NATURAL ENGLAND

Department for Environment Food & Rural Affairs

Habitat Management and Monitoring Plan



Site Name:	Coombelands Equestrian
Date:	21/07/2026
Version:	4

Author: George Sayer MCIEEM

Client: Coombelands Equestrian Ltd

Template Version 1.0 November 2023

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Version Control

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1	Planning	GS – 03/06/2024	
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3	Final Condition	GS – 11/03/2026	
4	Final Condition	GS – 21/07/2026	

Document Details

Authorship Details

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1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Coombelands Equestrian, Pulborough
BNG Project Name and Address	Coombelands Equestrian, Pulborough
Author Organisation	George Sayer MCIEEM
Landowner	Combelands Equestrian Ltd
Land Manager	Kevin Church
Responsible person/organisation for creating or enhancing the habitat	Kevin Church
Period covered by this management plan	March 2026 – March 2056
Planning authority	Horsham District Council
Planning reference (if applicable)	DC/24/0623
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ 05226 20016
Metric revision/title	Statutory Metric - GS316.Combelands.BNGMetric.v4
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

The majority of the site consists of modified grassland, and unsealed surfaces, with native hedges and hedges with trees. The majority of the modified grassland and hedges will be retained. There will be enhancement of some modified grassland to form 'Other Neutral Grassland' and creation of new native hedgerow.

Timescales for Actions PB-B03

The creation of new hedges and enhancement of grassland shall take place in the next suitable season following permission.

Monitoring Requirements PB-B04

Monitoring will be undertaken at completion of the enhancement and creation works, 1 year following, then in year 3, 5, and every 5 years following.

Required Consents and Licences PB-B05

Planning permission only.

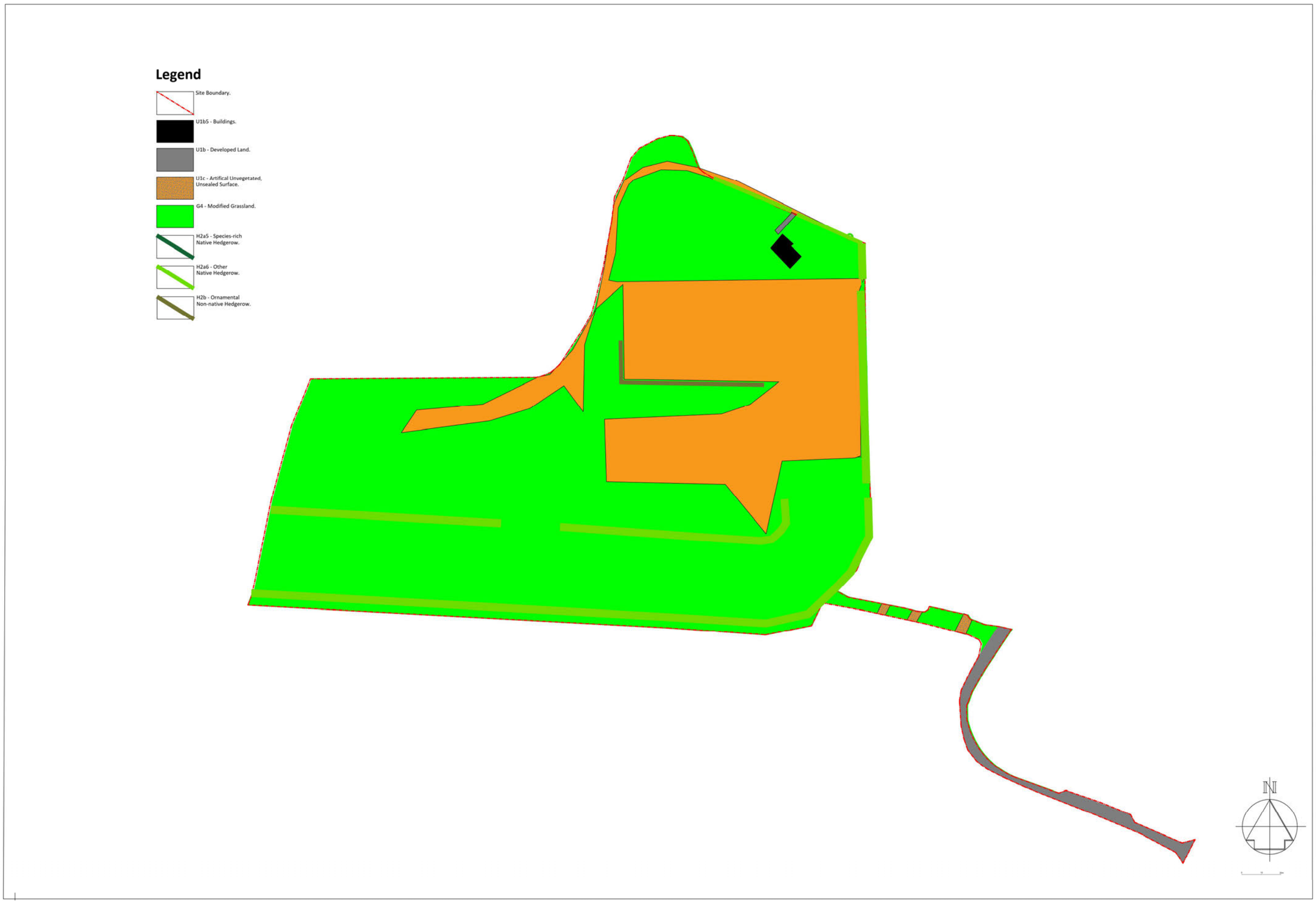
Funding PB-B06

The HMMP is being funded by the applicant.

Legal Agreement PB-B07

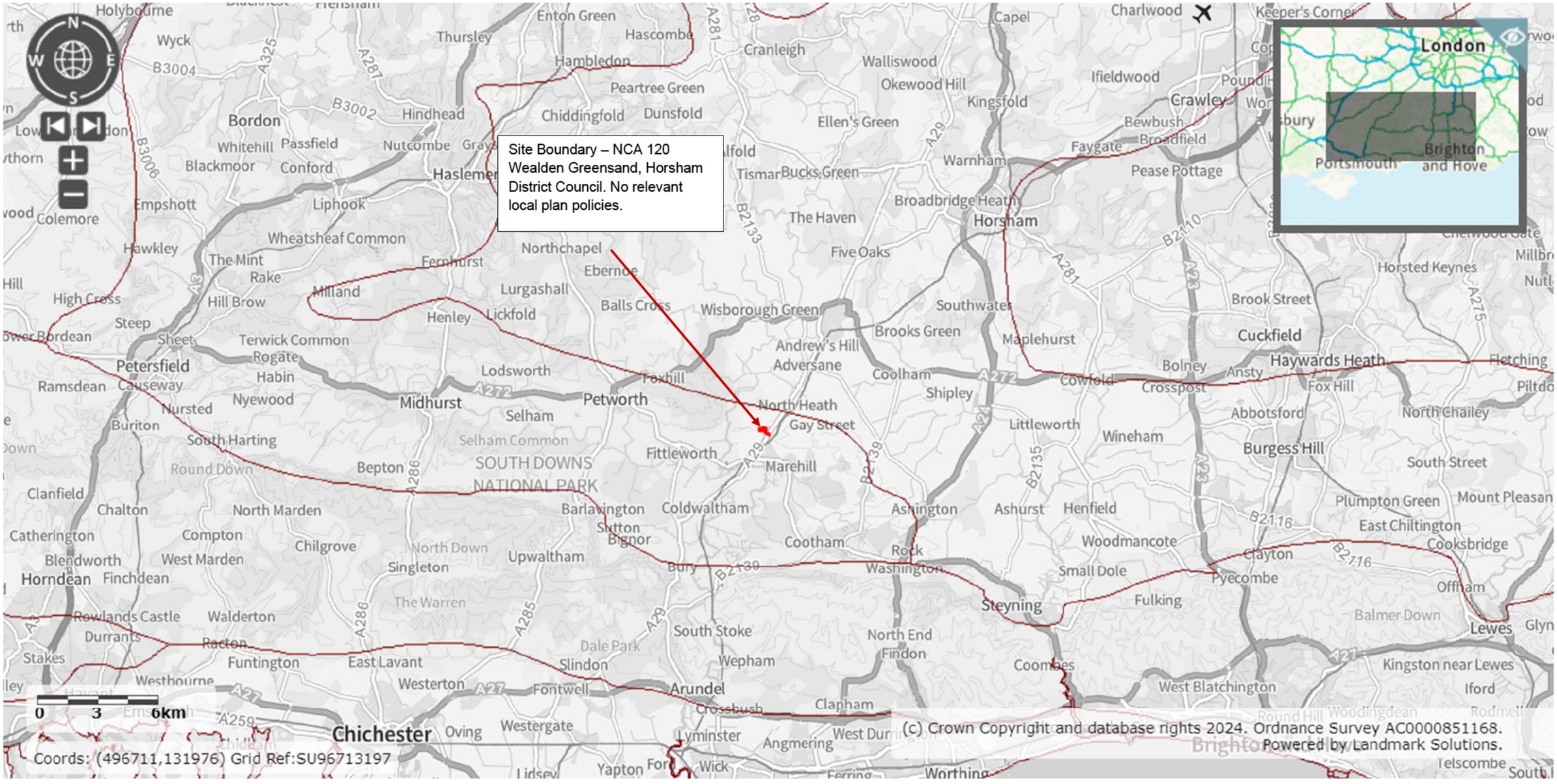
The HMMP will be secured by the signing of a Section 106 agreement.

Site Boundary Plan PB-F01



Site Context Plan PB-F02

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



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	**Yes: ☐ No: ☒**

Works will be undertaken in a single phase consisting of hedgerow creation and grassland enhancement, to be undertaken at the same time.

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		George Sayer		
Organisation		South Downs Ecology		
Responsibility	Start Date:	July 2026	End Date:	July 2056

George is responsible for the production of this HMMP, and will oversee the implementation of the proposed habitat creation and enhancement. George or another appropriate ecologist will undertake monitoring of the habitats.

Statement of Competency

George has been a full member of CIEEM since 2019. George has worked in Ecology full-time since 2016 and has undertaken a range of ecological assessment, mitigation and enhancement projects, including habitat monitoring and management plans for grasslands, woodlands and ponds. George is also a full member of the Arboricultural Association and experienced in producing tree and hedge protection, planting and management plans.

Landowner or Land Manager PB-B10				
Name or Initials		Kevin Church		
Organisation		Coombelands Equestrian Ltd		
Responsibility	Start Date:	July 2026	End Date:	July 2056

Kevin, or the equivalent in his role as estate manager at Coombelands Equestrian Ltd will take responsibility for the implementation of the habitat creation, enhancement and management.

Statement of Competency

Kevin has managed the Coombelands Equestrian Estate for over 30 years, undertakes the management of the grassland and hedges already and is experienced in such habitat creation and management.

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Kevin Church		
Organisation		Coombelands Equestrian Ltd		
Responsibility	Start Date:	July 2026	End Date:	July 2056

Kevin, or the equivalent in his role as estate manager at Coombelands Equestrian Ltd will take responsibility for the implementation of the habitat creation, enhancement and management.

Statement of Competency

Kevin has managed the Coombelands Equestrian Estate for over 30 years, undertakes the management of the grassland and hedges already and is experienced in such habitat creation and management.

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		TBC		
Organisation		Horsham District Council		
Responsibility	Start Date:	July 2026	End Date:	July 2056

The District Council will review and approve the HMMP to enable them to grant permission for the application. They will review and approve as appropriate the evidence of habitat creation and enhancement.

Land Use Summary

Overview of Baseline Site Use PB-B13

The existing site consists of an equestrian facility, largely laid to modified grassland and artificial unsurfaced land in the form of horse arenas and access tracks. Several small surfaced areas, buildings and other habitats are present, as are long hedges and a line of trees.

- 3.77 Ha of modified grassland, assessed as 'poor' condition
- 0.16 Ha of developed land (buildings, tarmac drive and hardstanding)
- 1.35 Ha of artificial unvegetated, unsealed surface (parking, access tracks and arenas)

The existing site contains the following linear features:

- 0.096 km of ornamental non-native hedgerow formed of coniferous hedge
- 0.74 km of native hedgerows (all major hedges), assessed as 'moderate' condition
- 0.078 km of native hedgerow with trees (to north of site), assessed as 'moderate' condition

The grassland on-site is well-maintained and low-diversity due to the need to keep this maintained for equestrian training and events. Likewise the hedges are well-maintained to neat forms to separate parts of the site and prevent them obstructing the equestrian activities.

Overview of Proposed Site Use PB-B14

The proposals are for an enlarged arena, grass parking area, new access and arena viewing building. The grass parking would be on an area of poor condition modified grassland which would remain in poor condition.

The proposals include new hedge planting to delineate an existing footpath, and strips of wildflower grassland (other neutral grassland) to create opportunities for wildlife. These would be in areas subject to low disturbance by both visitors and users of the site.

Site Context Photos PB-F03





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?	☐	
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?	☐	
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?		
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?	☐	
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 within GS316.Combelands.EclA.v1 and GS316.Combelands.BNG.v2
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☒	There is a public footpath running through the site. Visitors with dogs etc. might disturb enhanced habitats. New habitats take account of this possibility by being realistic in their potential.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☒	Site is within the Sussex North Water Supply Zone and as such, must seek to not increase water use
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	

2. Baseline and Environmental Information

Biological Records

Designated Sites (BI-T01)

Site Name	Designation	Distance from Project Site	Potential Impact from Project
Park Farm Cutting	SSSI	1.36 km SW	Negligible
Upper Arun	SSSI	1.5 km W	Negligible
Arun Valley	SPA, Ramsar, SAC	1.83 km S	Negligible
Pulborough Brooks	SSSI	1.83 km S	Negligible
The Mens	SAC	3.2 km NE	Negligible
Middle Barn Farm Meadow	SNCI	1.0 km S	Negligible
Toates Wood	SNCI	1.65 km N	Negligible

Summary of Designated Sites (BI-B01)

The closest site is Park Farm Cutting SSSI, 1360.0 m south-west. This is a geological designation. The site lies 1.5 km east of the Upper Arun SSSI, 1.83km north of the Arun Valley SPA, Ramsar, SAC and Pulborough Brooks SSSI. Within the 12.0 km buffer zone of these sites, impacts upon Bewick's swan must be considered. The site is within the Sussex North Water Supply Zone, but as it does not increase overnight accommodation the proposals do not have to achieve water neutrality.

The Impact Risk Zones of the SSSI suggest that all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures require consultation with Natural England.

The site is 3.2 km south-west of The Mens SAC, and therefore within the 6.5 km Key Conservation Area of South Downs Bat SACs, whereby any impacts upon bats must be considered (SDNPA and NE 2018).

The closest non-statutory sites are Middle Barn Farm Meadow, 1.0 km south and Toates Wood SNCI, 1.65km north.

Constraints and Opportunities for Project (BI-B02)

Given the proximity to The Mens SAC, the potential for both positive and negative impacts upon bats which form the qualifying features of the SAC has been considered.

The potential for both positive and negative impacts upon Bewick's swans, which form the qualifying features of the Arun Valley SPA has been considered.

Protected and Notable Species (BI-T02)

Species	Dates	Conservation Status	Distance of Closest Record	Potential Impact from Project
Soprano pipistrelle	2016	European Protected Species	1.56 km S	Negligible
Widespread Reptiles	Present	Protected under Wildlife and Countryside Act 1981	Present Locally	Negligible
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
Birds	Present	Species protected under Schedule 1 of the Wildlife and Countryside Act 1981	Known to be present locally	Negligible

The proposals present negligible risks to wildlife other than some very limited potential impacts on nesting birds. These do not significantly constrain the proposals.

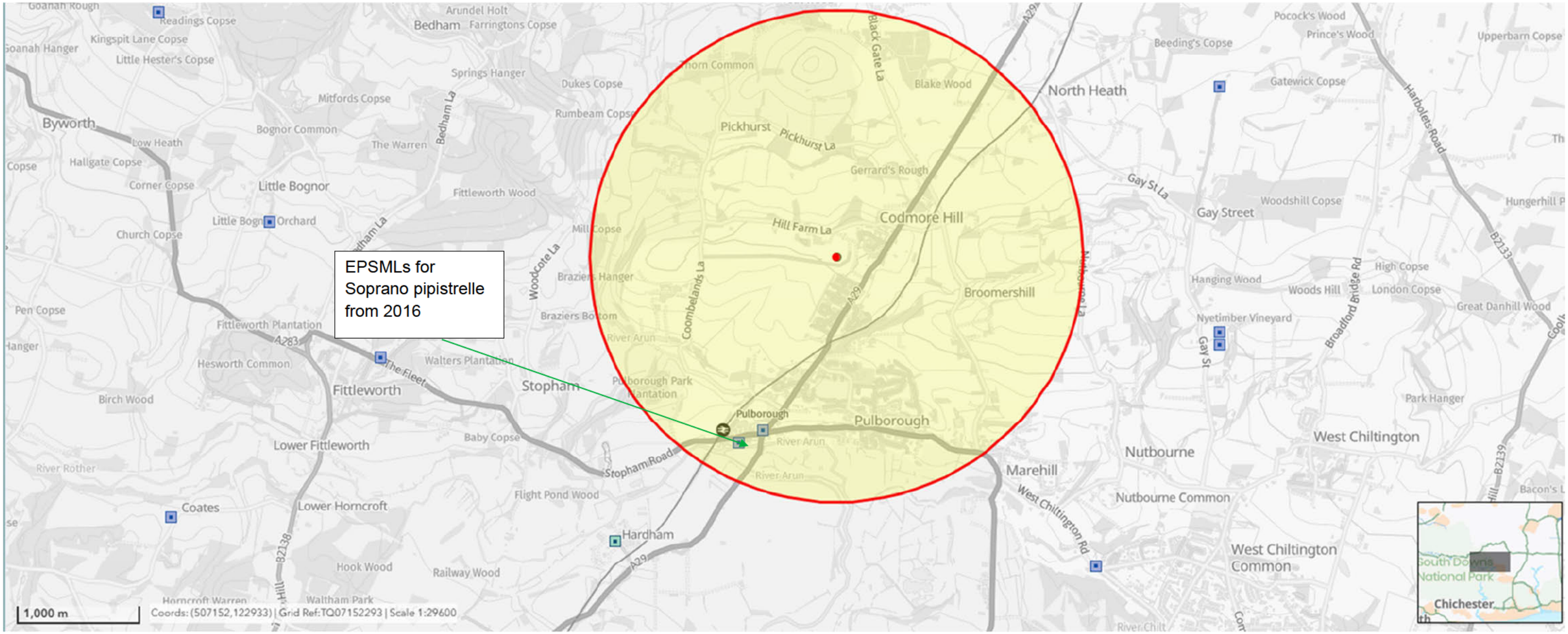
opportunities for both nesting and foraging birds by planting and enhancing hedges and creating marginal wildflower areas. Species such as woodlark would use such habitats as would barn owls. The proposals also present significant opportunities for reptiles, invertebrates and small mammals.

Summary of Protected and Notable Species (BI-B03)

There was limited potential for protected and notable species locally. Birds, bats, badgers and widespread reptiles are all present locally but would not be impacted by proposals.

Constraints and Opportunities for Project (BI-B04)

Biological Records Plan - Sites and Species (BI-F01)



Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	George Sayer
Organisation	South Downs Ecology
Survey Date	05/03/2024

Statement of Competency

I have worked full-time as an ecologist since January 2016. I am a full member of CIEEM and the Arboricultural Association and hold level 2 bat and level 1 GCN licences. I have worked on a range of development and habitat creation projects covering a range of sites, habitats and species. I have worked in BNG since 2020.

Survey conditions and limitations

The survey was relatively early in the year for grassland identification; however, the nature of the grassland was clear and this limitation is not considered significant.

Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30th January 2020? (BI-B05)

There have been no significant degradations. The site is in constant use for equestrian purposes so whilst some grassland becomes denuded over time this is a natural feature of the site and the grassland has been assessed with denuded areas included in condition assessment.

If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)

All habitats have been input as surveyed.

Baseline Habitat Descriptions and Condition

Habitats (BI-T04)

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
1	Modified Grassland	No	No	Description – well-tended amenity grass areas used for horse track Criterion A – Fail -4.3 species per sqm Criterion B – Fail – generally 10cm height Criterion C – Pass – No scrub Noted Criterion D – Fail – Extensive areas worn bare Criterion E – Pass – Bare ground between 5-10% Criterion F – Pass – No bracken Criterion G – Pass – No NNIS	Poor	3.77
2	Artificial Unvegetated, Unsealed Surface	No	No	Horse arena, parking, access track and bare earth surrounds – Condition Assessment N/A	N/A	1.35
3	Developed Land	No	No	Building, tarmac drive and hardstanding – Condition Assessment N/A	N/A	0.16

Hedgerows (BI-T05)

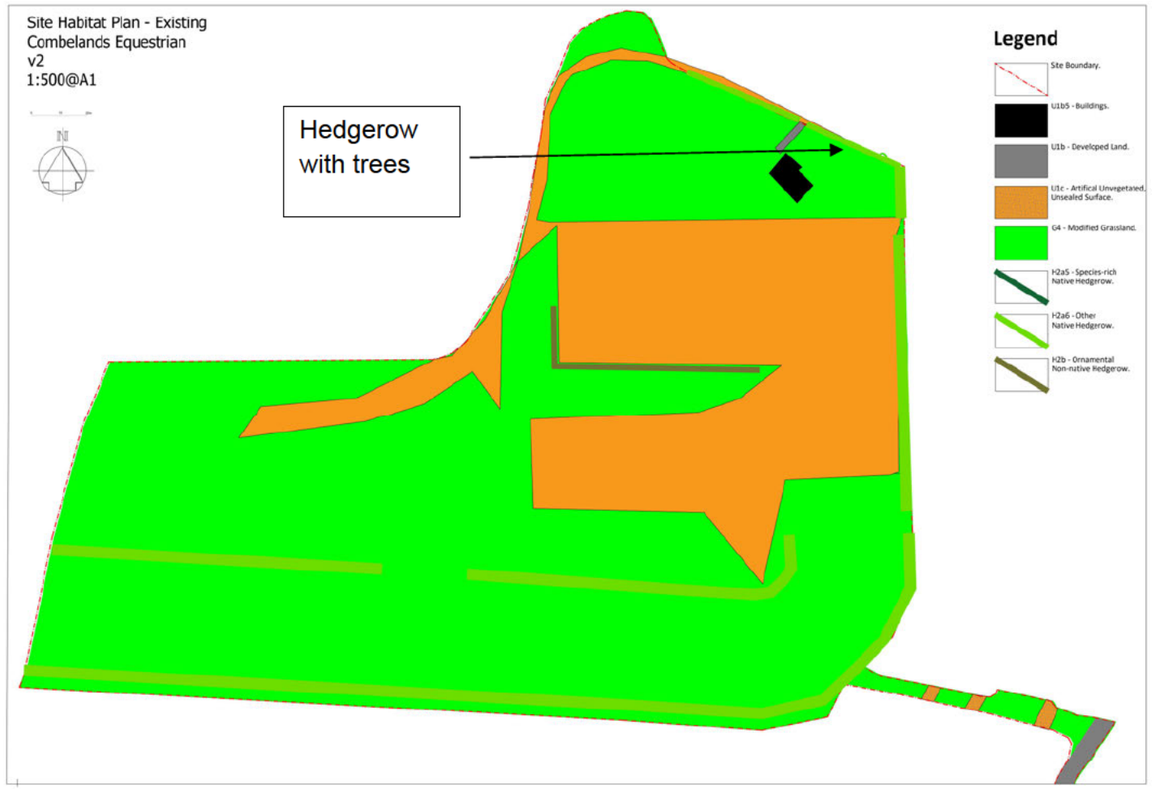
Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Length (km)
1	Native hedgerow	No	Yes	Well-maintained hedges surrounding the grassland on site. Mostly hawthorn. A1 – Pass – above 1.5m height A2 – Fail – below 1.5m width B1 – Pass – dense down to the ground B2 – Fail – several gaps over 5m C1 – Pass – Undisturbed ground present to both sides C2 – Pass – such species below 20% D1 – Pass – none noted D2 – Fail – regular management up to the hedge and regular flailing	Moderate	0.74
2	Native hedgerow with trees	No	Yes	Hedgerow with regular emergent trees to north of site. A1 – Pass – above 1.5m height A2 – Fail – below 1.5m width B1 – Pass – dense down to the ground B2 – Pass – no gaps over 5m C1 – Pass – Undisturbed ground present to both sides C2 – Pass – such species below 20% D1 – Pass – none noted D2 – Fail – regular management up to the hedge and regular flailing E1 – Fail – all similar age E2 – Pass – generally in good condition	Moderate	0.078
3	Non-native and ornamental hedgerow	No	No	Coniferous hedge – Condition Assessment N/A	Poor	0.096

Priority and Irreplaceable Habitats

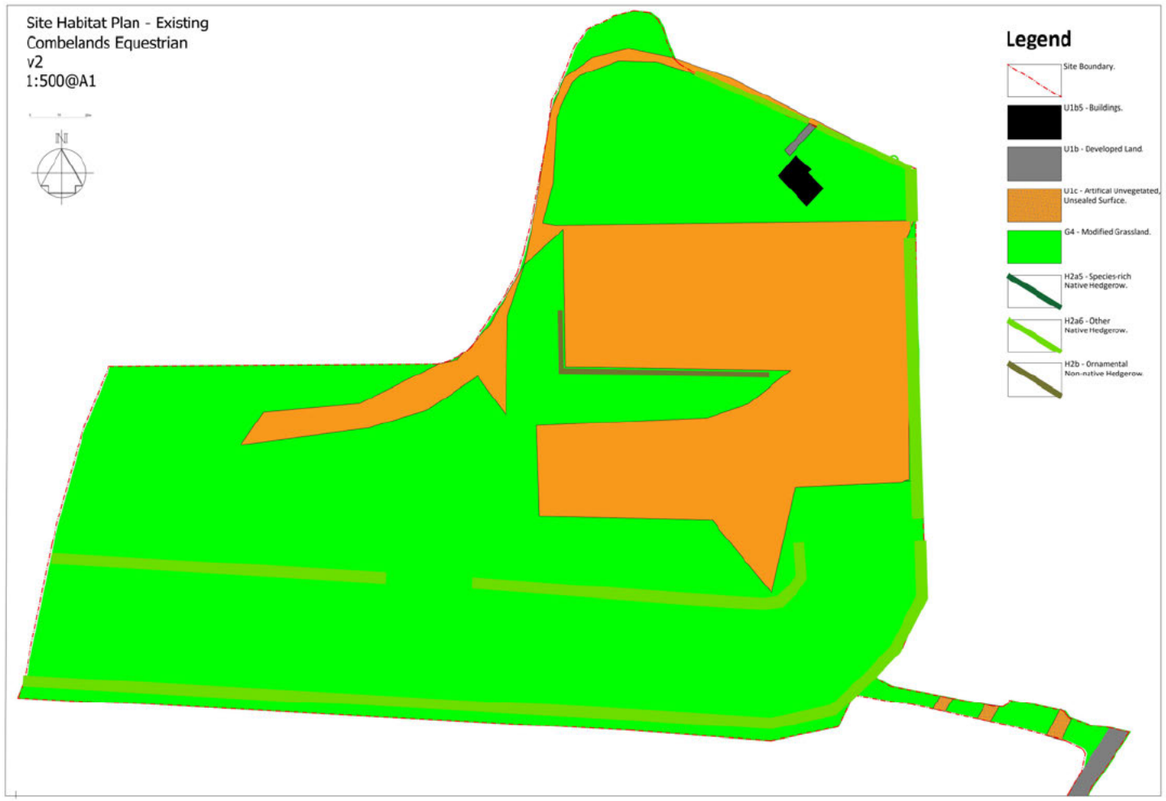
Summary of Priority and Irreplaceable Habitats (BI-B07)
Hedges on-site are all priority habitats.

Potential Constraints and Opportunities for Project (BI-B08)
As priority habitats the hedges should be retained where possible. These have several large gaps and are not well-connected, presenting the opportunity to improve connectivity across the site. The margins of the hedges are currently well-maintained and of little interest. There is an opportunity to enhance these.

Baseline Habitats Plan (BI-F02)



Baseline Distinctiveness and Condition Plan (BI-F03)



Baseline Habitats Photos (BI-F04)









Land Tenure and Public Access

Relevant Land Tenure Information (EI-B01)

The site is private but footpath no. 1996 runs through the centre of site. This allows the public to walk through the site.

Potential Impact to Scheme (EI-B02)

Private tenure allows full management by the applicant.

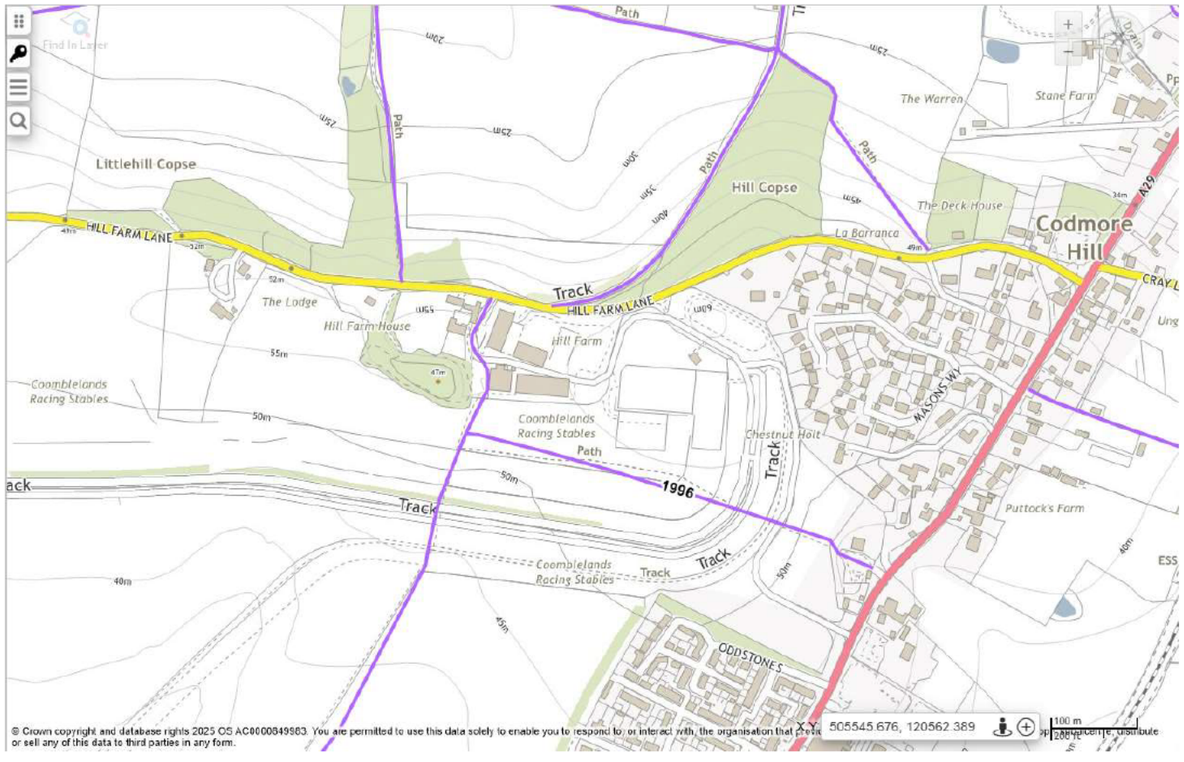
Public Access Information (EI-B03)

Footpath no. 1996 runs through the centre of site. This allows the public to walk through the site. The footpath will remain but a new hedge will be planted to aid in screening the site from the footpath and preventing walkers from straying from the footpath into the equestrian areas.

Potential Impact to Scheme (EI-B04)

The public access might result in increased disturbance of habitats and issues such as dog fouling. It also limits where hedges can be 'gapped-up' as the footpath runs through several hedges.

Land Tenure and Public Access Plan (EI-F01)



Hydrology and Drainage

Summary of Hydrological Information (EI-B17)

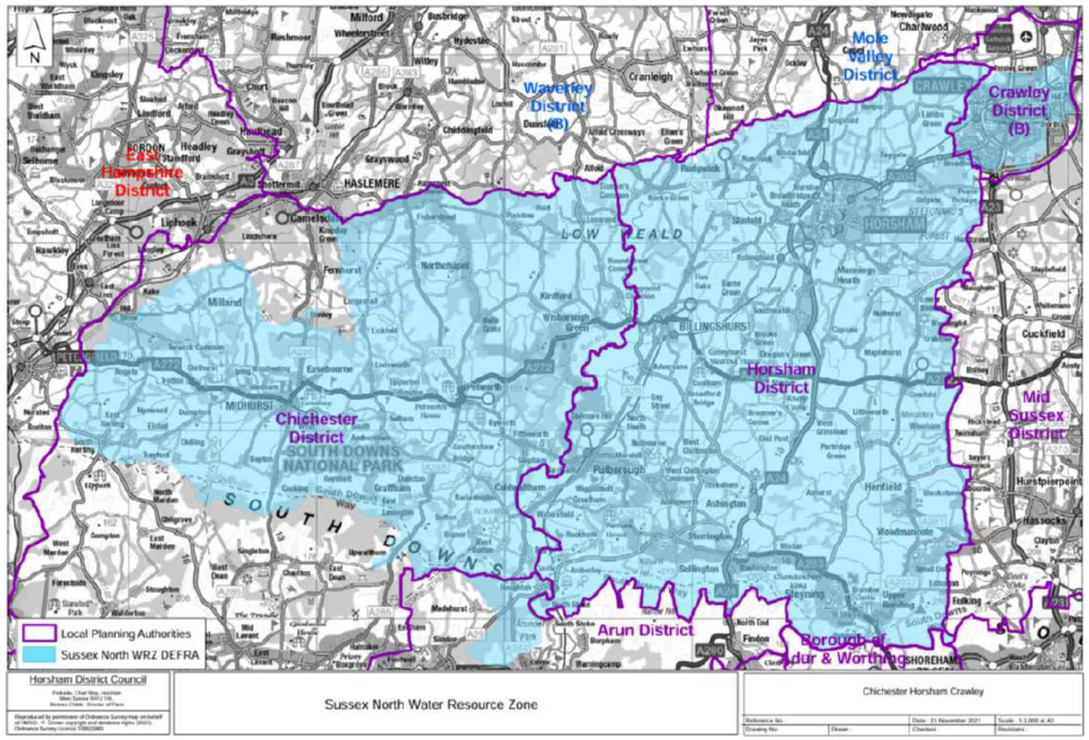
The site lies within a High Soil Groundwater Vulnerability Area.

The site lies within the Sussex North Water Resource Zone. Within this zone, proposals must not result in increased water use.

Potential Impact on Project (EI-B18)

This is usually applied when proposals are increasing overnight accommodation. In addition, no additional water use is proposed. As such, the proposals do not need to demonstrate water neutrality. The proposals could not propose new habitats that would significantly increase water use, e.g. a manually-fed pond.

Hydrology and Drainage Plan (EI-F06)



3. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The principles guiding this HMMP are, that the site is currently of low ecological value due to its use for equestrian purposes. Whilst the use on-site is likely to intensify there is an opportunity, given the relatively large areas of land, to create new habitats and provide some new linkages.

The aims are:

To enhance the site for ecology with new habitats

To provide better ecological linkages

To allow the continued equestrian use of the site without disturbance to the new habitats

The objectives are:

To create new hedgerows in moderate condition – easily achieved within 5 years and maintained as per the existing hedges for 30 years

To enhance existing modified grassland into neutral grassland in moderate condition -achieved through heavy harrowing of grassland, in-seeding with a wildflower mix, and then cutting once in late summer to allow flowering.

Principles Informed by Design Stage

Design Principles Informed by Baseline Information PM-B02

The majority of the site is used for equestrian purposes and the geography is relatively open to the south; as such habitats such as large areas of scrub or woodland, or scattered trees would be impractical. The soil appears neutral and likely subject to improvement as well as regular management.

There are several large hedges on-site but these are not connected, as a result of the need to gain access with horses. There is a public footpath running through the site.

Given the above considerations, it was considered prudent to add further hedges to isolate the public footpath from the main equestrian and enhancement areas. It was determined that neutral grassland would be the most suitable enhancement and that other habitats such as lowland meadow would not be achievable without significant work.

Site is within the Sussex North Water Supply Zone and as such, must seek to not increase water use – water intensive habitats such as manmade ponds have therefore not been considered.

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
Modified Grassland	Other Neutral Grassland	1	Poor	Moderate	10	Moderate condition targeted by achieving a pass in A, B, C, D – E and F not targeted.	
N/A	Native Hedgerow	4,5	Poor	Moderate	5	Moderate condition targeted by achieving a pass in A1, B1, B2, C1, C2, D1 – A2, C2, D2 not targeted.	

Habitat and Condition Targets Further Comments

To achieve grassland in moderate condition, a neutral wildflower mix will be seeded. The habitat will be cut annually, with the margins kept at a lower height such that they blend with the modified grassland abutting. Where practical species such as nettle and dock will be discouraged.

To achieve hedgerows in moderate condition, these will be allowed to grow to at least 1.5m height. There will be a continuous strip of perennial vegetation to the north but the south is likely to be disturbed by pedestrians. Invasive species would be suppressed if they arose.

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

Summarise the details of the habitats to be retained by the project. Use parcel references and clearly show these on the accompanying habitat retention plan.

Set out how protective measures will be implemented and maintained to protect all retained habitats throughout the project.

Set out any management measures that may be required to maintain or enhance their baseline condition.

The modified grassland habitat (bright green) is to be retained and in continued use for equestrian purposes as well as temporary parking. The existing native hedges (mid green lines) will be retained other than a small section removed for the new access. The existing ornamental hedge (brown line) will be partly retained.

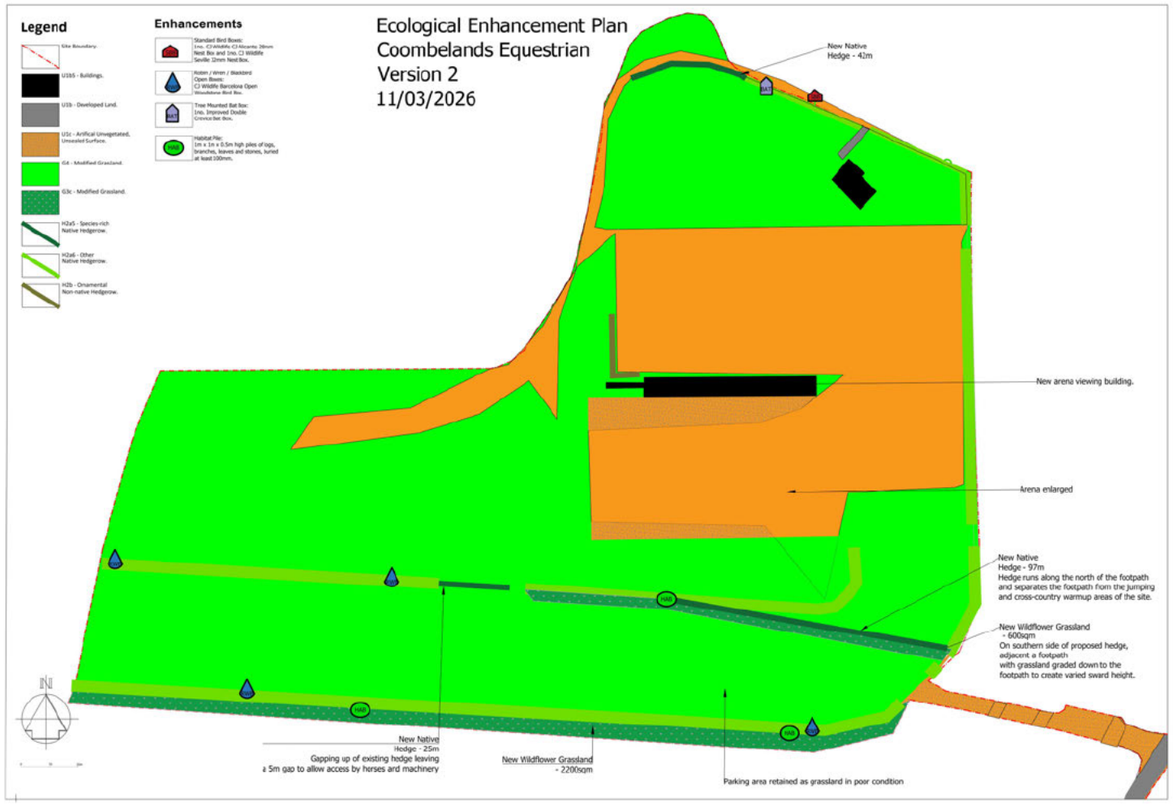
New hedges (dark green lines

Specification of Protective Measures to be Used PM-04

Construction materials will be stored on existing hard or bare ground. Hedges and trees will be protected using tree protection barriers. Given the intervening distance between the enhancement areas and construction areas, no other specific protection measures are proposed.

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: Click or tap here to enter text.



Creation, Enhancement and Management Targets and Prescriptions

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Target Habitat				Other Neutral Grassland		
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. **Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Yes	Other Neutral Grassland		Soils are freely draining slightly acid loamy soils. As such a seed mix such as Wildflower Lawns and Meadows 'Economy Seed Mix for Clay, Loam or Sandy Soils with Wild Orchid' shall be used. The existing grassland shall be scarified first to ensure good colonisation and reduction of perennial rye-grass.	Once seeded management will proceed with an annual cut to ensure the characteristic species remain.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	Other Neutral Grassland		The diverse seed mix selected will result in a range of sward heights, as will the presence of the adjacent hedge which will create a different microclimate from the grassland edge to the hedge.	The grassland will be subject to a full cut in late summer, but areas abutting the modified grassland (which is regularly mown) shall be cut on a gradient in spring and late summer, to create a smooth ecotone with this habitat. Areas along the hedges shall remain rarely cut.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	Other Neutral Grassland		Seeding shall naturally create areas of dense and sparse vegetation. Rabbits might also contribute to this.	It is proposed to keep 1% of the habitat open by annual turning or scalping of small areas of soil. Should the area exceed 5% (e.g. from rabbits) then further seeding shall be undertaken to bring this back within range.
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	Other Neutral Grassland		Bracken and bramble do not appear frequent in the immediate vicinity.	Annual cutting shall keep these subdued if they arise.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area.	No	Other Neutral Grassland		Given the likely nutrient input in the past, it is possible that species such as nettle and dock will arise.	Should such species approach 5% of total area, hand-pulling or hand-spraying shall be used to remove denser areas of such species.

	If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.					
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type. **Note – this criterion is essential for achieving Good condition for non-acid grassland types only.**	No	Other Neutral Grassland		Given the likely nutrient input in the past, it is possible that some more vigorous species will dominate and other slower-growing or more specialist species will not flourish. As such this diversity is not being targeted.	Management shall seek to keep a characteristic sward and if this diversity can be achieved it will be recorded.

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Detailed Methods (GH-T02)

Action	Relevant Parcels	Timing	Prescriptions
Harrowing/scarifying	Other Neutral Grassland	Late summer	Land proposed for other neutral grassland shall be subject to harrowing or scarifying prior to seeding. At least 50% of the sward shall be opened up to allow seeding.
Seeding	Other Neutral Grassland	October	Land opened up shall be seeded at the recommended rate of 3g per m2, during settled weather and ideally just before rain.
Initial Cutting of Grassland	Other Neutral Grassland	March-April in favourable weather conditions (i.e. during dry periods)	Once vigorous grasses, weeds and similar have started growing but before the sward gets too high, it shall be subject to an initial cut to reduce the vigour and top any annual weeds. This shall allow slower-growing perennials to come through. Cutting should only be undertaken during suitable weather i.e. when dry and at least 24 hours since previous rain. All arisings shall be removed within 48 hours and composted.
Cutting of Margin	Other Neutral Grassland - Margin	Two cuts between late March-late June in favourable weather conditions (i.e. during dry periods)	The marginal edge (c.0.5m) of the habitat shall be graded down to the abutting modified grassland on a more regular basis, to create opportunities for more diversity. The habitat shall be kept longer than the adjacent modified grassland but shorter than the remaining uncut grass – a suggested height of 150-200mm is suggested. Cutting should only be undertaken during suitable weather i.e. when dry and at least 24 hours since previous rain. All arisings shall be removed within 48 hours and composted.
Ongoing Cutting	Other Neutral Grassland	August-September of first season, and every August-September going forwards in favourable weather conditions (i.e. during dry periods)	Habitat to be allowed to grow over 2025 then cut once at the end of the growing season to c.70mm height. Arisings shall be lifted and removed from site. Cutting should only be undertaken during suitable weather i.e. when dry and at least 24 hours since previous rain. All arisings shall be removed within 48 hours and composted.
Sward opening	Other Neutral Grassland	April and September going forwards in favourable weather conditions (i.e. during dry periods)	An area equal to 1% of the habitat shall be opened up by scalping or scraping of the sward to expose small areas of open ground. This shall be done during mild weather such that reptiles and other small animals are not harmed.

Grassland (Medium, High, and Very High Distinctiveness) Species Lists (GH-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Betony	Betonica officinalis	2.69	
Birds-foot-trefoil	Lotus corniculatus	2.80	
Cat's-ear	Hypochaeris radicata	0.67	
Common Knapweed	Centaurea nigra	1.57	
Common Spotted Orchid	Dactylorhiza fuchsii	8.96	
Cowslip	Primula veris	3.36	
Devil's-bit Scabious	Succisa pratensis	2.13	
Field Scabious	Knautia arvensis	2.47	
Goat's-beard	Tragopogon pratensis	0.49	
Green-winged Orchid	Orchis morio	8.96	
Lady's Bedstraw	Galium verum	6.72	
Meadow Buttercup	Ranunculus acris	5.60	
Meadow Cranesbill	Geranium pratense	0.36	
Meadow Vetchling	Lathyrus pratensis	0.40	
Musk Mallow	Malva moschata	2.80	
Oxeye Daisy	Leucanthemum vulgare	6.72	
Pepper Saxifrage	Silaum silaus	0.94	
Ragged Robin	Lychnis flos-cuculi	1.79	
Red Clover	Trifolium pratense	1.75	
Ribwort Plantain	Plantago lanceolata	1.79	
Rough Hawkbit	Leontodon hispidus	1.18	
Selfheal	Prunella vulgaris	2.47	
Sorrel	Rumex acetosa	1.90	

Toadflax	Linaria vulgaris	2.24	
Tufted Vetch	Vicia cracca	0.96	
Wild Carrot	Daucus carota	1.74	
Yarrow	Achillea millefolium	4.26	
Yellow Rattle	Rhinanthus minor	2.24	
Common Bent	Agrostis capillaris	2.50	20% grasses - % of each grass assumed
Crested Dogstail	Cynosurus cristatus	2.50	20% grasses - % of each grass assumed
Sweet Vernal Grass	Anthoxanthum odoratum	2.50	20% grasses - % of each grass assumed
Quaking Grass	Briza media	2.50	20% grasses - % of each grass assumed
Sheep's Fescue	Festuca ovina	2.50	20% grasses - % of each grass assumed
Slender Creeping Red Fescue	Festuca rubra ssp. litoralis	2.50	20% grasses - % of each grass assumed
Smaller Cat's-tail	Phleum bertolonii	2.50	20% grasses - % of each grass assumed
Yellow Oat-grass	Trisetum flavescens	2.50	20% grasses - % of each grass assumed

Other Supporting Information

Supporting Information (GH-B02)

What Does Success Look Like? (GH-F01)





Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Target Hedgerow Type:			Species-rich Native Hedgerow		
Condition Assessment Criteria		**Targeted?**	**Relevant Features**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A1	Height >1.5m average along length.	Yes	H4, H5	Planting of native hedging whips of 90/120cm in double-staggered rows, 50cm apart, 5-6 plants per linear metre. Allowed to grow to c.2.0 m height before cutting to c.1.8m height and no less than 1.5m height.		Ongoing management every 1-3 years of cutting back to between 1.5-1.8m height.
A2	Width >1.5m average along length.	No	H4, H5	Hedge will likely be c.1m wide but 1.5m width will be targeted.		Ongoing management every 1-3 years of cutting back to shape.
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	H4, H5	Planting of native hedging whips of 120/150cm in double-staggered rows, 50cm apart, 5-6 plants per linear metre. Allowed to grow to c.2.0 m height before cutting to c.1.8m height and no less than 1.5m height		Hedge will be kept well-maintained to ensure gaps do not occur at the base. Hedge will be kept wider at the base to minimise the risk of shading.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	H4, H5	Planting of native hedging whips of 90/120cm in double-staggered rows, 30cm apart, 5 plants per linear metre. Allowed to grow to c.2.0 m height before cutting to c.1.8m height and no less than 1.5m height		Hedge will be kept well-maintained to ensure gaps do not occur at the base. Hedge will be kept wider at the base to minimise the risk of shading.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: • measured from outer edge of hedgerow, and • is present on one side of the hedge (at least)	Yes	H4, H5	Wildflower (other neutral grassland) seeded to one side of hedge.		Wildflower to be managed as above.
C2	Nutrient-enriched perennial vegetation	No	H4, H5	Nettles and docks may appear in the margins due to past nutrient enrichment.		Such species to be maintained at below 20% where possible.This is likely possible in

	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.					the neutral grassland but may not be possible on the other side.
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Yes	H4, H5	No such species will be planted and there are none in the vicinity.		Any such species shall be removed if found.
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	No	H4, H5	The adjacent footpath may result in some damage to the hedge. The hedge will require regular cutting which is detrimental to the overall value.		Hedgrows to be cut as required.
E1	Tree class (applicable to hedgerows with trees only) There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 – 50m of hedgerow.	N/A	H4, H5	N/A		
E2	E2. Tree health (applicable to hedgerows with trees only) 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.	N/A	H4, H5	N/A		

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

Action	Relevant Features	Timing	Prescriptions
Planting	H4, H5	October-March	New whips to be planted by hand, heeling-in plants into notches. Plants to be fitted with a bamboo cane and biodegradable guard if deemed necessary.
Watering	H4, H5	June-August of first season	If necessary, plants to be watered once a week during dry spells at a rate of 5l per linear metre.
Pruning	H4, H5	September-February of appropriate year	Once plants reach c.2.0m height, they are to be trimmed to between 1.5-1.8m height.
Ongoing pruning	H4, H5	September-February of appropriate year	Cut every 1-3 years, no lower than 1.5m height.

Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Common Hawthorn	Crataegus monogyna	65	
Blackthorn	Prunus spinosa	5	
Field Maple	Acer campestre	5	
Dogwood	Cornus sanguinea	5	
Crab Apple	Malus sylvestris	5	
Guelder Rose	Viburnum opulus	5	
Dog Rose	Rosa canina	5	
Hazel	Corylus avellana	5	

What Does Success Look Like? (HD-F01)



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

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
01/6/2027	Hedge	New hedge failing to establish	Over 5% mortality of hedge whips.	Replace failed plants as required every winter.
01/6/2027	Hedge	Invasive species appear in hedge.	Any INNS is recorded.	Manually removed INNS as per current best practice, ensuring no spread of seeds, rhizomes etc. Submit record of the species.
01/6/2027	Hedge	Hedge plants fail or are shaded out	Any gaps over 0.5m in the hedge occur	In-plant as required every winter.
01/6/2027	Other Neutral Grassland	Bracken and/or bramble exceed 20% cover	Over 20% of bracken and/or bramble after the first growing season.	Initially, cut to ground level in autumn. Undertake another cut in April-May once bracken has emerged. If these species continue to arise consider spot-spraying with a specific herbicide.
01/6/2027	Other Neutral Grassland	Seed mix fails to establish	Over 5% bare ground remains after year 2	Re-seed bare areas at the appropriate time.
01/6/2027	Other Neutral Grassland	Seed mix fails to establish	Over 5% bare ground remains even after the above remediation, or grassland frequently becomes bare.	Consider altering seed mix to favour those species which survive. Take actions to stop any causes such as rabbits.
01/6/2027	Other Neutral Grassland	Species composition is not a good reflection of G3c habitat type.	The Condition Assessment criteria A is failed or the habitats fails to accord with the UKHABS G3c description – e.g. perennial ryegrass becomes over-dominant, as recorded during any monitoring visit.	Any areas failing this criteria shall be re-harrowed and seeded in early spring of the following year.

4. Monitoring Schedule

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)
Given the simple nature of the proposals, Monitoring will be relatively simple. Initially a site inspection will confirm habitat creation of the hedge and wildflower; following this follow-up visits will be undertaken to ensure the habitat is established. After this period monitoring can be relaxed.

Monitoring Methods and Intervals MS-T01

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland	To be undertaken on entire area of Neutral Grassland. Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m^2. Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list	Annually in years 1, 2, 5, 10, then every 5 years. Surveys to be completed between May and August
Native Hedges	All new hedges to be inspected. Average height and width to be estimated. Species richness to be counted. Gappiness to be estimated. Areas of disturbed ground, percentage of undesirable species, and presence of INNS to be recorded.	Annually in years 1, 2, 5, 10, then every 5 years. Surveys to be completed between May and August

Monitoring Reports

Monitoring Report Schedule MS-T02

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
South Downs Ecology Ltd	Horsham District Council

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	October	October	Report on results of initial grassland enhancement and hedge creation measures.
Y2	July	July	Report on results of ongoing establishment of habitats and initial trim of hedges.
Y5	July	July	Report on results of final establishment of habitats and regular trimming of hedges if necessary by this point.
Y10	July	July	Report on results of ongoing management of habitats and regular trimming of hedges.
Y15	July	July	Report on results of ongoing management of habitats and regular trimming of hedges.
Y20	July	July	Report on results of ongoing management of habitats and regular trimming of hedges.
Y25	July	July	Report on results of ongoing management of habitats and regular trimming of hedges.
Y30	July	July	Report on results of ongoing management of habitats and regular trimming of hedges.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)
The hedges will require little adaptive management, mostly related to replanting or in-planting to ensure they remain dense. The grassland might be dominated by coarse grasses such as perennial rye-grass and cocksfoot which might persistently overtake other species and result in failure of Criterion A. If this is the case, either more significant remediation works can be undertaken, such as complete strip of the land and re-seeding, or the grassland can be re-assessed as a modified grassland, and the shortfall in units compensated by enhancement of further grassland. Should any INNS take hold that cannot easily be eradicated, a professional contractor will be engaged to undertake a full warranty-backed removal of the species.