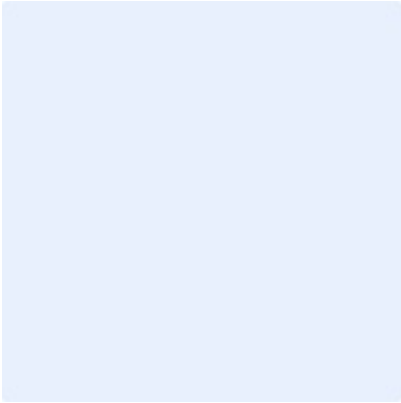




Department
for Environment
Food & Rural Affairs

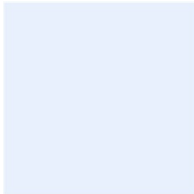


Habitat Management and Monitoring Plan

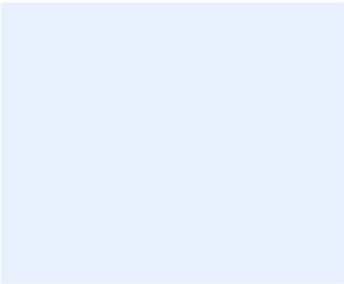
For use with
Small Sites Metric
(Statutory Biodiversity Metric)

Site Name:	2 Cotswold Road, Worthing, West Sussex BN13 2LA
Date:	15/12/2025
Version:	V1.0 - Updated
Small Sites Criteria Met	The site fulfils the criteria for use of the Small Sites Metric (Statutory Biodiversity Metric) calculation tool. Yes ☒ No ☐

Author: Laura Barry



Client: Mr M. and Mrs A.
Hard



Checklist of Contents SM-T01

Checklist of Contents Completed		Sections completed (please tick)
1.	Project Background	
1a	Project Information	☒
1b	Planning Condition	☒
1c	Roles and Responsibilities	☒
1d	Site Boundary Plan	☒
1e	Land Use Summary	☒
1f	Site Photos	☒
1g	Site Proposals Plan	☒
2.	Management Plan Aims and Objectives	
2a	Site Aims and Objectives	☒
2b	Retained and Enhanced Habitats Protection Measures	☒
2c	Habitat Management Proposals	☒
3.	Establishment and Management	
3a	Creation, Enhancement and Management Targets and Prescriptions	☒
4.	Monitoring	
4a	Monitoring Strategy for Each Habitat, Hedgerow and Watercourse Present On-Site	☒

Version Control SM-T02

Version	Issue Status	Prepared by / Date	Approved by / Date
V1.0	Draft	Laura Barry 14/12/2025	Richard Law 15/12/2025

Document Details

Authorship Details SM-B01
Richard Law, BSc (Hons), MRes, CEnv, MCIEEM, FLS, Sylvatica Ecology Ltd. Laura Barry, BA (Hons), MSc, Associate Member of CIEEM, Sylvatica Ecology Ltd.

1. Project Background

Project information SM-T01	
Project type	Commercial
Development Name and Address	2 Cotswold Road, Worthing, West Sussex BN13 2LA
Author	Laura Barry.
Landowner	Mr M. and Mrs A. Hard
Land Management Organisation	ADCS Architectural Design
Period covered by this management plan	2025–2055 (30 years, with updates every 5 years)
Planning authority	Worthing Borough Council
Planning reference	TBC
Central OS grid reference	TQ12530521
Total Site Area	140 Sq. metres

Planning Condition

Details of Planning Conditions to be Discharged by this Document SM-B02
On-Site Legal Agreement: To be secured via S106 or biodiversity gain plan approval.

Roles and Responsibilities

Author Responsible for Preparing HMMP SM-B03			
Name or Initials / Role	Richard Law/ Ecologist (Director)		
Organisation	Sylvatica Ecology Ltd.		
Responsibility	Start Date	2025	End Date 2055
Statement of Competency			
Responsible for survey, implementation guidance and 5-year updates. Richard Law BSc MRes CEnv MCIEEM FLS has been undertaking ecological survey work within the last 18 years on a number of different locations throughout the United Kingdom for a variety of protected species, including bats (Class 2 2015-12576), reptiles, amphibians including great crested newt (<i>Triturus cristatus</i>) (Class 1 2016-20290) and terrestrial mammals including dormice (Class 1 2015-13188) and birds including barn owl licence (CL29/00236). Richard is also qualified in track and sign and trailing via an international system of assessment (www.trackercertification.com).			
Landowner / Developer/Management Organisation Responsible for Delivering HMMP SM-B04			
Name or Initials / Role	Mr M. and Mrs A. Hard		
Organisation	N/A		
Responsibility	Start Date	2025	End Date 2055
Statement of Competency			
Landowner has relevant site knowledge and skills through managing this property daily.			



Site Context Plan SM-F02

1: PRELIMINARY ECOLOGICAL WALKOVER SURVEY HABITAT MAP



2: PROPOSED DEVELOPMENT



3: SITE SURVEY LOCATION



Land Use

Description of Site Use - Baseline SM-B05

The site is located in Worthing, at National Grid Reference TQ12530521 and has an area of approximately 0.014 ha comprising a building, hard standing and a small garden of bare ground with sparse thistle and scrub vegetation. The A27 is 580m north and the English Channel is 3.7km south of the site. There are pockets of ancient woodland 2.5km west of the site, which provide suitable foraging and roosting habitat for bats.

Habitat Types

(U1d) Suburban mosaic of developed and natural surfaces

The site comprises hard-standing paving slabs at the front (east) of the building. The garden within the site (north of building) consists of bare ground and small area of hard standing which is mostly covered by a rubble pile containing loose bricks, timber and a fence panel. The bare ground is sparsely vegetated with bramble (*Rubus spp*), dandelion (*Taraxacum officinale*), sticky jack (*Suillus luteus*), doc (*Rumex spp.*), thistle (*Carduus nutans*) and nettles (*Urtica dioica*).

(U1b5) Buildings

There is one timber building within the site.

(U1e) Built linear features

The site is surrounded by built linear features. The west, east and south of the site is bordered by timber fencing and the north boundary is separated from the neighbouring property by a small brick wall. The fence on the east of the site is damaged, with one fallen fence panel within the garden area. The other fences and brick wall are intact.

Description of Site Use - Proposed SM-B06

Overview of Proposed Use:

Demolition of existing shop and replacement with 2no Class E (Commercial/Business/Service) units

The habitats present, post development, will comprise Developed land/ sealed surface, vegetated garden, a native species hedgerow and two small trees.

Long-term biodiversity value will be improved on-site through the planting of two small trees to the front of the property as part of the garden areas for improved habitat and carbon sequestration. The recommended trees would be rowan (*Sorbus aucuparia*) and a hedgerow comprising of a mix of hawthorn (*Crateagus monogyna*), blackthorn (*Prunus spinosa*), elder (*Sambucus nigra*) and dog rose (*Rosa canina*).

The post development habitat creation within the design of the scheme has resulted in a total increase of 0.006 habitat units which give a Biodiversity Net Gain of +26.59%. These measures are to be enacted within the site boundary.

Site Photos SM-F03





2. Management Plan Aims and Objectives

Overview of Proposed Habitat Aims and Objectives SM-B07

Site-Wide Principles

- Biodiversity Preservation:** The overarching principle of this plan is to ensure the conservation and enhancement of local biodiversity, with a total biodiversity net gain of +26.59%. This will be achieved by carefully managing and protecting habitats for potential species, including bats, birds and hedgehogs.
- Sustainable Development:** Any development must be balanced with the long-term health of the local ecosystem. Landscaping will be designed in a way that minimises disturbance to wildlife while enhancing the habitat's functionality.
- Protection of Key Habitats:** The landscape design improves the biodiversity value on site and will provide hedgerow habitat that will protect all habitats within.
- Retain, Enhance and Create:** The hedgerow/trees will improve biodiversity and biomass of species, managed as set out in the management plan.
- Adaptive Management:** The management regime will be flexible, able to adapt to emerging issues, and continuously refined based on monitoring results and evolving environmental needs over the next 30 years and beyond.

Post-30-Year Vision for the Site

Objective: To ensure the long-term sustainability of the site's habitats and species beyond the initial 30-year period.

How: The site will be managed with a vision of creating a self-sustaining ecological system, where human intervention is minimal, to maintain and improve condition and biodiversity, and ecological processes are resilient. The hedgerow/trees, bat and bird boxes will provide resting, commuting and feeding habitat for wildlife, and the area will integrate seamlessly with the landscape, providing a model for biodiversity-friendly development.

Timescale: While the initial 30-year plan will focus on maintaining and improving biodiversity, the post-30-year vision will involve continued monitoring and adaptive management to ensure the long-term health and sustainability of the site.

Retained and Enhanced Habitats Protection Measures SM-B08

Habitat Protection and Enhancement

Objective: To enhance the habitat a hedgerow will be planed, managing for structural diversity, enhancing ecological value for species protection.

How: Native-species trees will be planted to enhance biodiversity value for wildlife. Long-term habitat improvement will be achieved by promoting native species growth and minimising invasive species. Management will focus on maintaining structural diversity to benefit various wildlife.

Timescale: Protection measures will begin immediately during construction and continue throughout the 30-year monitoring period. Habitat enhancement measures will be initiated during the first 5 years, with periodic review every 5 years, as set out in the HMMP monitoring schedule below.

Summary of Adaptive Management Approaches SM-B09

Long-Term Monitoring and Adaptive Management

Objective: To monitor the success of the habitat management plan and adapt management practices as necessary to maintain the site's biodiversity.

How: A detailed on-site monitoring programme has been established to protect key species, habitat quality, and the success of management practices. This will include regular habitat assessments of trees, herbaceous plants and hedgerow to ensure optimum condition is achieved and maintained to support wildlife. Off-site monitoring programme to be supplied by off-site provider, once designated.

Timescale: Monitoring will begin immediately and continue annually. Results will inform the longer-term review of management practices, ensuring that the approach is adaptive and responsive to any emerging needs or challenges.

Habitat Baseline Description SM-B10

The habitat baseline is an area of approximately 0.014 ha comprising a building, hard standing and a small garden of bare ground with sparse vegetation.

Habitat Types

(U1d) Suburban mosaic of developed and natural surfaces

The site comprises hard-standing paving slabs at the front (east) of the building. The garden within the site (north of building) consists of bare ground and small area of hard standing which is mostly covered by a rubble pile containing loose bricks, timber and a fence panel. The bare ground is sparsely vegetated with bramble (*Rubus spp*), dandelion (*Taraxacum officinale*), sticky jack (*Suillus luteus*), doc (*Rumex spp.*), thistle (*Carduus nutans*) and nettles (*Urtica dioica*).

(U1b5) Buildings

There is one timber building within the site.

(U1e) Built linear features

The site is surrounded by built linear features. The west, east and south of the site is bordered by timber fencing and the north boundary is separated from the neighbouring property by a small brick wall. The fence on the east of the site is damaged, with one fallen fence panel within the garden area. The other fences and brick wall are intact.

Retained Habitats SM-B11

Suburban mosaic

Objective: To retain the natural features of the site to promote biodiversity.

How: Protect the existing garden within the site boundary, and native wildlife before, during and after construction in line with the actions set out in the management plan, and risk mitigation plan. This will ensure this commuting, nesting, feeding and sheltering habitat remains in place for a variety of wildlife.

Timescale: Ongoing from project initiation, with regular adjustments based on monitoring results. The management plan will be reviewed every 5 years to assess success and adapt where necessary.

Enhanced Habitats SM-B12

Species Conservation (Bats, Birds, and Hedgehogs)

Objective: To protect and enhance habitat conditions for priority species and manage for their long-term viability.

How: Targeted conservation measures will be implemented, as set out in the management plan, including, over the time frames set out in the management plan below the installation of bat and bird boxes.

Timescale: Species protection and habitat creation will be established within the first 2 years, with ongoing monitoring and management over the next 30 years. Adaptive management plans will be reviewed every 5 years.

Created Habitats SM-B13

Native Hedgerow and Individual Trees

Objective: To create a biodiverse native hedgerow by planting trees, to increase commuting, feeding, roosting and nesting habitat for a variety of species and to promote biodiversity for a wide range of species and for erosion control, water regulation, and carbon storage to combat climate change.

How: Native species hedgerow consisting of 3 plants per meter (approximately a 10m length), comprising of 50% hawthorn (*Crataegus monogyna*) , 25% blackthorn (*Prunus spinosa*), 15% elder (*Sambucus nigra*) and 10% dogrose (*Rosa canina*) and to be planted, with good condition achieved and maintained by removal of invasive species and other measures as set out in the management plan below. Herbaceous species could also be planted into newly landscape areas, for example, by laying wildflower turf, providing a valuable nectar source for invertebrate species.

Timescale: Planting of the hedgerow trees will begin with project initiation, with regular adjustments based on monitoring results. The management plan will be reviewed every 5 years to assess success and adapt where necessary.

3. Creation, Enhancement and Management

Creation, Enhancement and Management Targets and Prescriptions SM-T02

Habitat/Feature Type	Target Condition	Parcel/ Feature Ref	Habitat Creation or Enhancement and Management Prescriptions
Native Hedgerow/Trees	Moderate	N/A	<u>Hedgerow Planting – Years 0-1 (Nov-March)</u> A native hedgerow will be planted. 50% hawthorn, 25% blackthorn 15% elder and 10% dog rose. Design for Diversity: Herbaceous species could also be planted into newly landscape areas, for example, by laying wildflower turf, providing a valuable nectar source for invertebrate species. To enhance the site for hedgehog post-development the planting of native trees the provision of gaps of at least 13cm by 13cm under any fences will ensure this species continues to have access to the site and can use the site for foraging, commuting and shelter. Incorporate Buffer Zones: Create buffer zones around the hedge for additional ecological benefits, containing wildflowers, to further support biodiversity. Incorporate Pollinator-Friendly Plants: Include species that are rich in nectar and pollen, such as wild roses, honeysuckle, and elder, to attract pollinators like bees and butterflies. Avoid Monocultures: Plant in mixed clusters to create a varied structure and promote diverse habitats for insects, birds, and mammals. Plants to be between 80-90cm when planted. All hedgerow planting should be carried out in accordance with BS4428:1989, Code of practice for general landscape operations. Hedgerow shrubs should either be notch planted or trench planted. Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery. All plants need to be well heeled in after planting and watered in during dry weather. Avoid planting in very cold or wet weather. Short-Term Maintenance: After planting hedgerows, it's important to provide them with adequate water to ensure successful establishment.
Native Hedgerow/Trees	Moderate	N/A	<u>Establishment and Maintenance (Years 1-5)</u> Watering and Weeding: Water plants regularly during the establishment phase. Remove invasive species and weeds that threaten to out-compete the planted species, to maintain a biodiverse mix of species. During year 1, irrigate once a week during the heat of the summer. This regular watering is crucial as the plants are establishing their root systems and becoming acclimated to their new environment. For year 2, reduce the frequency to every two weeks, as the plants will have developed stronger roots and be better able to withstand periods of less water. Remember, the goal is to encourage deep root growth, so when you do water, ensure it's thorough enough to reach the bottom of the roots. Use a soaker hose for efficient and deep watering. It's also a good idea to check the soil moisture regularly to ensure it's not too dry, especially during any unusually hot or dry spells, as you may need to adjust your watering schedule accordingly.
Native Hedgerow/Trees	Moderate	N/A	<u>Enhancement - Improve structure and floristic diversity (Spring to Autumn)</u> Berries and flowers present in unmanaged seasons. Allow flowering and fruiting phases to support wildlife.

Native Hedgerow/Trees	Moderate	N/A	<u>Wildflower Sowing (Spring):</u> If the grass in the buffer zone at hedge base is dominated by poor-quality grasses, introduce a seed mix of local, native wildflowers to increase plant diversity. Ensure the species chosen are appropriate for the soil and climate conditions of the site e.g. oxeye daisy, knapweed, bird's-foot trefoil.
Native Hedgerow/Trees	Moderate	N/A	<u>Reduce Damage (Year-round)</u> >90% of the hedgerow or undisturbed ground is free of damage caused by human activities. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).
Native Hedgerow/Trees	Moderate	N/A	<u>Cultivate Hedgerow Base (Year-round)</u> This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches. >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).
Native Hedgerow/Trees	Moderate	N/A	<u>Thinning and Pruning (Years 1-15)</u> Selective Thinning: As the hedge matures, thin out crowded sections to ensure trees have adequate space to grow. This will encourage better light penetration and promote the growth of understory plants. Manage hedgerows on a cycle to maintain their health and value for wildlife. Gradually cut hedges higher and wider to prevent them from becoming 'leggy' or 'gappy'. Rejuvenate hedges through laying or coppicing every 40+ years Manage Growth for Structural Diversity: Prune shrubs to maintain a mix of heights and structural complexity (low-level shrubs,) Maintain natural forms rather than formal shapes. Cutting Back for Hedgerow Features: Perform some coppicing or pollarding (cutting back to the stump or main stem) every few years to create dense regrowth. This encourages the development of wildlife habitats (e.g., nest sites for birds). Ensure Connectivity: Periodically check that the hedge maintains connectivity with other habitats to promote species movement and genetic exchange
Native Hedgerow/Trees	Moderate	N/A	<u>Enhancing Habitat Features (Years 5-30)</u> Install Nest Boxes and Habitat Structures: Introduce bird boxes, bat boxes, and insect hotels to enhance the hedge's utility for wildlife. Consider features like brush piles or hedgehog houses for small mammals. Regular Coppicing and Hedge-laying: In addition to regular pruning, employ traditional techniques like coppicing (cutting trees back to ground level) and laying the hedge (weaving branches through posts to create a stock-proof barrier). This rejuvenates the hedge, promotes dense, vigorous regrowth and improves structural diversity. Aim for a balance of old and young hedge species to maximise biodiversity. Control Invasive Species: Keep an eye on the hedge for invasive species such as brambles, ivy, or non-native trees that might outcompete native plants. Remove or control them carefully.

Risk Register and Proposed Remedial Measures SM-T03

On-Site Risk Factor	Habitat/Hedgerow/Watercourse Type	Trigger for Action	Remedial Measure
Newly planted trees failing to establish	Hedgerow/Individual Trees	Either of the newly planted trees visibly fail to establish.	Monitoring, watering, use of guards, removal of competing species, replanting in subsequent year if needed to ensure establishment of whips. Any trees or plants which, are removed, die, or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.
Risk to biodiversity and bio-abundance of species present, if not managed to promote optimal habitat	Hedgerow	Identification of planted species, presence of invasive species or over-abundance of successional species.	Habitat will be retained and enhanced. Its long-term biodiversity and bio-abundance value will be improved through planting to create a mosaic of habitats, structure retention and increased habitat connectivity.
Potential harm caused to mammals during construction phase	All Habitat	Approval of Planning Application	Ensure that prior to construction phase logistical arrangements are made so that any deep trenches or excavations can be covered overnight to ensure any animals, such as hedgehogs, do not become trapped. This measure would also be pertinent for all mammals.
Loss of habitat for hedgehog due to lack of connectivity on and off-site	Hard Standing (fences) and hedgerow	Construction phase	To enhance the site for hedgehog post-development Create 13cm x 13cm gap at bottom of new fence on west of site and in the wall at the north of the site to ensure this species continues to have access to the site and can use the site for foraging, commuting and shelter.
Potential spread of INNS plants	All Habitat	Construction Phase	If any vegetation clearance takes place, a precautionary check prior to this is recommended to ensure that no invasive plant species are present and likely to be spread, off site, due to vegetation removal.
Risk to biodiversity and bio-abundance of species present, if not managed to promote optimal habitat	Hedgerow/trees	Survey identifies failure of planted species, presence of invasive species or over-abundance of successional species.	Habitat will be enhanced. Its long-term biodiversity and bio-abundance value will be improved through planting to create a mosaic of habitats, structure retention and increased habitat connectivity.

Potential harm to bats during construction	All Habitat	HMMP	The demolition of the building could destroy bat roosts if present and could cause injury or death to bats. One bat emergence is required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building. Infra-red cameras should be used as an aid. Two surveyors are required to provide full coverage of the building. If the absence of a bat roost cannot be determined during the first visit, then further surveys will be required. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England. Surveys should be a minimum of three weeks apart. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.
Risk to priority species nationally from declining habitat	All Habitat	Construction Phase	Installation of bat and bird boxes (particularly Swift boxes/bricks) on any structures installed as part of this development proposed. Established within the first 2 years, with ongoing monitoring and management over the next 30 years. Adaptive management plans will be reviewed every 5 years.
Impact on bats, moths and birds due to light pollution disrupting behaviour	All Habitat	Creation of Construction Environmental Management Plan (CEMP)	To account for the foraging activity of bat species, any lighting installed because of this development will conform to the specifications which are outlined within BCT Guidance Note (2023b)

4. Monitoring

Monitoring Strategy for Each Habitat, Hedgerow and Watercourse Present On-Site SM-T04

Below are the methods that will be used to monitor the progress towards the targets stated in the on-site management plan and as agreed with the Local Planning Authority.

Habitat/Feature Type	Monitoring Methods	Monitoring Interval and Timing
Trees/Hedgerow	Conduct Visual Tree Inspections (VTI) to assess general health, vitality, and any visible signs of disease, pests, or environmental stress. - What to look for: - Discoloration or dieback of leaves/needles - Presence of pests or diseases (fungal growth, bark beetles, etc.) - Structural defects (cracks, leaning, deadwood) - Root and soil conditions - Tree crown shape and size Cross reference findings against each of the Condition assessment classes required to meet BNG enhancement requirements, as set out in the Management plan.	Twice Annually Surveys to be completed in Autumn/Winter and Spring/Summer to account for features of trees that may be visible in different seasons e.g. canopy cover in Summer and branch composition in Winter.
Trees/Hedgerow	Conduct biodiversity surveys annually to assess the hedge’s health and biodiversity performance. Look for key indicators such as species richness (plants, insects, birds) and the presence of important species like pollinators or birds of prey. Review establishment of wildflower ground flora at base of hedges and bio abundance and biodiversity of plant and insect species within. Use the BNG assessment process to regularly measure biodiversity outcomes against baseline conditions. Keep track of improvements or declines in habitat quality and make adjustments as needed.	Quarterly Surveys to be completed in Autumn/Winter and Spring/Summer to account for features of hedgerow that may be visible in different seasons e.g. species composition in Spring, flowering/fruiting in Summer/Autumn and hedge structure in Winter.
All Habitat	Site walkover and Biodiversity Monitoring of bat and bird boxes by a qualified ecologist. This will help assess the success of the management plan in contributing to improved biodiversity for protected species.	Annual site visit (Spring/Summer) by a qualified ecologist with fixed-point photography.

Monitoring Reporting SM-B14

Organisation Responsible for Submitting the Monitoring Reports	Manorwood Ltd.	Organisation Receiving and Responsible for Reviewing Reports	Worthing Borough Council
Following completion of habitat creation and initial enhancement works, monitoring reports may be prepared for the Local Planning Authority or Responsible Body (i.e. Natural England). Each habitat type comprising the BNG project will be monitored, providing sufficient detail for the reviewing authority to assess the progress. The requirements and regularity with which the monitoring reports are required are at the discretion of Worthing Borough Council and have yet to be agreed for this application. The reporting strategy will be delivered to the Local Planning Authority or Responsible Body throughout the life of this Habitat Management and Monitoring Plan (HMMP). The type of reporting that will be submitted, how updates to this HMMP will be provided, and the regularity that reporting of HMMP updates will be provided will be agreed with Worthing Borough Council. A 'Monitoring Report Template' has been produced by Natural England to accompany the main Habitat Management and Monitoring Plan Template. This monitoring report template will be used for reporting unless Worthing Borough Council consider a simpler document sufficient for a small site of this nature. Survey details, progress summary, site-wide successes and challenges, progress towards habitat condition targets, monitoring report conclusions with key future actions may all be submitted in this report. If applicable, an activity register may also be provided, setting out detail of responsible parties and actions taken for creation, enhancement, management and monitoring of activity, as set out within the management plan.			