

Habitat Management and Monitoring Plan

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Date:	28/01/2026
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Author:



Client:



Contents

1. Project Background 4

Summary of Management Plan.....4

Site Boundary Plan PB-F01 5

Site Context Plan PB-F02 6

Phasing strategy 7

Roles and Responsibilities 7

Land Use Summary 9

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01 10

Baseline Habitats Plan (BI-F02).....11

2. Planned Management Activities.....12

Principles Informed by Design Stage 12

Habitat and Condition Targets PM-T01 13

Habitat Retention 14

Buffer Zones and Fencing.....14

Soil and Sediment Control 14

Water Quality Management 14

Monitoring 14

Creation, Enhancement and Management Targets and Prescriptions 17

Grassland (Medium, High, and Very High Distinctiveness) 17

Creation, Enhancement and Management Summary (GH-T01).....17

Grassland (Medium, High, and Very High Distinctiveness) 19

Creation, Enhancement and Management Detailed Methods (GH-T02) 19

Grassland (Medium, High, and Very High Distinctiveness) Species Lists (GH-T03).....20

Grassland (Low Distinctiveness).....22

Creation, Enhancement and Management Summary (GL-T01) 22

Grassland (Low Distinctiveness).....23

Creation, Enhancement and Management Detailed Methods (GL-T02).....23

Grassland (Low Distinctiveness) Species Lists (GL-T03).....24

Individual Trees.....24

Creation, Enhancement and Management Summary (UT-T01) 24

Individual Trees.....25

Creation, Enhancement and Management Detailed Methods (UT-T02).....25

Individual Trees Species Lists (UT-T03).....26

Other Supporting Information.....26

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 27

3. Monitoring Schedule 27

Monitoring Strategy 27

Monitoring Methods and Intervals MS-T01 28

Monitoring Reports.....29

Adaptive Management 30

Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

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1.0	Draft	C. Lycett 25/11/2025	I.Phillips 25/11/2025
1.0	Final	C. Lycett 18/12/2025	I.Phillips 18/12/2025
1.1	Final	C. Lycett 28/01/2026	I.Phillips 05/02/2026

Document Details

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Authorship Details

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1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	On site
Development Name and Address	Pagham Phase 4a – Access Road
BNG Project Name and Address	
Author Organisation	Phillips Ecology
Landowner	Northgate Properties LTD
Land Manager	N/A
Responsible person/organisation for creating or enhancing the habitat	Northgate Properties LTD
Period covered by this management plan	2025-2055
Planning authority	Arun District Council
Planning reference (if applicable)	P14016OUT
BNG register reference (if applicable)	N/A
Central OS grid reference	SZ 88604 98413
Metric revision/title	Reference Biodiversity metric used for this project ('statutory biodiversity metric' from January 2024)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

The Biodiversity Net Gain (BNG) proposals for this Reserved Matters area focus on the enhancement of land that currently comprises arable habitat within the eastern section of the site. This area, which will accommodate the new access road and associated infrastructure, presently supports limited ecological value due to intensive cultivation and low structural diversity. Under the proposed scheme, species-rich grassland will be created along the road verges, replacing the existing arable land with a more diverse and resilient habitat supporting pollinators and other wildlife. These grassland areas will also help integrate the road into the wider landscape while delivering measurable biodiversity gains. In addition, sustainable drainage features, such as swales and wetland margins, will be introduced to manage surface water and provide complementary habitat niches. These features will create damp or seasonally wet conditions that support invertebrates, amphibians, and moisture-dependent plant species, contributing to an interconnected and ecologically enhanced network within this part of the site.

Timescales for Actions PB-B03

2025 - 2055

Monitoring Requirements PB-B04

All enhanced and created habitats will need to be monitored for the lifespan of the project. This will ensure that the grassland, hedgerow, and tree planting establish successfully during the initial establishment period and will inform any necessary adaptive management to support long-term habitat condition and functionality.

Required Consents and Licences PB-B05

None.

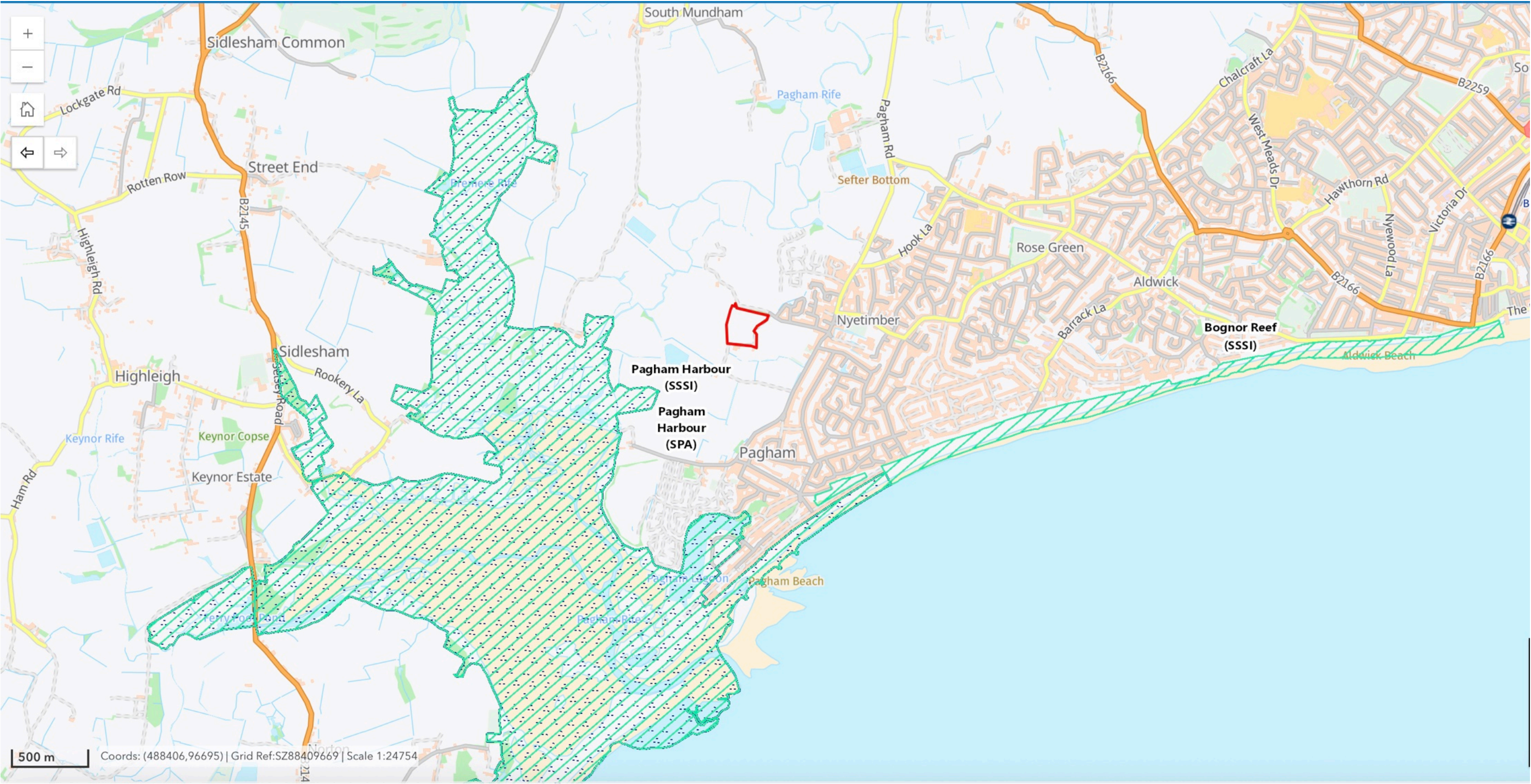
Funding PB-B06

The long-term management and monitoring of the habitats outlined in this plan will be funded directly by the client. The client has committed to resourcing all required actions, including habitat creation, establishment, ongoing maintenance, remedial works, and monitoring, for the full duration of the 30-year management period.



Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08

Yes: ☐ No: ☐

The development will be delivered on a phased basis, coordinated with the submission and approval of individual Reserved Matters applications. This Habitat Management and Monitoring Plan (HMMP) relates specifically to the first Reserved Matters application, which comprises the Phase 4 access road and associated works, and should be read in the context of the wider phased approach to delivery.

In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended), the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024, and the associated Planning Practice Guidance (PPG) for phased development, an Overall Biodiversity Gain Plan has been prepared for the outline consent. That document establishes the site-wide strategy for achieving the mandatory minimum 10% biodiversity net gain, including the baseline position, anticipated post-development outcomes, and overarching principles for habitat creation, enhancement, management and monitoring across the development as a whole.

Given the absence of detailed design information for later phases at this stage, the Overall Biodiversity Gain Plan necessarily relies on reasonable assumptions informed by the approved parameter plans and illustrative masterplan. This approach accords with the PPG, which recognises that, for phased developments, detailed habitat proposals may be refined through subsequent Phase Biodiversity Gain Plans as Reserved Matters are brought forward.

This HMMP therefore focuses solely on the Phase 4 access road works, setting out the initial habitat creation, mitigation, management and monitoring measures to be delivered as part of this phase. It does not seek to fix or pre-determine the detailed biodiversity net gain delivery for future residential phases, thereby retaining appropriate flexibility for subsequent Reserved Matters submissions.

As future phases of the development come forward, phase-specific Biodiversity Gain Plans and associated HMMPs will be prepared and submitted for approval prior to the commencement of each phase, providing detailed habitat proposals, updated metric calculations, and confirmation of progress toward achieving the overall biodiversity gain objective for the site.

This staged approach ensures full compliance with the statutory BNG framework, while allowing sufficient flexibility to respond to evolving design and layout proposals as the development progresses.

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09

Name or Initials	Chris Lycett
Organisation	Phillips Ecology

Responsibility	Start Date:	November 2025	End Date:	November 2025
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Phillips Ecology is responsible for the preparation of this HMMP, including provision of baseline data and expert advice on the management of the site for the prescribed period.

Phillips Ecology is not responsible for the implementation or ongoing delivery of the management and maintenance measures outlined in this plan.

Statement of Competency

Chris has an established background in both ecology and land management with over 15 years of practical experience. Chris holds a BSc in Zoology and Conservation as well as an MSc in Countryside Management and has extensive experience in the management of highly designated sites, management of conservation projects as well as ecological assessments.

Chris managed his own company delivering a range of practical conservation projects, including:

- Flood plain restoration works for Natural England across SSSI sites.
- Grazing marsh restoration works for the RSPB across a series of SAC and SPA reserves.
- Seabird island creation programmes for both the RSPB and Wildlife Trusts

Chris managed several teams across 12 nature reserves in the south of Hampshire for Hampshire and Isle of Wight Wildlife Trust for 8 years as well as a suite of reserves for a local authority for a further 4 years prior. This included:

- Practical on-site management of day to day running of the sites, including Farlington Marshes (SSSI, SAC, SPA, RAMSAR).
- Providing strategic overview of development and restoration of the sites, including identifying, funding and projects as well as their delivery.

Providing company-wide overview of strategic development with regard to wetlands and ornithological interests.

Landowner or Land Manager PB-B10

Name or Initials		Name or Initials		
Organisation		Organisation		
Responsibility	Responsibility	Responsibility	Responsibility	Responsibility

Northgate Properties Ltd will enable to delivery of the HMMP and creation of identified habitats.

Statement of Competency

Northgate Properties Ltd is an established and experienced property development company with a proven track record in delivering high-quality residential and mixed-use schemes. The company is committed to ensuring that biodiversity enhancement and habitat creation measures are implemented in line with approved ecological management plans, working in collaboration with qualified ecologists and landscape contractors to achieve successful long-term outcomes.

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		To be confirmed via 106 submission process.		
Organisation				
Responsibility	Start Date:		End Date:	
Statement of Competency				

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		Name or Initials		
Organisation		Organisation		
Responsibility	Responsibility	Responsibility	Responsibility	Responsibility
Arun District Council to review monitoring in years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The site is currently in active agricultural use, managed for arable production of non-cereal crops as part of a wider intensively farmed landscape. Field margins are narrow and predominantly support species-poor grassland interspersed with areas of dense bramble scrub.

Shallow ditches line the field boundaries; these typically hold limited or ephemeral water and support a restricted assemblage of common, low-diversity vegetation. Overall, the baseline condition reflects a heavily managed, low-ecological-value arable system with minimal semi-natural habitat.

Overview of Proposed Site Use PB-B14

The proposal comprises a residential development of 120 units with associated green infrastructure, gardens, and public open space.

This Habitat Management and Monitoring Plan (HMMP) focuses on the eastern section of the site (see Maps 1 and 2), encompassing the area surrounding the proposed access road. Works in this area include the creation of species-rich grassland along road verges and the installation of associated drainage features, designed to enhance ecological value and support sustainable site management.

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are relevant for your HMMP.	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☒	Land Northwest of Pagham Ecology Solutions Ecological Assessment 9649.EcoAss.vf February 2024
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☒	Land Northwest of Pagham Ecology Solutions Ecological Assessment 9649.EcoAss.vf February 2024
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☒	Land Northwest of Pagham Ecology Solutions Ecological Assessment 9649.EcoAss.vf February 2024
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	Land Northwest of Pagham Ecology Solutions Ecological Assessment 9649.EcoAss.vf February 2024
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	No Access
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	Proposed habitats are not climate sensitive
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	None
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	None
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	None
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	None
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	None
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	None
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	None
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	None
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	None
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	None



2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The proposal is for a residential development within an existing area of farmland. This HMMP outlines how the habitat will be created around the section of road to be developed in the eastern side. It will provide a concise plan on how this habitat shall be managed for a period of 30 years, providing a high standard of habitat and species-specific interventions that will benefit the site and the wider landscape.

Key Objectives:

- Provide native tree planting which will integrate into the wider site to provide connectivity.
- Provide high quality, species rich grassland along the roadside
- Create a series of wet grassland areas, that support a wider range of species that will thrive in periodically wet areas.
- Provide lower quality amenity grassland to enable use away from the species rich sections.

Key Management Options:

- Grassland management – after initial establishment, all grasslands will be subject to an annual cut, removing arisings. This will maintain diversity through the creation of space and bare ground within the sward, reducing the establishment of dominant species.
- Tree management – Management will be kept to a minimum to allow species to develop.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

The design approach reflects the existing character of the site, which comprises arable land, creating a landscape interspersed with grassland, wetland features, and scattered trees, and seeks to balance residential development with ecological value. This has been balanced with the need for sustainable drainage.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant ‘Area’, ‘Hedgerow’, and ‘Watercourse’ types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Non-cereal crops	Other neutral grassland	A	N/A	Good	10	Good achieved through targeting of all criteria	This section is targeting wetter areas around on-site drainage that will remain periodically or seasonally damp.
Non-cereal crops	Modified grassland	B	N/A	Poor	1	Poor condition targeted through a pass in criteria: D,F,G	
Non-cereal crops	Other neutral grassland	C	N/A	Good	10	Good achieved through targeting of all criteria.	
Non-cereal crops	Individual tree	D	N/A	Poor	10	Poor targeted by a pass in criteria A and D	

Habitat and Condition Targets Further Comments

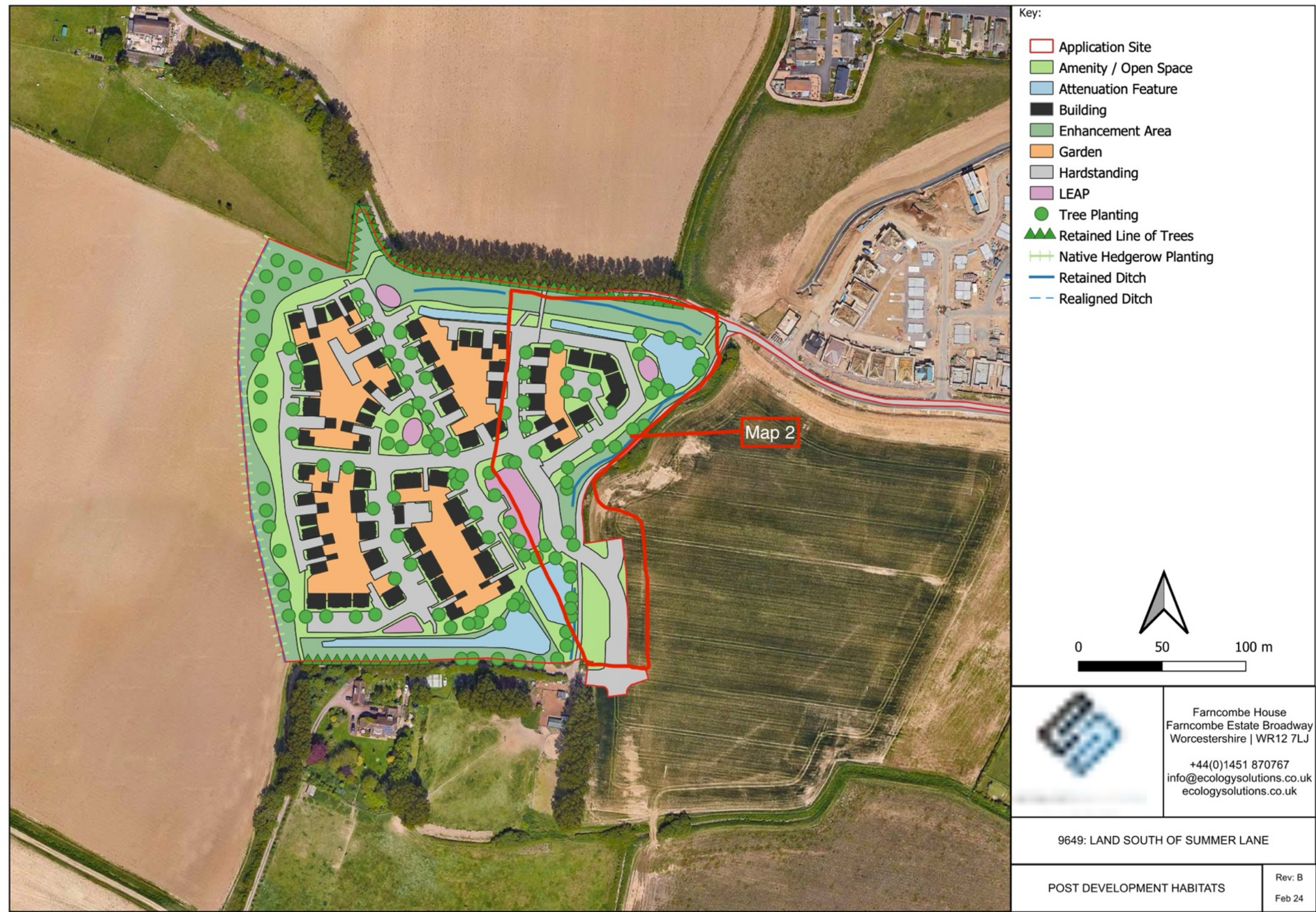
Section A comprises areas where surface water drains from the road and surrounding development, resulting in ground conditions that are periodically wet but not permanently water-retaining. Consequently, this area has been classified as Other Neutral Grassland, following the same overarching management principles as the rest of the site but tailored to suit wetter conditions. The grassland mix will therefore include species more tolerant of damp soils, enhancing structural and botanical diversity and contributing to the overall ecological variety across the wider site.

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03
Little of the original habitat is to be retained, with the majority consisting of farmland. The ditches to be retained are shown in Map 1. These will be enhanced and will need protective measures during the construction phase to ensure detrimental effects are mitigated.
Specification of Protective Measures to be Used PM-04
<u>Buffer Zones and Fencing</u> Establish a minimum 3–5 m buffer zone along each side of the ditch, clearly marked on site. Install temporary fencing or barrier tape around the ditch to prevent machinery, storage of materials, or stockpiling of soil within the buffer. Use high-visibility signage indicating “No Entry - Ecological Feature / Ditch Protection Zone.” <u>Soil and Sediment Control</u> Prevent excavation or vehicle movements within the ditch buffer to avoid bank compaction, erosion, or sediment input. Install silt fences, coir rolls, or sediment traps at ditch inlets and along the buffer to capture any runoff from construction areas. Avoid stockpiling topsoil, spoil, or construction materials within the buffer zone. <u>Water Quality Management</u> Minimise runoff of concrete, fuel, oil, or chemicals into the ditch. Use temporary bunding or spill containment systems if refuelling or storing materials nearby. Avoid dewatering or diverting flows unless strictly required and approved by an ecologist <u>Monitoring</u> Assign an ecological clerk of works (ECoW) or site supervisor to check ditch protection measures weekly. Monitor for sediment deposition, bank damage, or inadvertent vegetation removal and take immediate remedial action. Keep a log of inspections and remedial actions for planning compliance

Map 1 – Full site map



Map 2 – Localised section showing habitat reference points



Creation, Enhancement and Management Targets and Prescriptions

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 6. Grassland Med High and V. High.

Target Habitat				Other Neutral Grassland - Good		
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	A, C	Due to the arable use prior to development, it is likely that there will be a high nutrient level within the soil that will inhibit grassland development. The first 30cm should therefore be stripped as part of the wider development. The proposed Other Neutral Grassland habitat will be established using a UK native seed mix typical of lowland neutral meadows on clay soils in southern England (based on Emorsgate EM4). The mix will comprise approximately 70% fine grasses and 30% native wildflowers, sown at a rate of 4 g/m². This can be hand or machine broadcast into a finely tilled soil. This will then be rolled to ensure good soil contact. Where the attenuation features are located, these will be sewn with a separate wetland specific mix that will suit the wetter conditions. These will otherwise be managed in the same way, with water levels allowing.		Each autumn (August/September), approximately 70% of the grassland will be cut to a height of around 10cm, provided ground conditions allow. Cut material should be left on the ground of 24 hours to allow deed drop. This will be carried out annually, with all arisings removed from the site. Storage areas within the adjacent areas can be designated for storing these arisings, creating habitat piles for species such as reptiles.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	A, C			To support overwintering habitat for invertebrates, 30% of the grassland sward will be left uncut each year. This uncut area will not be a single continuous block but instead spread across three separate sections, which will rotate annually to ensure that no one area remains unmanaged for more than one cycle. The inclusion of yellow rattle within the sward will also help to

						diversify the grassland structure by suppressing dominant grasses and encouraging a more varied sward height.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	A, C			A cover of bare ground between 1% and 5%, including localised patches, will be maintained as part of the grassland management regime. This will be achieved through rotational cutting practices, which will naturally create areas of exposed soil beneficial to invertebrates and seed germination.
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	A, C			The cutting approach highlighted above will remove scrub and bracken if necessary, with an additional selective cut added earlier in the season if bracken reaches 15%
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	A, C			As part of the monitoring programme, invasives and undesirables within the sward will be highlighted and managed. Species such as creeping thistle and dock can be dealt with by topping in June, just as the plants are flowering. A high top will pass over many of the desirable species and help reduce the cover of undesirables. This will need to be repeated annually until the sward is at suitable levels.
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	Yes	A, C	As per section A		As per section A

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Detailed Methods (GH-T02)

Action	Relevant Parcels	Timing	Prescriptions
Creation			
Soil stripping	A, C		The top section of approximately 30cm should be stripped to remove high nutrient levels. This could be distributed across the site or removed. It could be used in amenity grassland or garden areas.
Soil preparation	A, C	March Year 1	Soil should be cultivated to produce a light till using either a rotovator or harrow.
Seed distribution	A, C	March Year 1	Seed should be broadcast onto the prepared soil by hand or small disperser on a tractor. The area can then be rolled to ensure seed contact.
Management			
Cutting	A, C	August/September	During year 1, Once the sward reaches ~10–15 cm, cut to 5–7 cm to suppress annual weeds and encourage tillering of grasses and establishment of wildflowers. Remove all arisings to reduce nutrient build-up. Repeat as necessary (typically 3–4 cuts in the first growing season). From Year 2 onwards, the grassland will be cut in late summer using hand tools or cut-and-collect machinery, with all arisings removed and taken off-site to a designated location. Approximately 70% of the grassland will be cut to a height of around 10 cm. This will naturally create areas of exposed soil beneficial to invertebrates and seed germination. The remaining one-third of the sward will be left uncut each year. This uncut area will rotate annually and consist of three non-adjacent sections. Cut material should be left in place for 24 hours to ensure seed drop occurs. In the wetland areas (A) cutting will rely on access due to ground conditions, with this avoided if the conditions are very ewet and excessive poaching will occur. Focus on areas to be cut will need to consider rush development. If rush species start to dominate, these will need to be cut and not remain in the retained areas for that season. If rush starts to dominate more than 40% of the sward, an additional cut should be taken in May, targeting the rush specifically and cutting it to base and removing the arisings.
Yellow Rattle	A	September years 1, 2 and 5	Yellow rattle seed will be introduced to the grassland during the initial seeding and after cutting, at a sowing rate of 1.25 kg/ha. Seeds should be broadcast by hand across areas of bare or closely cut ground to ensure good soil contact. Sowing should

		take place shortly after cutting to maximise establishment success and allow colder weather to promote germination. This species will help suppress dominant grasses and promote greater botanical diversity within the sward over time.
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Grassland (Medium, High, and Very High Distinctiveness) Species Lists (GH-T03)

Common Name	Scientific Name	Abundance / %	Comments
Enhancement area			
Crested dog's-tail	<i>Cynosaurus cristata</i>	5	
Common bent	<i>Agrostis capillaris</i>	5	
Meadow fescue	<i>Festuca pratensis</i>	5	
Red Fescue	<i>Festuca rubra</i>	5	
Meadow foxtail	<i>Alopercurus pratensis</i>	5	
Bird's-foot-trefoil	<i>Lotus corniculatus</i>	5	
Oxeye daisy	<i>Leucanthemum vulgare</i>	5	
Agrimony	<i>Agrimonia eupathoria</i>	5	
Field scabious	<i>Knautia arvensis</i>	5	
Meadow buttercup	<i>Ranunculus acris</i>	5	
Yellow rattle	<i>Rhinanthus minor</i>	5	
Common knapweed	<i>Centaurea nigra</i>	5	
Meadow vetchling	<i>Lathyrus patensis</i>	5	
Betony	<i>Betonica officinalis</i>	5	
Meadow Cranesbill	<i>Geranium pratense</i>	5	

Lady's bedstraw	<i>Galium verum</i>	5	
Tufted Vetch	<i>Vicia cracca</i>	5	
Selfheal	<i>Prunella vulgaris</i>	5	
Cowslip	<i>Primula veris</i>	5	
Black medick	<i>Medicago lupulina</i>	5	
Wetland Area (A)			
Meadowsweet	<i>Filipendula ulmaria</i>	5	
Purple Loosestrife	<i>Lythrum salicaria</i>	5	
Water Mint	<i>Mentha aquatica</i>	5	
Greater Pond Sedge	<i>Carex riparia</i>	5	
Lesser Pond Sedge	<i>Carex acutiformis</i>	5	
Soft Rush	<i>Juncus effusus</i>	2.5	
Wild Angelica	<i>Angelica sylvestris</i>	5	
Greater Bird's-foot Trefoil	<i>Lotus pedunculatus</i>	5	
Tufted Hair-grass	<i>Deschampsia cespitosa</i>	5	
Meadow Buttercup	<i>Ranunculus acris</i>	5	
Oxeye Daisy	<i>Leucanthemum vulgare</i>	5	
Ribwort Plantain	<i>Filipendula ulmaria</i>	2.5	
Field Scabious	<i>Lythrum salicaria</i>	5	
Sneezewort	<i>Mentha aquatica</i>	5	
Ragged Robin	<i>Lychnis flos-cuculi</i>	5	
Marsh Marigold	<i>Caltha palustris</i>	5	
Tufted Hair-grass	<i>Deschampsia cespitosa</i>	5	
Meadow Foxtail	<i>Alopecurus pratensis</i>	5	
Red Fescue	<i>Festuca rubra</i>	5	

Creeping Bent	<i>Agrostis stolonifera</i>	5	
Sweet Vernal-grass	<i>Anthoxanthum odoratum</i>	5	

Grassland (Low Distinctiveness)

Creation, Enhancement and Management Summary (GL-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 5. Grassland Low

Target Habitat:		Modified Grassland - poor				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m², please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.	No	B	Areas are to be utilised as amenity areas. These will act as buffers to the areas of ONG. Management will therefore be that of normal amenity grassland. Establishment will use areas of stripped soil from enhancement of ONG.		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	B			
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	B			As part of a regular mowing regime, scrub bracken and non-natives will be removed.

D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	B			
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No	B			
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.	Yes	B			See section C
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes	B			See section C

Additional Management Prescriptions (GL-B01)						

Grassland (Low Distinctiveness)

Creation, Enhancement and Management Detailed Methods (GL-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Parcels	Timing	Prescriptions
Creation			
Soil preparation	Amenity area	March Year 1	Soil should be cultivated to produce a light till using either a rotovator or harrow.

Seed distribution	Amenity area	March Year 1	Seed should be broadcast onto the prepared soil by hand or small disperser on a tractor. The area can then be rolled to ensure seed contact.
Management			
Cutting	Amenity area	Year 1	A standard mowing regime for amenity grassland will be undertaken, with regular cuts taken from March through to October.

Grassland (Low Distinctiveness) Species Lists (GL-T03)

Provide a detailed species list for the habitat to be created.

Common Name	Scientific Name	Abundance / %	Comments
Crested dog’s-tail	<i>Cynosurus cristatus</i>	15	
Common bent	<i>Agrostis capillaris</i>	15	
Sweet vernal-grass	<i>Anthoxanthum odoratum</i>	15	
Bird’s-foot trefoil	<i>Lotus corniculatus</i>	5	
Yarrow	<i>Achillea millifolium</i>	10	
Red clover	<i>Trifolium pratense</i>	15	
White clover	<i>Trifolium repens</i>	15	
Ribwort plantain	<i>Plantago lanceolata</i>	10	

Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Details of the approach to delivering each of the targeted condition criteria and habitat.

Target Habitat:		Poor				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	D	Species will be chosen that are appropriate for the area. For this section, wetland suitable trees will be utilised around the drainage features.		

B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No	D			
C	The tree is mature (or more than 50% within the block are mature).	No	D			
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	D			A minimal intervention approach will be adopted for the trees, allowing natural growth and development. The surrounding habitat will be managed sensitively to avoid damage to root zones and to maintain favourable conditions for long-term tree health. Trees planted within the development will undergo tree safety checks and pruning as necessary.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	no	D			
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	no	D			

Individual Trees

Creation, Enhancement and Management Detailed Methods (UT-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Features	Timing	Prescriptions
Planting	Tree Planting	October Year 1	- Prepare the planting hole twice as wide as the root ball and equal in depth. - Mix organic matter into the soil to improve fertility if necessary. - Place the tree in the hole, ensuring the root flare is at ground level. - Fill the hole with soil, pressing gently to eliminate air pockets. - Water thoroughly after planting. - Apply a 2-3 inch layer of mulch around the base, keeping it away from the trunk. - Install a tree guard if needed to prevent damage from animals or lawn equipment.

Management	Tree Planting	Year 1, 2 3 and Year 8	- Water regularly during the establishment period, especially in the first two years. Apply deep, infrequent watering to encourage strong root development. - From Year 8 onwards, remove the tree guard to allow unrestricted growth and prevent long-term damage to the trunk.
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Individual Trees Species Lists (UT-T03)

A detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Alder	Alnus glutinosa	2 trees	
Silver Birch	Betula pendula	1 tree	
Goat Willow	Salix caprea	2 trees	

Other Supporting Information

Supporting Information (UT-B02)
These species are to be located around the attenuation feature and therefore will reflect the wetter nature of this location. These will be managed as standards rather than as coppiced stools.

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
First July post development	Grassland	Seed does not germinate	50% of the seed does not germinate, leaving significant areas of bare ground.	Reseed in bare ground areas.
First July post development	Grassland	Undesirables such as creeping thistle dominate	40% of the sward is undesirable species	Introduce a suitable topping regime that reduces undesirable viability.
First year	Grassland	During development, prolonged dry periods stop germination	Three week period of no rain	Watering
First July post development	Individual tree	Tree does not establish	Individual trees dead	Replace failed trees during the next appropriate planting season

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

A basic monitoring programme will be implemented to support the successful delivery of the management plan. This will include the use of before-and-after photographs to visually record changes in habitat condition over time.

Once the grassland and ditches are established, formal vegetation surveys will be carried out using randomised quadrat sampling to assess species composition, sward structure, and the presence of undesirable species. These surveys will help evaluate the success of habitat creation and inform any required adaptive management to ensure the long-term viability and ecological value of the site.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland	- Undertake quadrat sampling to classify the habitat type and calculate species richness (species/m²). - Estimate percentage of bare ground, bramble and bracken cover. - Collect a botanical species list across grassland to check against target species list.	Years 1, 2 and 5 then every 5 years to year 30.
Trees	- Inspect trees individually for signs of decline at each monitoring year. Collect photographic records from fixed point locations. - Year 1 and 2: confirm establishment. - Year 5: confirm tree guard removal.	Years 1, 2 and 5 then every 5 years to year 30.

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Northgate	Arun District Council

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
1	Vegetation survey and bare ground estimate	July/Aug	3-4 quadrats to establish initial sowing success
1	Tree inspection	July/Aug	Inspect individually for signs of decline
2	Vegetation survey	July/Aug	3-4 quadrats to establish management success
2	Tree inspection	July/Aug	Inspect individually for signs of decline
3	Vegetation survey	July/Aug	3-4 quadrats to establish management success
3	Tree inspection	July/Aug	Inspect individually for signs of decline and report on removal of tree guards.
4	Vegetation survey	July/Aug	3-4 quadrats to establish management success

4	Tree inspection	July/Aug	Inspect individually for signs of decline
5	Vegetation survey	July/Aug	3-4 quadrats to establish management success
5	Tree inspection	July/Aug	Inspect individually for signs of decline
10	Vegetation survey	July/Aug	3-4 quadrats to establish management success
10	Tree inspection	July/Aug	Inspect individually for signs of decline
15	Vegetation survey	July/Aug	3-4 quadrats to establish management success
15	Tree inspection	July/Aug	Inspect individually for signs of decline
20	Vegetation survey	July/Aug	3-4 quadrats to establish management success
20	Tree inspection	July/Aug	Inspect individually for signs of decline
25	Vegetation survey	July/Aug	3-4 quadrats to establish management success
25	Tree inspection	July/Aug	Inspect individually for signs of decline
30	Tree inspection	July/Aug	Inspect individually for signs of decline
30	Vegetation survey	July/Aug	3-4 quadrats to establish management success

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Grassland

Year 1:
A vegetation survey will be conducted to assess germination success and the early establishment of the sward.

- Trigger: If less than 50% of the sown seed has germinated and large areas of bare ground remain.
- Action: Reseeding will be undertaken in autumn to improve coverage and species establishment.

Year 2 Onwards:
The grassland will be monitored with the aim of achieving at least 6–8 desirable species per square metre.

- Trigger: If coarse grasses/weed species dominate more than 70% of the sward.
- Action: Yellow rattle will be introduced to reduce grass dominance. If necessary, this will be followed by targeted overseeding to increase botanical diversity.
- Action: Harrow of the grassland to ensure bare earth available for germination.
- Action: introduce and earlier cut to reduce weed species from seeding.

Surveys will also assess the presence of invasive species or encroaching scrub/rush.

- Action: Any invasive or undesirable vegetation will be addressed through appropriate mechanical or manual removal during the next management cycle.
- If rush is becoming dominant in sections A, an additional cut in May can be added.

Trees

Years 1–2: Establishment Phase

- Trigger: Individual trees show signs of stress, poor growth, or mortality.
- Action: Replace failed trees during the next suitable planting season.
- Review and adjust watering regime and mulch coverage as needed to improve establishment.

Year 5: Post-establishment Maintenance

- Trigger: Tree guards are no longer needed or restricting growth.
- Action: Remove guards to prevent stem damage and allow unrestricted development.