation and planning policy.

This assessment has been designed to meet British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'.

As stated in BS 42020 (2013):

'The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.'

2. Site Description

The site is located within the Hurstpierpoint College campus, approximately 1.8km north of Hurstpierpoint village and 4.7km southwest of Burgess Hill town centre. The Manyweathers Pavilion is being developed to replace an existing structure that is in a state of disrepair. The surrounding landscape consists primarily of sports pitches, with a public footpath nearby. The baseline habitat assessment has identified existing features such as modified grassland, native hedgerows, and mixed scrub.

3. Planning Permission and Conditions

The planning permission for the development was granted under reference DM/25/0128 by Mid Sussex District Council on 11th March 2025. The relevant biodiversity-related planning condition states:

'This permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun (which includes demolition) because none of the statutory exemptions or transitional arrangements are considered to apply.'

The approved application does not include any demolition.

4. Biodiversity Policy and Considerations

Policy DP38 of the District Plan states:

'Biodiversity will be protected and enhanced by ensuring development:

- Contributes to biodiversity net gain, incorporating biodiversity features within developments.*
- Protects existing biodiversity, ensuring no net loss.*
- Minimises habitat and species fragmentation, enhancing ecological corridors.*
- Promotes the restoration and management of priority habitats.*
- Avoids damage to designated conservation sites, wildlife corridors, aged or veteran trees, and ancient woodland.'*

5. Ecological Baseline Conditions

Baseline surveys conducted on the site have identified the following existing habitats:

- Modified grassland
- Native hedgerows
- Mixed scrub areas

The site provides suitable habitat for:

- Foraging and commuting bats
- Nesting birds
- Common amphibians and reptiles

No significant habitats or priority species were identified that require additional mitigation beyond what is outlined in this plan.

6. Biodiversity Net Gain (BNG) and Habitat Creation

Total pre-development biodiversity value:

- Area habitat biodiversity units: 3.0301
- Hedgerow biodiversity units: 0.3435

Total post-development biodiversity value:

- Area habitat biodiversity units: 3.4092
- Hedgerow biodiversity units: 0.3901

Total net change in biodiversity units:

- Area habitat biodiversity units: +0.3791 (+12.51%)
- Hedgerow biodiversity units: +0.0466 (+13.56%)

7. Habitat Creation and Management

Retained Native Hedgerow

A hedgerow runs along the majority of the western boundary and is to be fully retained. It is currently assessed as being in moderate condition and must remain so post-development.

Management Prescriptions:

- No chemical fertilisers to be applied.
- Pruning to be undertaken outside of the nesting bird season (March–September) to prevent disturbance.

Retained Neutral Grassland

Existing neutral grassland will be retained in full for the required 30-year term.

Enhanced Neutral Grassland

To enhance species richness, neutral grassland will be managed through:

- Ground Preparation: Ploughing and harrowing to prepare for reseeded.
- Seeding: Use of Emorsgate EM4 Meadow Mixture for Clay Soils, with a rate of 40kg/ha.
- Cutting and Management: Twice annually (spring and autumn) to promote diversity and control overgrowth.

8. Scope for Mitigation and Management

Species-Specific Enhancement

The grassland and hedgerows provide suitable habitat for protected species.

Enhancements targeting species that utilise such habitats will support biodiversity.

9. Persons Responsible

A Development Biodiversity Champion will be appointed to oversee implementation during construction. Once the development is complete, a Post-Development Biodiversity Champion will be responsible for long-term habitat management.

A Suitably Qualified Ecologist will conduct a post-development site visit within five years to confirm habitat establishment and ensure compliance. If remediation is required, further monitoring will be implemented.

10. Responsibilities and Reporting

The monitoring of the post-development habitat creation/enhancement will need to be provided to the Local Planning Authority (LPA) at years 1, 2, 5, 10, 15, 20, 25, and 30, unless otherwise specified by the LPA. Any remedial action or adaptive management will then be agreed with the LPA to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

11. Timetable for Implementation

- Pre-development surveys: Completed
- Habitat enhancement works: To be undertaken alongside construction
- Monitoring: As section 10, for at least 30 years.

12. Appendices:

Response to Place Services Comments – Essex County Council Consultation Reply dated 9th May 2025

This section addresses the specific comments provided by Place Services regarding the Habitat Management and Monitoring Plan, particularly concerning the proposed hedgerow enhancement (25.01m of native hedgerow enhanced from moderate to good condition) and the alignment of management measures with the Statutory Biodiversity Metric – Condition Assessment Sheets.

Hedgerow Enhancement Management Measures: The proposed enhancement of 25.01m of native hedgerow will be implemented in accordance with the Statutory Biodiversity Metric – Condition Assessment Sheets to achieve a transition from moderate to good condition. The management measures will include:

1. Soil Preparation: Assess and improve soil structure through light tilling and the addition of organic amendments as necessary to promote root development and species establishment.

2. **Planting:** Supplement the existing hedgerow with native species such as hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), and field maple (*Acer campestre*) to enhance structural diversity and ecological value.
3. **Maintenance:** Implement annual trimming to maintain a dense, bushy structure, ensuring avoidance of cutting during the bird nesting season (March–September).
4. **Invasive Species Control:** Employ targeted hand weeding or spot herbicide treatment to control invasive species, minimizing disturbance to surrounding habitats.
5. **Monitoring:** Conduct annual condition assessments to monitor progress from moderate to good condition. Adaptive management measures will be applied based on the outcomes of these assessments.

Modified Grassland Management Measures: The management of the modified grassland will similarly align with the Statutory Biodiversity Metric – Condition Assessment Sheets to achieve good condition through targeted management over a 7-10 year period. The proposed measures include:

1. **Soil Improvement:** Implement soil aeration and targeted nutrient management to support diverse grassland flora.
2. **Reseeding:** Introduce a native seed mix appropriate to the target condition, prioritizing species that contribute to structural diversity and pollinator value.
3. **Monitoring:** Regular monitoring will assess species richness, structural diversity, and overall habitat condition, with adaptive management measures applied as necessary to achieve good condition.

Reference to Statutory Biodiversity Metric – Condition Assessment Sheets: All proposed habitat management measures for both hedgerow and grassland enhancements are explicitly aligned with the Statutory Biodiversity Metric – Condition Assessment Sheets to ensure clear, measurable outcomes and demonstrate the delivery of the 10% biodiversity net gain target as requested by Place Services.

Supporting Documentation:

- Pre-development habitat maps and biodiversity metric calculations.
- Baseline survey data.

- Detailed management and monitoring plans for hedgerow and grassland enhancement, aligned with the Statutory Biodiversity Metric.

13. Conclusion

This HMMP provides a robust framework for biodiversity conservation and enhancement, ensuring compliance with planning conditions and national Biodiversity Net Gain requirements. The implementation of habitat retention, enhancement, and long-term monitoring will promote ecological resilience at Hurstpierpoint College.

Appendices:

- Pre-development habitat maps and biodiversity metric calculations
- Baseline survey data