

Habitat Management and Monitoring Plan

Site Name:	The College of Richard Collyer New Technology Centre
Date:	01/07/2026
Version:	Draft

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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
01	Draft	Anthony Nickson	Jack Palmer

Document Details

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Authorship Details
The College of Richard Collyer Hurst Road Horsham RH12 2EJ (01403) 210822

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.

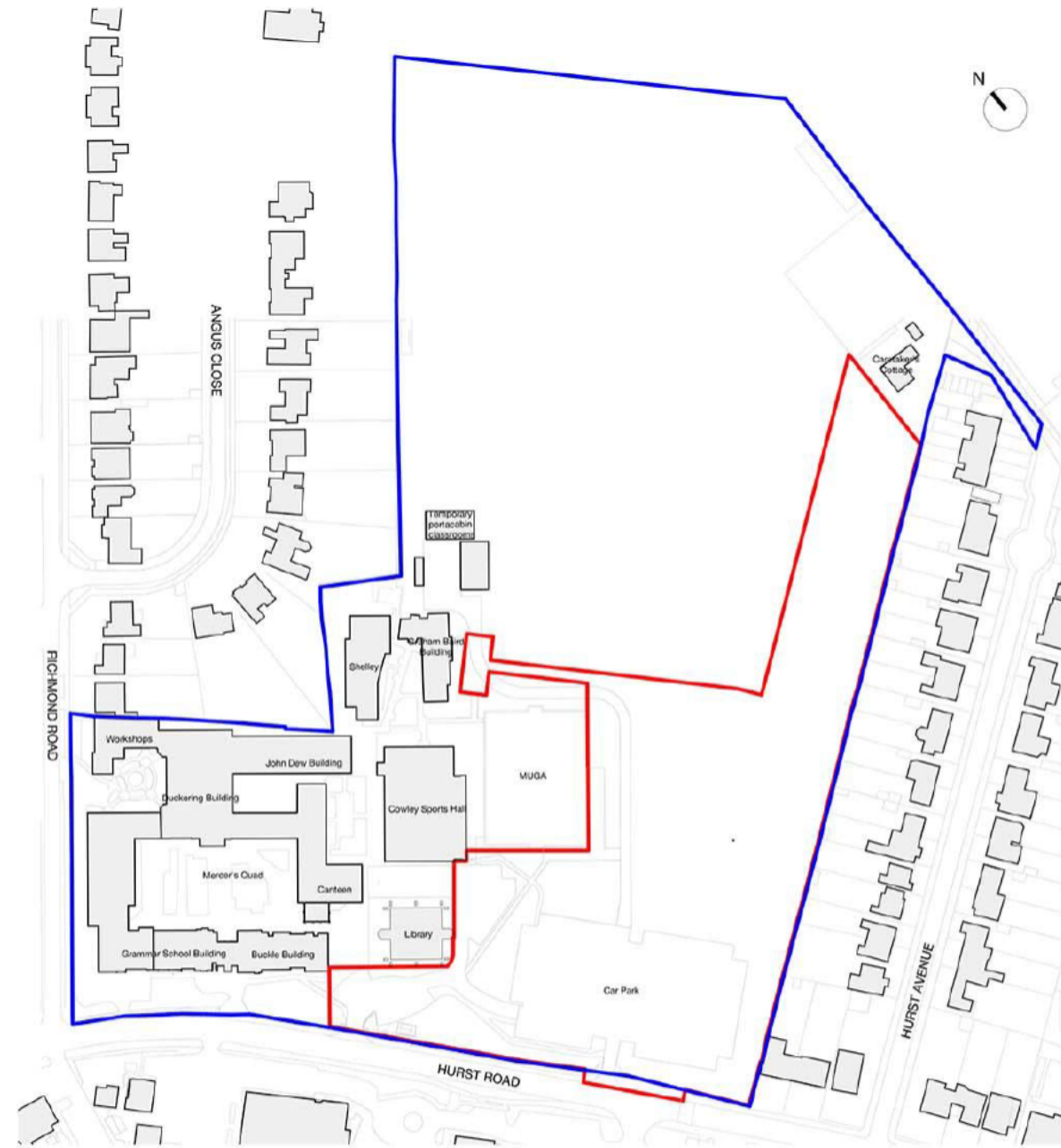
Are any Irreplaceable Habitats present onsite

Yes: ☐ No: ☒

Site Overview PB-B01	
Project type	On-site
Development Name and Address	New Technology Centre The College of Richard Collyer, Hurst Road, Horsham, RH12 2EJ
BNG Project Name and Address	As above
Author Organisation	Anthony Nickson Ecologist BDP 11 Ducie Street, Piccadilly Basin, Manchester, M1 2JB (0161) 828 2480
Landowner	The College of Richard Collyer, Hurst Road, Horsham, RH12 2EJ
Land Manager	The College of Richard Collyer, Hurst Road, Horsham, RH12 2EJ
Responsible person/organisation for creating or enhancing the habitat	TBC
Period covered by this management plan	30+ years from construction completion
Planning authority	Horsham District Council
Planning reference (if applicable)	TBC
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ17623144
Metric revision/title	New Technology Centre Statutory Biodiversity Metric Calculation Tool, June 2026

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Retained Habitats: modified grassland, urban tree Created: introduced shrub, urban tree Enhanced: modified grassland > other neutral grassland
Timescales for Actions PB-B03
The actions set out within this HMMP will be undertaken over a 30-year period following completion of the proposed development, in line with BNG requirements.
Monitoring Requirements PB-B04
Habitat development will be monitored to ensure the required habitat condition criteria by a suitably qualified ecologist (SQE) as per the monitoring schedule. The SQE will be at least a FISC Level 3 botanist and attended a Biodiversity Net Gain and UK Habitats Classification course or similar.
Required Consents and Licences PB-B05
N/A
Funding PB-B06
The proposed habitats will be created/provided as part of the proposed New Technology Centre project. The ongoing management of the proposed habitats set out in this HMMP will be delivered by the College of Richard Collyer’s Estates Department.
Legal Agreement PB-B07
The proposed measures relate entirely to land within the site boundary under the ownership of the College of Richard Collyer and so no offsite works or legal provisions are required. The HMMP will be implemented as part of the planning permission for the site and accordingly, no further legal agreements are known to be required in order to secure the delivery of the document.



ANY DRAWING ERRORS OR DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

NOTES

Key

-  CRC Ownership
 Project Site Boundary

P01 Planning - Final Draft	CP	CH	17-06-20
P02 Planning Review - Draft	CP	CH	05-06-20
P01 Planning Draft	CP	DW	23-05-20

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The College of Richard Collyer - New Technology Centre

P3003919

Site Location Plan

1:1250
(each report alone)
22:22:22

22/05/26
22/05/26

CRC-BDP-XX-00-PL-A-910004	P03
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Site Context Plan PB-F02

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



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08		Yes: ☒ No: ☐	
The development will be implemented in two phases. For the purposes of the BNG assessment, the permanent habitat features associated with Phase 1 have been included. Interim habitats proposed during Phase 1, together with the new landscape proposals for Phase 2, have not been incorporated into the assessment.			

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		Anthony Nickson		
Organisation		BDP		
Responsibility	Start Date:	TBC	End Date:	TBC
Responsibility for the production of the HMMP.				
Statement of Competency				
Anthony Nickson MSc MCIEEM is the author of this document. Anthony has worked as ecologist for over 17 years' and during that time has authored numerous habitat management plans for projects similar to the College of Richard Collyer containing similar management prescriptions and monitoring schedules.				

Landowner or Land Manager PB-B10				
Name or Initials		Estates Manager		
Organisation		The College of Richard Collyer		
Responsibility	Start Date:	TBC	End Date:	TBC
The College of Richard Collyer as the landowner willingly take on the responsibility for ensuring the implementing of the HMMP.				
Statement of Competency				
The College of Richard Collyer are the Landowner and have experience, knowledge and competency in monitoring and managing the site as a whole.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Estates Manager		
Organisation		The College of Richard Collyer		
Responsibility	Start Date:	TBC	End Date:	TBC
The College of Richard Collyer's Estates Department will be responsible for carrying out the direct implementation of the HMMP.				
Statement of Competency				
The College of Richard Collyer's Estates Department have experience and knowledge in habitat and landscape management and successfully do this for the existing college campus. This new development, BNG and HMMP requirements will fall under their remit to continue to maintain along with the wider site.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		TBC		
Organisation		TBC		
Responsibility	Start Date:	TBC	End Date:	TBC
Summarise the agreed relevant responsibilities of the LPA or Responsible Body in the review, auditing and, or, long-term involvement in the implementation of this HMMP (if applicable)				

Land Use Summary

Overview of Baseline Site Use PB-B13

The site comprises existing college playing fields and a car park, consisting predominantly of modified grassland and sealed surfaces. Urban trees are present along the southern and eastern site boundaries, together with areas of introduced shrub planting. The introduced shrub, modified grassland, and urban tree habitats primarily provide amenity landscaping associated with the college grounds and car park.

The modified grassland is subject to regular mowing, resulting in a closely cropped sward with low floristic diversity. Urban trees and introduced shrub planting are periodically maintained by the college estates team to preserve their amenity function and appearance.

Overview of Proposed Site Use PB-B14

The proposed development will retain a predominantly urban land use, with new Technology Centre, other neutral grassland, urban trees and introduced shrub and other associated infrastructure replacing existing playing fields, urban trees, introduced shrub planting, and existing car park.

The proposed landscaping scheme will provide amenity value for staff and visitors while delivering greater ecological diversity than is currently present on site. In particular, the scheme includes the enhancement of areas of existing modified grassland to other neutral grassland and planting of approximately 90 new trees.

The proposed grassland habitat will be managed through an appropriate regime aimed at reducing soil nutrient levels and promoting the establishment of a species-rich and diverse grassland sward.

Proposed tree and shrub planting will be subject to ongoing management and maintenance in accordance with the landscape management strategy, ensuring their long-term establishment and continued amenity and ecological value.

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	No	☐	No designated sites within or immediately adjacent to the HMMP area requiring specific management measures. Refer to the Preliminary Ecological Appraisal (BDP, June 2026).
Protected and Notable Species	No	☐	No protected or notable species requiring targeted management were identified during baseline surveys. Refer to the Preliminary Ecological Appraisal (BDP, June 2026).
Invasive Non-Native Species (INNS)	No	☐	No evidence of invasive non-native species was recorded during the ecological appraisal. Refer to the Preliminary Ecological Appraisal (BDP, June 2026).
Biological Records Plan - Sites and Species	No	☐	Refer to the Preliminary Ecological Appraisal (BDP, June 2026).
Baseline Habitats Survey	Yes	☒	The College of Richard Collyer Ecological Appraisal, BDP, June 2026
Public Access	No	☐	Public access does not influence habitat management objectives for the site.
Climate	No	☐	Climate considerations are addressed through general habitat management measures and do not require a standalone baseline section.
Geology and Topography	No	☐	Geological and topographical features are not key constraints or drivers of habitat management on the site.
Agricultural Land Status	No	☐	Agricultural land classification is not relevant to the habitat management objectives.
Soils and Substrates	Yes	☒	The College of Richard Collyer Main Investigation Report, Soils LimiteBDP, June 2026
Contaminated Land	No	☐	No evidence of land contamination affecting habitat management was identified.
Hydrology and Drainage	No	☐	Site hydrology is not a significant factor influencing proposed habitat management measures.
Flood Risk Zones	No	☐	The site is not located within a flood risk area that would affect habitat management proposals.
Landscape Character and Designations	No	☐	No landscape designations or character considerations materially influence the HMMP.
Historic Land Use	No	☐	Historic land use does not affect current habitat management requirements.
Historic Environment and Earth Heritage	No	☐	No heritage assets or earth heritage features are present that require consideration within the HMMP.
Other – please specify	N/A	☐	Not applicable.

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 the HMMP is to secure the protection and enhancement of nature conservation interests within the application site through the adoption of a coherent approach to the management and maintenance of the retained and proposed ecological features and soft landscaping for a period of at least 30 years.

The objectives of the HMMP are as follows:

- To ensure provision and establishment of new habitats;
- To ensure long-term management of retained and new habitats to maintain and increase diversity and offer suitable habitat for local wildlife; and
- To provide and maintain visual value within the site for staff, students and visitors.

Principles Informed by Design Stage

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

Design Principles Informed by Baseline Information PM-B02

The site comprises existing college playing fields and a car park, consisting predominantly of modified grassland and sealed surfaces. Urban trees are present along the southern and eastern site boundaries, together with areas of introduced shrub planting.

The baseline habitat survey and arboricultural assessment informed the initial design of the new Technology Centre. The surveys allowed us to maximise tree retention as part of the siting of the proposed development footprint.

An early BNG assessment determined how many new trees would have to be planted to meet the metrics trading rules.

After dialogue with Emorsgate seeds, EM2 Standard General Purpose Meadow Mixture was selected as an appropriate seed mixture to enhance the existing modified grassland to other neutral grassland.

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
Modified grassland	Other neutral grassland	See Proposed Landscape General Arrangement Plans	Poor	Good	15	Good condition will be targeted by achieving a pass in criteria A, B, C, D, E and F.	
New tree planting on existing modified grassland and enhanced other neutral grassland	Urban tree	See Proposed Landscape General Arrangement Plans	N/A	Poor	27	Poor condition will be targeted by achieving a pass in criteria D and F.	
Baseline habitat will be cleared site as per enabling works and new habitat provided as per landscaping work.	Introduced shrub	See Proposed Landscape General Arrangement Plans	N/A	Condition Assessment N/A	1	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

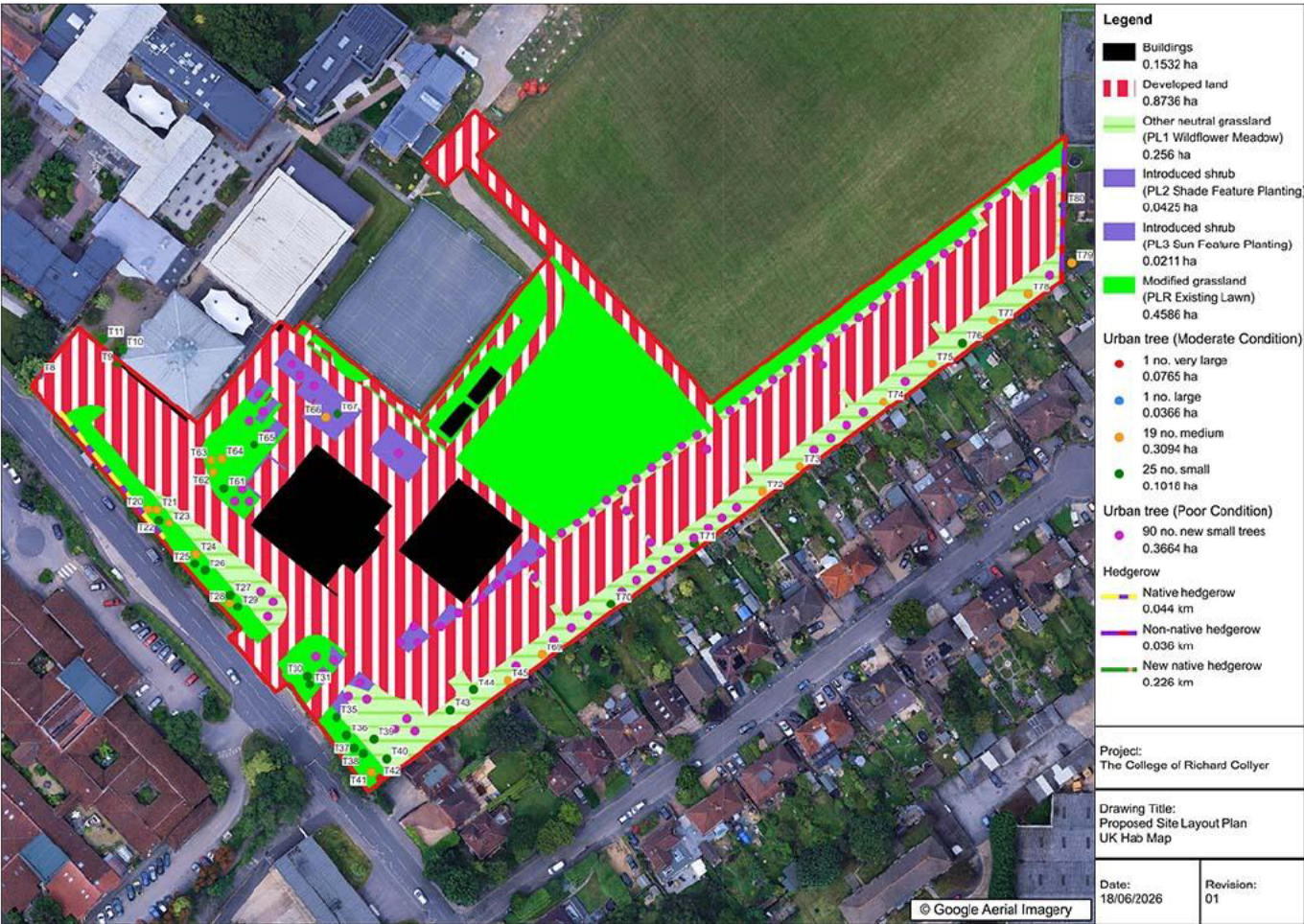
- 0.4586 ha modified grassland retained
- 0.256 ha modified grassland enhanced to other neutral grassland
- 1 no. very large urban tree (0.0765 ha) retained
- 1 no. large urban tree (0.0366 ha) retained
- 19 no. medium urban trees (0.3094 ha) retained
- 25 no. small urban trees (0.1018 ha) retained

Specification of Protective Measures to be Used PM-04

Protective fencing / site hoarding.

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

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

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

Target Habitat				Other neutral grassland		
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	Proposed other neutral grassland	Areas to be cultivated and seeded with EM2 Standard General Purpose Meadow Mixture at the manufacturer's recommended application rate.	Existing species-poor modified grassland will be enhanced through overseeding/reseeding with EM2 and reduction of soil fertility through removal of arisings. The habitat will be managed to develop a species-rich neutral grassland community characteristic of UKHab g3c.	Annual monitoring and adaptive management will ensure establishment of characteristic grasses and forbs. Additional overseeding will be undertaken where establishment targets are not achieved.
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	Proposed other neutral grassland	Meadow establishment will be designed to create a structurally diverse sward.	N/A	Grassland will be managed through a traditional meadow regime. A 1 m perimeter strip will be maintained adjacent to roads and footpaths, while the remainder will be cut annually, creating a varied sward structure with areas of differing height throughout the year.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	No	Proposed other neutral grassland	Ground preparation and establishment works will create small areas of exposed soil suitable for seed germination.	N/A	Management will allow small areas of naturally occurring bare ground to persist where present, provided overall habitat condition is not compromised.
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	Proposed other neutral grassland	Site preparation will remove undesirable vegetation prior to meadow establishment.	N/A	Annual inspections will identify scrub encroachment. Any bracken, bramble or woody vegetation establishing within the grassland will be removed to maintain scrub cover below 5%.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	Proposed other neutral grassland	Habitat areas will be protected during construction through appropriate fencing and exclusion measures.	N/A	Grassland areas will be protected from vehicle access, storage of materials, excessive trampling and other damaging activities. Any damaged areas will be reinstated through reseeding with the approved meadow mix.
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	Proposed other neutral grassland	EM2 Standard General Purpose Meadow Mixture will be sown following appropriate ground preparation to establish a diverse assemblage of grasses and wildflowers.	N/A	Annual hay cut and removal of arisings will reduce nutrient levels and promote floristic diversity. Monitoring will confirm achievement of ≥10 vascular plant species per m ² and remedial overseeding will be undertaken if necessary.

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
Ground preparation	Proposed other neutral grassland	Autumn (preferred) or spring	Existing species-poor grassland will be prepared by reducing competition from existing vegetation through cultivation or herbicide treatment where appropriate. The seedbed will be cultivated to create a fine, firm, weed-free tilth suitable for meadow establishment. EM2 Standard General Purpose Meadow Mixture will be sown at the manufacturer's recommended rate during suitable weather conditions. Seed will be evenly distributed and lightly rolled to ensure good seed-to-soil contact. No fertilisers or soil improvers will be applied.
First year management	Proposed other neutral grassland	Years 1–2 following sowing	Grassland will be monitored regularly during establishment. Where annual weeds become dominant, the sward will be cut to 50–75 mm and arisings removed. Cuts will be undertaken as required to prevent weed seeding and encourage establishment of meadow species. Areas of poor establishment will be overseeded with the original seed mix if required. No fertilisers will be applied.
Management once established	Proposed other neutral grassland	Years 3–30	Grassland will be managed as a species-rich meadow. The main sward will remain uncut from spring until flowering and seed set have occurred. A hay cut will be undertaken between July and September, depending on seasonal conditions. All arisings will be removed from site to reduce soil nutrient levels. Where necessary, a second cut may be undertaken during autumn or winter with arisings removed. Scrub, bramble and bracken encroachment will be controlled annually to maintain cover below condition thresholds. Vehicle access, storage of materials and other damaging activities will be prevented. The management objective is to maintain a diverse neutral grassland with at least 10 vascular plant species per m ² , >20% cover of broadleaved herbs and sedges, and characteristics consistent with Good Condition g3c Other Neutral Grassland.
Monitoring and remedial management	Proposed other neutral grassland	Years 1, 2, 3, 5, 10, 20 and 30	Habitat condition will be assessed against the Statutory Biodiversity Metric condition criteria for Other Neutral Grassland. Monitoring will record species composition, sward structure, scrub cover and evidence of damage. Where condition targets are not being met, remedial measures such as overseeding, adjusted cutting regimes, scrub removal or additional management interventions will be implemented.

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
85% Grasses			
Crested Dogtail	<i>Cynosurus cristatus</i>	29.75	Dominant meadow grass characteristic of species-rich neutral grassland.
Red Fescue	<i>Festuca rubra</i>	25.50	Fine-leaved perennial grass providing a stable meadow sward.
Smooth-stalked Meadow-grass	<i>Poa pratensis</i>	17.00	Rhizomatous grass contributing to sward density.
Common Bent	<i>Agrostis capillaris</i>	8.50	Characteristic grass of semi-natural neutral grasslands.
Smaller Cat's-tail	<i>Phleum bertolonii</i>	4.25	Fine meadow grass associated with low-input grasslands.
15% Wild Flowers			
Yarrow	<i>Achillea millefolium</i>	0.60	Common perennial forb providing nectar resources.
Betony	<i>Betonica officinalis</i>	1.50	Characteristic neutral grassland wildflower.
Common Knapweed	<i>Centaurea nigra</i>	2.25	Valuable late-season nectar source for pollinators.
Wild Carrot	<i>Daucus carota</i>	0.75	Umbellifer providing resources for invertebrates.

Hedge Bedstraw	<i>Galium album</i>	0.75	Characteristic meadow species.
Lady's Bedstraw	<i>Galium verum</i>	0.90	Indicator species of species-rich grassland.
Meadow Crane's-bill	<i>Geranium pratense</i>	0.30	Attractive perennial wildflower supporting pollinators.
Oxeye Daisy	<i>Leucanthemum vulgare</i>	1.50	Common meadow species providing visual and ecological value.
Black Medick	<i>Medicago lupulina</i>	0.45	Nitrogen-fixing legume benefiting meadow diversity.
Cowslip	<i>Primula veris</i>	0.75	Early-flowering species valuable for pollinators.
Selfheal	<i>Prunella vulgaris</i>	1.50	Low-growing perennial characteristic of neutral grassland.
Meadow Buttercup	<i>Ranunculus acris</i>	1.50	Common species of traditionally managed meadows.
Red Champion	<i>Silene dioica</i>	0.60	Nectar-rich perennial supporting pollinators.
Bladder Champion	<i>Silene vulgaris</i>	1.20	Characteristic species of neutral grassland habitats.
Tufted Vetch	<i>Vicia cracca</i>	0.45	Climbing legume providing nectar and nitrogen fixation.

What Does Success Look Like? (GH-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:		Urban Tree				
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).	No	Proposed urban trees	Less than 70% of new trees will be native species to reflect the landscape design objectives and urban setting.	Where practicable, native species will be incorporated into the planting palette to increase ecological value.	Replacement planting will seek to maintain a diverse species mix whilst increasing the proportion of native species where opportunities arise.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No	Proposed urban trees	Trees will be planted as individual specimens and small groups throughout the development. A continuous canopy is not proposed at establishment.	Canopy connectivity will increase naturally as trees mature and crown spread develops.	Trees will be maintained to maximise healthy canopy development and minimise unnecessary canopy loss.
C	The tree is mature (or more than 50% within the block are mature).	No	Proposed urban trees	Newly planted trees will be supplied as standard, and therefore will not meet the maturity criterion at establishment.	Trees will be allowed to mature naturally over time.	Long-term management will focus on establishment, growth and retention to enable progression towards maturity.
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	Proposed urban trees	Trees will be planted in accordance with BS 8545 recommendations and arboricultural best practice.	Appropriate irrigation, mulching and establishment maintenance will promote healthy growth and vigour.	Trees will be inspected annually. Dead, dying or diseased specimens will be replaced and formative pruning undertaken only where necessary.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Proposed urban trees	Newly planted trees will not initially contain significant ecological features.	Ecological value will increase naturally as trees age and develop structural diversity.	Standing deadwood, cavities and other ecological features will be retained where safe and appropriate to do so.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Proposed urban trees	Trees will be planted within areas of grassland, ornamental planting and shrub beds to provide understory vegetation beneath the canopy.	Understorey planting will be maintained and supplemented where necessary to improve habitat connectivity.	Grassland and shrub planting beneath tree canopies will be retained and managed to ensure continued vegetative cover beneath at least 20% of the canopy area.

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
Establishment	Proposed urban trees	At planting and during first growing season	Trees shall be planted in accordance with BS 8545:2014 and the approved landscape scheme. Planting shall be undertaken between November and March when trees are dormant. Trees shall be watered immediately after planting and mulched to suppress weeds and retain soil moisture. Failed, damaged or diseased trees shall be replaced with the same species and specification during the next available planting season. Tree guards, stakes and ties shall be inspected regularly and adjusted as required.
Years 1 -3	Proposed urban trees	Growing seasons 1–3	Trees shall be watered during dry periods as required to support establishment. Weed growth shall be controlled within a minimum 1 m diameter around each tree. Mulch shall be maintained at a depth of approximately 75–100 mm and replenished annually where necessary. Stakes, ties and guards shall be inspected and adjusted to prevent damage to stems and branches. Dead, damaged or diseased specimens shall be replaced on a like-for-like basis.
Years 3–30	Proposed urban trees	Annually	Trees shall be inspected annually by a suitably qualified arboriculturist or landscape manager. Formative pruning shall be undertaken where necessary to promote healthy crown development and remove dead, damaged or crossing branches. Tree guards and stakes shall be removed once establishment is complete. Mulch rings shall be maintained where required and tree health monitored for pests, diseases and vandalism. Dead or dangerous wood shall be retained where safe to do so in order to provide ecological benefits. Failed trees shall be replaced to maintain canopy cover and habitat units.
Monitoring and remedial management	Proposed urban trees	Years 1, 2, 3, 5, 10, 20 and 30	Tree condition, survival, growth, canopy development and habitat condition shall be monitored in accordance with the Biodiversity Net Gain monitoring schedule. Monitoring shall assess achievement of the target condition criteria for Urban Trees. Where monitoring identifies failures or condition shortfalls, remedial measures shall be implemented, including replacement planting, additional watering, revised maintenance regimes, pest or disease treatment, or supplementary planting as required. Records of monitoring and management actions shall be maintained throughout the management period.

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Robin Hill Juneberry (Multi-stem)	<i>Amelanchier lamarckii</i> 'Robin Hill'	8 no.	
Himalayan Birch	<i>Betula utilis</i> subsp. <i>jacquemontii</i>	12 no.	
Hazel (Multi-stem)	<i>Corylus avellana</i>	6 no.	
Common Hawthorn (Multi-stem)	<i>Crataegus monogyna</i>	14 no.	
Wild Cherry	<i>Prunus avium</i>	14 no.	
Chanticleer Pear	<i>Pyrus calleryana</i> 'Chanticleer'	24 no.	
Red Oak	<i>Quercus rubra</i>	1 no.	
Greenspire Small-leaved Lime	<i>Tilia cordata</i> 'Greenspire'	16 no.	

What Does Success Look Like? (UT-F01)



Wild Cherry



Chanticleer Pear



Himalayan Birch

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 modified	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
19/06/2026	Other Neutral Grassland	Failure of meadow species to establish due to poor germination, drought, competition from grasses, or unsuitable soil conditions.	Grassland fails to achieve target species diversity or Good Condition criteria during monitoring.	Overseed with EM2 Standard General Purpose Meadow Mixture, review cutting regime, and undertake additional management to reduce competition from dominant grasses.
19/06/2026	Other Neutral Grassland	High soil nutrient levels resulting in dominance of coarse grasses and reduced floristic diversity.	Wildflower cover remains low and grassland condition targets are not achieved.	Increase frequency of cutting and removal of arisings, prohibit fertiliser use to adjacent habitats, and undertake additional overseeding if required.
19/06/2026	Other Neutral Grassland	Encroachment of scrub, bramble, injurious weeds, or invasive non-native species.	Scrub cover exceeds condition thresholds or invasive species are recorded.	Remove scrub and invasive species through targeted management and restore affected areas where necessary.
19/06/2026	Other Neutral Grassland	Physical damage caused by vehicle movements, storage of materials, excessive footfall, or maintenance activities.	Evidence of bare ground, rutting, compaction, or habitat deterioration affecting condition assessment.	Restrict access, reinstate damaged areas, alleviate compaction where necessary, and reseed affected areas.
19/06/2026	Urban Trees	Failure of newly planted trees due to drought, vandalism, disease, pest infestation, or poor establishment.	Dead, dying, diseased, or severely damaged trees identified during monitoring.	Replace trees with the same species and specification during the next planting season and review establishment measures.
19/06/2026	Urban Trees	Insufficient watering during establishment period leading to poor growth and mortality.	Signs of stress, dieback, or reduced vigour observed during inspections.	Increase watering frequency, replenish mulch, and replace failed specimens where required.
19/06/2026	Introduced Shrub	Shrub planting fails to establish due to drought, weed competition, vandalism, or disease.	Shrub mortality exceeds acceptable levels or planting fails to provide intended cover.	Replace failed shrubs, improve weed control and watering regime, and undertake supplementary planting where necessary.
19/06/2026	Introduced Shrub	Excessive weed growth suppressing shrub establishment and growth.	Weed cover significantly affecting shrub performance.	Undertake manual or chemical weed control, replenish mulch, and monitor establishment success.
19/06/2026	Urban Trees and Introduced Shrub	Climate-related impacts such as prolonged drought, extreme heat, flooding, or storm damage.	Significant mortality, decline, or physical damage identified during monitoring.	Implement adaptive management measures including additional watering, replacement planting, staking, pruning, and species substitution if repeated failures occur.
19/06/2026	All Habitats	Monitoring demonstrates habitat condition targets are not being achieved.	Habitat fails to meet target condition specified within the Biodiversity Metric.	Review management prescriptions, undertake adaptive management, increase monitoring frequency if necessary, and implement habitat-specific enhancement measures until target condition is achieved.

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)

Habitats retained, enhanced and created will be monitored to assess establishment success, habitat condition and compliance with the approved Biodiversity Gain Plan.

Monitoring surveys will be undertaken annually during Years 1–5 following completion of habitat creation works and subsequently every five years during Years 10, 15, 20, 25 and 30.

Monitoring shall be undertaken by a suitably qualified ecologist and/or landscape professional during the appropriate survey season.

As part of each monitoring survey, the surveyor shall:

- Confirm that all habitats and urban trees have been established and retained in accordance with the approved Landscape Masterplan and Habitat Management and Monitoring Plan.
- Assess the condition of each habitat parcel against the Statutory Biodiversity Metric condition assessment criteria applicable at the time of survey.
- Record species composition and vegetation structure within areas of other neutral grassland.
- Confirm successful establishment of the introduced shrub planting and assess shrub cover, health and evidence of replacement planting requirements.
- Assess survival rates, health, growth and canopy development of all newly planted urban trees.
- Identify evidence of invasive non-native species, scrub encroachment, pest infestations, disease, vandalism or other factors that may affect habitat condition.
- Assess compliance with prescribed management measures including grassland cutting regimes, removal of arisings, weed control, watering, mulching and replacement planting.
- Produce habitat condition maps, species lists and photographic records from fixed-point monitoring locations.
- Identify any habitat parcels failing to achieve target condition and recommend remedial management measures where required.

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 (g3c)	Undertake botanical surveys of the enhanced grassland including a full species list and quadrat sampling. Assess species richness, broadleaved herb cover, sward structure, scrub encroachment and evidence of physical damage. Complete the Statutory Biodiversity Metric condition assessment for Other Neutral Grassland during each survey visit. Fixed-point photography should be undertaken to record habitat development.	Annually during Years 1–5 following establishment, then during Years 10, 15, 20, 25 and 30. Surveys to be undertaken between May and August when target species are identifiable.
Urban Trees	Confirm trees have been planted in accordance with the approved landscape plans. Record species, survival rates, health, vigour, canopy development, evidence of disease, pest infestation or vandalism, and replacement planting requirements. Complete the Statutory Biodiversity Metric condition assessment for Individual Trees during each survey visit. Fixed-point photography should be undertaken where appropriate.	Annually during Years 1–5 following planting, then during Years 10, 15, 20, 25 and 30. Surveys to be undertaken between May and September.
Introduced Shrub	Assess establishment success, species composition, plant health, survival rates, vegetation cover, weed competition and evidence of disease or damage. Confirm planting remains consistent with the approved planting schedule and fulfils its intended landscape and biodiversity function. Fixed-point photography should be undertaken to record development.	Annually during Years 1–5 following planting, then during Years 10, 15, 20, 25 and 30. Surveys to be undertaken between May and September.

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
The College of Richard Collyer	Horsham 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	September	September / October	Initial habitat establishment survey. Assess success of grassland enhancement, tree planting and shrub planting. Identify any establishment failures and implement remedial measures where required.
Y2	September	September / October	UKHab survey of site and condition assessment of Other Neutral Grassland, Urban Trees and Introduced Shrub. Review establishment success and replacement planting requirements.
Y3	September	September / October	
Y4	September	September / October	
Y5	September	September / October	
Y10	September	September / October	
Y15	September	September / October	
Y20	September	September / October	

Y25	September	September / October	
Y30	September	September / October	

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Monitoring reports will be prepared by a suitably qualified ecologist and/or landscape professional following each scheduled monitoring visit.

The reports will assess progress towards the target conditions for Other Neutral Grassland, Urban Trees and Introduced Shrub habitats, as defined within the approved Biodiversity Gain Plan and Habitat Management and Monitoring Plan.

Where monitoring identifies that habitats are not progressing towards, or have failed to achieve, their target condition, appropriate adaptive management measures will be recommended and implemented. Such measures may include additional meadow seeding, revised grassland cutting regimes, scrub or invasive species control, supplementary watering, replacement tree or shrub planting, enhanced weed control, or amendments to existing management prescriptions.

The effectiveness of any remedial measures will be assessed during subsequent monitoring visits. Where required, additional site inspections may be undertaken to confirm successful implementation and habitat recovery.

The Habitat Management and Monitoring Plan will be reviewed following each monitoring report and updated where necessary to ensure that the biodiversity objectives and target habitat conditions continue to be achieved throughout the 30-year management period.

All adaptive management measures undertaken will be recorded within monitoring reports, together with recommendations for future management actions and any revisions required to the management programme.