

Draft Habitat Management and Monitoring Plan

Site Name:	Land South of Dukes Copse Community, Bramble Lane, Thakeham, West Sussex RH20 3DZ
Date:	22 September 2026
Version:	2477 HMMP draft revision 0

Planning reference DC/26/1440 | DJOGS reference 2477

This draft sets out the management of the on-site habitats shown on the revised landscape scheme. It supports the planning validation response and is to be finalised with the landowner and Horsham District Council. Registered off-site provision will address the remaining area habitat unit shortfall under separate gain-site arrangements.

Version Control

Version	Issue Status	Prepared by / Date	Approved by / Date
Draft 0	For review and planning validation	Richard Billingsley BSc (Hons) Ecology / 22 September 2026	Danielle Jeynes MA AMLI / review before issue

Document Details

Authorship Details
DJOGS Ltd, 32 High Mount Street, West Hill, Hednesford, Staffordshire WS12 4BL. Prepared for Sam Ripley. Copyright DJOGS Ltd. Embedded plans remain the property of their respective authors and are reproduced for this application. Draft for review; management appointments, funding and final monitoring arrangements remain to be confirmed.

Draft review points: confirm the access-road boundary and metric coverage; confirm management responsibility and funding; distinguish the original surveyor from the retrospective condition assessor. These points are not treated as resolved by preparing this draft.

1. Project Background

Site Overview PB-B01	
Project type	On-site habitat retention and creation, with the remaining area habitat unit shortfall supplied off-site.
Development Name and Address	Land South of Dukes Copse Community, Bramble Lane, Thakeham, West Sussex RH20 3DZ — two traveller pitches, each with a mobile home and day room, access, parking, hardstanding and landscaping.
BNG Project Name and Address	Bramble Lane biodiversity net gain — DJOGS project 2477
Author Organisation	DJOGS Ltd
Landowner	Applicant: Sam Ripley. Legal landownership to be confirmed before final approval.
Land Manager	Applicant or nominated land manager; appointment and contact details to be confirmed.
Responsible person/organisation for creating or enhancing the habitat	Delivery to be arranged by the applicant using a competent landscape contractor. Named contractor to be confirmed before implementation.
Period covered by this management plan	Proposed 30-year management period following completion of the habitat creation works. Completion will be recorded as Year 0; monitoring milestones are measured from that date. Final commencement and end dates will be recorded in the approved HMMP.
Planning authority	Horsham District Council
Planning reference (if applicable)	DC/26/1440
BNG register reference (if applicable)	Off-site gain-site and allocation references to be provided with the Biodiversity Gain Plan.
Central OS grid reference	Easting 510699, Northing 117812 (application site reference).
Metric revision/title	2477 SM R1 Bramble Lane Completed Statutory Metric; calculation iteration 2477SM rev 1. Statutory tool version history v1.0.4; Start sheet retains the label 4.1.
Are any Irreplaceable Habitats present onsite	No irreplaceable habitat recorded in the supplied metric.

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Retain six existing trees. Establish 115 m of native hedgerow, 645 m² of mixed native scrub, 90 m² of other neutral grassland, 1,205 m² of modified grassland and seven native trees, as shown on drawing 2477.2 R1. Habitat condition targets follow metric revision 1.
Timescales for Actions PB-B03
Protect retained trees before works. Complete planting in the first suitable November–March season and grassland sowing in a suitable spring or early autumn window following ground preparation. Proposed target years: hedge and modified grassland Year 1; other neutral grassland Year 2; scrub Year 5; new trees Year 27.
Monitoring Requirements PB-B04
Routine annual land-manager checks and a simple work/photo log. Proposed ecological checks in Years 1, 3, 5, 10, 15, 20, 25 and 30, combined in one visit. Frequency and reporting are subject to agreement with Horsham District Council.
Required Consents and Licences PB-B05
This draft responds to the validation request. Final HMMP and Biodiversity Gain Plan approval, and the means of securing relevant gains, remain to be agreed. Habitat works will observe the PEA safeguards; seek ecological advice before any work likely to affect protected species.
Funding PB-B06
Creation, replacement, management and monitoring are proposed to be funded by the applicant/landowner, including any appointed contractors. Written acceptance of responsibility and a funding arrangement will be confirmed before the final plan is approved.
Legal Agreement PB-B07
No completed on-site legal agreement or condition wording has been supplied. Appropriate delivery and management obligations will be agreed with the LPA. Off-site units will be secured through the separate registered gain-site arrangements.

Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	No separate phases identified in the supplied scheme.
A single site-wide programme is proposed. Protect retained trees first, complete construction and soil preparation, then establish the habitats in the next suitable season. Confirm the works programme and Year 0 date before final approval.	

Site Boundary Plan PB-F01

Drawing 2477.1 shows the baseline habitats, application context and extended access boundary. The 4,900 m² metric area and 5,321.2 m² inset area remain to be reconciled.



Site Context Plan PB-F02

Site context is included in drawing 2477.1 above. The original A1 drawing is the source for scale; this reproduction is reduced.

Site Context Photos PB-F03

Baseline photographs are included in drawing 2477.1 above. Refer also to the original PEA and survey records.

Roles and Responsibilities

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		Richard Billingsley BSc (Hons) Ecology		
Organisation		DJOGS Ltd		
Responsibility	Start Date:	Before habitat works	End Date:	Year 30
Prepare and review the HMMP and advise on habitat establishment. Monitoring will be undertaken by a competent ecologist appointed by the landowner; this draft does not appoint DJOGS for the full management period.				
Statement of Competency				
Richard Billingsley BSc (Hons) Ecology, Senior Ecologist, DJOGS Ltd, has over 25 years of land-management experience. The draft has been prepared from the supplied ecological, condition assessment, metric and landscape information. Danielle Jeynes MA AMLI is the proposed landscape reviewer.				
Landowner or Land Manager PB-B10				
Name or Initials		Sam Ripley — applicant; landowner/representative to be confirmed		
Organisation		Private applicant		
Responsibility	Start Date:	Pre-commencement	End Date:	Year 30, or documented transfer of obligations
Arrange and fund habitat creation, routine management, ecological monitoring and remedial work. Confirm landowner acceptance before final issue. Any transfer will include this plan, records and continuing obligations.				
Statement of Competency				
Appoint experienced landscape contractors and competent ecological advisers when specialist work is required.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Applicant or nominated land manager — to be confirmed		
Organisation		No management company has been identified or assumed.		
Responsibility	Start Date:	Before habitat works	End Date:	Year 30
Maintain habitats to this plan, inspect annually, keep records and arrange the agreed monitoring. Nominate one contact for the whole site and tell the LPA when that contact changes.				
Statement of Competency				
Routine work may be undertaken by a competent land manager. Ecological condition assessment will be undertaken by a competent ecologist.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		Planning/Ecology Officer		
Organisation		Horsham District Council		
Responsibility	Start Date:	HMMP submission	End Date:	Year 30
Review the draft and agree final monitoring, reporting and any material changes to habitat delivery.				

Land Use Summary

Overview of Baseline Site Use PB-B13
The metric records a 0.49 ha development area comprising 2,490 m² of sealed surface, 1,060 m² of vacant or derelict land and 1,350 m² of bramble scrub. Eight small rural trees are recorded as an overlapping habitat layer. The condition sheets refer to the EHM survey by Adam Robbins on 3 July 2026 and retrospective assessment from the PEA.
Overview of Proposed Site Use PB-B14
Two traveller pitches with buildings and hardstanding, amenity grass, native boundary scrub, a native hedge, a small neutral-grassland verge and trees. Planting provides screening and habitat connections. The HMMP follows the habitat areas counted in metric revision 1; no additional habitat or wildlife structures are proposed.

Baseline and Environmental Information Summary

Topic	Relevant site information	Influence on the HMMP
Site boundary	Metric area 4,900 m². Baseline map inset labels the extended access boundary as 5,321.2 m².	Before final issue, reconcile the application boundary with the metric. Any additional access habitat must be accounted for; this draft assumes the stated habitat extents pending that check.
Baseline evidence	Baseline map 2477.1, condition workbook 2477 CA and PEA cited in BNGS R1.	Confirm the assessor attribution and mapped tree IDs against the original evidence. Existing evidence should be used before considering further fieldwork.
Landscape context	Baseline map identifies NCA 121 Low Weald and nearby ancient/deciduous woodland.	Use the native palette on 2477.2 R1; retain naturalistic screening and dark boundary connections.
Operational use	Residential pitches, parking and access alongside habitat areas.	Keep vehicles, storage, waste and routine mowing outside scrub, hedge bases and the neutral-grassland verge.
Ground conditions	No planting soil test or detailed drainage information supplied.	Check rooting conditions during planting preparation; address local compaction and waterlogging without damaging retained roots.

Baseline and Environmental Information

The baseline plan and revised landscape scheme are embedded in this document. Survey photographs remain in the source ecological records; no new photographs or repeat survey have been assumed. Before final issue, resolve the access-boundary area difference and confirm responsibilities and the agreed monitoring timetable.

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

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	Will your proposals lead to direct or indirect effects on designated sites?	Included	Drawing 2477.1 reports no designated sites within 500 m and nearby ancient/deciduous woodland. No works in those off-site habitats are proposed.
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	Included	Follow the existing PEA safeguards. The landscape scheme provides dormouse-suitable boundary planting; this is not evidence of confirmed dormouse presence.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	Included	Baseline status to be checked against the PEA. Check during routine management and obtain species-specific control advice if found.
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	Included	Use the original PEA and its records review; a separate records exercise is not proposed for this draft.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	Included	Drawing 2477.1; 2477 CA; statutory metric revision 1. Retrospective scoring and survey authorship are to be distinguished.
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	Included	Residential use; no public access arrangement supplied. Protect habitat areas from operational encroachment.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	Included	Water during establishment drought and inspect after storms; replace failed planting.
Geology and Topography	Any geological or topographical constraints or opportunities?	Included	Retain existing landform and avoid unnecessary regrading, as specified on 2477.2 R1.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	Included	No agricultural management proposed within the habitat areas.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	Included	Check planting soil and rooting space during preparation; avoid fertiliser in the neutral-grassland verge.
Contaminated Land	If there is any contaminated land, will this present any constraints?	Included	No conclusion on contamination is made. Unexpected suspect material will be referred for appropriate advice before planting.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	Included	Keep access and drainage functioning. No wetland or SuDS habitat creation is included in this HMMP.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	Included	No flood-risk assessment reviewed for this draft; follow approved drainage/level information when available.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	Included	NCA 121 Low Weald; native boundary planting and irregular groups in drawing 2477.2 R1.
Historic Land Use	Does the historic land use present any constraints or opportunities?	Included	Use baseline evidence rather than assuming former pasture or other land uses.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	Included	No separate HMMP constraint established from the supplied documents. Respect any relevant consent requirements.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	Included	Confirm service routes before excavation; resolve conflicts without loss of committed habitat or damage to retained trees.

2. Planned Management Activities

Management Plan Aims and Objectives PM-B01
Retain six existing trees and establish the habitats shown on 2477.2 R1. Maintain the recorded habitat extents and at least the condition targets in metric revision 1. Keep native screening effective while retaining varied scrub edges and a grassland verge. Identify establishment failures early and correct them. The remaining area habitat unit requirement will be supplied through registered off-site provision.

Principles Informed by Design Stage

Design Principles Informed by Baseline Information PM-B02

Native boundary planting reflects the enclosed local landscape and provides connected cover around the pitches. Scrub management will retain an irregular edge and varied structure. The small neutral-grassland verge will receive a separate cutting regime from the amenity grass. Hard surfaces are excluded from habitat management, except where runoff, storage or access could damage adjacent vegetation.

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
Site habitat mosaic	Mixed scrub	SC1 — 645 m²	Creation	Moderate	5	Pass at least 3 of 5 scrub criteria. Aim for A, C and D: native/diverse composition, control of INNS/suboptimal species and a varied scrub–grass edge.	Use drawing 2477.2 R1 palette. Do not rely on mature age structure by Year 5.
Site habitat mosaic	Native hedgerow	H1 — 115 m	Creation	Poor	1	Establish the full length with native plants, replace failures and maintain a vegetated base. Assess the applicable hedgerow criteria.	Poor is the minimum metric target; healthy establishment is required.
Site habitat mosaic	Other neutral grassland	NG1 — 90 m²	Creation	Poor	2	Establish a recognisable other neutral grassland community; record condition on the applicable grassland sheet.	Maintain habitat identity; no higher condition or unit uplift assumed.
Site habitat mosaic	Modified grassland	MG1 — 1,205 m²	Creation	Poor	1	Establish vegetated amenity grass and prevent conversion to hardstanding or storage.	Ordinary mowing compatible with the stated habitat type.
Site habitat mosaic	Urban trees	NT1–NT7 — 7 trees	Creation	Moderate	27	Pass 3 or 4 tree criteria; aim for native species, healthy largely unpruned canopy and vegetation beneath more than 20% of canopy.	Metric area 0.0285 ha is an overlapping tree layer.
Rural trees	Rural trees	RT — 6 retained trees	Moderate	Moderate	0	Maintain at least 3 of 6 individual-tree criteria and avoid damage or unnecessary pruning.	Confirm correspondence with baseline T1–T8; metric retained tree area 0.0244 ha.

Habitat and Condition Targets	Further Comments
1. Wetland Habitat: Maintain and enhance 100% of the designated wetland habitat within the project area. 2. Water Quality: Ensure water quality remains within the designated protection standards for the receiving water body. 3. Wildlife Habitat: Maintain and enhance 100% of the designated wildlife habitat within the project area. 4. Soil Erosion: Implement erosion control measures to prevent soil erosion and sedimentation during construction and operation. 5. Vegetation: Maintain and enhance 100% of the designated vegetation within the project area.	1. Wetland Habitat: The project area is currently in good condition and meets the designated standards. 2. Water Quality: The project area is currently in good condition and meets the designated standards. 3. Wildlife Habitat: The project area is currently in good condition and meets the designated standards. 4. Soil Erosion: The project area is currently in good condition and meets the designated standards. 5. Vegetation: The project area is currently in good condition and meets the designated standards.

SC1, H1, NG1, MG1 and NT1–NT7 are management references used in this draft; habitat locations are those on 2477.2 R1. Assign permanent tree/photo references at the first inspection. The on-site outcome remains 0.9802 area habitat units and 0.2220 hedgerow units; a residual 0.1339 area habitat units is required after relevant spatial risk adjustment and subject to trading rules. No off-site habitat management is assigned to this plan.

Habitat Retention

Measures to be Implemented to Protect Retained Habitats PM-03

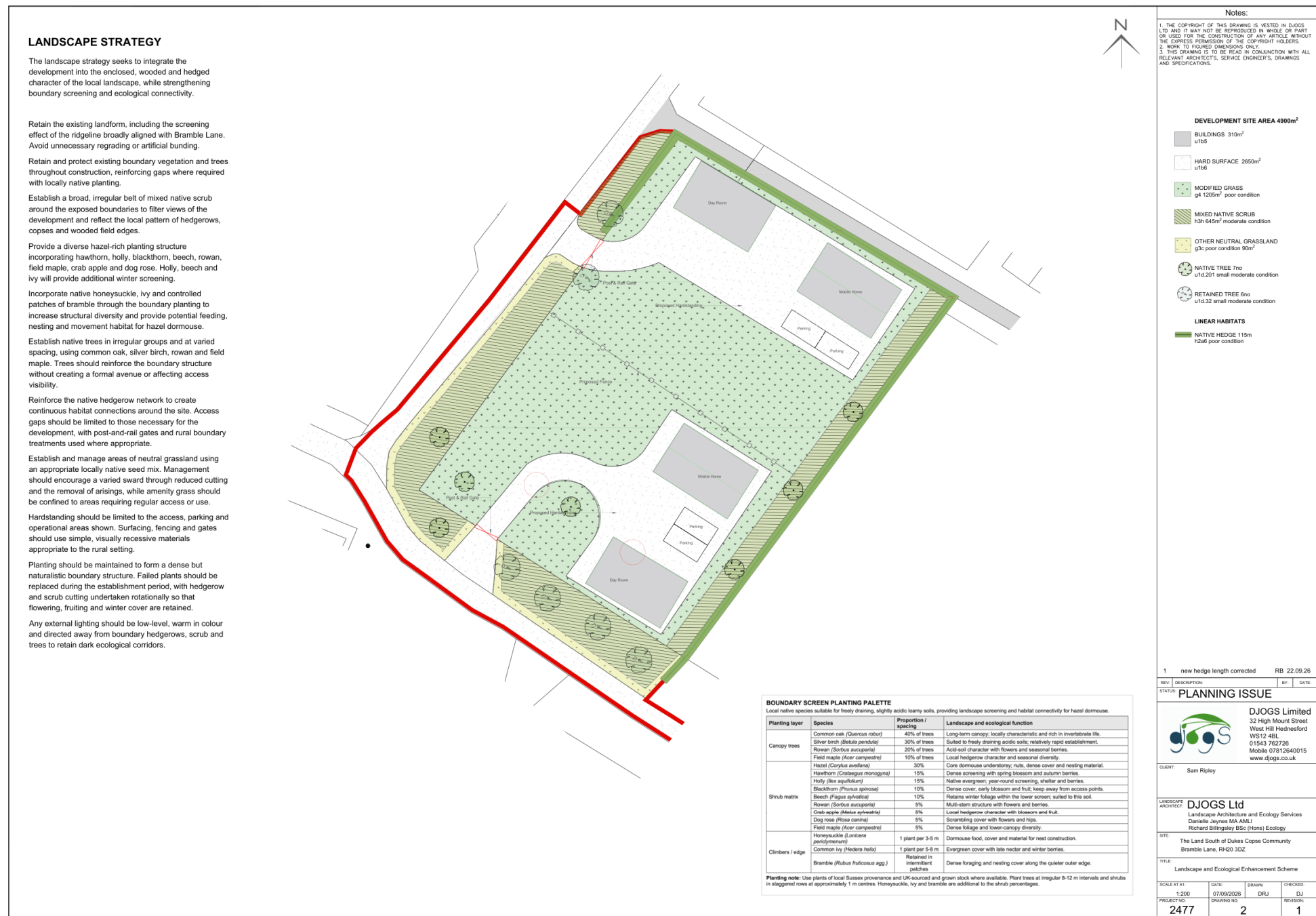
Protect the six retained trees shown on 2477.2 R1 before groundworks. Confirm their correspondence with the baseline tree references. Mark habitat boundaries so the new hedge, scrub and grass verge are not used for storage, parking or construction access.

Specification of Protective Measures to be Used PM-04

Use clearly defined protective fencing and exclusion areas appropriate to retained rooting and canopy space, agreed before work begins. Keep excavation, soil level changes, storage, washout and vehicle movements outside protected areas. Where access or services could conflict with roots, obtain arboricultural advice before work proceeds. Protection distances will be confirmed before works.

Habitat Retention Plan PM-F01

Drawing 2477.2 revision 1 shows the retained trees and the habitat creation and management areas. The embedded drawing is for reference; use the original A1 PDF for scale and setting out.



Creation, Enhancement and Management Targets and Prescriptions

Feature	Creation and ongoing management prescription	Timing / responsibility
SC1 — mixed native scrub	Plant the approved native palette at the irregular spacing shown on 2477.2 R1. Maintain at least 80% native scrub and at least three native woody species. No single species should exceed 75% cover, except where the scrub criterion permits it. Keep a weed-free planting area locally, water in drought and replace losses. Retain a graduated edge with scattered shrubs and tall grass/forbs; avoid trimming the whole belt into a uniform hedge. From establishment onward, cut only small sections when needed, retaining cover elsewhere. Control invasive plants and keep suboptimal ground cover below 5%.	Plant November–March. Annual establishment checks Years 1–5; selective winter management thereafter. Applicant/land manager and contractor.
H1 — native hedge	Plant the approved native mix along the full 115 m. Keep plants watered and protected during establishment; replace dead or missing plants in the next planting season. Maintain a continuous hedge with a vegetated base. Once established, trim sections on a rotation of about two to three years where compatible with screening and access. Avoid routine cutting of the whole hedge in one year.	Plant November–March. Check annually; formative and rotational cutting in suitable winter periods. Land manager.
NG1 — other neutral grassland	Prepare a clean, firm seedbed and use a locally appropriate native neutral-grassland mixture. Confirm the seed specification before sowing. During establishment, cut sufficiently to control vigorous weeds and remove arisings. Thereafter make one main late-summer cut after flowering/seed set, with an additional spring or autumn cut if growth requires it. Remove cuttings. Avoid fertiliser, routine herbicide and amenity mowing. Prevent scrub encroachment and vehicle damage.	Sow in suitable spring or early autumn conditions. Establishment Year 1; annual management Years 2–30. Land manager/contractor.
MG1 — modified grassland	Establish and maintain the 1,205 m ² amenity grass area. Mow to suit residential use while keeping ground vegetated. Repair worn/bare patches by reseeding. Keep mowing and stored cuttings out of adjacent scrub, hedge bases and NG1. Do not extend sealed surfaces into the habitat area.	Sow/turf in suitable conditions. Routine growing-season mowing and annual area check. Land manager.
NT1–NT7 — seven new trees	Plant the species and locations on 2477.2 R1 in suitable uncompacted rooting soil. Water thoroughly at planting and during dry establishment periods. Maintain mulch clear of stems, adjust ties and guards, and remove supports once stable. Replace each failed tree in the next planting season. Retain natural canopy development; restrict pruning to necessary formative or safety work. Maintain vegetation beneath more than 20% of projected canopy.	Plant November–March. Check in Years 1–5 and annually thereafter; ecological target check through Year 30, including Year 30 after the Year 27 target.
RT — six retained trees	Maintain protection during works and avoid compaction, root disturbance and damaging routine pruning. Retain ecological features where safe. Obtain competent arboricultural/ecological advice if a tree declines or work could affect protected species. Agree any unavoidable loss and compensatory response with the LPA rather than treating simple replacement as equivalent retained habitat.	Protect before works; routine annual observation and inspection after significant damage. Specialist advice when triggered.

Timing of vegetation work: check for active bird nests and other protected-species constraints before cutting or clearance. Winter timing alone does not remove the need to avoid disturbance. Preserve the dark boundaries and use the lighting principles in drawing 2477.2 R1.

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

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
From planting	Scrub and hedge	Drought, browsing or plant failure	Any dead plants or developing hedge gaps; scrub not on course for moderate condition by Year 5.	Adjust watering/protection, replace failed plants next planting season and review species mix or edge management.
From sowing	NG1 grassland	Wrong community, coarse growth or encroachment	Other neutral grassland identity not established by Year 2; scrub or operational use spreading into the verge.	Review cause, cut and remove arisings, control encroachment and locally scarify/overseed with suitable native seed.
Year 1 onward	Modified grassland	Loss of area through parking/storage	Persistent bare patches or conversion of any mapped habitat to another use.	Remove the pressure, restore ground and reseed. Seek agreement for any proposed layout change.
Before works onward	Retained trees	Root/canopy damage	Fence breach, compaction, excavation or visible decline.	Stop the damaging activity, reinstate protection and obtain specialist advice; document response.
Planting onward	New trees	Failure, instability or damaging pruning	Any loss; damaged ties/guards; inadequate rooting space; risk of missing moderate target.	Replace losses, correct supports and improve rooting/management. Review condition trajectory at each ecological visit.
Year 1 onward	All habitats	INNS, litter or damaging management	New invasive plants, waste accumulation or work affecting nesting/other protected species.	Remove litter, obtain targeted INNS advice and pause potentially damaging work pending ecological advice.
Before final issue	Whole site	Boundary or responsibility mismatch	Unreconciled 4,900/5,321.2 m² area or no confirmed manager/funding.	Reconcile the mapped baseline, metric and proposals; confirm responsibility/funding and update this draft before final approval.

3. Monitoring Schedule

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)
A simple annual land-manager inspection and work log is proposed throughout the management period. During Years 1–5, check establishment through the growing season and after prolonged dry weather. Record fixed-point photographs, survival, habitat extent, damage and remedial work. Combine ecological checks for all habitats in Years 1, 3, 5, 10, 15, 20, 25 and 30. These are proposed milestones for LPA agreement, not an existing consent requirement. No routine species surveys are added.

Monitoring Methods and Intervals MS-T01

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Scrub and hedge	Walk the full lengths/areas. Record native composition, structure, edge vegetation, plant survival, gaps, INNS and damage; complete applicable condition sheets.	Annual owner checks. Ecological checks Years 1, 3, 5, 10, 15, 20, 25, 30; preferably May–August.
Grasslands	Confirm mapped extent and management. For NG1, record characteristic plants and representative quadrats with condition criteria; for MG1, assess coverage, wear and encroachment. Use photographs to repeat locations.	Annual owner checks. Combined ecological visits in the proposed milestone years, May–August.
New and retained trees	Count all seven new and six retained trees. Record survival, native status, canopy, health, damage, pruning, ecological niches and vegetation beneath. Assess individual-tree condition.	Annual owner checks, with prompt response to damage. Combined ecological visits in milestone years; confirm new-tree target by the final assessment after Year 27.
Delivery and management record	Record planting/sowing completion, seed/plant provenance, replacement dates, responsible contact and fixed-photo locations. Verify against drawing 2477.2 R1.	At completion (Year 0), then update annually and at each formal review.

Monitoring Reports

Monitoring Report Schedule MS-T02

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Appointed competent ecologist on behalf of the applicant/landowner	Horsham District Council — final reporting arrangement to be agreed

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	By October, or within 3 months of the survey	With each monitoring report	Establishment and reference photographs.
Y3	By October, or within 3 months of the survey	With each monitoring report	Confirm target condition, remedial actions and next work programme.
Y5	By October, or within 3 months of the survey	With each monitoring report	Confirm target condition, remedial actions and next work programme.
Y10	By October, or within 3 months of the survey	With each monitoring report	Confirm target condition, remedial actions and next work programme.
Y15	By October, or within 3 months of the survey	With each monitoring report	Confirm target condition, remedial actions and next work programme.
Y20	By October, or within 3 months of the survey	With each monitoring report	Confirm target condition, remedial actions and next work programme.
Y25	By October, or within 3 months of the survey	With each monitoring report	Confirm target condition, remedial actions and next work programme.
Y30	By October, or within 3 months of the survey	With each monitoring report	Final review of all targets, including new trees after their Year 27 target.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)
Each report will compare habitat extent and condition with PM-T01, include repeat photographs and identify any action, responsible person and completion date. Routine changes to watering, weeding or cutting may be made to achieve the same targets and recorded in the log. Any material change to habitat type, area, condition target, tree retention or BNG delivery will be referred to Horsham District Council for agreement, with the metric and plans updated where necessary. Failed planting will normally be replaced in the next suitable planting season. Where a target is missed, diagnose the cause and agree a recovery programme and proportionate follow-up check. Monitoring does not imply that additional paid surveys are needed where existing evidence is adequate.

Document references

2477.1 BIA Baseline Habitat Map (7 September 2026); 2477.2 R1 L&EES (revision dated 22 September 2026); 2477 SM R1 Statutory Metric; 2477 CA condition assessments; 2477 BNGS R1 Biodiversity Net Gain Statement (22 September 2026). The PEA by Ecology & Habitat Management Ltd (28 July 2026) is referenced by the supplied documents; its survey evidence and safeguards remain applicable.

Guidance: Defra and Natural England, Creating a habitat management and monitoring plan for BNG, updated 2 June 2026. <https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-bng>