



Biodiversity Enhancement & Management Plan

Land associated with Pots
and Pithoi, Crawley

Ecosupport Ltd
K4 Keppel,
Daedalus Park,
Lee-on-the-Solent
PO13 9FX

info@ecosupport.co.uk

VAT: 228 4314 18



Report	Biodiversity Net Gain Assessment, Management and Monitoring Plan
Site Name	Pots and Pithoi, Crawley
Author(s)	Laura Chidlow MSci (Hons)
Checked by	Darrelle Moffat BES (Hons) PGCert ACIEEM
Client	Mr David Dodd
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EXECUTIVE SUMMARY

Ecosupport Ltd. were commissioned by Mr David Dodd to undertake a Biodiversity Net Gain Assessment of the land associated with Pots and Pithoi Crawley, West Sussex, 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 29th of January 2025 was carried out in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024) and the Statutory Biodiversity Metric calculation tool (DEFRA, 2024) was used to calculate biodiversity losses and gains.

Following the incorporation of the above measures into the DEFRA Statutory Biodiversity Metric, ***on-site there is a net gain of +18.19% in area habitats (or +0.71 habitat units) and the trading rules are satisfied (Fig 10).*** Furthermore, ***on-site there is a net gain of +418.60% in linear habitats (or +0.30 hedgerow units) and the trading rules are satisfied (Fig 10).*** As the targeted 10% net gain has been achieved for both area and linear habitats, no additional measures are required in regard to achieving biodiversity net gain on-site.

1.0 INTRODUCTION

1.1 Background

Ecosupport Ltd. were commissioned by Mr David Dodd to undertake a Biodiversity Net Gain Assessment of the land associated with Pots and Pithoi, Crawley, West Sussex 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,
- 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., 2025)

1.2 Site Location and Description

The site comprises the land to the north of Pots and Pithoi located off East Street, Crawley, West Sussex, RH10 4QA (centred on OS grid reference TQ352360). The wider landscape consists of predominantly open fields to the west and south-east of the site with woodlands to the north, south, and east, along with residential properties interspersed between the wooded areas to the north. There are also commercial units directly west of the site (**Fig 1**).

Figure 1. Aerial image of the site with approximate red-line boundary (Google Satellite, 2025).



1.3 Development Proposals

At this stage, the development consists of the construction of a single storage barn. (**Fig 2**)

Figure 2. View of the proposed plans (As supplied by Outdoor Rooms)

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, 2023b).

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. The habitat definitions used were based on those identified during the initial site walkover undertaken on the 5th of October 2020 and the updated walkover on the 29th of January 2025, both undertaken by Ecosupport Ltd.

A condition assessment was carried out on site by Ashley James BSc (Hons) ACIEEM Project Ecologist with Ecosupport on the 29th of January 2025. This was carried out in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). 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, 2024). 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, 2024), which includes detailed assessment criteria for different habitats. Full results of the condition assessments can be found within **Section 3.0**. The condition of each habitat was assessed individually on site but, where the condition was found to be the same across several parcels, these were grouped together.

2.4 Strategic Significance

Each habitat was assigned a strategic significance in line with the Statutory Biodiversity Metric User Guide (DEFRA, 2024). The site does not lie within any protected areas or local strategy and / or they were of little ecological value, these have been listed as 'area not in local strategy' because it is not considered that they contribute to the value of the ecological network. Notwithstanding this, the individual trees, wildflower grassland and native hedgerows do not fall within the local strategy, however, have been categorised as 'location ecologically desirable but not in the local strategy'.

2.5 Mitigation Hierarchy

The proposed development has been designed to follow the biodiversity gain hierarchy as described in paragraph 186 (a) of the National Planning Policy Framework (DLUHC) which sets out a list of priority actions when achieving a net gain on site:

- avoiding adverse effects of the development on onsite habitat with a habitat distinctiveness score, applied in the biodiversity metric, equal to or higher than six;
- so far as those adverse effects cannot be avoided, mitigating those effects;
- so far as those adverse effects cannot be mitigated, habitat enhancement of onsite habitat;
- so far as there cannot be that enhancement, creation of onsite habitat;
- so far as there cannot be that creation, the availability of registered offsite biodiversity gain;
- so far as that offsite habitat enhancement cannot be secured, purchasing biodiversity credits.

2.6 Limitations

There were not considered to be any significant limitations on the results of the habitat survey with all areas of the site accessible. Although the survey was taken outside the optimum timing for the identification of botanical interest species, it is considered that the majority of species present could be suitably identified and species composition noted during the 2020 survey was used to supplement the species list of the grassland and this was therefore not considered to represent a significant limitation to the overall assessment. Historical satellite data shows the grassland was not present in 2020 as well, which further supports evidence that the grassland is species-poor.

3.0 EXISTING HABITATS AND DEVELOPMENT PROPOSALS

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) (Secondary code: 16 Tall Forbs, 32 Scattered Trees)
- Artificial Unvegetated; Unsealed Surface (u1c)
- Bramble Scrub (h3d)
- Non-Native and Ornamental Hedgerow (h2b)
- Buildings (u1b5)

3.1 Baseline Habitats

3.1.1 Modified Grassland (g4) with Tall Forbs (16) and Scattered Trees (32)

The northern area of the site was comprised of modified grassland (**Fig 3**). Species composition at the time of the initial walkover in 2020 included Clover (*Trifolium spp*), Ground Ivy (*Glechoma hederacea*), Dandelion (*Taraxacum*), Ragwort (*Jacobaea vulgaris*), Cocksfoot (*Dactylis*), Annual Meadow Grass (*Poa annua*), Spear Thistle (*Cirsium vulgare*), Cinquefoil (*Potentilla spp*), Bristly Ox tongue (*Helminthotheca echioides*), Common Vetch (*Vicia sativa*) and Oxeye Daisy (*Leucanthemum vulgare*).

Additionally, a section of tall forbs was present towards the north-eastern section. Species noted included Greater Burdock (*Arctium lappa*), Broad Leaved Dock (*Rumex obtusifolius*) and Nettles (*Urtica dioica*) (**Fig 4**).

Figure 3. View of the Modified Grassland (g4) on site (Taken October 2020).



Figure 4. View of the Tall Forbs (secondary code 16) on-site (Taken October 2020).



A number of scattered trees were also present within the modified grassland. The species identified consist of Fir (*Abies* spp) and Beech (*Fagus sylvatica*) trees (**Fig 6**).

3.1.2 Artificial Unvegetated; Unsealed Surface (u1c)

A large area of the site consists of a large gravel yard which appears to be used as some form of storage for Pots and Pithoi (**Fig 5**).

Figure 5. View of the artificial unvegetated; unsealed surface (Taken January 2025)



3.1.3 Bramble Scrub (h3d)

A small area of low-lying bramble scrub is present within the scattered trees in the eastern corner of the site (**Fig 6**).

Figure 6. View of the bramble scrub and scattered trees on the eastern corner of the site (taken January 2025).



3.1.4 Non-native and Ornamental Hedgerow (h2b)

An ornamental hedgerow is present separating the car park from the storage yard and consists of an ornamental hedgerow (**Fig 7**).

Figure 7. View of the Non-Native and Ornamental hedgerow (Taken January, 2025)



3.1.5 Buildings (u1b5)

Two buildings are currently present at the south of the site, associated with Pots and Pithoi Pottery Shop. It is understood that they will not be impacted.

3.2 Baseline Condition Assessment

The following tables provide detail as to the condition assessments undertaken of the non-linear (**Table 1**) and linear (**Table 2**) habitats present on site with reference to the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2024).

NB. Bramble scrub, developed land; sealed surface, and artificial unvegetated; unsealed surface habitats do not require a condition assessment as it has a predetermined condition of 'N/A – Other and Condition Assessment N/A' under current guidance within the statutory metric.

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, 2024).

Habitat Type	Area (ha)	Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Modified Grassland	0.375	Poor	The northern area of the site comprised of modified grassland with <6 vascular plant species per m ² and lacked a varied sward height. Specifically, the modified grassland failed essential criteria A and B.	Area not in local strategy.	Northern area of the site.
Developed land; sealed surface	0.069	N/A - Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	Buildings found at the south of the site.
Artificial Unvegetated; Unsealed Surface	0.56	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	Most of the site as a gravel.
Bramble Scrub	0.007	N/A - Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	In the north-eastern side of the modified grassland.

Tall Forbs	0.017	Moderate	A small section of tall forbs of moderate condition is located within the modified grassland habitat on-site. Vegetation structure was varied and was absent of any invasive species but presented limited species. Specifically, criteria A and C were met.	Area not in local strategy.	In the north-eastern side of the modified grassland.
Individual Trees (Urban)	0.1303	Moderate	A total of 8 individual trees of moderate condition, are located across the site	Location ecologically desirable but not in local strategy.	Across the site.
Individual Trees (Urban)	0.1466	Good	A total of 4 individual trees of good condition, are located across the site	Location ecologically desirable but not in local strategy.	Across the site.

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, 2024).

Habitat Type	Length (km)	Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Non-Native and Ornamental Hedgerow	0.071	Poor	Pre-determined condition as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	H1

4.0 PROPOSED CREATED HABITATS & NET GAIN ASSESSMENT

4.1 On-Site Proposals

Following consultation with Mr David Dodd, in order to minimise the loss of biodiversity on site, the following habitats are being retained and created (please refer to the **Post-Development Layout appended**). 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 and Linear Habitats

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

Table 3. Non-linear and linear habitats to be retained 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/km)	Target Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Non-linear habitats						
Individual Trees	Retained	0.1303	Moderate	A total of 8 individual trees of moderate condition, are located across the site	Location ecologically desirable but not in local strategy.	Across the site.
Individual Trees	Retained	0.1466	Good	A total of 4 individual trees of good condition, are located across the site	Location ecologically desirable but not in local strategy.	Across the site.
Individual Trees (Urban)	Created	0.0285	Moderate	7 No. urban trees of moderate condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2024). Specifically, criteria B, D and F will be targeted for achievement with appropriate management implemented to prevent adverse impacts to health and maintain a continuous canopy. Trees will be planted within suitable green space areas where at least 20% of the canopy will over sail vegetation beneath.	Location ecologically desirable but not in local strategy.	North of site.

Modified Grassland	Retained	0.145	Poor	Some sections of the modified grassland present on site is to be retained in its current poor condition.	Area not in local strategy.	Along the north-eastern, north and north-western boundary.
Modified Grassland	Created	0.206	Good	Modified grassland is to be created in good condition in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). A minimum of 6 – 8 species per m2 will be targeted for achievement with management, implemented to create an area of species rich grassland with varied height, minimise cover of scrub, bracken, and invasive species, minimise damage to the grassland and ensure there are few areas of bare ground.	Location ecologically desirable but not in local strategy.	North of the site.
Artificial unvegetated; Unsealed surface	Retained	0.533	N/A - Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	Yard covered in gravel.
Developed Land; Sealed Surface	Retained	0.069	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	Buildings.

Developed Land; Sealed Surface	Created	0.04	N/A - Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	Storage barn to be built.
Tall Forbs	Retained	0.017	Moderate	The small section of tall forbs habitat on site is to be retained in its current moderate condition, with continued management as existing.	Area not in local strategy.	At the north of the site.
Bramble scrub	Retained	0.007	Condition Assessment N/A	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	At the north of the site.
Introduced shrub	Created	0.01	Condition Assessment N/A	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	South of the entrance gate.

Linear habitats						
Native Hedgerow	Created	0.1	Moderate	Native hedgerows of moderate condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b). Specifically, criteria A2, B1, B2, D1 and D2 will be targeted for achievement with management implemented to maintain a width of at least 1.5m, limit horizontal and vertical gaps within the hedgerow, remove invasive species and prevent damage.	Location ecologically desirable but not in local strategy.	H2

4.2 Metric Calculation

Following the incorporation of the above measures into the DEFRA Statutory Biodiversity Metric, **on-site there is a net gain of +18.19% in area habitats (or +0.71 habitat units) and the trading rules are satisfied (Fig 10)**. Furthermore, **on-site there is a net gain of +418.60% in linear habitats (or +0.30 hedgerow units) and the trading rules are satisfied (Fig 10)**. As the targeted 10% net gain has been achieved for both area and linear habitats, no additional measures are required in regard to achieving biodiversity net gain on-site.

Figure 10. 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)	<i>Habitat units</i>	0.71
	<i>Hedgerow units</i>	0.30
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	18.19%
	<i>Hedgerow units</i>	418.60%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

4.3 Mitigation Hierarchy

The proposed habitat retention and creation described in the above sections follow the Biodiversity Gain Hierarchy as detailed within paragraph 186 (a) 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:

- **Avoid:** The habitats of the highest value have, where possible, been retained, and will be enhanced and restored as necessary. This includes most of the habitats on site, with the exception of some grassland and hedgerow that could not be retained, due to the specific needs of the development and the creation of a storage barn.
- **Mitigate:** In order to mitigate the loss of the non-native hedgerow and small area of modified grassland on site, a section of the retained modified grassland will be enhanced from poor condition to good. Furthermore, a stretch of native hedgerow is also to be planted along the western boundary and extensive tree planting has been proposed across the site to enhance the net gain further and compensate for the initial loss.
- **Offset:** As the proposed development results in a +10% net gain overall for biodiversity, there is no need to offset. Therefore, the Biodiversity Gain Hierarchy has been followed when addressing the BNG requirements for the site.

5.0 HABITAT MANAGEMENT

This section provides an outline of the habitat management prescriptions required to retain and create the proposed habitats within the site and meet the desired condition criteria for the purposes of delivering biodiversity net gain.

The below sections have been prepared in conjunction with Mr David Dodd, to ensure that management recommendations are achievable and consistent with the site's character. Should the provision of a detailed landscape scheme be conditioned in the future, the information within the below sections will be used to inform the landscape strategy to ensure it remains consistent with the Biodiversity Net Gain assessment.

5.1 Protection of Retained Habitats

All of the habitats to be retained or enhanced will be protected from damage during the works. The grassland, tall forbs, bramble scrub, hedgerows, and individual trees will be fenced using Heras fencing or similar to prevent access by machinery.

No vehicles will enter the protective ring fencing, and no materials will be stored within their circumference. All protective fencing must be in place prior to any construction machinery arriving on site, before any works on site get underway, and will remain in place until all work is completed. It is important to note that any equipment used to remove / treat invasive species (if they have colonised) must be immediately washed and treated, with the invasive species properly disposed of, to prevent spread to the remainder of the site.

5.2 Modified Grassland

5.2.1 Proposed Planting

The parcels of modified grassland will be seeded with a grassland meadow mix specified in the landscape plan (**Fig 11**), which includes a mix of grasses, herbs and wildflowers. The sowing of these seeds will be completed either during the Spring (March-May) or the late Summer (August-October) 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.

Figure 11. Screenshot of proposed grassland meadow species mix, as specified in the landscape plan.

Grassland Meadow

Strong Creeping Red Fescue, Crested dogtail,
Chewings fescue, Slender Creeping red fescue and
Brown-top Bent. 90%
Mixed herbs Sheeps Burnet, Sainfoin, Ribwort plantain,
Sheeps Parsley Yarrow and Fenugreek 5.1%
Wild flowers, Field Poppy, Lesser Knapweed, Red &
White Campion, Self heal, Ox eye daisy. 4.9%

5.2.2 Retained / Enhanced / Planting Grassland Management

To ensure a successful outcome, it is expected that the retained, enhanced and created modified grassland areas will be managed regularly with some areas left to grow longer and other areas mown more frequently.

First year management: The species within this seed mixture are perennial and will be slow to germinate and grow, often not flowering within the first growing season. Often, there will be a flush of annual weeds from the soil in the first growing season, this can be controlled by repeated mowing.

During the first year, the created grassland area must be regularly maintained to a height of 40-60mm every 12 weeks (or more frequently as needed) to prevent the establishment of weeds and develop a good sward structure. All arisings must be taken from site to prevent the addition of too many nutrients into the soil. Any perennial weeds such as docks must be dug out.

Management Once Established: Once the seed is established after the first year, it is expected that the grassland area will be left to grow longer, and mowing will also be relaxed in various areas from late June for 4-8 weeks to encourage floral diversity. Mowing can also be suspended earlier in the year to allow for species such as cowslips to flower. Targeted scrub, bracken, and invasive plant removal should also be carried out as needed to prevent encroachment into the grassland.

5.3 Individual (Urban) Trees

5.3.1 Proposed Planting

A total of 7 No. trees will be planted on site. It is understood native birch species have been proposed. Weeding will be undertaken around the base of the trees in all years. Trees that are flowering/fruiting will not be cut to ensure the formation of fruits/seed.

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.

5.3.2 Management

5.3.2.1 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.

5.3.2.2 Weed Management

All newly planted trees must have a 1-metre exclusion zone whereby weeds are routinely and proactively 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.

5.3.2.3 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).

5.3.2.4 Replacement

Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.

5.4 Native Hedgerow

5.4.1 Proposed Planting

A stretch of new hedgerow planting is proposed along the western site boundary to compensate for the loss of non-native hedgerow and improve the hedgerow habitat on site for invertebrates, birds and bats. It is recommended that the ground is prepared by digging a strip approximately 60 – 90 cm in width. All weeds present in the soil are to be removed during soil preparation.

The landscape plan has specified a mixed native species mix (**Fig 12**). Species should be planted to be mixed throughout.

Proposed Pollenator Friendly Native Hedge

30% Hawthorn (*Crataegus monogyna*), 30% Blackthorn (*Prunus spinosa*), 20% Rowan (*Sorbus aucuparia*), 20% Guelder Rose (*Viburnum opulus*)

5.4.2 Retained / Planted Hedgerow Management

To enable a successful outcome, future management of the planted 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 for the benefits of small mammals 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 (adopting recommendations as outlined within Bright and MacPherson 2002):

- Once established, hedgerows will be managed to create dense growth. They will be cut on a 3-year rotation to maintain a height of 3-4m ideally. They will be cut one side in Year 1, the other side in Year 2 and left to rest for a year.
- Shrub guards will be checked bi-annually.
- Coppicing or laying should be used if the hedge becomes gappy or sparse.
- If the size of the hedgerow needs to be reduced, avoid cutting the top and cut one side.

5.5 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, 2024);
- 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.

5.6 Management Responsibilities

Mr David Dodd will assume responsibility for the management and maintenance of the newly created and enhanced habitats as per the management measures outlined within **Sections 4.0 & 5.0**. 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 Mr David Dodd. All management works as described above will need to be secured by a Section 106 agreement for the site that will legally oblige Mr David Dodd or other agreed party to carry out the works. An annual management timeline of all habitats has been provided in **Table 5** 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 5.5**);
- 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

5.7 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.

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 5.1)	Installation of Heras fencing for protection	Anytime (pre-commencement)	Heras fencing to be erected around the grassland and individual trees to prevent these areas from being damaged during works.
Habitat Creation Modified Grassland (Section 5.2)	Creation of grassland	Ideally Autumn or Spring	- Establish the meadow grassland areas through sowing of seeds and planting of bulb meadow. - The grassland will be regularly maintained in the first year
Habitat Creation Individual Trees (Sections 5.3)	Planting	Late Autumn	- Plant 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.
Habitat Creation Native Hedgerow (Sections 5.4)	Planting	Late Autumn	Plant with native shrub species.
	Invasive Species Removal	Routinely where required	Invasive species will generally be removed by a combination of cutting back and removal of cut material from the site, followed by treatment of stumps, roots or regrowth using an approved systemic herbicide (such as glyphosate).
	Year 1 Management	Late September – October	- Begin 3 year cutting cycle in which a portion of the hedges on site are cut in the first year, another portion in the second year and no cutting in the third year. - Use hand tools and avoid the use of flails.
	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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5.8 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
Modified Grassland (Section 5.2)	Years 2-30 Management	Routinely as required	- Within more formal sections of modified grassland, 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. - Leave some areas longer in order to maintain flowering diversity, mowing will be relaxed in various areas from late June for 4-8 weeks.
Individual Trees (Section 5.3)	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
	Replacement	As needed	Any plants that are removed, die or become seriously damaged shall be replaced like-for-like in the next planting season.
Native Hedgerow (Sections 5.4)	Years 2-30 Management	Late September – October	- Start the 3-year cutting cycle once the hedgerow is mature - Maintain a height of 3-4m wherever possible. - 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.
	Monitoring	Late Winter – Early Spring	Suitably qualified ecologist will assess the health of the hedgerow and recommend any necessary remedial action
	Invasive species removal	Routinely where required	Invasive species will generally be removed by a combination of cutting back and removal of cut material

			from the site, followed by treatment of stumps, roots or regrowth using an approved systemic herbicide (such as glyphosate).
	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 5.5)	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

Appendix A – BNG Baseline Habitats Map

Appendix B – BNG Post-Development Layout



Legend

- Site boundary
- Modified grassland (g4)
- Tall forbs (secondary code: 16)
- Bramble scrub (h3d)
- Artificial unvegetated, unsealed surface (u1c)
- Buildings (u1b5)
- - - Non-native and ornamental hedgerow (h2a)
- Individual Urban Trees



K4 Keppel, Daedalus Park
Daedalus Drive
Lee on the Solent, PO13 9FX
E: info@ecosupport.co.uk
T: 01329 832 841

Map	Pre-Development Habitats Map
Site	Land associated with Pots and Pithoi
Client	David Dodd
Date	25/03/2025

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Legend

- Site boundary
- Modified grassland (g4)
- Modified grassland with wildflower (g4)
- Tall forbs (secondary code: 16)
- Bramble scrub (h3d)
- Developed Land, Sealed surface (u1b)
- Buildings (u1b5)
- Introduced shrub (secondary code: 847)
- Created Native hedgerow (h2a)
- Retained Individual Urban Trees (12No)
- Created Individual Urban Trees (7No)



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K4 Keppel, Daedalus Park
Daedalus Drive
Lee on the Solent, PO13 9FX
E: info@ecosupport.co.uk
T: 01329 832 841

Map	Post-Development
Site	Land associated with Pots and Pithoi
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