Habitat Management and Monitoring Plan

For use with

Small Sites Metric

(Statutory Biodiversity Metric)

Site Name:	Land to the South of The Mount, Ifield. RH11 0LQ
Date:	22/3/2025
Version:	3.1
Small Sites Criteria Met	The site fulfils the criteria for use of the Small Sites Metric (Statutory Biodiversity Metric) calculation tool. Yes ☒ No ☐ If 'No' use the Main HMMP Template for the full statutory biodiversity metric instead of this one.

Author:

Client:

Template Document User Guide

Context – The Small Sites Metric

The Small Sites Metric Habitat Management and Monitoring Plan Template (SSM HMMPT) is designed to complement The Small Sites Metric (Statutory Biodiversity Metric) (SSM) calculation tool. It follows the same criteria as the SSM.

The SSM calculation tool can only be applied to 'small sites' as defined in **The Small Sites Metric (Statutory Biodiversity Metric) User Guide**.

This means:

- residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, or if the number of dwellings is unknown, the site area is less than 0.5 hectares, or
- commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare, or
- development that is not the winning and working of minerals or the use of land for mineral-working deposits, or
- development that is not waste development

It is not possible to use the SSM, and SSM HMMPT, on all sites defined as 'small sites'. The following criteria also need to be met to use the SSM:

- where only the habitats available in the SSM are present on-site
- where no priority habitats are present on-site (except some hedgerows and arable field margins that are medium distinctiveness)
- where no statutory protected sites or habitats are present
- where no European protected species are present

Supporting documents

SSM HMMPT Habitat Guide

Tools and Guidance

GOV.UK Statutory biodiversity metric (small sites) tools and guides

GOV.UK Government Collections Biodiversity Net Gain (BNG)-Guidance

Template User Guide

This template provides a series of tables, figures and text boxes. Complete these to show how you'll create, enhance, manage, and monitor the biodiversity net gain (BNG) habitats.

Small Sites HMMPT Habitat Guide

The accompanying **Habitat Guide** provides descriptions of proposed habitat types and conditions allowed in the Small Sites Metric (SSM). These are to assist authors in preparing the habitat creation, enhancement, management and monitoring activities and instructions (the 'prescriptions') in sections 3 (SM-T02) and 4 (SM-T04), to achieve the required BNG outcomes. The guide includes target habitat descriptions for a range of typical habitats that can be assessed through the SSM calculation tool. The descriptions illustrate what target habitats should look like in line with the range of conditions possible in the SSM.

Use the guide to help you prepare your plan to achieve the outcomes needed for the habitat(s) selected in your metric calculation. Factor the site-specific conditions of your site into the design. Refer to reputable sources and competent professionals to inform the creation and management methods most suitable to deliver the specific habitat outcomes targeted.

Formatting

The Template uses standard Microsoft Word formatting that has not been locked for editing. Adjust it, as required, to tailor your HMMP for the specific site and according to your preferences. You can increase or reduce the text box sizes, or increase or reduce the size of images, to fit the requirements of your plan.

You can provide and reference additional photographs and plans as separate appendices if required. Provide the reference number of the appropriate appendix. If necessary to include in a separate report, reference the location using the appropriate box within the template. Provide at least one photograph for each relevant area habitat, hedgerow or watercourse feature.

Text in grey is provided as a prompt. Replace grey text with your own words. Remember to change to black text then delete any remaining grey 'prompt' text.

Each text box in this HMMPT has a unique ID to assist reviewers. Do not change the reference code of any Boxes or Tables.

Template published by Natural England. We acknowledge the significant input from the HMMPT user-testers and production on Natural England's behalf by FPCR Environment and Design Ltd.

Checklist of Contents SM-T01

Please complete the table below to confirm the sections in this Template that have been completed.

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 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 adapted throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
1.0	Draft	D Clipperton10/2/2025	
1.1	Final	D Clipperton 29/6/2025	

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details SM-B01
Document owned by David and Lorraine Clipperton acting as land owner.

1. Project Background

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

Project information SM-T01	
Project type	Non residential
Development Name and Address	Land to the south of The Mount. RH11 0LQ
Author	David Clipperton
Landowner	Lorraine Clipperton
Land Management Organisation	Lorraine Clipperton
Period covered by this management plan	Tbc
Planning authority	Horsham District Council
Planning reference	DC/25/0172
Central OS grid reference	TQ 22637
Total Site Area	7050m2

Planning Condition

Details of Planning Conditions to be Discharged by this Document SM-B02
Implementation and Management of Wildflower meadow as per BNG submission.

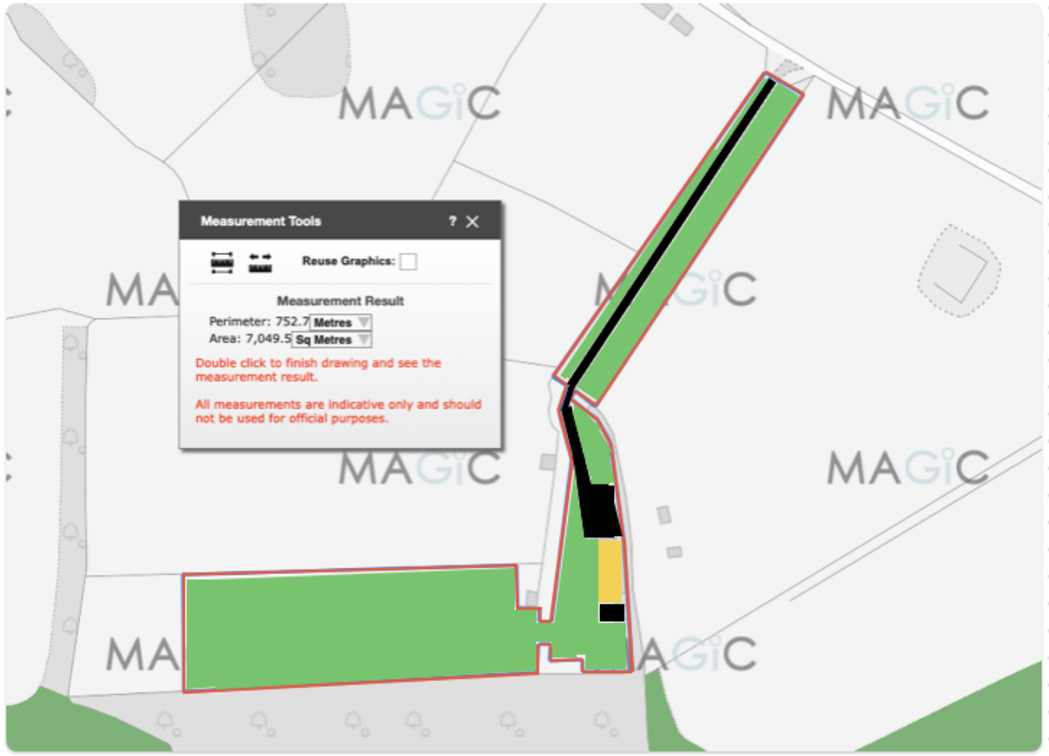
Roles and Responsibilities

Provide details of the responsible people and organisation(s) delivering this management plan and the legal and funding mechanisms in place to secure the habitat outcomes proposed.

Author Responsible for Preparing HMMP SM-B03			
Name or Initials / Role	David Clipperton		
Organisation	Self		
Responsibility Start Date	See GOV.UK Guidance	End Date	tbc
Statement of Competency			
Acting as Competent person.			

Landowner / Management Organisation Responsible for Delivering HMMP SM-B04			
Name or Initials / Role	Lorraine Clipperton		
Organisation	Owner		
Responsibility Start Date	See GOV.UK Guidance	End Date	tbc
Statement of Competency			
Acting as Competent person.			

Site Boundary Plan SM-F01



Bio Diversity Metric boundary - 7050m2

Modified Grassland - 6232m2

Developed Land, Sealed status - Stable Block - 242m2

Artificial un-vegetated, unsealed surface - Field shelters, Drive & Hardstanding - 576m2

Site Context Plan SM-F02

Show the location of the site in context with relevant geographical information, such as National or Local planning policies, that have informed Site and landscape design. These may include (but are not limited to) the National and Local Character Areas, Local Nature Recovery Networks and Biodiversity Opportunity Areas. As a minimum, this plan should illustrate any information that has informed the decision on assigning strategic significance. See the Small Sites Metric (Statutory Biodiversity Metric) User Guide for more information.



Map includes layers for Great Crested newts and Deciduous woodland.

Land Use

Description of Site Use - Baseline SM-B05

Site is currently used as Equestrian facility. Includes stables and grazing.

Description of Site Use - Proposed SM-B06

Addition of Sand school and Barn for storage of agricultural equipment.



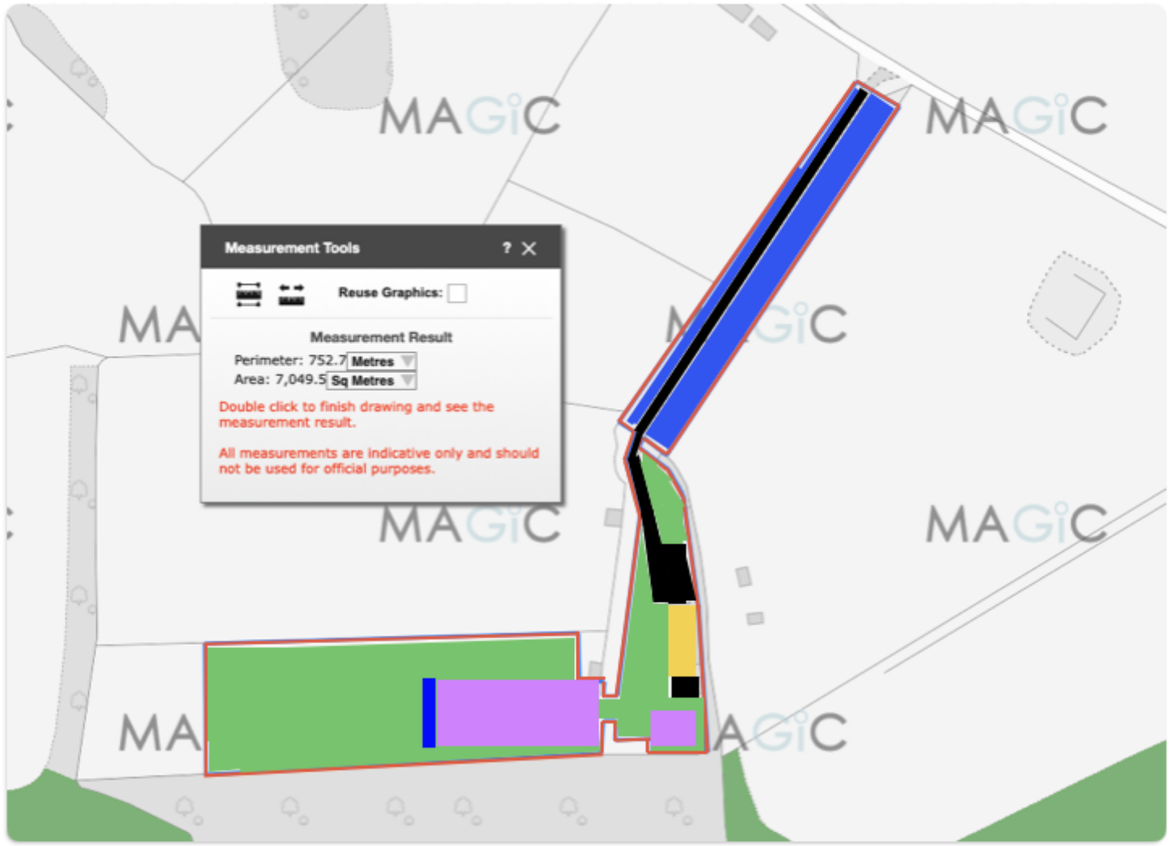


Site Photos SM-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in the appendix if needed. You can adjust the size of these to suit your management plan.
Tick if additional photographs are provided in the Appendices ☒ Reference: Entrance Photo.

Site Proposals Plan SM-F04

As a minimum, show all the proposed habitats to be retained, created or enhanced.
The map could be on an aerial photo, or a sketch map showing mapped habitat polygons. Include parcel references if possible. It is also helpful to include a north arrow and scale.



Bio Diversity Metric boundary - 7050m2

Modified Grassland - 3872m2

Developed Land, Sealed status - Stable Block - 242m2

Artificial un-vegetated, unsealed surface - Field shelters, Drive & Hardstanding - 576m2

Sand school and Barn - 960m2

Neutral Grassland - 1400m2

2. Management Plan Aims and Objectives

Overview of Proposed Habitat Aims and Objectives SM-B07

Aim is to build a Sand school and Barn. In losing the modified grassland it is intended to replace with neutral grassland on on-site, specifically located to the entrance to the site.

Retained and Enhanced Habitats Protection Measures SM-B08

Planting of wildflower seed on modified grassland to upgrade to neutral grassland.

No construction will be undertaken on the grass land that is due to be planted with wildflower seed.

Summary of Adaptive Management Approaches SM-B09

Additional re-seeding as necessary.

Habitat Management Proposals

Habitat Baseline Description SM-B10

Modified grassland. 6232m2

Developed land sealed surface 242m2

Artificial unvegetated un-sealed surface = 576m2

Retained Habitats SM-B11

See site proposal plan detail (above) for locations on-site.

Modified grassland. 3872m2

Developed land sealed surface 242m2

Artificial unvegetated un-sealed surface = 576m2

Enhanced Habitats SM-B12

See site proposal plan detail (above) for locations on-site.

Neutral grassland. 1400m2

Created Habitats SM-B13

NA

3. Creation, Enhancement and Management

Creation, Enhancement and Management Targets and Prescriptions SM-T02

Complete the planned prescriptions for each area habitat, hedgerows and watercourse proposed on-site in the table below to confirm how created and enhanced habitats will be established and managed. Include details on how retained habitats will be managed. At a minimum, list each area habitat, hedgerow or watercourse entered into the Small Sites Metric (Statutory Biodiversity Metric) calculation tool in the 'Habitat/Feature Type' column in the table below (SM-T02) and provide specific creation or enhancement and management prescriptions. If preferred, provide multiple rows for the same habitat/feature type where different prescriptions are to be used in different parcels/features, hedgerows or watercourse. Refer to the SSM HMMPT **Habitat Guide** for additional guidance on target habitat types and conditions to guide your prescriptions. If appending any additional documents that contain prescriptions or work schedules, please tick here and provide a reference: ☐ Reference: Click or tap here to enter text.

Habitat/Feature Type	Target Condition	Parcel/ Feature Ref	Habitat Creation or Enhancement and Management Prescriptions
Grassland	Neutral grassland	Entrance to site.	Planting of wildflower seed during spring.

Risk Register and Proposed Remedial Measures SM-T03

Complete the risk register by identifying likely risks that could impede the successful delivery of target habitats, hedgerows or watercourses. List all risks that could reasonably be anticipated. This should not be an exhaustive list as it will not be possible to anticipate all potential risks.

Risk Factor	Habitat/Hedgerow/Watercourse Type	Trigger for Action	Remedial Measure
Lack of take up from planted seed.	Grassland	Lack of flowering and density of flowers in the summer.	Additional seeding during spring and or late summer/autumn.

4. Monitoring

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

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

Habitat/Feature Type	Monitoring Methods	Monitoring Interval and Timing
Neutral grassland	Photograph of area to demonstrate, i) mixed grassland and ii) density of mixed grassland compared with previous modified grassland.	Annually (summer).

Monitoring Reporting SM-B14

Organisation Responsible for Submitting the Monitoring Reports		Organisation Receiving and Responsible for Reviewing Reports	

To be agreed with Horsham District Council.

Provide an overview of the reporting strategy that will be delivered to the Local Planning Authority or Responsible Body throughout the life of this Habitat Management and Monitoring Plan (HMMP). As a minimum, include the type of reporting that will be submitted, how any updates to this HMMP will be provided, and the regularity that reporting of HMMP updates will be provided.

A 'Monitoring Report Template' has been produced to accompany the main Habitat Management and Monitoring Plan Template. Find all HMMPT resources here. This monitoring report template can be used for reporting on small sites. Alternatively, where a simpler document is considered sufficient, provide a description here of what will be submitted.

For more information on monitoring requirements, review the Small Sites Metric (Statutory Biodiversity Metric) User Guide.

Appendix

Entrance drive - Photo.

