

Habitat Management and Monitoring Plan

Site Name:	Stoney Brook Farm: Commercial Building
Date:	24/02/2026
Version:	2.0



Author:



Client:



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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.

Version	Issue Status	Prepared by / Date	Approved by / Date
V1.0	FINAL	Vic Standing and Charlie Dwight 01/06/2025	Tom Reynolds (Stoney Brook Farm Ltd) 30/06/2025
V2.0	Updated	Charlie Dwight (24/02/2026)	Tom Reynolds (24/02/2026)

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details

New City Joinery
Stoney Brook Farm Limited,
Eastergate Lane
Walberton
West Sussex
BN18 0BA

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	Redevelopment - On-site
Development Name and Address	New City Joinery, Stoney Brook Farm: Commercial Building: Eastergate Lane, Walberton, Arundel, West Sussex, BN18 0BA
BNG Project Name and Address	n/a
Author Organisation	Vic Standing ACIEEM MSc BSc (Hons): Charlotte Dwight Ecology
Landowner	Tom Reynolds
Land Manager	Tom Reynolds
Responsible person/organisation for creating or enhancing the habitat	Tom Reynolds
Period covered by this management plan	2026 - 2056
Planning authority	Arun District Council
Planning reference (if applicable)	wa/8/26/pl
BNG register reference (if applicable)	n/a
Central OS grid reference	SU 96048 05993
Metric revision/title	Statutory Biodiversity Metric (from Dec 2024)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

Refer retained, proposed created and enhanced FID habitat feature references on maps

Retained

FID 21: Urban – Artificial unsealed, unvegetated surface (gravel) – 0.05ha

FID 19: Urban – Built linear feature – 0.02ha

FID T1-T4: Individual trees – Rural trees (x 4), small sized, poor Condition” – 0.0163ha

FID H17: Hedgerow - Line of trees (leylandii), “Poor Condition” – 0.04km

Enhanced

FID 9: Grassland – Modified grassland to other neutral grassland “Good Condition” – 0.07ha

FID 9: Grassland – Other neutral grassland moderate - “Good Condition” – 0.009ha

Created

FID 19: Urban – Developed land; sealed surface (buildings) – 0.05ha

FID 21: Urban – Artificial unsealed, unvegetated surface (gravel) – 0.12ha

FID 20: Urban – Sustainable Drainage System (SuDS), “Good Condition” – 0.08ha

T49-51: Individual trees – Rural tree, small sized, “Moderate Condition” – 0.0122ha

H22: Hedgerow – Species-rich native hedgerow, “Good Condition” – 0.02km

Timescales for Actions PB-B03

Habitat creation will be carried out between 2026 and 2027.

Monitoring Requirements PB-B04

Other neutral grassland - Site visit between May-August during years 1, 2, 3, 4, 5, 10, 15, 20, 25, and 30 (post-creation) to assess the number of different grass and herb species present within and to assess the overall condition of the habitat.

SuDS - Site visit between May and August during years 1, 2, 3, 4, 5, 10, 15, 20, 25, and 30 (post-creation), to assess the overall condition of the habitat.

Rural trees - Site visit between May-August during years 1, 2, 3, 4, 5, 10, 15, 20, 25, and 30 (post-creation), to check condition of the trees.

Hedgerows - Site visit between May – August during years 1, 2, 3, 4, 5, 10, 15, 20, 25, and 30 (post-creation), to assess the overall condition of the habitat.

No monitoring for urban habitats (except SuDs) is required.

Required Consents and Licences PB-B05

No licences or consents (other than planning consent) are required to permit the proposed development.

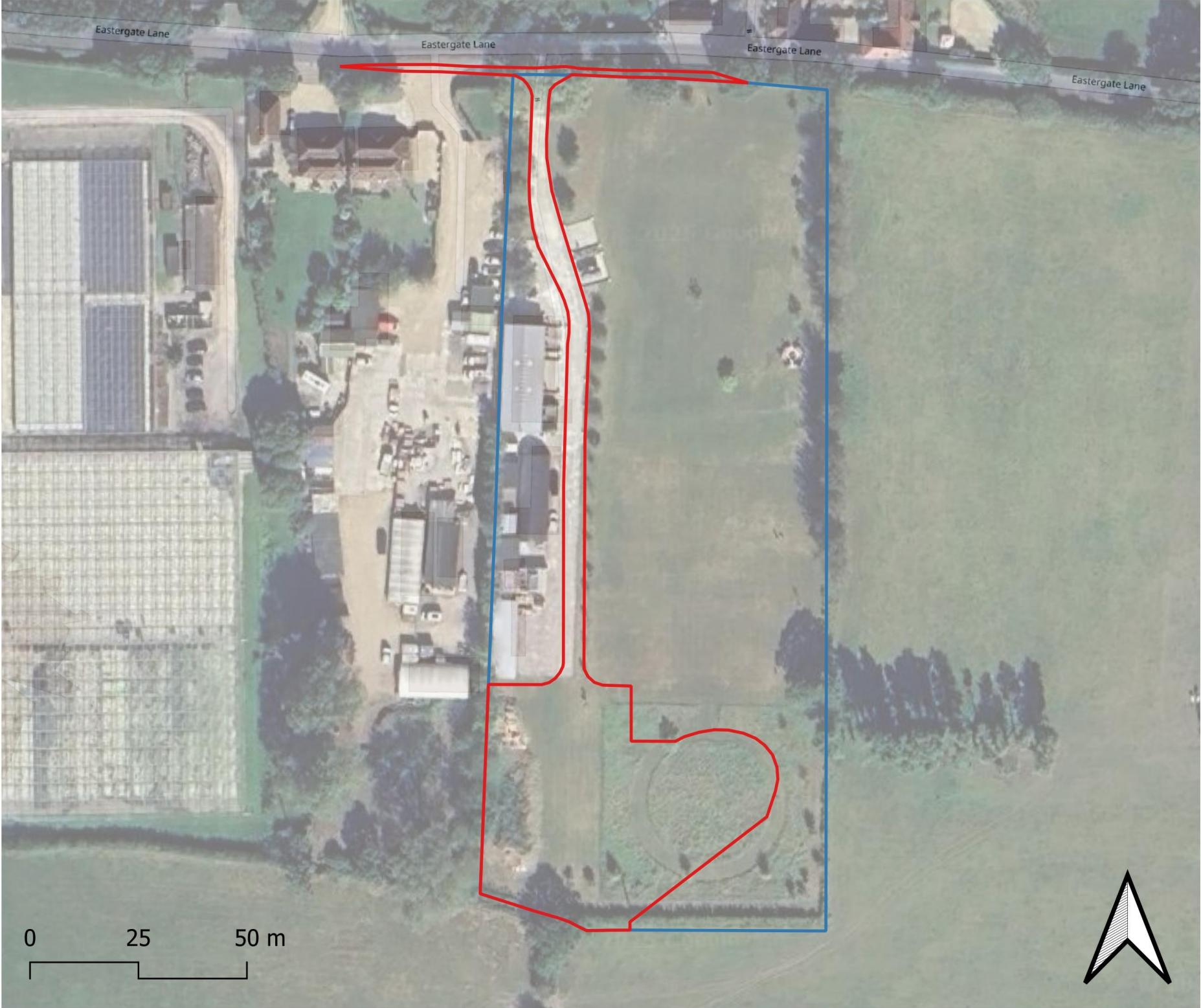
Funding PB-B06

The landowner will be responsible for funding and organising the ongoing management.

Legal Agreement PB-B07

None required, the applicant is also the landowner and all habitat management will take place on-site.

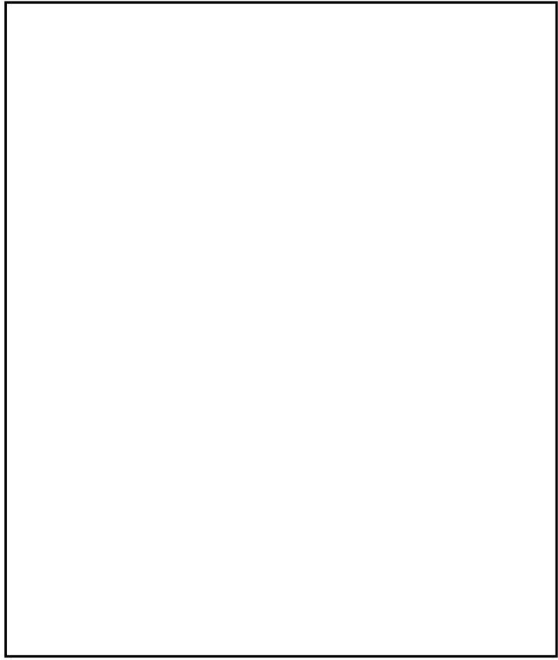
Stoney Brook Farm, Walberton - Site Location



Key

 Red line boundary

 Blue line boundary

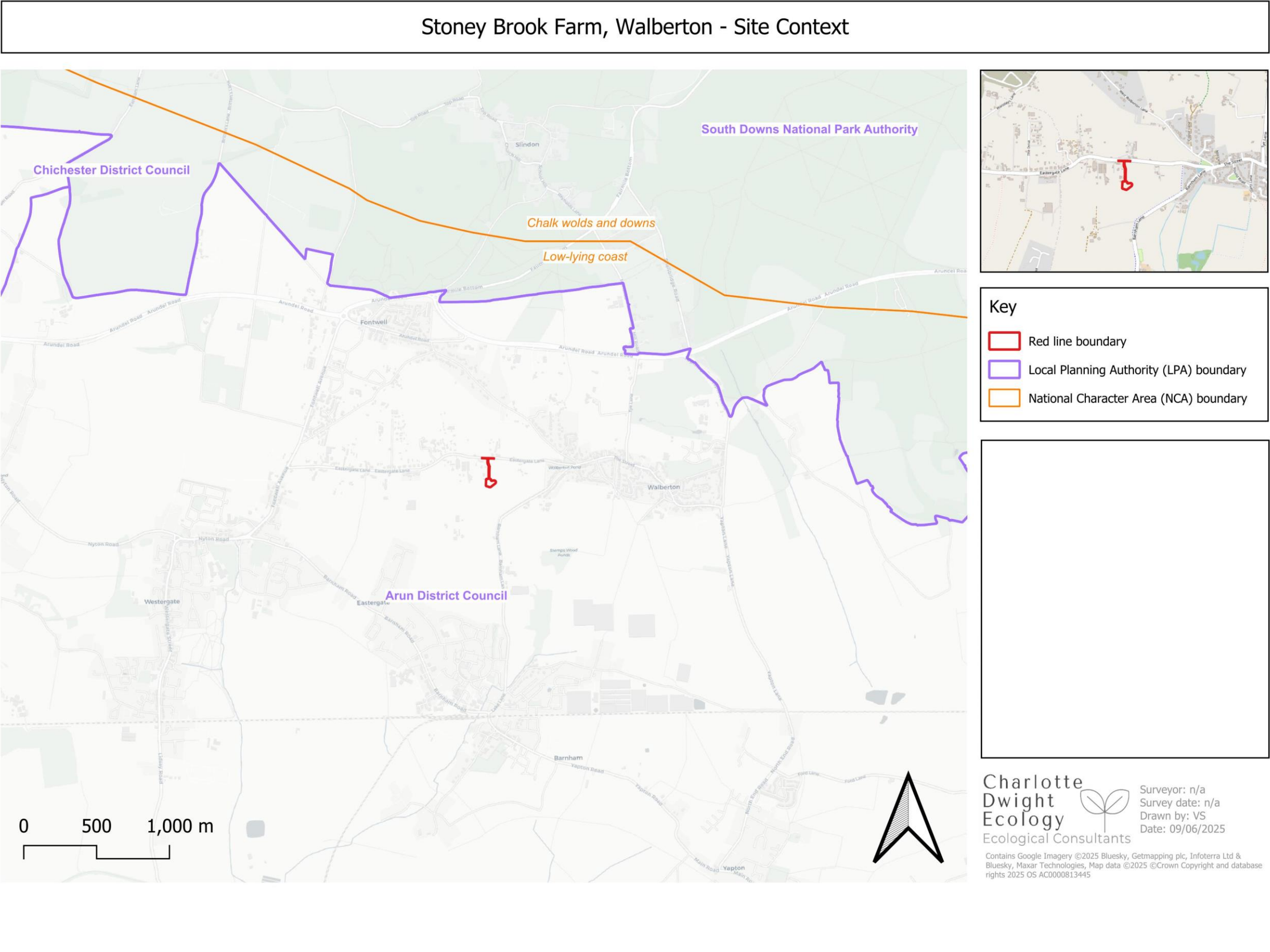


Charlotte
Dwight
Ecology
Ecological Consultants

Surveyor: n/a
Survey date: n/a
Drawn by: VS
Date: 31/05/2025

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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: ☒	
No			

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		Vic Standing ACIEEM and Charlie Dwight CEcol MCIEEM		
Organisation		Charlotte Dwight Ecology		
Responsibility	Start Date:	2026	End Date:	2056
Charlotte Dwight Ecology are responsible for production of the HMMP, and revision of the HMMP as required following monitoring visits.				
Statement of Competency				
Vic Standing, I confirm that I am a suitably experienced ecologist, with 8 years’ experience in ecological consultancy, including BNG, general biodiversity enhancements, and habitat management. I am an associate member of CIEEM and have demonstrated my knowledge and skills within the sector to achieve this accreditation.				
Charlie Dwight, I confirm that I am a Chartered Ecologist (CEol) with over 20 years’ of experience in ecological consultancy, including BNG, habitat assessments, habitat creation and management. I am a full member of CIEEM and have demonstrated my knowledge and skills within the sector to achieve this accreditation.				

Landowner or Land Manager PB-B10				
Name or Initials		Tom Reynolds		
Organisation		New City Joinery, Stoney Brook Farm Ltd, Eastergate Lane, Walberton, West Sussex, BN18 0BA		
Responsibility	Start Date:	n/a	End Date:	n/a
Tom Reynolds (Stoney Brook Farm Ltd) will be responsible for ensuring that the habitat creation and maintenance is carried out in accordance with the recommendations within this HMMP.				
Statement of Competency				
Tom currently managed habitats at the farm and will work with specialist drainage contractors to create the new SuDs. All habitat creation and management will be overseen by Tom and the works undertaken by competent habitat creation specialists where required and in accordance with the HMMP.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Tom Reynolds		
Organisation		Stoney Brook Farm Ltd		
Responsibility	Start Date:	n/a	End Date:	n/a
n/a				
Statement of Competency				
n/a				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		n/a		
Organisation		Arun District Council		
Responsibility	Start Date:	2026	End Date:	2056
The LPA are responsible for monitoring whether the landowner is meeting their obligations and taking action if they do not.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The Site occupies 0.36ha and comprises an existing farm access track, car parking, a small area of species-poor other neutral grassland, species-poor modified grassland, and a line of trees (leylandii). The modified grassland (lawn) is managed by frequent mowing, and the trees are subject to ad hoc pruning as and when required. Habitats at the site (except for a small area 0.017ha) of other neutral grassland) are low ecological value.

Overview of Proposed Site Use PB-B14

The site operates as a bespoke kitchen workshop and residential, there will be no change in overall site use.

A new commercial building (associated with an existing kitchen joinery business which operates from the farm) associated access, car parking, and landscaping will be constructed, resulting in losses to both grassland parcels.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices

☐ Reference: [Click or tap here to enter text.](#)



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 required 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?	☐	No impact on any designated sites during the construction and operational phases is anticipated as per the Preliminary Ecological Assessment (Charlotte Dwight Ecology, 2024a).
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?	☐	No impact on great crested newts, otters, Schedule 1 birds, summer/winter/migrating birds, rare inverts and stag beetles is anticipated as per the Preliminary Ecological Assessment (CD Ecology, 2024a). Mitigation measures were outlined within the PEA for nesting birds, hedgehogs and reptiles. No other protected species will be impacted by the development.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	No invasive plant species listed under Schedule 9 of The Wildlife and Countryside Act 1981 (as amended) were noted during the survey.
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?	☐	No constraints regarding sites or species are anticipated as per the Preliminary Ecological Assessment (Charlotte Dwight Ecology, 2024a). Recommendations regarding opportunities for species enhancements include the installation of bird and bats boxes post-development.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	An Extended UK Habitat Survey of the Site was undertaken on 2 nd April 2024 (Charlotte Dwight Ecology, 2024a). Subsequent site visits for bats have been completed since the initial baseline assessment
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	A public right of way runs north-south along the eastern site boundary. No public access where habitat creation and enhancement is proposed
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	Site is farmland with no impacts predicted from climate change. Site shows as Low Priority on the Climate Change Vulnerability (Multi-Geographic Information for the Countryside)
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	Site is farmland with no geological or topographical constraints or opportunities.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	The site is not farmed for food or agricultural purposes. The land proposed to be enhanced is a lawn, associated with residential dwelling and occupied by the owner. The site is used as a kitchen joinery workshop.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Site is farmland with no soil/substrate constraints or opportunities.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No contaminated land is present. The site is M listed under Phosphate Issue (MAGIC), which likely reflects is former land use for agricultural farming practices.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	Site is farmland with no hydrology constraints. New SuDs will improve horology at the site
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	Site is within a High flood risk zone under the Flood Risk Management Priorities dataset (MAGIC).
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	Site is farmland with no landscape character constraints or opportunities
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	Site is farmland with no historic land use constraints. Opportunities to improve habitats at the site are outlined within the BNG and HMMP.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	No historic environment designations are present.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	No other constraints or opportunities are present. A survey for underground services was completed as part of the drainage assessment and SuDs designs.

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 aim of this project is to construct a new commercial building (to facilitate an existing kitchen workshop joinery business which operates from the farm) with associated access, car parking, and landscaping.

The LPA requires the national 10% minimum increase in Biodiversity Net Gain to be delivered for all developments. This will be achieved through the enhancement of the retained grassland parcels, and the creation of SuDs features and species-rich native hedgerows.

The aims and objectives will be achieved through the adherence of the recommended management and planting regimes as set out within this HMMP. Monitoring of the created habitats will continue for at least 30 years, ensuring the target conditions can be met through the implementation of remedial actions including appropriate habitat management and additional planting if required.

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

Ecological recommendations were provided within the PEA (Charlotte Dwight Ecology, 2024a), the BNG baseline assessment and throughout the design process. The original scheme design (i.e. location of a new building) was re-designed to avoid impacts to the riparian zone (bank top habitats) associated with an off-site chalk stream (priority habitat) located adjacent to the eastern site boundary. Recommendations to improve ecological biodiversity at the site was designed in collaboration with the landscape design team, the landowner and a drainage team. Opportunities to maximise BNG at the site were considered whilst taking into consideration existing and potential long-term management.

All existing habitats are of Medium or lower distinctiveness, and all were assessed as 'Poor' condition. The majority of these habitats were therefore recommended to be retained, where possible.

All proposed habitats (with the exception of developed land) are of Low or Medium distinctiveness, with an increase in diversity of habitat type and species composition.

Proposed habitat creation and ecological enhancement for BNG aims to create and enhance the following:

- Existing modified grassland (lawn) and a small patch of poor condition other neutral grassland are proposed to be enhanced to other neutral grassland (refer FID 9 on BNG proposed map) with a target habitat condition of 'Good'
- Creation of two habitats that are of High strategic significance and include species rich native hedgerow (refer H22 on BNG proposed map) and SuDS (refer FID 20 on BNG proposed map) features
- Three new trees T49-51 are proposed to be planted and 4 x small existing trees retained.

Current proposals will generate net gain in area-based and hedgerow-based habitats which is above and beyond the mandatory 10% target. All habitat trading deficits have been balanced.

Habitat and Condition Targets PM-T01

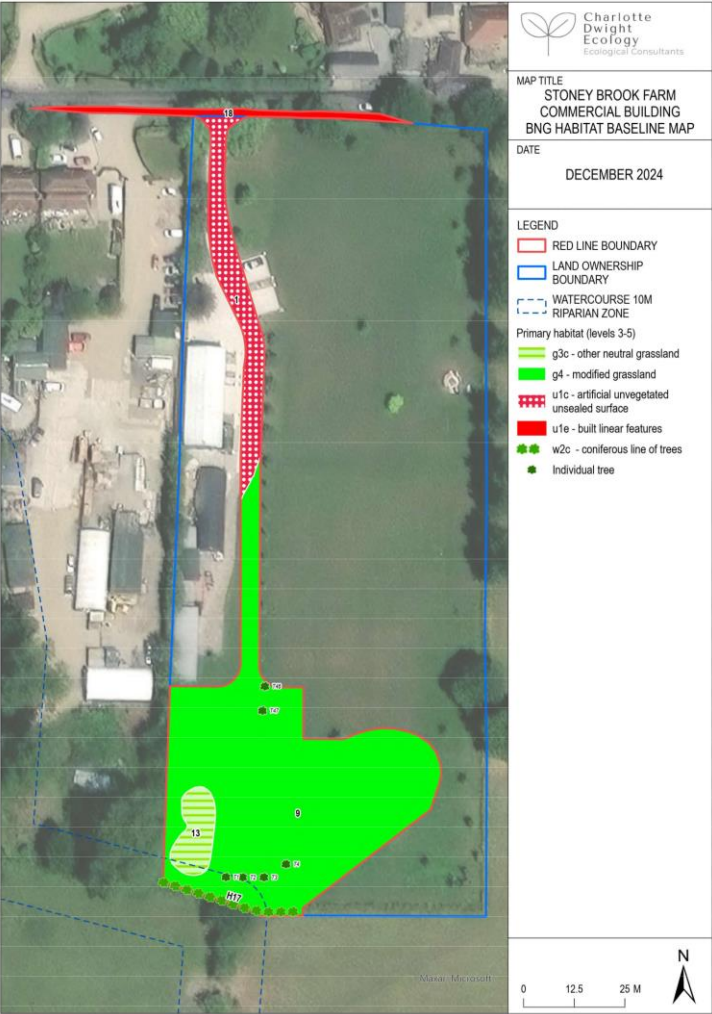
This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant ‘Area’, ‘Hedgerow’, and ‘Watercourse’ types to be implemented and managed 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
Artificial unsealed surface (access track)	Artificial unsealed surface (access track)	1 (refer BNG proposed map)	n/a	n/a	0	n/a	Retained no change
Modified Grassland	Other Neutral Grassland	9	Poor	Good	15	Good condition will be targeted by achieving core criterion A, and the additional criteria B-F.	Enhanced native species rich other neutral grassland
Modified Grassland	Artificial unsealed surface (access track)	21	Poor	n/a	0	n/a	Modified grassland lost and unsealed (gravel track) created
Modified Grassland	Buildings	19	Poor	n/a	0	n/a	
Modified Grassland	Sustainable Urban Drainage Systems	20	Poor	Good	5	Good condition will be targeted by achieving core criterion A-C, and the additional criteria E1-2.	SuDs created and modified grassland loss
Other Neutral Grassland	Other Neutral Grassland	3	Poor	Good	15	Good condition will be targeted by achieving core criterion A, and the additional criteria B-F.	Enhanced
Other Neutral Grassland	Buildings	19	Poor	n/a	0	n/a	
Built Linear Feature	Built Linear Feature	19	n/a	n/a	0	n/a	Retained
Line of trees	Line of trees	H17 (leylandii)	Poor	Poor	0	n/a	Retained (leylandii currently provides screening along a PRow). Owner keen to retain.
Native individual trees	Native individual trees	(T2 , T3, T4) retained existing trees	Poor	No change	0	n/a	Young existing trees yo be retained.
		T49-51 (3 x new trees planted)	n/a	Moderate	27		Three new trees to be planted.

n/a	Species-rich native hedgerow	H22	n/a	Good	12	Good condition will be targeted by achieving core criterion A2-D2.	Created
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Habitat and Condition Targets Further Comments

n/a



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

Existing Habitats to be retained and protected:

- FID 3 other neutral grassland 0.0086ha
- T1, T2, T3, T4 individual (small) trees 0.0163ha
- H17 Line of trees (leylandii) 0.0356km
- Chalk Stream (located off-site adjacent to eastern site boundary)

As a precautionary measure, during the proposed development, the protective measures will be adhered to in full to ensure the integrity of the line of trees and individual trees are maintained (refer Specification of Protective Measures to be Used).

Specification of Protective Measures to be Used PM-04

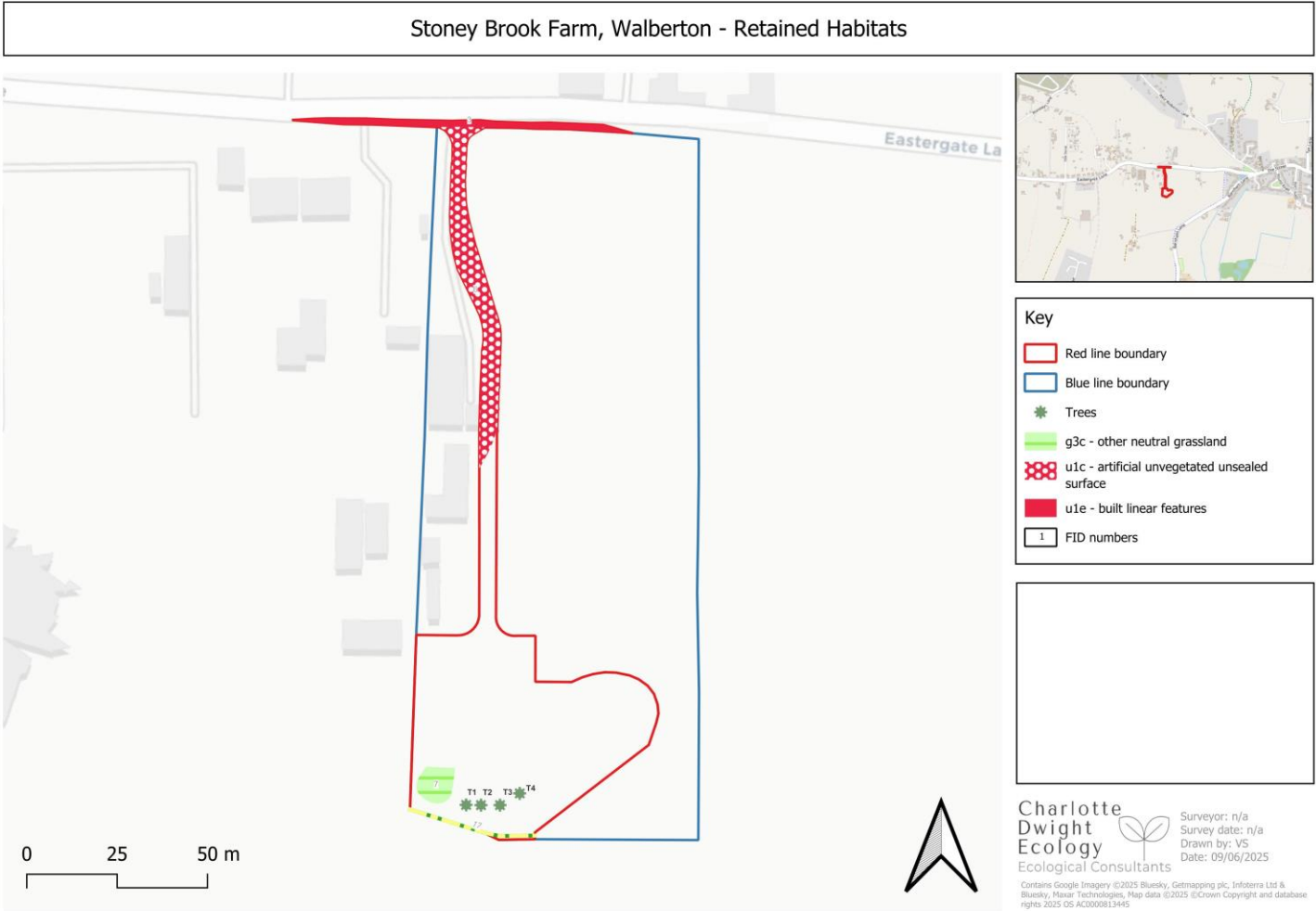
All retained trees will be protected during construction in accordance with the British Standard 5837:2012 ‘Trees in relation to design, demolition and construction’. Nelton fencing to be erected around Tree Protection Areas (TPAs) during construction. No materials to be stored upon the TPAs.

Dust deposition will be mitigated through the use of HERAS fencing fitted with dust netting. Appropriate mitigation measures will be implemented prior to the construction phase to ensure that the water quality within the chalk stream is not adversely affected through pollution incidents and the release of contaminants from the site, in accordance with pollution prevention measures defined in CIRIA Guidance: Control of water pollution from construction sites (Masters-Williams, 2001). All plant, equipment, chemicals, and materials should be stored in at least 15m from the watercourse and no materials will be stored within the riparian zone.

To prevent the spread of INNS or diseases, all contractors will adhere to strict biosecurity measures and follow the Check-Clean-Dry approach and ensure that all PPE, equipment, and the tyres of all vehicles are thoroughly cleaned before entering and leaving the site.

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: [Click or tap here to enter text.](#)

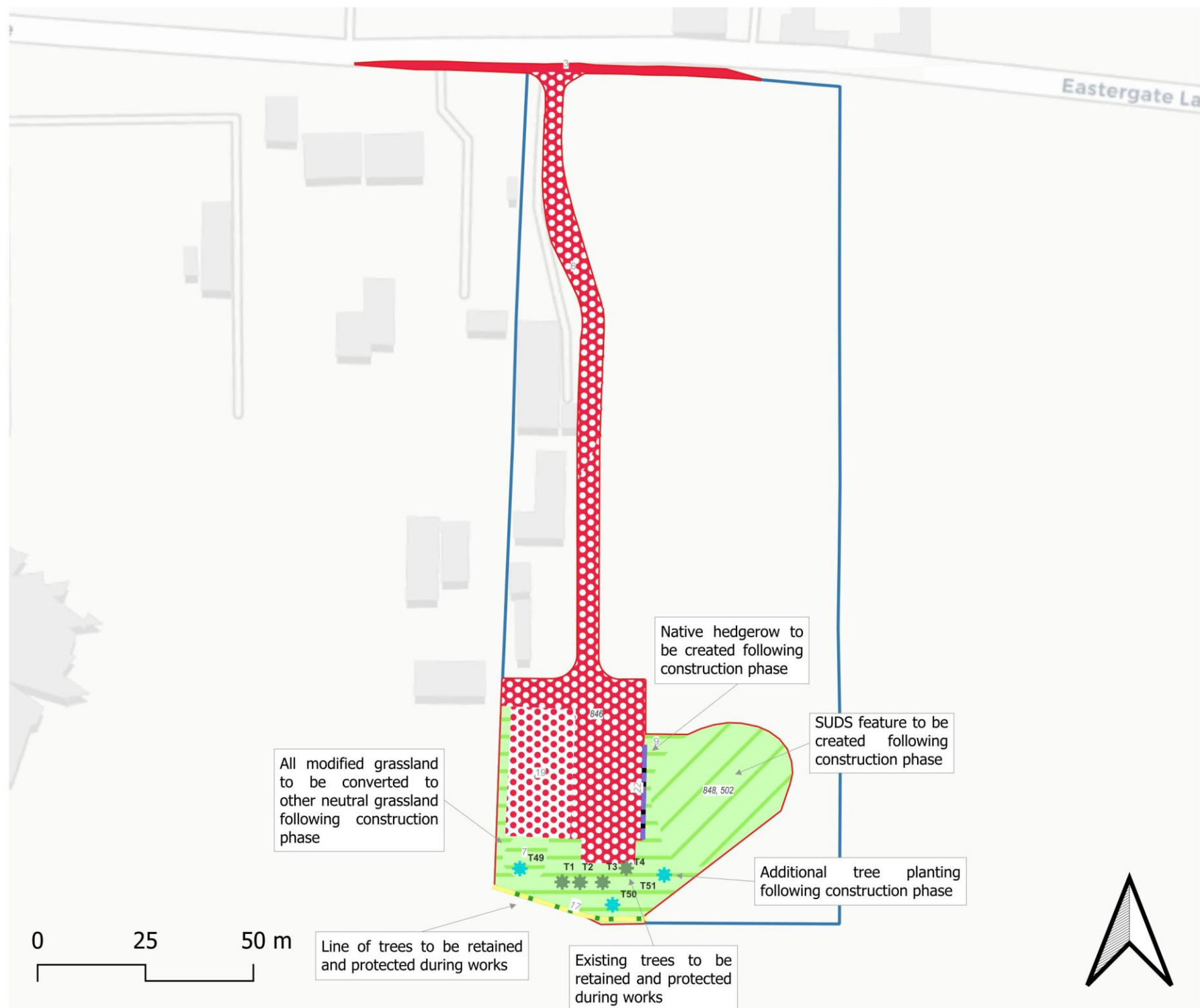


Creation, Enhancement and Management Targets and Prescriptions

Habitat Creation, Enhancement and Management Plan EM-F01

Show the habitat Creation, Enhancement and Management measures in this plan. Present this as a single, side-wide masterplan. Alternatively, provide a separate plan showing the locations of each specific habitat to be delivered on the project site, copy this page into each of the habitat sheets below.

Stoney Brook Farm, Walberton - Proposed Habitats



Key

- Red line boundary
- Blue line boundary
- Trees to be retained
- Trees to be planted
- w2c (33) - line of trees (other coniferous woodland)
- h2a - native hedgerow
- g3 - neutral grassland
- g3c - other neutral grassland
- u1b5 - buildings
- u1c - artificial unvegetated unsealed surface
- u1e - built linear features
- FID numbers

Secondary Codes:

- 846 - Flower bed
- 848 - Sustainable drainage system
- 502 - Seasonally wet

Charlotte
Dwight
Ecology
Ecological Consultants

Surveyor: n/a
Survey date: n/a
Drawn by: VS
Date: 09/06/2025

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PLANTING SPECIFICATION

- GENERAL**
- Ecological Requirement: Plant and peat-based materials shall not be used in implementing the works, this includes the growing media used in container grown plant stock.
 - Timing: Planting shall be implemented during the first planting season from mid-November to mid-March.
 - Plant Stock: Plant stock must be in strict accordance with the schedule of plants shown on the drawing. Plant stock shall be sourced from nurseries that comply with BS 3356: 2012.
 - Planting Conditions: No planting shall take place when the ground is frozen, wet or waterlogged or in excessively arid conditions, or in any other conditions that could adversely affect the successful establishment of the plants.
 - Planting Method: Plants shall be planted in accordance with the instructions on the drawings. If this is not possible due to site liquid changes or unavailability of plants etc. then changes must be agreed and confirmed in writing by the Contract Administrator.
 - Watering Prior to Planting: All container grown and root balled planting stock shall be thoroughly watered before planting on the same day as the planting operation.

PLANTING BEDS

- Bed Width: Shrub beds shall be 1m minimum width, where space allows. Hedge beds shall be 700mm for single row hedges and 1m for double-row hedges.
- Herbicide Application: Spray planting beds with translocated herbicide if there is any pernicious perennial weed present. Areas of bare soil shall be treated with a suitable herbicide to prevent weed establishment.
- Cultivation: Cultivate all planting beds to 300mm depth to form an open textured free draining growing medium. Remove all stones and other debris larger than 100mm and remove all litter and vegetative matter. Areas of existing soil that have become compacted shall be broken up and loosened by hand forking or deep ripping to a depth of 300mm. Areas of existing soil that have become compacted shall be broken up and loosened by hand forking or deep ripping to a depth of 300mm. Areas of existing soil that have become compacted shall be broken up and loosened by hand forking or deep ripping to a depth of 300mm.
- Final Surface: Final surface shall be 50mm above finished ground level. Remove all surface stones and other debris larger than 50mm. NB ensure that final soil levels within 300mm of edge of all beds are 70mm below adjacent surfaces, to stop much moving from bed. Water lightly if the soil is dry prior to planting.
- Planting: Container grown shrubs shall be planted in a 1m x 1m grid. Small open ground stock may be notch planted. Following planting, the beds shall be mulched with 100mm of organic mulch. Water the beds immediately after planting.
- Watering: Water in each plant position with 15 litres, or to field capacity upon planting, or at the end of the day during which the planting was carried out.

TREES

- Excavation: Excavate pits so that the diameter/depth of the pit allows a gap of approximately 150mm between the extent of the roots and the side of the pit. Remove all stones and other debris over 100mm diameter and all other material from the pit. The pit shall be filled with a suitable growing medium. The pit shall be filled with a suitable growing medium. The pit shall be filled with a suitable growing medium.
- Cultivation: Loosen sides and bottom of pit to encourage drainage. Areas of existing soil that have become compacted shall be broken up and loosened by hand forking or deep ripping to a depth of 300mm to a minimum of 1m radius from the proposed tree position. In accordance with the relevant British Standards.
- Planting: Plant trees with a single stake. 150mm x 1000mm diameter. Stake shall be driven vertically into base of pit. Stake shall be 50mm from the trunk of the tree. Stake shall be 50mm from the trunk of the tree. Stake shall be 50mm from the trunk of the tree.
- Planting: Position tree, and fit to stakes using biodegradable tree tie with spacing device. Ties to be nailed 20mm from top of stake. Baffle tree pit with clean topsoil and firm in after planting.
- Watering: Water trees immediately after planting. Water trees immediately after planting. Water trees immediately after planting.
- Ensure finished soil level is 100mm below adjacent surface to a depth of 300mm from the base of the tree, thus forming a neat once. Spread 80mm depth of coarse wood chip much over surface of pit.

MAINTENANCE

- Maintenance Period: Carry out the following maintenance operations until planting is established. Ensure that all plants are established and that the beds are free from weeds. Carry out the following maintenance operations until planting is established. Ensure that all plants are established and that the beds are free from weeds.
- Weed Control: Remove all weed growth by hand or treat with spot herbicide applications, taking care to avoid spray off. All arisings to be removed from site.
- Litter Removal: Remove from site all litter and other debris during each maintenance visit.
- Plant Health: Monitor plant health and report any damage, disease or mismanagement of shrubs and trees to provide good habit and space.
- Replacement: Replace or make good immediately, any soft landscape item that fails, or does not develop full foliage during the maintenance period.
- Watering: Water soft landscape items as necessary throughout the maintenance period, to ensure establishment. Replace or make good immediately, any soft landscape item that fails due to lack of water.

PLANT SCHEDULE

TREES				STOCK				FORM				GIRTH/HEIGHT			
QTY	CODE	PLANT NAME	STOCK	C TEL	C 1%L	FTL	FTL	C TEL	C 1%L	FTL	FTL	150-800m	150-800m	150-800m	150-800m
1No.	Q1	Quercus robur	C 1%L												
2No.	Q2	Q2	C 1%L												
HEDGE MIXES				STOCK				FORM				GIRTH/HEIGHT			
PERCENT	QTY	PLANT NAME	STOCK	C TEL	C 1%L	FTL	FTL	C TEL	C 1%L	FTL	FTL	150-800m	150-800m	150-800m	150-800m
20%	21No.	Aster amurensis	Bare root												
60%	63No.	Cornus sanguinea	Bare root												
10%	11No.	Corylus avellana	Bare root												
1%	1No.	Prunella vulgaris	Bare root												
1%	1No.	Comus sanguinea	Bare root												
1%	1No.	Eunymus europaeus	Bare root												
1%	1No.	Ilex aquifolium	C 1%L												
2%	2No.	Prunella vulgaris	Bare root												
1%	1No.	Rosa canina	Bare root												
Plant in groups of 5:20 of single species															

NOTES AND ABBREVIATIONS:
C = Container or pot grown, followed by size of the container (or pot).
FTL = Height of tree as supplied by the nursery.
FTL = Feature.

QTY = Quantity
STOCK = Root condition/protection method eg Bare root.
C 1%L = Root condition/protection method eg Bare root.
FTL = Feature.
- All plants to be completely hardened off.
- Substitutions to be agreed with Landscape Architect.
Plant Schedule generated by "Cocor" software 06/12/2024

KEY

- Existing trees and hedgerows
- Proposed trees
- Proposed hedges (21m2)
- Areas to be seeded with Emongate EM6 Meadow Mixture for Chalk and Limestone Soils mix or equivalent and established in accordance with manufacturers instructions (712m2)
- Areas to be seeded with Emongate EM6 Meadow Mixture for Wellbared mix or equivalent and established in accordance with manufacturers instructions (780m2)
- Existing access handstanding (424m2)
- Proposed extension to existing access handstanding (1000m2)

Revisions:

Land & Sculpture Design Partnership
LANDSCAPE ARCHITECTURE SCULPTURE AGRICULTURE

SITE: Proposed Commercial Unit at Storey Brook
FUND: Emongate Lane Roundel
DRG: Landscape Proposal
DRN BY: GSD
SCALE: 1:150
DATE: December 2024
No: LSDP 2360.01

DRAFT

OCTAGON HOUSE: THE WATER RUN HITCHAM IPSWICH IP7 7LN
T: 01449 746072 E: GSD@LSDP.CO.UK

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				g3c Other neutral grassland		
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	2, 3 (refer metric habitat baseline habitat reference)		Wildflower grassland will be created through the sowing of a suitable wildflower mix such as Emorsgate EM6 Meadow Mixture for Chalk and Limestone Soils (or similar). Species will be native and will include a large proportion of flowering species. In accordance with good practice guidelines, seed sowing will normally be conducted during the autumn and/or spring periods but can be undertaken at other times of year if done in suitable weather conditions, i.e., sufficient warmth and moisture, are present.	During the first year of management the grassland will be mown as per the supplier's instructions and arisings removed to prevent coarse grasses from dominating. Once established; to allow flowering species to set seed and help to limit the dominance of rank grasses, the areas of wildflower grassland will be cut twice per annum – once in August and again in late autumn. To be cut no lower than 5-10cm, all cuttings are to be removed. Where practical, the cuttings will be left for two days to allow any invertebrates on the cut sections of plants to return to the grassland. The use of fertilisers and pesticides will be avoided.
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	2, 3	n/a	n/a	The seed mix contains species that grow at different rates, creating a natural diversity in sward height.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	2, 3	n/a	n/a	Any bare patches will be fenced off and re-seeded as needed.
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	2, 3	n/a	The proposed seed mix does not contain any bracken or scrub.	Any self-seeded bracken or scrub encroachment will be removed as needed.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels	Yes	2, 3		The grassland seed mix will only contain native species rich neutral grassland species.	Undesirable species will be managed by hand pulling as necessary. Any invasive non-native species will be removed and managed if required

	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.					
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	2, 3		The proposed seed mix contains a diverse mix of grass and forb species and will be sown at an appropriate density (minimum 40kg/ha, 16kg/acre, or 4g/m ²).	Meadow grassland should not be cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August, a ‘hay cut’ (cut back with a scythe, petrol strimmer or tractor mower to c 50mm) will be taken. The ‘hay’ will be left to dry and shed seed for 1-7 days then removed from site. The re-growth will be mown or grazed through to late autumn/winter to c 50mm and again in spring if needed.

Additional Management Prescriptions (GH-B01)

During the first year of management the grassland will be mown as per the supplier’s instructions and arisings removed to prevent coarse grasses from dominating. Cutting should take place mid to late summer, (early August is a good time), this can then be kept short by mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

Following this, the wildflower grassland areas will be cut in summer (late July/August after species have an opportunity to flower), in combination with autumn and possibly spring mowing. Loamy soils tend to be more fertile, encouraging the growth of grasses. Increasing the frequency of mowing to remove surplus grass can help to maintain a balanced sward structure with a good flower content

The following maintenance operations will be carried out until planting is established. Maintenance operations will be carried out as necessary to keep the works in a tidy condition throughout the maintenance period:

- Removal of all litter and other debris during each maintenance visit.
- Immediate replacement of any soft landscape item that fails or does not develop full foliage during the maintenance period.
- Watering of soft landscape items as necessary throughout the maintenance period, to ensure establishment.
- Immediate replacement of any soft landscape item that fails due to lack of water.

Grassland (Medium, High, and Very High Distinctiveness)

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

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

Action	Relevant Parcels	Timing	Prescriptions
Sowing	2 and 3	Autumn or Spring	Species-rich neutral grassland meadow mix will be seeded in the designated areas. This will allow the desired flora species to develop and form biodiverse grassland habitats.
Mowing	2 and 3	When necessary, in the first year only	During the first year of management the grassland will be mown as necessary and arisings removed to prevent coarse grasses from dominating.
Annual Mowing	2 and 3	Indefinite, year 2 onwards	The grassland and meadow will be cut annually at the end of the flowering season (ideally in late July/August) in order to allow the plants to set seed, in combination with autumn and possible spring mowing.

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

Provide a detailed species list for the habitat to be created

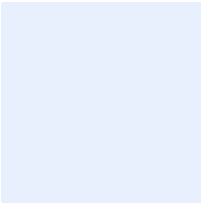
Common Name	Scientific Name	Abundance / %	Comments
Yarrow	Achillea millefolium	0.70%	
Kidney Vetch	Anthyllis vulneraria	0.60%	
Common Knapweed	Centaurea nigra	3.50%	
Greater Knapweed	Centaurea scabiosa	0.30%	
Wild Carrot	Daucus carota	0.30%	
Viper’s Bugloss	Echium vulgare	0.40%	
Lady’s Bedstraw	Galium verum	1.40%	
Horseshoe Vetch	Hippocrepis comosa	0.10%	
Field Scabious	Knautia arvensis	0.40%	
Meadow Vetchling	Lathyrus pratensis	0.20%	
Rough Hawkbit	Leontodon hispidus	0.40%	
Oxeye Daisy (Moon Daisy)	Leucanthemum vulgare	1.40%	
Birdsfoot Trefoil	Lotus corniculatus	2.00%	

Ribwort Plantain	Plantago lanceolata	0.70%	
Cowslip	Primula veris	1.40%	
Selfheal	Prunella vulgaris	0.20%	
Meadow Buttercup	Ranunculus acris	0.50%	
Yellow Rattle	Rhinanthus minor	3.40%	
Common Sorrel	Rumex acetosa	0.20%	
Bladder Champion	Silene vulgars	0.40%	
Tufted Vetch	Vicia cracca	0.70%	
Common Bent	Agrostis capillaris	6.00%	
Sweet Vernal	Anthoxanthum odoratum	3.00%	
Quaking Grass (w)	Briza media	4.00%	
Glaucous Sedge (w)	Carex flacca	0.50%	
Crested Dogstail	Cynosurus cristatus	40.00%	
Sheep’s Fescue (w)	Festuca ovina	8.00%	
Red Fescue	Festuca rubra	16.00%	
Smaller Cat’s	Phleum bertolonii	3.50%	

Other Supporting Information

Supporting Information (GH-B02)
n/a

What Does Success Look Like? (GH-F01)





Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Provide details of the approach to delivering each of the targeted condition criteria and hedgerow type. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 8. Hedgerow

Target Hedgerow Type:			h2a5 Species-rich native hedgerow			
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A1	Height >1.5m average along length.	No	H22	A newly planted hedgerow does not pass this criterion (unless it is >1.5m height).	n/a	The hedgerow will be managed to maintain a height of 1.5m or taller.
A2	Width >1.5m average along length.	Yes	H22	Plants will be set in double staggered rows at 400mm centres in species groups of 5 – 7 plants. Newly planted hedgerows indicative of good management pass this criteria for up to a maximum of four years if undertaken in accordance with good practice.	n/a	To aid establishment, the bases of newly planted shrubs/climbers will be maintained to ensure that they remain weed-free for the first three – four years. To avoid the use of pesticides, shrubs/climbers will be maintained either by mulching or through the use of biodegradable mulch mats which will be laid and pegged as necessary around each plant.
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	H22	Understorey planting of native hedge species will be undertaken to prevent gaps underneath the hedgerow.	n/a	Frequent watering to ensure newly planted stock survives.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	H22	The hedgerow will be planted without any gaps.	n/a	Dense bushy growth of shrubs will be promoted by conducting a cut when they reach a height of approximately 1m (where applicable). After this time the new shrub stock will be cut once per year between November and February until fully grown. To ensure survival, stock will be watered if required. Dead or diseased stock will be removed and replaced with stock of the same species.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:	No	H22	No cattle graze this field, grassland will be managed manually and no disturbance to ground or perennial vegetation proposed.	n/a	n/a

	- measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)					
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Yes	H22	No species indicative of nutrient-enrichment will be included within the hedgerow planting.	n/a	Monitoring of species will be carried out and any undesirable species will be removed by hand, avoiding the use of pesticides.
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Yes	H22	No invasive non-native species will be included within the hedgerow planting.	n/a	Monitoring of invasive non-native species will be carried out and any recorded invasive non-natives will be removed by hand, avoiding the use of pesticides.
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	H22	n/a	n/a	Monitoring of hedgerow condition will be carried out and any damage will be repaired under remedial actions.

Additional Management Prescriptions (HD-B01)

Shrub beds shall be 1m minimum width, where space allows. Hedge beds shall be 700mm for single row hedges and 1m for double-row hedges. Planting beds will be sprayed with translocated herbicide if there is any pernicious perennial weed growth. Repeat treatments will take place if necessary to ensure that planted areas are free from perennial weed growth prior to further cultivation. All planting beds will be cultivated to 300mm depth to form an open textured free draining growing medium. All stones and other debris larger than 100mm will be removed, along with all litter and vegetative matter. Areas of existing soil that have become compacted shall be broken up and loosened by hand forking or deep ripping to a depth of 600mm in accordance with the relevant British Standards. All shrub and hedge beds will be raked to form an even surface, with all surface stones and other debris larger than 50mm removed. Final soil levels within 300mm of edge of all beds will be 70mm below adjacent surfaces to stop mulch moving from bed and watered lightly if the soil is dry prior to planting.

Container-grown shrubs shall be pit planted, and small open ground stock may be notch planted. Following planting, the soil will be lightly firmed around the base of the plant. Mulch shall be coarse wood chips with no fines, spread to an even depth of 50mm over entire planted area. Immediately after planting shrubs and hedging, all damaged, dead or diseased branches will be carefully removed, along with any weak, thin or malformed growth in a manner and at a point appropriate for the species. Each plant will be watered in position with 15 litres, or to field capacity upon planting, or at the end of the day during which the planting was carried out.

Peat and peat-based materials shall not be used in implementing the works, including the growing media used in container grown plant stock.

Planting shall be implemented during the first planting season from mid-November to mid- March following substantial development completion or phases thereof.

Plant stock must be in strict accordance with the schedule of plants shown on the drawing. Plant stock shall be sourced from nurseries that comply with BS 3936: 2012.

No planting shall take place when the ground is frozen, wet or waterlogged or in excessively windy conditions, or in any other conditions that could adversely affect the successful establishment of plant material. All plants on site to be protected from adverse weather conditions.

All plants must be planted in the exact locations shown on the drawings, if this is not possible due to site layout changes or unmarked service runs etc. then changes must be agreed and confirmed in writing by the Contract Administrator.

All container-grown and root-balled planting stock shall be thoroughly watered before planting on the same day as the planting operation

The following maintenance operations will be carried out until planting is established. Maintenance operations will be carried out as necessary to keep the works in a tidy condition throughout the maintenance period:

- Remove all weed growth by hand or treat with spot herbicide applications, taking care to avoid spray drift. All arisings to be removed from site.
- Removal of all litter and other debris during each maintenance visit.
- Prune off dead, damaged, diseased or misshapen growth from shrubs and trees to promote good habit and shape.
- Immediate replacement of any soft landscape item that fails or does not develop full foliage during the maintenance period.
- Watering of soft landscape items as necessary throughout the maintenance period, to ensure establishment.
- Immediate replacement of any soft landscape item that fails due to lack of water.

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

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

Action	Relevant Features	Timing	Prescriptions
Planting	All	November - February	Hedgerow species shall be planted during the winter but will avoid periods when the ground is waterlogged.
Cutting and Pruning	All	November – February	When the shrubs reach 1m, they will be pruned to promote a dense, bushy growth. The shrubs will then be pruned once per year between November and February until they’re fully grown.
Watering	All	Immediately after planting and also during droughts or sustained periods of hot weather	To aid establishment, the newly planted hedgerow whips will be watered every day for the first 2 weeks. They will then be watered every 2-3 days for the next 3-12 weeks. After this period, the trees should be able to access water from the surrounding soil and watering may only be required in times of reduced rainfall or prolonger hot weather.
Removal	All	As required	Removal of dead or diseased stock if required.

Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

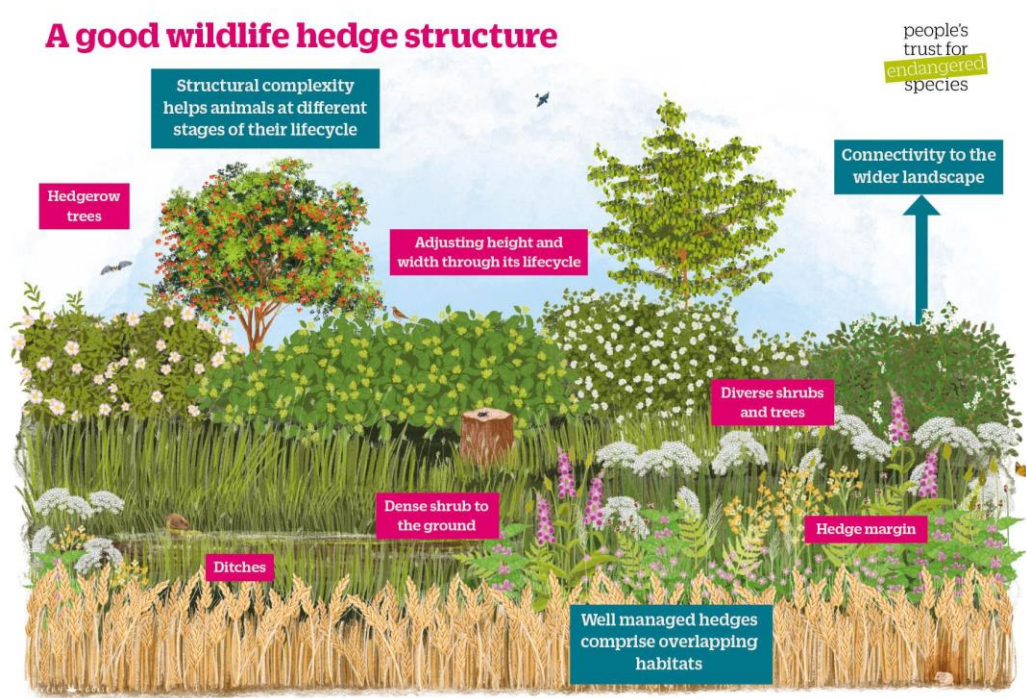
Common Name	Scientific Name	Abundance / %	Comments
Field maple	Acer campestre	20%	Bare root 60-90cm
Hawthorn	Crataegus monogyna	60%	Bare root 60-90cm
Hazel	Corylus avellana	10%	Bare root 60-90cm
Beech	Carpinus betulus	3%	Bare root 60-90cm
Dogwood	Cornus sanguinea	1%	Bare root 60-90cm
Spindle	Euonymus europaeus	1%	Bare root 60-90cm
Holly	Ilex aquifolium	1%	C 2L 30-40cm
Crab apple	Malus sylvestris	1%	Bare root 60-90cm
Bird cherry	Prunus avium	2%	Bare root 60-90cm
Dog rose	Rosa canina	1%	Bare root 60-90cm

Other Supporting Information

Supporting Information (HD-B02)

Please use this space to provide any additional information where relevant.

What Does Success Look Like? (HD-F01)



Individual Trees

Creation, Enhancement and Management Summary (UT-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 9. Individual Trees

Target Habitat:		(200) Rural individual trees				
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	T49, T50, T51	To ensure that the suitability of the Site for wildlife is maximised, including creating nesting opportunities for birds, additional tree planting will take place within the Site that will include native species.	n/a	Replacement of failed specimens on a like-for-like basis will occur as needed.
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).	Yes	T49, T50, T51	Individual trees automatically pass this criterion.	n/a	n/a
C	The tree is mature (or more than 50% within the block are mature).	Yes	T49, T50, T51	n/a	n/a	n/a
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	T49, T50, T51	No regular pruning regime.	n/a	No damaging activities will be undertaken in close proximity to the planted trees.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	T49, T50, T51	The creation of these features naturally within 30 years cannot be guaranteed.	n/a	n/a
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	T49, T50, T51	The trees will be planted within newly created grassland, with more than 20% of the canopy area oversailing the planted habitat.	n/a	n/a

Additional Management Prescriptions (UT-B01)

Pits will be excavated so that the diameter / depth of the pit allows a gap of approximately 150mm between the extent of the roots and the side of the pit. All stones and other debris over 100mm diameter will be removed, along with all vegetative material. Any excavated material that is not suitable to form an open-textured free-draining growing medium will be removed and replaced with topsoil. The sides and bottom of pit will be loosened to encourage drainage. Areas of existing soil that have become compacted shall be broken up and loosened by hand forking or deep ripping to a depth of 900mm to a minimum of a 1m radius from the proposed tree position, in accordance with the relevant British Standards.

Trees will be fixed with a single stake, 1.8m long x 100mm diameter, driven vertically into base of pit. The finished height of stake will be 800mm above finished ground level. Trees will be positioned and fixed to stakes using biodegradable tree tie with spacing device. Ties will be nailed 25mm from top of stake. Tree pits will be backfilled with clean topsoil and firmed in after planting.

Tree pits in shrub beds - mulch will be included as per adjacent shrub planting.

Tree pits in grass areas - finished soil level will be 100mm below adjacent grass surface to a radius of 500mm from the base of the tree, thus forming a neat circle. Coarse wood chip mulch will then be spread 80mm depth of over surface of pit.

Peat and peat-based materials shall not be used in implementing the works, including the growing media used in container grown plant stock.

Planting shall be implemented during the first planting season from mid-November to mid- March following substantial development completion or phases thereof.

Plant stock must be in strict accordance with the schedule of plants shown on the drawing. Plant stock shall be sourced from nurseries that comply with BS 3936: 2012.

No planting shall take place when the ground is frozen, wet or waterlogged or in excessively windy conditions, or in any other conditions that could adversely affect the successful establishment of plant material. All plants on site to be protected from adverse weather conditions.

All plants must be planted in the exact locations shown on the drawings, if this is not possible due to site layout changes or unmarked service runs etc. then changes must be agreed and confirmed in writing by the Contract Administrator.

All container-grown and root-balled planting stock shall be thoroughly watered before planting on the same day as the planting operation.

The following maintenance operations will be carried out until planting is established. Maintenance operations will be carried out as necessary to keep the works in a tidy condition throughout the maintenance period:

- Remove all weed growth by hand or treat with spot herbicide applications, taking care to avoid spray drift. All arisings to be removed from site.
- Removal of all litter and other debris during each maintenance visit.
- Prune off dead, damaged, diseased or misshapen growth from shrubs and trees to promote good habit and shape.
- Immediate replacement of any soft landscape item that fails or does not develop full foliage during the maintenance period.
- Watering of soft landscape items as necessary throughout the maintenance period, to ensure establishment.
- Immediate replacement of any soft landscape item that fails due to lack of water.

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	All	November – February	The trees will be planted during the winter but will avoid periods when the ground is waterlogged
Cutting and Pruning	All	November – February	The trees will be pruned once per year between November and February until they’re fully grown.
Watering	All	Immediately after planting and also during drought or sustained periods of hot weather	To aid establishment, newly planted trees will be watered every day for the first 2 weeks. They will then be watered every 2-3 days for the next 3-12 weeks. After this period, the trees should be able to access water from the surrounding soil and watering may only be required in times of reduced rainfall or prolonged hot weather.
Removal	All	As required	Removal of dead or diseased trees if required.

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Pedunculate oak	Quercus robur	1 no.	C 15L 150-180cm
White willow	Salix alba	2 no.	C 15L 150-180cm

Other Supporting Information

Supporting Information (UT-B02)
Please use this space to provide any additional information where relevant.

What Does Success Look Like? (UT-F01)



Creation, Enhancement and Management Summary (UR-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 22. Urban

Target Habitat:		(848) Sustainable Urban Drainage Feature				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Yes	20	Detention basin features have been included within the Site to facilitate the removal of water from adjacent areas of hardstanding during periods of wet weather. They will also filter and improve water quality to benefit biodiversity and public amenity. To ensure longevity, it is important to allow species groups such as bryophytes to colonise the basins/swales naturally. However, the features will also be sown with a seed mix such as 'EM8 Meadow Mixture for Wetlands' (or similar) to create a varied vegetation structure and encourage both invertebrate species as well as those that feed on them, such as bats and birds.	n/a	If required, over-sowing/ re-planting will take place to ensure establishment of a variety of plant species. Where excessive reeds become dominant these will be removed Nov – Feb (hand pulling or mechanical excavation), to prevent the SuDs becoming choked with marginal and submergent vegetation.
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	20	The selected seed mix will contain species of value for biodiversity.	n/a	Over-seeding and replacement of failed specimens on a like-for-like basis as needed.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	20	No INNS will be planted within this habitat.	n/a	Any invasive species will be identified and removed.
E1	Plant species are mostly native. If non-native species are present, they should not	Yes	20	The proposed planting and seed mix will contain a high diversity of native species.	n/a	Over-seeding will occur as needed.

	be detrimental to the habitat or native wildlife. (only applicable to Bioswale and SUDS habitat types)					
E2	The vegetation is comprised of plant species suited to wetland or riparian situations. (only applicable to Bioswale and SUDS habitat types)	Yes	20	Planting will comprise of species that are suited for wetland and/or riparian situations.	n/a	Over-seeding and replacement of failed specimens on a like-for-like basis will occur as needed.

Additional Management Prescriptions (UR-B01)

Weeds will be removed using repeated cultivation, then the ground will be ploughed or dug to bury the surface vegetation, harrowed or raked to produce a medium tilth, and finally rolled or trod to produce a firm surface. Sowings on ground prone to winter flooding are safest either in the early autumn or in spring once the land has drained.

The seed will be surface-sown and applied by machine or broadcast by hand, before firming in with a roll, or by treading, to give good soil/seed contact. Annual weeds will be cut in mid to late summer, then will be cut, removed and composted. The young meadow can then be kept short by grazing or mowing through to the end of March of the following year, with the removal of any residual perennial weeds such as docks.

In the second and subsequent years, EM8 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing. Meadow grassland is not cut or grazed from spring through to July/August to give the sown species an opportunity to flower. After flowering in July or August take a ‘hay cut’: cut back with a scythe, strimmer or tractor mower to c 50mm. Leave the ‘hay’ to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

Wetland habitats are characteristically quite variable in composition, reflecting local drainage and management. Conditions can vary, for instance, between the highs and lows in ridge and furrow grassland. Localized differences may require a targeted approach. For example, boggy areas which remain waterlogged for much of the year may be best sown with pond edge mixture EP1.

The following maintenance operations will be carried out until planting is established. Maintenance operations will be carried out as necessary to keep the works in a tidy condition throughout the maintenance period:

- Remove all weed growth by hand or treat with spot herbicide applications, taking care to avoid spray drift. All arisings to be removed from site.
- Removal of all litter and other debris during each maintenance visit.
- Immediate replacement of any soft landscape item that fails or does not develop full foliage during the maintenance period.
- Watering of soft landscape items as necessary throughout the maintenance period, to ensure establishment.
- Immediate replacement of any soft landscape item that fails due to lack of water.

Urban

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

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

Action	Relevant Parcels	Timing	Prescriptions
Creation of SuDS		Late October – Mid March	The SuDS will undergo creation between late October- mid March, in which mechanical diggers (using dedicated trackways around the site) can be used to create the SuDS areas. The SuDS should be at least 0.75m in depth at the centre to prevent freezing and should have a shallow incline on the edges to allow small animals to escape.
Planting		Autumn or Spring	Planting of a variety of species should occur between Mid-September to November or March-April, depending on suitable weather conditions
Removal		Any time	Identification and removal of non-native invasive species by hand

Urban Species Lists (UR-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Yarrow	Achillea Millefolium	0.70%	
Agrimony	Agrimonia eupatoria	0.60%	
Wild Angelica	Angelica sylvestris	0.10%	
Betony	Betonica officinalis	0.20%	
Common Knapweed	Centaurea nigra	3.20%	
Meadowsweet	Filipendula ularia	1.40%	
Hedge Bedstraw	Galium album	0.40%	
Lady’s Bedstraw	Galium verum	2.00%	
Meadow Vetchling	Lathyrus pratensis	0.80%	
Rough Hawkbit	Leontodon hispidus	0.60%	
Oxeye Daisy (Moon Daisy)	Leucanthemum vulgare	1.20%	
Birdsfoot Trefoil	Lotus corniculatus	0.60%	

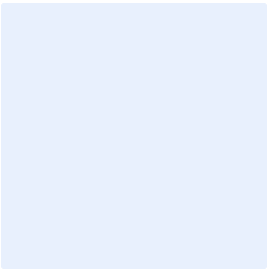
Greater Birdsfoot Trefoil	Lotus pedunculatus	0.10%	
Black Medick	Medicago lupulina	1.00%	
Ribwort Plantain	Plantago lanceolata	2.00%	
Cowslip	Primula veris	0.40%	
Selfheal	Prunella vulgaris	0.80%	
Meadow Buttercup	Ranunculus acris	1.20%	
Yellow Rattle	Rhinanthus minor	0.80%	
Common Sorrel	Rumex acetosa	0.60%	
Great Burnet	Sanguisorba officinalis	0.30%	
Ragged Robin	Silene flos-cuculi	0.50%	
Dandelion	Taraxacum officinale	0.20%	
Tufted Vetch	Vicia cracca	0.30%	
Common Bent (w)	Agrostis capillaris	4.00%	
Sweet Vernal-grass (w)	Anthoxanthum odoratum	4.00%	
Grey Sedge (w)	Carex divulsa subsp. divulsa	0.80%	
Crested Dogstail	Cynosurus cristatus	33.60%	
Tufted Hair-grass (w)	Deschampsia cespitosa	1.60%	
Red Fescue	Festuca rubra	20.00%	
Meadow Barley (w)	Hordeum secalinum	3.20%	
Smaller Cat’s-tail (w)	Phleum bertolonii	5.60%	
Rough-stalked Meadow-grass	Poa trivialis	5.60%	
Tall Fescue	Schedonorus arundinaceus	1.60%	

Other Supporting Information

Supporting Information (UR-B02)

Please use this space to provide any additional information where relevant.

What Does Success Look Like? (UR-F01)



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.

This is a pre-emptive list. The list of potential risks should be as comprehensive as possible to provide confidence in the delivery of the management plan objectives. Complete each habitat's management targets and prescriptions first, then consider the likelihood of the risk occurring and what impacts it may have if it was to occur. Consider how these may feed back into monitoring requirements.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
May-August – years 1, 2, 3, 4, 5 post development	T49-51: Rural Trees	Newly planted trees failing to establish	10% of targeted number of newly planted trees found to be dead during years 1-10.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis Check for diseased specimens. Alter watering schedule to take account of changes in weather conditions.
May-August – years 1, 2, 3, 4, 5 post development	FID 9: Other Neutral Grassland	Individual species dominate the grassland flowering species-richness. Failure to establish. Dominance of perennial weed species.	Expected indicator species are not present in the habitat. High numbers of undesirable species.	Mowing regime can be increased as necessary to prevent dominance of coarse grasses and perennial weeds however there is likely to be a greater coverage of weeds in the first 1-2 years that will reduce in time. Hand-pulling of perennial weeds if necessary. Alter watering regime during establishment in times of prolonged hot/dry weather.
May-August – years 1, 2, 3, 4, 5 post development	H22: Native Hedgerows	Newly planted hedgerow species failing to establish	10% of hedgerow whips found to be dead during years 1-10.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis Check for diseased specimens. Alter watering schedule to take account of changes in weather conditions.
May-August – years 1,2, 3, 4, 5 post development	FID 20: SUDs	Individual species dominate the riparian flowering species-richness. Failure to establish. Dominance of perennial weed species.	10% of plants fail to establish. High numbers of undesirable species.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis. Hand-pulling of perennial weeds or invasive species if necessary. Alter watering regime during establishment in times of prolonged hot/dry weather. Additional over-sowing as required.

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)

To monitor the progress of the habitats within the Site, condition assessments will be taken of each habitat at years 2, 5, 10, 20, and 30 after construction to conclude if they are heading towards their target. Photographs taken before and after the creation of the habitats will also be used to further evidence the progress of the target habitats.

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.

Monitoring methods and frequency need to be considered according to habitat type. The text below is only for illustrative purposes. Plan according to your own project and habitat requirements.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland (FID 9)	The enhanced other neutral grassland will undergo monitoring to measure the progress towards the desired condition and composition. Condition assessments will be conducted at each visit to ensure the habitat is progressing to the targeted condition. Quadrats will be used to determine the species composition and abundance within the parcels and measured against what is expected for this habitat.	Monitoring will be conducted in years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 post creation to ensure establishment and progression towards the targeted habitat condition with a single visit in each year. Ad hoc monitoring will be undertaken by the land manager in the interim and if required, additional monitoring visits will be arranged. Surveys to be completed between May and August.
Rural trees (FID T49-51)	Urban trees will undergo monitoring to measure the progress towards the desired condition and composition. Condition assessments will be conducted at each visit to ensure the habitat is progressing to the targeted condition and climax habitat type	Monitoring will be conducted in years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 post creation to ensure establishment and progression towards the targeted habitat condition with a single visit in each year. Ad hoc monitoring will be undertaken by the land manager in the interim and if required, additional monitoring visits will be arranged. Surveys to be completed between May and September.
Sustainable drainage system (FID 20)	The proposed areas of SuDS will undergo monitoring to measure the progress towards the desired condition and composition. Condition assessments will be conducted to ensure the habitat is progressing to the target condition.	Monitoring will be conducted in years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 post-creation to ensure establishment and progression towards the targeted habitat condition with a single visit in each year. Ad hoc monitoring will be undertaken by the land manager in the interim and if required, additional monitoring visits will be arranged. Surveys to be completed between May and August.

Native hedgerow (FID H22)	The newly planted hedgerow will undergo monitoring to measure the progress towards the desired condition and composition. Condition assessments will be conducted at each visit to ensure the hedgerow is progressing to the targeted condition.	Monitoring will be conducted in years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 post-creation to ensure establishment and progression towards the targeted habitat condition with a single site visit each year. Ad hoc monitoring will be undertaken by the land manager in the interim and if required, additional monitoring visits will be arranged. Surveys to be completed between May and August.
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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
Landowner	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
Y1	December	September or November	Report on results of initial habitat creation and condition of newly planted grassland, trees, and hedgerow.
Y2	December	September or November	Report on results of habitat creation and condition of planted grassland, trees, and hedgerow and SuDs
Y3	December	September or November	Report on results of habitat creation and condition of planted grassland, trees, and hedgerow and SuDs
Y4	December	September or November	Report on results of habitat creation and condition of planted grassland, trees, and hedgerow and SuDs

Y5	December	September or November	Reports on results of condition of the grassland, trees, hedgerow, and SUDs.
Y10	December	September or November	Reports on results of condition of the grassland, trees, hedgerow, and SUDs.
Y15	December	September or November	Reports on results of condition of the grassland, trees, hedgerow, and SUDs.
Y20	December	September or November	Reports on results of condition of the grassland, trees, hedgerow, and SUDs.
Y25	December	September or November	Reports on results of condition of the grassland, trees, hedgerow, and SUDs.
Y30	December	September or November	Reports on results of condition of the grassland trees, hedgerow, and SUDs.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)
Management of each habitat will be adapted to ensure that the habitats reach their projected condition and climax habitat. Monitoring will be undertaken by the project ecologist in years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30.
Ad hoc monitoring will be carried out by the landowner in the interim and if required, additional monitoring visits will be arranged. Should the land manager identify any concerns, these will be discussed with the project ecologist, and remedial actions undertaken. This may include a requirement for more frequent monitoring visits, change in the management plan, or in management regimes. The HMMP will be updated to reflect any changes.