

Draft Habitat Management and Monitoring Plan

Site Name:	Chapel Road, Barns Green
Date:	29/07/2026
Version:	A



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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
A	Draft	Jaden Burden / 28/07/2026	30/07/2026

Document Details

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Authorship Details
Prepared by Jaden Burden for Chapel Road, Barns Green.

1. Project Background

Site Overview PB-B01	
Project type	On and Off-site
Development Name and Address	Chapel Road, Barns Green RH13 0PT
BNG Project Name and Address	N/A
Author Organisation	Shanly Homes
Landowner	
Land Manager	Shanly Homes
Responsible person/organisation for creating or enhancing the habitat	N/A
Period covered by this management plan	30 Year Period
Planning authority	Horsham District Council
Planning reference (if applicable)	DC/26/0933
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ125271
Metric revision/title	Statutory Biodiversity Metric
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
The site will retain the majority of the existing boundary trees and hedgerows, helping to preserve habitat connectivity across the site. While a small section of hedgerow will be removed to facilitate site access, other hedgerows will be enhanced to improve their ecological condition and biodiversity value. The development will also introduce a range of new habitats, including species-rich grassland, flowering lawns, rain gardens, and additional urban tree planting.
Timescales for Actions PB-B03
This HMMP is currently in draft form, and the detailed implementation programme is still being developed. Full timescales for all management, habitat creation, enhancement, monitoring, and maintenance actions will be provided in the final HMMP.
Monitoring Requirements PB-B04
Full detail of the monitoring on site will be detailed in the full and final version of the HMMP. All trees will be monitored by an arboriculturist and all other habitats will be monitored by an ecologist.
Required Consents and Licences PB-B05
The detailed consents and licences required to deliver the Habitat Management and Monitoring Plan (HMMP) will be covered in the detailed plan. Works will be undertaken in accordance with the relevant planning conditions.
Funding PB-B06
The funding arrangements for its long-term implementation are to be finalised.
Legal Agreement PB-B07
The legal mechanism to secure the implementation of the HMMP will be confirmed within the final version of the document.



LEGEND

 Site boundary





LEGEND

- Site boundary
- 2km Buffer
- Local Nature Reserves
- National Nature Reserves
- Sites of Special Scientific Interest

Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08					Yes: ☐ No: ☐				
This HMMP is currently in draft form, and the detailed development phasing strategy has not yet been confirmed. The final HMMP will provide details of how habitat retention, creation, enhancement, and management works will be phased. This will be a site-wide management plan. Progress towards achieving BNG targets will be monitored by suitably qualified professionals, with trees assessed by an arboriculturist and all other habitats assessed by an ecologist.									

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		N/A		
Organisation		TBC		
Responsibility	Start Date:	N/A	End Date:	N/A
Responsible for preparing and overseeing the implementation of this HMMP, including providing ecological advice on habitat retention, creation, enhancement, management, and monitoring requirements.				
Statement of Competency				
The HMMP has been prepared and will be overseen by suitably qualified ecological professionals. The responsible ecologist is a Registered Ecologist and has the relevant training, qualifications, and experience required to prepare and implement habitat management and monitoring plans, assess ecological outcomes, and support the delivery of BNG requirements.				

Landowner or Land Manager PB-B10				
Name or Initials		N/A		
Organisation		Shanly Homes		
Responsibility	Start Date:		End Date:	
Shanly Homes will be responsible for supporting the delivery of the HMMP, including ensuring that habitat retention, creation, enhancement, and management measures are implemented in accordance with the agreed requirements.				
Statement of Competency				
The relevant competencies will be demonstrated through the use of qualified ecologists, arboricultural specialists, and other suitably experienced professionals to ensure that habitat management and monitoring are carried out in accordance with the requirements of the HMMP.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		N/A		
Organisation				
Responsibility	Start Date:		End Date:	
The management organisation responsible for implementing this HMMP is to be confirmed. The appointed organisation will be responsible for delivering the habitat management, maintenance, and monitoring requirements set out within the HMMP, ensuring that habitat creation and enhancement measures are implemented and maintained to support the achievement of Biodiversity Net Gain (BNG) targets.				
Statement of Competency				
The appointed management organisation will demonstrate the necessary knowledge, skills, and experience required to manage habitats in accordance with the HMMP. This will include experience in habitat establishment, ecological management, and ongoing maintenance, with works undertaken by suitably trained and competent personnel to ensure the required BNG outcomes are achieved.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		N/A		
Organisation		Horsham District Council		

Responsibility	Start Date:	N/A	End Date:	N/A
Horsham District Council will be responsible for reviewing and discharging relevant planning conditions associated with the HMMP, where applicable.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The site currently comprises a mix of semi-natural habitats, including modified grassland, other neutral grassland, mixed scrub, native and ornamental hedgerows, and tree lines. The grassland is generally in poor to moderate ecological condition, with limited plant diversity and evidence of physical damage. Areas of grassland are currently horse grazed, maintaining a short sward height but limiting habitat quality and botanical diversity.

Existing boundary hedgerows and tree lines provide habitat connectivity to surrounding habitats. There are no significant watercourses or riverine habitats within the site.

Overview of Proposed Site Use PB-B14

The proposed development for the creation of 31 dwellings including affordable homes, internal access roads, landscaping and associated infrastructure. Most existing boundary hedgerows and tree lines will be retained, with some enhancements to improve ecological value. New habitats will include good condition grassland, flowering lawns, rain gardens, vegetated gardens, and urban tree planting. Habitats will be managed through a long-term plan to support biodiversity improvements.

Site Context Photos PB-F03



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

Baseline and Environmental Information	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	☐	Natural England (NE) has advised that there will be no impacts on the statutory designated sites.
Protected and Notable Species	☒	Bat activity surveys are currently being undertaken (April to September 2026) to determine the presence, distribution, and level of bat activity within and adjacent to the site. The findings of these surveys will inform the final design and identify any ecological constraints or management requirements.
Invasive Non-Native Species (INNS)	☐	
Biological Records Plan - Sites and Species	☒	Please see Preliminary Ecological Assessment
Baseline Habitats Survey	☒	Please see Biodiversity Feasibility Assessment
Public Access	☐	Public access has not influenced the proposed management prescriptions. The habitat management measures have been developed to achieve the site's Biodiversity Net Gain objectives and will be implemented irrespective of public access arrangements.
Climate	☐	Local climate conditions are not expected to significantly affect habitat retention, creation, or enhancement.
Geology and Topography	☐	No significant geological or topographical constraints have been identified. Please refer to the relevant Site Investigation Report for further details.
Agricultural Land Status	☐	The site is not considered suitable for agricultural management, and this does not affect the proposals.
Soils and Substrates	☐	No significant soil or substrate constraints have been identified. Further details are provided within the relevant Site Investigation Report.
Contaminated Land	☐	No contaminated land identified. Further details are provided within the relevant Site Investigation Report.
Hydrology and Drainage	☐	No significant hydrological constraints have been identified. Proposed drainage basins will provide opportunities for additional ecological value and habitat creation within the site.
Flood Risk Zones	☐	The site is not located within a flood risk zone. Refer to Flood Risk Assessment for more details.
Landscape Character and Designations	☐	Proposed landscaping and habitat creation will reflect local character through the use of native species, wildflower planting, and enhanced boundary habitats to strengthen ecological connectivity.
Historic Land Use	☐	No significant constraints or opportunities associated with the historic land use of the site have been identified.
Historic Environment and Earth Heritage	☐	No historic environment designations have been identified within the site. Therefore, no implications for the HMMP are anticipated.
Other – please specify	☐	N/A

Baseline and Environmental Information

2. Planned Management Activities

Management Plan Aims and Objectives PM-B01

The aim of the HMMP is to maintain and enhance the ecological value of retained habitats, including native hedgerows and boundary vegetation, while ensuring that newly created habitats establish successfully and reach their intended condition within the required timeframe. The plan will also ensure that ecological features, such as bird and bat boxes, are appropriately maintained and remain functional throughout the 30-year management period.

Principles Informed by Design Stage

Design Principles Informed by Baseline Information PM-B02

The baseline ecological survey identified that the Chapel Road, Barns Green site comprises predominantly modified and neutral grassland of poor to moderate condition, with boundary hedgerows and tree lines providing important habitat connectivity to surrounding woodland and grassland habitats. The absence of significant watercourses and the site's location outside designated nature recovery areas and priority habitat areas were also considered during the design process.

Early design decisions prioritised the retention of existing boundary hedgerows and tree lines to protect the site's more ecological valuable features and maintain habitat connectivity. Areas of lower-quality grassland were identified for enhancement through the creation of higher-value habitats, including good condition grassland, flowering lawns, rain gardens, and additional urban tree planting. Existing hedgerows will also be enhanced where appropriate, such as improving native hedgerow H2 from poor to moderate condition, to increase their biodiversity value.

The strategic significance of habitat parcels was assessed using the West Sussex Local Nature Recovery Strategy and MAGIC mapping. As the site is not located within an identified nature recovery area or priority habitat area, habitats were assigned low strategic significance. This informed the approach of maximising on-site biodiversity improvements through habitat retention, enhancement, and creation within the constraints of the proposed development.

Habitat and Condition Targets PM-T01

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Grassland	Modified Grassland	0.0723 ha	Poor	N/A	.		
Grassland	Other neutral grassland	1.7611 ha	Poor	N/A			
Heathland and shrub	Mixed scrub	0.041 ha	Moderate	N/A			
Urban	Developed land; sealed surface	0.0031 ha	N/A - Other	N/A			
Ecologically valuable line of trees	Ecologically valuable line of trees	0.1525 ha	Moderate	N/A			
Ecologically valuable line of trees	Ecologically valuable line of trees	0.0694 ha	Moderate	N/A			
Line of trees	Line of trees	0.1485 ha	Moderate	N/A			
Line of trees - associated with bank or ditch	Line of trees - associated with bank or ditch	0.0691 ha	Moderate	N/A			
Native hedgerow	Native hedgerow	0.0398 ha	Good	N/A			
Native hedgerow	Native hedgerow	0.0335 ha	Poor	Moderate	2 years	Moderate condition will be targeted by achieving a pass in the criteria required by the Statutory Biodiversity Metric for native hedgerows. Management	

						will aim to meet the relevant condition assessment criteria through appropriate cutting, maintenance, and enhancement measures, as set out in the final HMMP.	
Native hedgerow	Native hedgerow	0.0456 ha	Poor	Moderate	2 years	Moderate condition will be targeted by achieving a pass in the criteria required by the Statutory Biodiversity Metric for native hedgerows. Management will aim to meet the relevant condition assessment criteria through appropriate cutting, maintenance, and enhancement measures, as set out in the final HMMP.	
Non-native and ornamental hedgerow	Non-native and ornamental hedgerow	0.0165 ha	Poor	N/A			

Habitat Retention

Measures to be Implemented to Protect Retained Habitats PM-03

The development will retain the majority of existing boundary tree lines and hedgerows. Specific parcel references and detailed protection measures will be confirmed within the final HMMP.

Specification of Protective Measures to be Used PM-04

Detailed technical specifications for protective measures will be provided within the final HMMP. Where required, retained habitats will be protected during construction using appropriate measures, such as protective fencing, in accordance with best practice guidance.

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

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Details to be provided within the final HMMP.	Developed land; sealed surface	N/A	N/A	N/A
Details to be provided within the final HMMP.	Vegetated garden	N/A	N/A	N/A
Details to be provided within the final HMMP.	Rain garden	N/A	N/A	N/A
Details to be provided within the final HMMP.	Other neutral grassland	N/A	N/A	N/A
Details to be provided within the final HMMP.	Urban tree	N/A	N/A	N/A
Details to be provided within the final HMMP.	Modified grassland	N/A	N/A	N/A
Details to be provided within the final HMMP.	Modified grassland	N/A	N/A	N/A

3. Monitoring

Monitoring Strategy

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

Full details of the monitoring methodology will be provided within the final Habitat Management and Monitoring Plan (HMMP). Monitoring will compare baseline habitat conditions against retained, created and enhanced habitats. All trees will be monitored by a suitably qualified arboriculturist, whilst all other habitats will be monitored by a suitably qualified ecologist. Any required remedial measures will be identified and implemented through the monitoring process as set out in the final HMMP.

Monitoring Reports

Monitoring Report Schedule MS-T02

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
N/A	N/A