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Hornbrook Farm, Brighton Road, Horsham, West Sussex

Habitat Management and Monitoring Plan (Draft)

April 2026

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Client:	Jaynic Properties Ltd and Hornbrook Developments LLP	
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Contents

1	Introduction	1
1.1	Purpose of this Report	1
1.2	Site Description and Context	1
1.3	Proposed Development	1
1.4	Existing Site Conditions	2
1.5	Objectives	2
1.6	Document Structure	2
2	Landscape Management and Monitoring	5
2.1	Introduction	5
2.2	Management and Monitoring Actions	5
2.3	Work Schedules	12
3	Plan Implementation	17
3.1	Management Company	17
3.2	Ecological Monitoring	17
3.3	Adaptive Management & Climate Change	18
	References and Bibliography	19
	Appendix I: UKHab Post Development Plan	A
	Appendix II: Legal and Technical Limitations	C

List of Tables and Figures

<i>Figure 1.1: Site location plan</i>	3
<i>Figure 1.2: Landscape Strategy Plan</i>	4
<i>Table 2.1: Work schedule for ecological and landscape features</i>	13
<i>Table 2.2: Annual schedule of monitoring and maintenance operations</i>	15
<i>Table 3.1: Structure for Ecological Monitoring Report</i>	17

Abbreviations

BNG	Biodiversity Net Gain
HMMP	Habitat Management and Monitoring Plan
H&S	Health and Safety
LPA	Local Planning Authority
NPPF	National Planning Policy Framework
UEEC	Urban Edge Environmental Consulting

1 Introduction

1.1 Purpose of this Report

- 1.1.1 Urban Edge Environmental Consulting (UEEC) has been commissioned by Jaynic Properties Ltd and Hornbrook Developments LLP to produce a draft Habitat Management and Monitoring Plan (HMMP) for the site of a proposed residential development at Hornbrook Farm, Brighton Road, Horsham (Grid Reference: TQ 18906 29780 (hereafter referred to as 'the Application Site')).
- 1.1.2 The draft HMMP provides a long-term management plan (30 years) for the different landscape elements of ecological importance that are retained, created or enhanced as part of the Proposed Development. A full HMMP will be required pursuant to a pre-commencement condition, secured either by planning condition or as an obligation within a Section 106 legal agreement.
- 1.1.3 This HMMP follows the British Standards Institution's Biodiversity code of practice for planning and development (BS42020:2013, section D.4.3). Additionally, the National Planning Policy Framework (NPPF; MHCLG, 2024) identifies ways in which the planning system should contribute to and enhance the natural and local environment, including 'minimising impacts on and providing net gains for biodiversity' (paragraph 187). This plan has been prepared to ensure that habitat retention, creation and enhancement opportunities, as set out in the Biodiversity Net Gain (BNG) Assessment (UEEC, 2026a), are recognised and met.

1.2 Site Description and Context

- 1.2.1 The Application Site lies to the south-east of the town of Horsham in the Horsham District of West Sussex. It comprises c.9.23ha of undeveloped agricultural land. The open grassland fields are interspersed by hedgerows, with strips of woodland and Horn Brook located along the site boundaries, and occasional patches of tall ruderal, bracken *Pteridium aquilinum* and scrub.
- 1.2.2 The Application Site is bound by Horn Brook and woodland to the north and west; Doomsday Lane to the east; and Brighton Road (A281) to the south. The extent of the survey area is shown at Figure 1.1.

1.3 Proposed Development

- 1.3.1 The Proposed Development comprises an outline planning application for up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access. The Landscape Strategy Plan is shown in Figure 1.2.

1.4 Existing Site Conditions

- 1.4.1 The following documents have been reviewed during the preparation of this HMMP:
- ▶ UEEC (2026a): *Land at Hornbrook Farm, Brighton Road, Horsham: Biodiversity Net Gain Assessment*
 - ▶ UEEC (2026b): *Land at Hornbrook Farm, Brighton Road, Horsham: Preliminary Ecological Appraisal Report*
- 1.4.2 Interventions associated with the Proposed Development have been calculated as providing a net gain of +3.16 habitat units, equivalent to +10.09% habitat units (+10.09%), a net gain of +1.73 hedgerow units (+25.15%) and a net gain of +0.35 watercourse units for river habitats (+15.00%).

1.5 Objectives

- 1.5.1 The HMMP has been produced in order to set out how the landscape and ecological aspects of the Proposed Development will be managed for the long term to achieve the anticipated gains in Biodiversity Units.

1.6 Document Structure

- 1.6.1 Section 2 comprises the HMMP and sets out the monitoring and management operations for the different landscape elements and features of ecological importance of the Proposed Development.
- 1.6.2 Section 3 identifies the parties responsible for implementation of the plan, how it will be funded, as well as plans for monitoring.

Hornbrook Farm, Horsham, West Sussex

 Application site

Figure 1.1: Site location plan

0 150 300
Metres



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Ordnance Survey AC0000808122

Scale (at A4): 1:6,000 Created by: MT

Date: Feb 2026 Reviewed by: NP

Drawing number:

UE0470ECO-Hornbrook: Site location: 260227

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Figure 1.2: Landscape Strategy Plan

2 Landscape Management and Monitoring

2.1 Introduction

- 2.1.1 This draft HMMP provides monitoring and management actions that will be required to ensure the favourable development and condition of ecological and landscape features in the long term. The locations of ecological and landscape features are shown on the UK Habitat Classification (UKHab) Plan at Appendix I. A full HMMP will be required pursuant to a pre-commencement condition, secured either by planning condition or as an obligation within a Section 106 legal agreement.
- 2.1.2 Private gardens have been excluded from this section of the report, as this habitat will be beyond the control of the developer or management company. However, it has been included as a created habitat within Appendix I.

2.2 Management and Monitoring Actions

Ecological monitoring

- 2.2.1 Full inspections of all relevant landscape elements will be carried out by a suitably qualified ecologist to ensure they are developing appropriately and are in appropriate condition. These inspections will take place in years 1, 2, 5, 10, 15, 20, 25 and 30 following completion of construction.
- 2.2.2 A monitoring report will be prepared for submission to the Local Planning Authority (LPA) (section 3.2.1), which will include any recommendations for additional work, or modifications to maintenance works, to be implemented by the management company and their appointed landscape contractor (section 3.1). Any changes to the full HMMP would be subject to the approval of the LPA.
- 2.2.3 The report will also include an assessment of BNG for the Proposed Development using The Statutory Biodiversity Metric to monitor the progress and identify any potential failures. This version of the metric was used within the BNG Assessment (UEEC, 2026a) of the Proposed Development. Any diversion from this version of the metric will be agreed with the LPA. Where relevant, specific criteria associated with each habitat type are provided below as management prescriptions. However, for audit purposes a full criteria sheet for each habitat type will be required and appended to the monitoring report.

Retained Lowland Mixed Deciduous Woodland

- 2.2.4 The retained Lowland Mixed Deciduous Woodland will be protected during the construction period (UEEC, 2026b). However, no specific management prescriptions are recommended for this habitat type. As such the Lowland Mixed Deciduous Woodland will be a minimum

intervention area, subject only to periodic interventions as appropriate to maintain the current moderate condition. Prunings, where required, can be chipped or used to replenish hibernacula and log piles elsewhere on-site. If arboricultural work is required to any of the trees, for example in relation to health and safety (H&S), this will be kept to the minimum required and any wood arising from such work will be stacked within the woodland to provide additional deadwood habitat.

- 2.2.5 The condition of the retained Lowland Mixed Deciduous Woodland will be monitored according to relevant condition criteria as part of the ecological inspections proscribed at paragraph 2.2.1. Any actions required to ensure target condition is being met for these areas will be included as recommendations in the reports arising from these inspections and will be implemented by the management company and their appointed landscape contractor. Full condition assessments for this habitat type can be found within the BNG Assessment (UEEC, 2026a).

Created other neutral grassland

- 2.2.6 Approximately 2.3ha of other neutral grassland will be created and maintained in moderate condition. The following establishment actions will be undertaken during the first growing season following sowing for enhanced and created areas of other neutral grassland.

- ▶ Cut monthly to a height of 40-60mm from May to October inclusive and remove all arisings.
- ▶ Hand remove any unwanted perennial plants such as docks, thistles or nettle that may become dominant.

- 2.2.7 From the second growing season, the following actions will be undertaken for the meadow areas.

- ▶ Cut twice a year to a height of c.150mm in late summer-early autumn (August-September) and remove all arisings. Mow the re-growth in late autumn / winter to c.150mm.
- ▶ Hand remove any unwanted perennial plants such as docks, thistles or nettle that may become dominant.
- ▶ Arisings will be reused on site, for example to replenish hibernacula, log piles and compost heaps.

- 2.2.8 To maintain the target condition required for moderate condition other neutral grassland, the following specific criteria will need to be monitored and met:

- ▶ The parcel represents a good example of other neutral grassland habitat type, with a consistently high proportion of characteristic indicator species present;
- ▶ Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed;
- ▶ Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens;
- ▶ Cover of bracken less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) less than 5%;

- ▶ Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. There is an absence of invasive non-native species (as listed on Schedule 9 of Wildlife & Countryside Act 1981 (WCA; as amended)).

Created mixed scrub

- 2.2.9 Approximately 0.93ha of mixed scrub will be created and maintained in at least poor condition. The following monitoring / maintenance actions will be undertaken in the first three years following planting within areas of enhanced and created mixed scrub:
- ▶ At least annually in spring and summer control weeds and other vegetation growth among and beside planted shrubs to a distance of 0.3m from the base of plants;
 - ▶ Annually check any stakes, ties and guards and loosen, tighten or replace as necessary; and
 - ▶ Annually during November to February inclusive replace dead plants as required.
- 2.2.10 Following establishment, the areas of mixed scrub will be allowed to develop naturally with only periodic coppicing. Arisings will be reused on site, for example to replenish hibernacula and log piles.
- 2.2.11 To maintain the target condition required for poor condition mixed scrub, the following specific criteria will need to be monitored and met:
- ▶ There is an absence of invasive non-native species and species indicative of sub-optimal condition make up less than 5% of ground cover¹.

Created modified grassland

- 2.2.12 Areas of modified grassland will be created across the Proposed Development, with c.0.70ha maintained in good condition (swales within residential areas) and c.0.04ha maintained in poor condition (LEAP).

Good condition

- 2.2.13 The following establishment actions will be undertaken during the first growing season following sowing for both meadow and flowering lawn.
- ▶ Cut monthly to a height of 50mm from May to October inclusive and remove all arisings.
 - ▶ Hand pull unwanted perennial plants such as docks, thistles or nettle.
- 2.2.14 From the second growing season the following actions will be undertaken for the good condition areas.

¹ Species indicative of sub-optimal condition for this habitat type include: tree-of-heaven *Alnus altissima*, holm oak *Quercus ilex*, turkey oak *Quercus cerris*, creeping thistle *Cirsium arvense*, common nettle *Urtica dioica*, cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos* spp., buddleia *Buddleja* spp., cotoneaster *Cotoneaster* spp., Spanish bluebell *Hyacinthoides hispanica* (or hybrids).

- ▶ Cut three to four times a year, as appropriate, to a height of c.30mm, for example in early spring (March), late spring-early summer (May-June), late summer-early autumn (August-September) and late autumn (October-November) and remove all arisings;
- ▶ Hand pull unwanted perennial plants such as docks, thistles or nettle.
- ▶ Arisings will be reused on site, for example to replenish compost heaps

2.2.15 To maintain the target condition required for good condition modified grassland, the following specific criteria will need to be monitored and met:

- ▶ There are 6-8 vascular plant species per m² present, including at least two forbs;
- ▶ Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area;
- ▶ Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities;
- ▶ Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens);
- ▶ Cover of bracken is less than 20%;
- ▶ There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).

Poor condition

2.2.16 The following maintenance actions will be undertaken following sowing:

- ▶ Cut to a height of c.50mm monthly from March to November inclusive.
- ▶ Hand weed or spot spray with an appropriate herbicide perennial plants such as docks, thistles or nettle.
- ▶ Re-seed any bare areas in spring or autumn.

2.2.17 To maintain the target condition required for poor condition modified grassland, the following specific criteria will need to be monitored and met:

- ▶ Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area;
- ▶ Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens);
- ▶ Cover of bracken is less than 20%;
- ▶ There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).

Retained trees

2.2.18 Retained individual trees (T37, T38, T40, T53, T54, T55 & T56) managed will be protected during the construction period (UEEC, 2026a). No specific management prescriptions are recommended for this habitat type though the following points should be applied:

- ▶ The management of trees will generally be non-intervention unless there are reasons to cut trees for health and safety considerations, in which case arboricultural advice will be sought and followed;
- ▶ Retained trees and their RPAs will be protected from disturbance during any aftercare works in accordance with the site Arboricultural Impact Assessment (UEEC, 2026c).

2.2.19 The condition of the retained individual trees will be monitored according to relevant condition criteria as part of the ecological inspections prescribed at paragraph 2.2.1. Any actions required to ensure the target condition is being met for these areas will be included as recommendations in the reports arising from these inspections and will be implemented by the management company and their appointed landscape contractor. Full condition assessments for this habitat type can be found within the BNG Assessment (UEEC, 2026a).

Created trees

2.2.20 A total of 87 new trees will be planted across the Proposed Development and maintained in at least poor condition. The following monitoring / maintenance actions will be undertaken in the first three to five years following planting of trees;

- ▶ Localised control of unwanted plants during spring / late summer as necessary for the first three years after planting. Chemical applications will be avoided and preferred alternative methods for removal will be sought from the management and maintenance team, for example hand pulling / use of mulch to suppress growth etc.
- ▶ Checking of the health status of new planting will be made at least twice annually during the main growing season for deciduous trees and additional maintenance will be expended to replace any failed or sickly-looking specimens. During the checks, new planting will be inspected for signs of disease and replaced if necessary to prevent the disease spreading. This will occur only for the first two years, after which failures are unlikely. Replace failed planting in October and March, avoiding periods of frost.
- ▶ Annually during November to February inclusive, carry out formative pruning to create shaped and balanced trees.
- ▶ Tree protection can be removed, as appropriate. Tree stability of retained and created trees should be checked regularly, particularly after storm events. Tree shelters and their stakes should be removed from whip planting post establishment.
- ▶ Any management will be undertaken between October and February only, in order to avoid an impact on nesting birds.
- ▶ As far as possible arisings and deadwood will be used or disposed of on site, for example to replenish habitat piles.

2.2.21 Following establishment, the new native hedgerow will receive the same management as retained trees (2.2.18).

2.2.22 To maintain the target condition required for poor condition, the following specific criteria will need to be monitored and met for each hedgerow:

- ▶ The tree canopy is predominantly continuous, with gaps in canopy cover making up 5 m wide (individual trees automatically pass this criterion); and
- ▶ More than 20% of the tree canopy area is oversailing vegetation beneath.

Retained hedgerows

- 2.2.23 Retained hedgerows will be cut in late winter (January – February) on a three-year rotation with the aim of maximising the availability of flowers, fruits and nuts for wildlife species, whilst maintaining the form and structure of the hedgerows. The aim will be to maintain dense and continuous woody cover with hedges wider at the base than at the top. As far as possible arisings will be used or disposed of on site, for example to replenish compost heaps.
- 2.2.24 Any gaps that develop within the hedgerows will be replanted with appropriate native species of local provenance and appropriate establishment management, including weed control, protection and formative pruning, will be carried out until the gap is satisfactorily filled.
- 2.2.25 As far as possible trees within hedgerows will be left unmanaged, with features such as deadwood and ivy *Hedera helix* left *in situ*. If work is required to any trees for health and safety reasons this will be kept to the minimum required and any wood arising from such works will be stacked at an appropriate location within the site.
- 2.2.26 Any trees that die or that need to be removed will be replaced with a specimen of the same species at a location as close as possible to that of the lost tree(s) and appropriate establishment management, including protection, weed control and staking will be carried out.
- 2.2.27 The condition of the retained hedgerows will be monitored according to relevant condition criteria as part of the ecological inspections proscribed at paragraph 2.2.1. Any actions required to ensure the target condition is being met for these areas will be included as recommendations in the reports arising from these inspections and will be implemented by the management company and their appointed landscape contractor. Full condition assessments for this habitat type can be found within the BNG Assessment (JEEC, 2026a).

Created hedgerows

- 2.2.28 Approximately 565m of native hedgerow, 150m of species-rich native hedgerow and 100m of species-rich native hedgerow and trees will be created. The following monitoring / maintenance actions will be undertaken in the first three years following planting;
- ▶ At least annually in spring and summer control weeds and other vegetation growth among and beside planted hedge to a distance of 0.3m from the base of plants;
 - ▶ Annually during winter trim off a third to a half of new growth until the desired height and width is attained, aiming broadly for an 'A' shaped cross section with a hedge broader at its base than its top;
 - ▶ Annually check stakes, ties and tree guards and loosen, tighten or replace as necessary; and
 - ▶ Annually during November to February inclusive replace dead plants as required.

- ▶ Guards etc can be removed, as appropriate, after three to five years growth.
- 2.2.29 Following establishment, the new native hedgerow will receive the same management as retained hedgerows (2.2.23 - 2.2.27).
- 2.2.30 To maintain the target condition required for moderate condition, the following specific criteria will need to be monitored and met for each hedgerow:
- ▶ On average the hedgerow is greater than 1.5m in height along its length;
 - ▶ On average the hedgerow is greater than 1.5m in width along its length;
 - ▶ The gap between the ground and hedgerow canopy is less than 0.5m for over 90% of the hedgerow length;
 - ▶ Gaps within the hedgerow make up less than 10% of the total length and there are no gaps greater than 5m;
 - ▶ There is 1m of undisturbed ground with herbaceous vegetation along more than 90% of the hedgerow length on at least one side;
 - ▶ Plants indicative of nutrient enriched soils (i.e. cleavers *Galium aparine*, common nettle *Urtica dioica*) dominate no more than 20% of the hedgerow length;
 - ▶ Greater than 90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of the WCA and recently introduced species; and
 - ▶ Greater than 90% of the hedgerow or undisturbed ground is free of damage caused by human activities, such as pollution, piles of manure or rubble, or inappropriate management practices.
- 2.2.31 The following criteria is relevant to hedgerow with trees, in addition to the criteria listed above:
- ▶ At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity

Enhanced other rivers and streams

- 2.2.32 Within land owned by the applicant/landowner (i.e. the eastern bank of the Horn Brook), a c.200m length of Horn Brook running up and downstream from the new sustainable drainage systems outfall will be enhanced by removing existing invasive non-native plant species Himalayan balsam *Impatiens glandulifera* and American skunk cabbage *Lysichiton americanus*. These areas will subsequently be monitored to ensure no recolonisation of these or other invasive species. The removal of invasive plant species and the provision of a wet meadow corridor, as part of the other neutral grassland creation (2.2.6-2.2.8), along the entire length of the river will comply with measure R1.6 'Create and manage permanent vegetation buffer strips' of the West Sussex draft Local Nature Recovery Strategy (West Sussex County Council, 2025), thus increasing its strategic significance to high.

- 2.2.33 As recommended within the BNG Assessment, prior to final designs for the Proposed Development at reserved matters, the river condition assessment will be updated to ensure that the enhancements achieve the desired improvements in biodiversity within this feature. However, it is anticipated that the following actions will form the broad management prescriptions undertaken:

Himalayan Balsam

- 2.2.34 Hand-pulling (preferred) or cutting / strimming where access is limited, restricted between May and June, prior to flowering and seed set.
- ▶ Remove entire plant including roots
 - ▶ Avoid excessive soil disturbance
 - ▶ Pulled plants may be left on site to desiccate (only if no seed pods present)

American Skunk Cabbage

- 2.2.35 Manual excavation of plants including rhizomes or repeat cutting where excavation is not feasible between spring and early summer (supervision to avoid impacting nesting bird required between March-August), before seed development
- ▶ Remove full root / rhizome system to prevent regrowth
 - ▶ All plant material to be removed from site and disposed of appropriately
- 2.2.36 Given the invasive nature of these species, strict biosecurity measures must be implemented to prevent recontamination and spread, such as:
- ▶ All tools, footwear, and equipment to be cleaned before leaving site
 - ▶ Works avoided during seed dispersal periods
 - ▶ Plant material to be securely contained during transport
 - ▶ No on-site composting within the floodplain
 - ▶ Measures taken to prevent downstream spread via watercourses
- 2.2.37 Restoration following the removal of invasive species will largely be in the form of natural regeneration. Upon review if slow regeneration of the areas lead to recolonisation of invasive species, planting which mimics the existing native woodland understorey will be carried out.

2.3 Work Schedules

- 2.3.1 A work schedule for the different ecological and landscape features is provided in Table 2.1.
- 2.3.2 An annual schedule of post-establishment monitoring and maintenance actions for the different ecological and landscape features is provided in Table 2.2.

Table 2.1: Work schedule for ecological and landscape features

Feature	Action	Timing
Ecological Monitoring Inspections	Inspect all relevant landscape elements and report, with recommendations for additional or modified management, as required. Assess BNG for the development.	Years 1, 2, 5, 10, 15, 20, 25 and 30.
Lowland Mixed Deciduous Woodland	Periodic interventions as appropriate to maintain current condition or for H&S	As required and informed by monitoring
Other neutral grassland	Created areas cut to a height of c.40-60mm and remove arisings. Use arisings to replenish hibernacula, log piles and compost heaps..	Monthly, May to October in year following sowing
	Cut created areas to a height of c.150mm and remove all arisings. Use arisings to replenish hibernacula, log piles and compost heaps.	After first year twice a year in late summer-early autumn (August-September) and late autumn / winter.
	Hand pull unwanted perennial plants such as docks, thistles or nettle.	As required.
Mixed scrub	Control weeds and other vegetation among and beside enhanced mixed scrub to a distance of 0.3m	At least annually in spring and summer for up to three years after planting
	Check stakes, ties and guards and loosen, tighten or replace as necessary within enhanced mixed scrub	Annually in early winter for up to five years after planting
	Replace dead plants	As required annually during winter
	Allow scrub to develop naturally with only periodic coppicing.	As required after establishment in winter, to maintain density and/or structural diversity.
Modified grassland (good condition)	Cut monthly to 50mm arisings used to replenish hibernacula, log piles and compost heaps.	May to October during first growing season
	Hand pull unwanted perennial plants such as docks, thistles or nettle.	As required
	Cut three to four times a year, as appropriate, to c.30mm, arisings used to replenish hibernacula, log piles and compost heaps.	Early spring (March), late spring-early summer (May-June), late summer-early autumn (August-September) and late autumn (October-November)
Modified grassland (poor condition)	Cut monthly to 50mm, arisings used to replenish hibernacula, log piles and compost heaps..	March to November inclusive
	Hand pull unwanted perennial plants such as docks, thistles or nettle.	As required

Feature	Action	Timing
	Re-seed any bare areas	As required in spring or autumn
Retained trees	Periodic interventions as appropriate to maintain current condition or for H&S	As required and informed by monitoring
Created trees	Control weeds and other vegetation among and beside planted trees to a distance of 0.3m	At least annually in spring and summer for up to three years after planting
	Check health and replace sickly or failed specimens.	Health check during main growing period (spring-summer). Replace trees during October-March
	Check stakes, ties and guards and loosen, tighten or replace as necessary on planted trees	Annually in early winter for up to five years after planting
	Replace dead planted trees	As required during October or March
	Remove stakes, ties and guards from planted trees	As appropriate from 3 – 5 years after planting
Retained hedgerows	Cut one third of hedgerows. Use arisings to replenish hibernacula and log piles.	Annually, January – February
	Replant any gaps and manage appropriately until established and gap filled.	As required November – February
Created hedgerows	Control weeds and other vegetation among and beside trees to a distance of 0.3m	At least annually in spring and summer for up to three years after planting
	Trim off a third to a half of new growth, aiming broadly for an 'A' shaped cross section with a hedge broader at its base than its top. Use arisings to replenish hibernacula and log piles.	Annually during winter until desired height, width and structure achieved
	Check stakes, ties and guards and loosen, tighten or replace as necessary	Annually in early winter for up to five years after planting
	Replace dead plants	As required annually during winter
	Remove stakes, ties and guards	As appropriate from 3 – 5 years after planting
	Cut one third of native hedgerows. Use arisings to replenish hibernacula, log piles and compost heaps	Annually, January – February after 5 years
	Replant any gaps and manage appropriately until established and gap filled.	As required November – February
Enhanced other rivers and streams	Monitoring of riverbanks for recolonisation of invasive species.	Prior to seeding period in years 1, 2, 5, 10, 15, 20, 25 and 30.
	Control of invasive species regrowth.	As required and informed by monitoring
	Native woodland understorey.	As required and informed by monitoring

Table 2.2: Annual schedule of monitoring and maintenance operations

Ecological/ landscape feature	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All	Ecological Monitoring Inspections in years 1, 2, 5, 10, 15, 20, 25 and 30											
Lowland Mixed Deciduous Woodland & Other woodland; broadleaved	Periodic interventions as appropriate to maintain current condition or for H&S											
Other neutral grassland	Cut regrowth to c.150mm and remove arising							Cut to c.150mm and remove arising	Cut regrowth to c.150mm and remove arising			
			Hand pull any unwanted perennial plants									
Mixed scrub	Coppice as required											Coppice as required
Modified grassland (good condition)			Cut to c.30mm		Cut to c.30mm			Cut to c.30mm		Cut to c.30mm		

Ecological/ landscape feature	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Modified grassland (poor condition)			Cut to 50mm	Cut to 50mm	Cut to 50mm	Cut to 50mm	Cut to 50mm	Cut to 50mm	Cut to 50mm	Cut to 50mm	Cut to 50mm		
			Re-seed bare areas						Re-seed bare areas				
Retained and created trees (once established)	Periodic interventions as appropriate to maintain current condition or for H&S												
			Check health of trees (first five years)										
			Replace dead trees								Replace dead trees		
Retained & planted hedgerows (once established)	Cut one third of hedgerows												
	Replant gaps as required										Replant gaps as required		
Other rivers and streams					Monitoring for regrowth of invasive plant species								

3 Plan Implementation

3.1 Management Company

- 3.1.1 The owner/developer of the site will be responsible for the habitat creation, and thereafter implementation of the HMMP will be the responsibility of its appointed Management Company.
- 3.1.2 The HMMP will be distributed to all relevant personnel involved in the management and maintenance of the Site following any change in ownership or tenancy.
- 3.1.3 The Management Company must:
- ▶ Carry out the management operations and appoint a suitably qualified ecologist for monitoring, as set out in section 2;
 - ▶ Appoint suitably qualified landscape contractors to implement the management operations;
 - ▶ Provide details of the appointed Landscape Contractor; and
 - ▶ Provide details of the management operations undertaken in the reporting period.
- 3.1.4 Each year the Management Company will publish a written report setting out actions taken and performance over the previous 12 months. The Annual Report shall address the performance requirements outlined above and identify failures in habitat delivery and potential constraints with management prescriptions. Where appropriate advice will be sought from a suitably qualified ecologist to identify solutions for constraints.

3.2 Ecological Monitoring

- 3.2.1 An Ecological Monitoring report to identify any constraints and or opportunities for improvements to the HMMP will be carried out by a suitably qualified ecologist in years 1, 2, 5, 10, 15, 20, 25 and 30. Table 3.1 provides a broad structure derived from CIEEM's *Biodiversity Net Gain Report & Audit Templates* (CIEEM, 2021) and should be used as a guide for the ecological monitoring reporting:

Table 3.1: Structure for Ecological Monitoring Report

Action	Timing
Executive Summary	Non-technical summary of key points from report including: Audit, including BNG Metric Compliance with BNG Principles Conclusion & Recommendations

Action	Timing
Introduction	To include: 1. Commissioning client, site name and purpose of report 2. Background and timeline for project 3. Project description 4. Aims/Objectives/Scope of Study 5. Reference to the original aims and monitoring proposals set out the HMMP
Methods	To include: 1. Survey methods 2. Evidence of Technical Competence and Experience 3. Limitations
Audit, including BNG Metric	A comparison should be made between the anticipated outcomes from the HMMP and current site conditions. Mapping to illustrate any variations should be appended to the report. An updated version of the Statutory Biodiversity Metric should be completed identifying shortfalls in anticipated biodiversity units. Where appropriate, detailed justifications for any variations should be explained.
Compliance with BNG Principles	Evaluation of the project's compliance with each of the BNG Good Practice Principles
Conclusion & Recommendations	Clear statement to confirm compliance with the HMMP and the final biodiversity units delivered and whether this meets the projected units. Clear statement on whether all indicators relating to the BNG Principles have been met. Clear statement as to whether any remedial measures are required to deliver on HMMP / BNG commitments and how these will be implemented and reported.

3.3 Adaptive Management & Climate Change

- 3.3.1 The management and monitoring requirements will inform adaptive management of ecological features across the Site. These procedures will identify risks and opportunities to be proactive in response to unexpected trends and climate change, and seek to maximise biodiversity value within the Application Site.

References and Bibliography

British Standards Institution (BSI; 2013): *BS42020:2013 Biodiversity – Code of practice for planning and development*. BSI Standards Limited, London.

CIEEM (2021): *Biodiversity Net Gain Report and Audit Templates*. Chartered Institute of Ecology and Environmental Management, Winchester, UK.

Ministry for Housing, Communities & Local Government (MHCLG; 2024): *National Planning Policy Framework*.

UEEC (2026a): *Land at Hornbrook Farm, Brighton Road, Horsham: Biodiversity Net Gain Assessment*

UEEC (2026b): *Land at Hornbrook Farm, Brighton Road, Horsham: Preliminary Ecological Appraisal Report*.

UEEC (2026): *Land at Hornbrook Farm, Brighton Road, Horsham: Arboricultural Impact Assessment*.

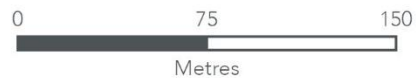
West Sussex County Council (2025): *West Sussex Local Nature Recovery Strategy (Draft for Consultation)*. West Sussex County Council.

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Appendix I: UKHab Post Development Plan

Hornbrook Farm, Horsham, West Sussex

- Site boundary
- Other neutral grassland
- Modified grassland, Good
- Modified grassland, Poor
- Mixed scrub
- Residential
- Vegetated garden
- Lowland mixed deciduous woodland
- 10m buffer
- Native Species Rich Hedgerow with trees
- Native Hedgerow
- Hedge Ornamental Non Native
- Native Hedgerow with trees
- Other Rivers and Streams
- Urban tree
- Medium tree (retained)
- Large tree (retained)
- Very large tree (retained)
- RCA modules



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Ordnance Survey AC0000808122

Scale (at A4): 1:3,000 Created by: MT

Date: Feb 2026 Reviewed by: NP

Drawing number:

UE0470ECO-Hornbrook: HabitatsPostDev2026: 260227



Appendix II: Legal and Technical Limitations

- This report has been prepared by Urban Edge Environmental Consulting Ltd (UEEC Ltd) with all reasonable skill, care and diligence within the terms of the contract made with the Client to undertake this work, and taking into account the information made available by the Client. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us.
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- The advice provided in this report does not constitute legal advice. As such, the services of lawyers may also be considered to be warranted.
- Unless otherwise stated in this report, the assessments made assume that the sites and facilities that have been considered in this report will continue to be used for their current planned purpose without significant change.
- All work carried out in preparing this report has utilised and is based upon UEEC Ltd's current professional knowledge and understanding of current relevant UK standards and codes, technology and legislation. Changes in this legislation and guidance may occur at any time in the future and may cause any conclusions to become inappropriate or incorrect. UEEC Ltd does not accept responsibility for advising the Client or other interested parties of the facts or implications of any such changes;
- Where this report presents or relies upon the findings of ecological field surveys (including habitat, botanical or protected/notable species surveys), its conclusions should not be relied upon for longer than a maximum period of two years from the date of the original field surveys. Ecological change (e.g. colonisation of a site by a protected species) can occur rapidly and this limitation is not intended to imply that a likely absence of, for instance, a protected species will persist for any period of time;
- This report has been prepared using factual information contained in maps and documents prepared by others. No responsibility can be accepted by UEEC Ltd for the accuracy of such information;
- Every effort has been made to accurately represent the location of mapped features, however, the precise locations of features should not be relied upon;
- Populations of animals and plants are often transient in nature and a single survey visit can only provide a general indication of species present on site. Time of year when the survey was carried out, weather conditions and other variables will influence the results of an ecological survey (e.g. it is possible that some flowering plant species which flower at other times of the year were not observed). Every effort has been made to accurately note indicators of presence of protected, rare and notable species within and adjacent to the site but the possibility nonetheless exists for other species to be present which were not recorded or otherwise indicated by the survey;
- Any works undertaken as a consequence of the recommendations provided within this report should be subjected to the necessary health & safety checks and full risk assessments.

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