Habitat Management and Monitoring Plan

For use with
Small Sites Metric
(Statutory Biodiversity Metric)

Site Name:	The Deer House RH12 3HZ
Date:	30th August 2026
Version:	Version 1
Small Sites Criteria Met	The site fulfils the criteria for use of the Small Sites Metric (Statutory Biodiversity Metric) calculation tool
Applicant	Nicola West
Plan completed by	Oliver Lewis CBE

Non-technical Summary	Creation of dwelling house with associated outbuilding and driveway The planting of six native saplings and enhancement of 51.45m² of Native hedgerow

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Version Control SM-T02

Version	Issue Status	Prepared by / Date	Approved by / Date
1	For approval	30 August 2026	n/a

Authorship Details SM-B01

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1. Project Background

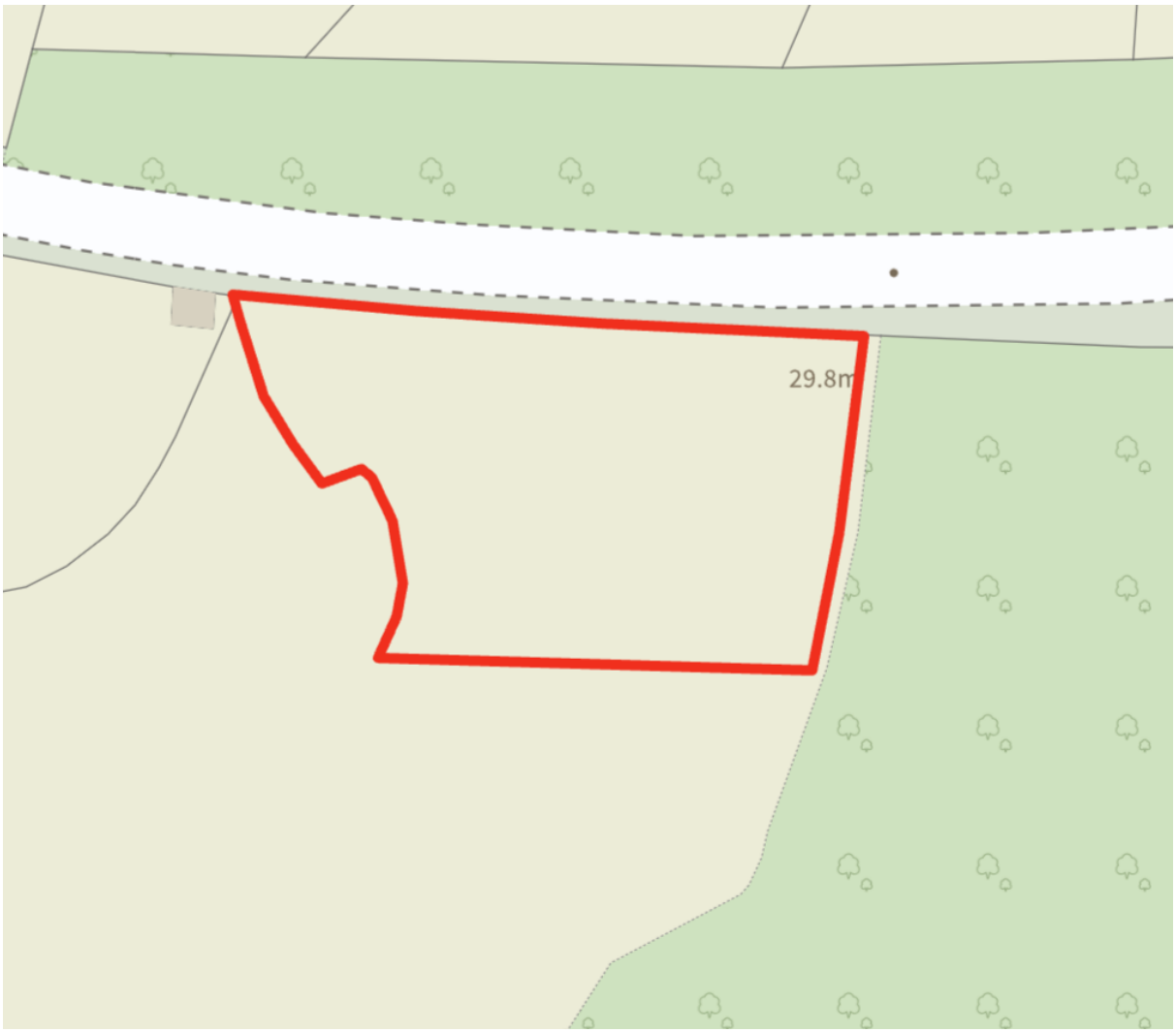
Project information SM-T01	
Project type	On-site gains
Development Name and Address	The Deer House, RH12 3HZ. TQ 08664 32896
Author	Oliver Lewis CBE
Landowner	Nicola and James Denton- West
Period covered by this management plan	30 Years
Planning authority	Horsham
Planning reference	DC/26/1081 and DC/26/1080.
Total Site Area	1431.2271m²

Planning Condition

Details of Planning Conditions to be Discharged by this Document SM-B02
This document sets out how all planning conditions linked to Schedule 7A of the Town and Country Planning Act 1990 (as amended) shall be met.

Roles and Responsibilities

Author Responsible for Preparing HMMP SM-B03	
Name or Initials / Role	Oliver Lewis CBE
Responsibility Start Date	n/a
Responsibility End Date	n/a
Statement of competency	The competency of the SSM 'user' is aligned with definition set out in the British Standards. Applicant has completed a significant number of SSM applications for a variety of habitats
Landowner / Management Organisation Responsible for Delivering HMMP SM-B04	
Name or Initials / Role	Nicola and James Denton- West
Responsibility Start Date	n/a
Responsibility End Date	n/a
Statement of competency	Long standing land owners


29.8m

Site Context Plan SM-F02



Priority and designated habitats within 500m of the site

Priority Habitat Inventory - Deciduous Woodland (England)	Within 500m
Priority Habitat Inventory - Deciduous Woodland (England)	Within 500m
Priority Habitat Inventory - Deciduous Woodland (England)	Within 500m
Priority Habitat Inventory - Deciduous Woodland (England)	Within 500m
Priority Habitat Inventory - Traditional Orchards (England)	Within 500m
Priority Habitat Inventory - Deciduous Woodland (England)	Within 500m

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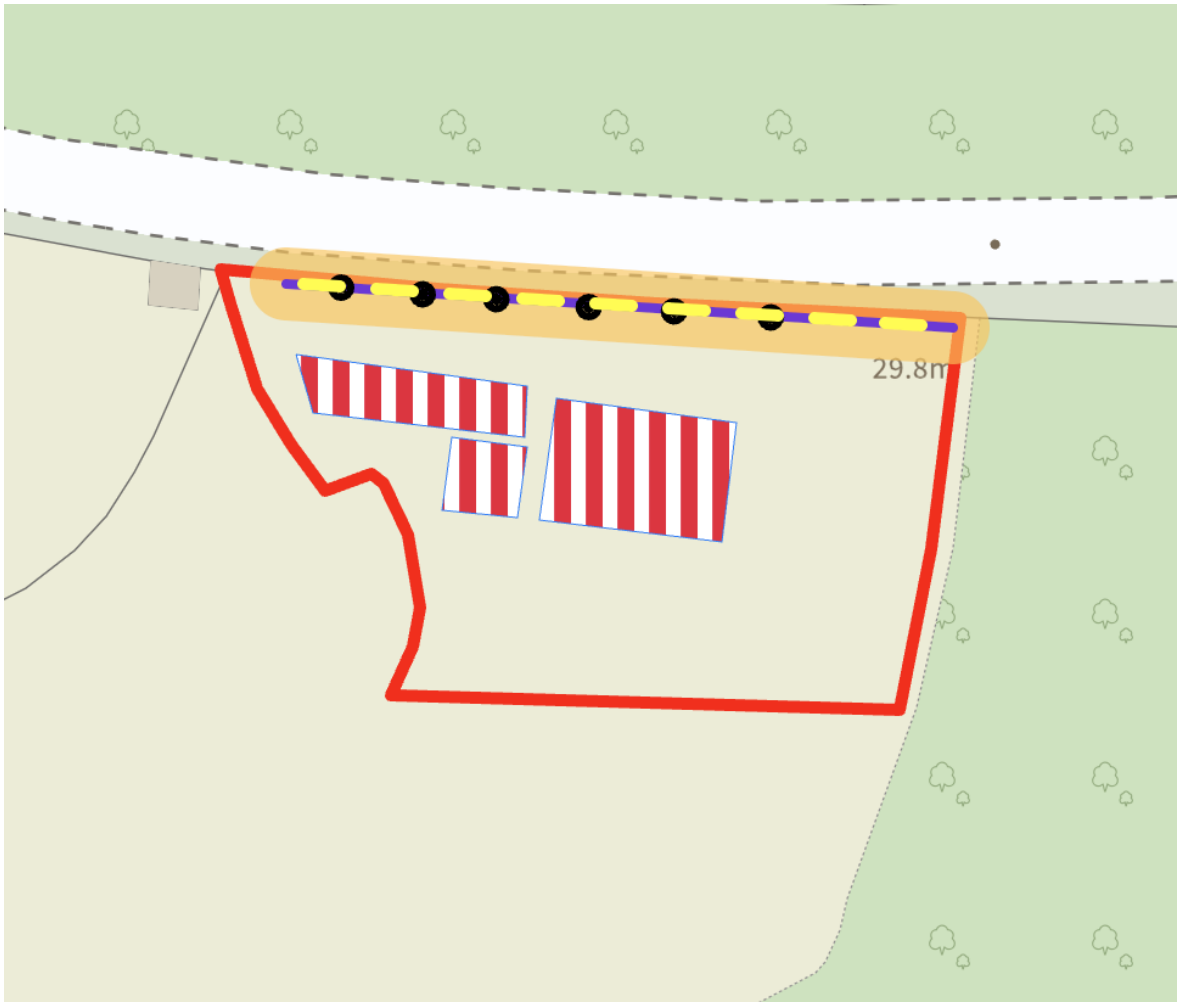
Priority Habitat Inventory - Deciduous Woodland (England)	Within 500m
Priority Habitat Inventory - Traditional Orchards (England)	Within 500m

Site Proposals Plan SM-F04



Description of Site Use - Baseline SM-B05	1365.74m² Vegetated Garden, 65.49m² Developed land; sealed surface, 51.45m² Native hedgerow
Description of Site Use - Proposed SM-B06	Creation of dwelling house with associated outbuilding and driveway The planting of six native saplings and enhancement of 51.45m² of Native hedgerow

Site Photos SM-F03





2. Management Plan Aims and Objectives

Overview of Proposed Habitat Aims and Objectives SM-B07	The primary aim of this Habitat Management and Monitoring Plan (HMMP) is to ensure the long-term preservation, enhancement, and creation of habitats within the project area to achieve a measurable Biodiversity Net Gain (BNG) over a minimum period of 30 years. This will be accomplished by: Maintaining Retained Habitats: All existing habitats that are to be retained will be managed to maintain or improve their current ecological condition. This involves implementing appropriate management practices that support the health and diversity of these habitats, ensuring they continue to provide valuable ecosystem services and wildlife support. Enhancement and Creation Measures: We aim to implement enhancement measures and create new habitats as described in this HMMP as promptly as possible to expedite ecological benefits. Achieving Compliance and Beyond: The plan not only meets the statutory requirements for habitat conservation but also strives to exceed them by contributing positively to local biodiversity targets and environmental strategies set forth by the council and relevant conservation bodies. The intention is that this document will provide a robust monitoring program which will be established to track the progress of habitat conditions and the success of the enhancement measures. Regular surveys and assessments will inform adaptive management strategies, allowing for timely interventions to address any issues and ensure the HMMP's objectives are met efficiently. This includes the strategic planting of a small number of saplings to offset any habitat loss resulting from development activities.

Retained and Enhanced Habitats Protection Measures SM-B08	Vegetated garden will be part of this development. Maintenance activities will include appropriate seasonal cutting of herbaceous vegetation, control of invasive or non-native species, and minimisation of soil disturbance. Leaf litter and deadwood will be retained where safe and ecologically appropriate, supporting invertebrate and soil communities. Such an approach will ensure that vegetation structure and species composition remain broadly consistent with baseline conditions, with corrective action taken if significant deviation is observed. 51.45m² Native hedgerow will be retained and enhanced. To do this the management regime will seek to maintain ≥ 90 % native woody species overall, with a minimum of four native woody species in any 30 m stretch (typical mix: hawthorn Crataegus monogyna, blackthorn Prunus spinosa, field maple Acer campestre, hazel Corylus avellana, dog-rose Rosa canina). Where diversity is below target, infill-plant with locally sourced, 40–60 cm whips during the first dormant season after plan adoption. The hedge will be allowed to grow to ≥ 1.5 m high and ≥ 1.5 m wide along its length (outside any road/street-scene visibility splays). Trimming will be carried out on a two- or three-year cycle, cutting no lower than the previous growth point and alternating sides so at least one face flowers/berries each year. Canopy gaps will be kept to < 10 % of total length and no single gap > 1 m shall be allowed to appear. There shall be a dedicated ground and management regime: an undisturbed margin ≥ 1 m wide on at least one side (measured from the outer canopy) will be maintained, allowed to develop a tussocky grass/herb layer. Margins will be cut once annually in late summer (Aug–Sept) and remove arisings to control nutrient build-up; spot-treat pernicious weeds only where necessary. Steps will also be taken to ensure that nutrient-loving indicators (nettles Urtica spp., cleavers Galium aparine, docks Rumex spp.) occupy < 20 % of the ground layer; address exceedance with cut-and-collect plus judicious hand weeding. There shall also be steps to inspect for Schedule 9 invasive plants.

Summary of Adaptive Management Approaches SM-B09	The authors recognise that over the 30-year duration of the Biodiversity Net Gain Habitat Management and Monitoring Plan (BNG HMMP), adjustments may be necessary to ensure habitats continue to meet the outcomes specified in the original biodiversity gain plan approval. To this end, regular reviews will be conducted, and adaptive changes to the management approach will be implemented if it becomes evident that the original commitments cannot be fully met. Adaptive management is a structured, iterative process that allows for responsive decision-making in the face of environmental uncertainties. It involves setting clear biodiversity objectives, implementing management actions to achieve these objectives, monitoring habitat conditions and biodiversity indicators, and adjusting management strategies based on monitoring results. Monitoring will be integral to this approach, with regular assessments scheduled throughout the 30-year period (see below for details). This will involve habitat condition assessments and, as and when the LPA deems it necessary, surveys based on the UKHAB and Natural England definitions of the relevant habitats, and evaluation of environmental parameters. All adaptive changes will be documented, with significant adjustments requiring consultation with relevant stakeholders and approval from the council. Communication will be maintained through regular reports detailing monitoring results, management actions taken, progress towards objectives, and recommendations for future actions. The commitment is to ensure that all habitats continue to meet or exceed the biodiversity outcomes specified in the original plan. By embracing an adaptive management approach, the BNG HMMP demonstrates a proactive and flexible strategy that acknowledges the dynamic nature of ecosystems and the potential for unforeseen environmental changes. This method ensures that management practices remain effective and responsive over time, thereby enhancing the likelihood of achieving sustained biodiversity net gains for the benefit of the environment and the community. For the saplings, should there be low survival rates or poor growth, measures such as enhanced maintenance, species replacement with more suitable native species, or soil condition improvements may be undertaken.

Habitat Management Proposals

Habitat Baseline Description SM-B10	1365.74m² Vegetated Garden, 65.49m² Developed land; sealed surface, 51.45m² Native hedgerow
Enhanced Habitats SM-B12	51.45m² Native hedgerow

Created Habitats SM-B13	We propose planting native saplings that are well-suited to local climatic conditions, straightforward to maintain, and widely available from nurseries. These species establish reliably over a 30-year period and are appropriate for long-term management under the Biodiversity Net Gain Habitat Management and Monitoring Plan. The selected species may include Rowan (Sorbus aucuparia), Hawthorn (Crataegus monogyna), Hazel (Corylus avellana), and Field Maple (Acer campestre). Where canopy spread permits, species such as Wild Cherry (Prunus avium), Silver Birch (Betula pendula), and Alder (Alnus glutinosa) may also be considered. Silver Birch is a fast-growing tree with distinctive pale bark and a light, open canopy. Rowan produces white spring flowers and autumn berries and grows well across a range of soils. Hawthorn forms dense foliage and is widely used in native planting schemes. Hazel typically grows as a multi-stemmed small tree and can be coppiced if required. Field Maple has a compact form and develops characteristic yellow leaves in autumn. Wild Cherry produces conspicuous spring blossom and rounded fruit. Alder is suited to damper ground conditions and is commonly planted near wetter areas. Saplings will be spaced approximately 2–3 metres apart (minimum 1 metre), arranged to reflect site conditions and expected canopy spread. Where further space is possible, species such as wild cherry and silver birch may be considered. Planting will follow standard methods, including the use of guards, maintenance of a clear area around each sapling, and occasional watering during prolonged dry periods. Once established, these species generally require minimal ongoing intervention, other than periodic checks in line with HMMP monitoring. Final species type will be determined at the moment of detailed landscaping. The use of native saplings ensures ease of sourcing, suitability for local growing conditions, and long-term stability over the 30-year management period. This approach supports the objectives of the HMMP by setting out a clear, maintainable planting structure that remains appropriate for the site throughout the management term.

3. Creation, Enhancement and Management

Creation, Enhancement and Management Targets and Prescriptions SM-T02

The **trees** will be selected to suit site conditions. Stock to be 8–10 cm or 10–12 cm girth standards (or 60–90 cm transplants where space or visibility dictates), planted in hand-dug pits sized to at least 2× rootball diameter and backfilled with site-won subsoil/topsoil (no fertiliser). Each tree to be staked (single or double, leeward side) with adjustable rubber ties and fitted with a guard or cage appropriate to local browsing pressure. A 1 m diameter mulch ring (75 mm depth) will be established around each stem and kept weed-free. Initial watering will be provided at/after planting and during the first two growing seasons in dry spells (indicatively 15–25 L per tree per week May–September, adjusted to weather/soil).

Targets:

Survival: ≥ 90% survival in Years 1–5; ≥ 95% thereafter.
Replacement: Any loss replaced like-for-like in the next dormant season to maintain numbers.
Crown form & health: Single clear leader and balanced crown by Year 5; < 10% crown dieback/ deadwood outside normal species habit; no significant mechanical damage to stem.
Support & protection: Stakes/ties/guards removed by Year 5 or earlier if stable; mulch ring ≥ 1 m diameter, ≥ 50–75 mm depth, maintained weed-free for 5 years.
Time-to-target: Moderate condition achieved by Year 10; maintained through Year 30."

For **Native Hedgerow**, planting will use locally sourced, bare-root whips 40–60 cm in height, set in a double staggered row at 30–45 cm spacing, with 40–60 cm between rows, equating to approximately 5–7 plants per metre. Species will be drawn from a typical native hedgerow mix (e.g. hawthorn Crataegus monogyna, blackthorn Prunus spinosa, hazel Corylus avellana, field maple Acer campestre, and dog-rose Rosa canina), ensuring at least five native woody species across the length of the new hedge. Guards or protective fencing will be installed as necessary to protect whips from browsing or trampling. During the first three years, management will focus on establishment, including watering in dry conditions, replacement of failed plants, and selective weeding to suppress competition. After establishment, trimming will be introduced on a two- to three-year cycle, cutting no lower than the previous growth point, to develop a dense, structurally diverse hedge. An undisturbed ground margin at least 1 m wide will be maintained alongside the hedge to provide a tussocky grass and herb strip, cut once annually with arisings removed.

Management will seek to maintain at least 90% native woody species overall, with a minimum of four native species present within any 30-metre section. Where species diversity falls below the required threshold, infill planting with locally sourced whips (40–60 cm) will be carried out during the first dormant season following adoption of the plan. The hedgerow will be maintained at a height and width of at least 1.5 m (outside of visibility splays), with trimming undertaken on a two- or three-year cycle. Cutting will be no lower than the previous growth point, and sides will be alternated so that at least one face is allowed to flower and fruit each year. Canopy gaps will be kept below 10% of the total hedgerow length, and no single gap greater than 1 m will be permitted to develop.

A dedicated ground margin at least 1 m wide on at least one side of the hedgerow (measured from the outer canopy) will be retained as undisturbed habitat and allowed to develop a tussocky grass and herb layer. This margin will be cut once annually in late summer (August–September), with arisings removed to limit nutrient build-up, and pernicious weeds will be controlled only where necessary. Nutrient-loving species such as nettles (Urtica spp.), cleavers (Galium aparine), and docks (Rumex spp.) will be managed so that they do not exceed 20% of the ground layer, with cut-and-collect or hand removal applied if this threshold is exceeded. The hedgerow and margins will also be inspected periodically for Schedule 9 invasive plants, and control measures implemented if detected.

Targets:

Height: average ≥ 1.5 m by Year 5; maintained ≥ 1.5 m thereafter.
Width: average ≥ 1.5 m by Year 5; maintained ≥ 1.5 m thereafter.
Canopy continuity: < 10 % of total length as canopy gaps; no gap > 5 m by Year 10 (≤ 20 % and no gap > 5 m by Year 5).
Base gap: leafy growth to ≤ 0.5 m above ground for ≥ 90 % of length by Year 10 (≥ 70 % by Year 5)"

Risk Register and Proposed Remedial Measures SM-T03

Risk Factor	Habitat/Hedgerow/Watercourse Type	Trigger for Action	Remedial Measure
Damage caused by site operations	All	Clear, sustained evidence of damage due to site operations	Steps to amend site operations on or near the location of the gains. Ongoing iteration to ensure that tree health is maintained and not compromised.
Damage caused by site footfall	All	Clear, sustained evidence of damage due to site footfall	Steps to reduce footfall on relevant sections via among other steps, signage.
Establishment failure	All	Failure to meet conditions within 1 year of establishment.	Steps to identify the reason for failure and then rectify. Take steps to reestablish the habitat and inform the LPA of the failure
Failure from extreme weather	All	Extreme weather event has clear impact	Steps to identify if weather event is likely to occur again and then rectify. Take steps to reestablish the habitat and inform the LPA of the failure

Any material change will trigger a Minor Material Amendment to the HMMP that must be agreed in writing with the Local Planning Authority.

4. Monitoring

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

Habitat/Feature Type	Monitoring Methods	Monitoring Interval and Timing
All	On site surveys will be made of the site, and each intended habitat will be measured against the relevant criteria set out in the Small Sites Metric User Guide and UKHAB definitions	Monitoring and reporting to be undertaken at least once every two years (i.e. year 1, 3, 5, 7, 9 moving to once every five years thereafter). There will be an option to increase in frequency if requested by the LPA. Reports will be produced by the landowner but may be commissioned to a third party including (but not limited to) ecological consultants.

Additional Details

For "vegetated garden" monitoring will ensure that vegetation structure and species composition remain broadly consistent with baseline conditions, with corrective measures taken if significant deviation is observed.

Monitoring of the native hedgerow will be undertaken in accordance with Biodiversity Metric condition assessment criteria. Surveys will be carried out at the agreed reporting intervals and will record the following: the proportion of native woody species and species diversity within each 30-metre section; hedge dimensions (height and width); trimming cycle and evidence of flowering/fruiting; continuity of the canopy and percentage cover of any gaps; presence of invasive or undesirable species; and the condition of the ground margin, including cover of tussocky grass/herb layer and proportion of nutrient-loving indicators. Each survey will include mapped records and photographs to provide a baseline for comparison over time. Results will be assessed against the targets set out in the plan (≥90% native woody species, ≥4 native species per 30 m, canopy gaps <10%, nutrient-loving indicators <20% of ground layer), and remedial actions such as infill planting, adjusted trimming regimes, or targeted weed control will be implemented where monitoring indicates thresholds are not being met.