



**Barn at High Beech Farm, Horsham,
West Sussex RH13 6PE**

Habitat Management & Monitoring Plan

June 2026

on behalf of Mr P. Dackombe

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Client	Mr Dackombe <i>care of</i> Anchor Design Ltd
Job name	Barn at High Beech Farm, Horsham, West Sussex RH13 6PE
Report date	18 th June 2026
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1 Project Background

1.1 Site Location

The Barn at High Beech Farm, referred to as the 'site' within this report, is located to the east of High Beech Farm and to the north of Hammer Pond Road, south-east of Horsham in West Sussex RH13 6PE. The approximate Ordnance Survey grid reference for the site is TQ 2321 2885.

1.2 Project Information

This Habitat Management and Monitoring Plan (HMMP) has been developed in line with Government Guidance (Defra, 2024) to provide key information regarding Biodiversity Net Gain (BNG) for the site, as required by the Environment Act 2021. This HMMP sets out:

- How the habitats on-site and off-site will be maintained
- Who is responsible for creating or enhancing the habitats; and
- Who is responsible for maintenance, management and monitoring

This HMMP has been prepared to cover the first 30 years after the completion of development, to provide information regarding the enhancement and maintenance of the habitats on-site and off-site (if relevant) as required to discharge Condition 3 for the full planning consent application number DC/26/0466. Condition 3 states:

"The development hereby permitted shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:

- 1. a non-technical summary;*
- 2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- 3. the planned habitat creation and enhancement work to create or improve habitat to achieve the biodiversity net gain; together with a timetable of its provision;*
- 4. the management measures to maintain habitat identified in the HMMP for a period of 30 years from the completion of development;*
- 5. the monitoring methodology and frequency in respect of the created and/or enhanced habitat(s); and*
- 6. the contingencies and/or remedial actions necessary in response to common risks, and the trigger for these where the results of the monitoring show that the aims and objectives of the HMMP are not being met*

has been submitted to, and approved in writing by, the local planning authority.

Thereafter, the created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015)."

For the purpose of this report, the 'completion of development' refers to the completion of initial works/establishment of proposed habitats to be undertaken in the first year of progress. The 30-year HMMP period will start after the initial landscaping capital works have been completed and at least a 12-month aftercare period has passed, during which the SQE will check and confirm that they are satisfied with the establishment works.

In this case, the following should be regarded:

- Initial works are carried out and completed in the spring or autumn of 2026
- Checks by the SQE the following spring/summer (Year 0/2027) to confirm proposed habitats
- 30-year HMMP period starts in January 2028 (Year 1)

For a summary of the key aspects of the management plan please see Table 1 below.

Table 1. Summary of key aspects of the management plan.

Site Overview	
Project type	On-site
Development name and address	Land at Firs Garage, Hook Norton, Oxfordshire OX15 5DE
BNG project name and address	Barn at High Beech Farm, Horsham, West Sussex RH13 6PE
Author organisation	Windrush Ecology Ltd
Landowner	Paul Dackombe
Land Manager	Paul Dackombe
Responsible person/organisation for creating or enhancing the habitat	Paul Dackombe
Period covered by this management plan	30 years
Planning authority	Horsham District Council
Planning reference (if applicable)	DC/26/0466
BNG register reference (if applicable)	N/A
Central OS grid reference	TQ 2321 2885
Metric revision/title	Biodiversity Metric. Barn at High Beech Farm (March, 2026)
Are any Irreplaceable Habitats present onsite	No

1.3 Funding

The funding for the project is to be supplied by the land owner (Paul Dackome).

1.4 Legal Agreement

The preparation of this HMMP is required by the Statutory Biodiversity Gain Plan Condition for the full planning consent application number DC/26/0466.

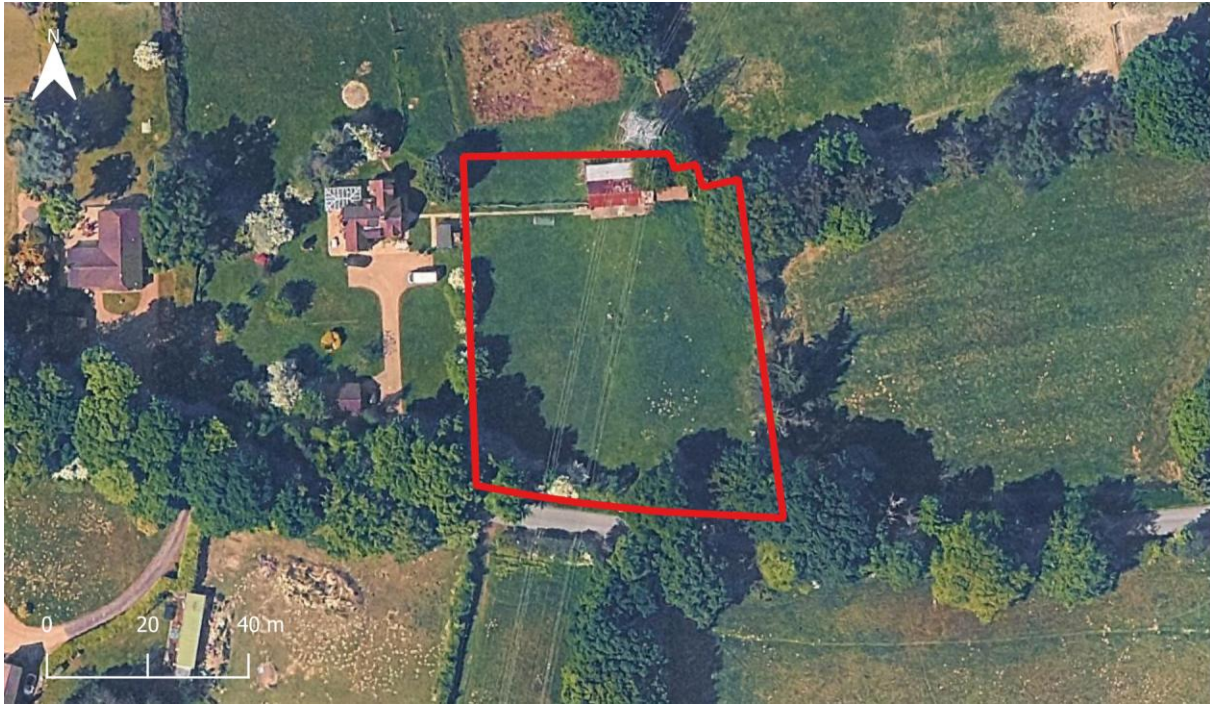
1.5 Summary of Habitat Proposal & Plans

The proposals include the "Demolition of existing stables and erection of a new 'Livestock' barn, and construction of new gravel road".

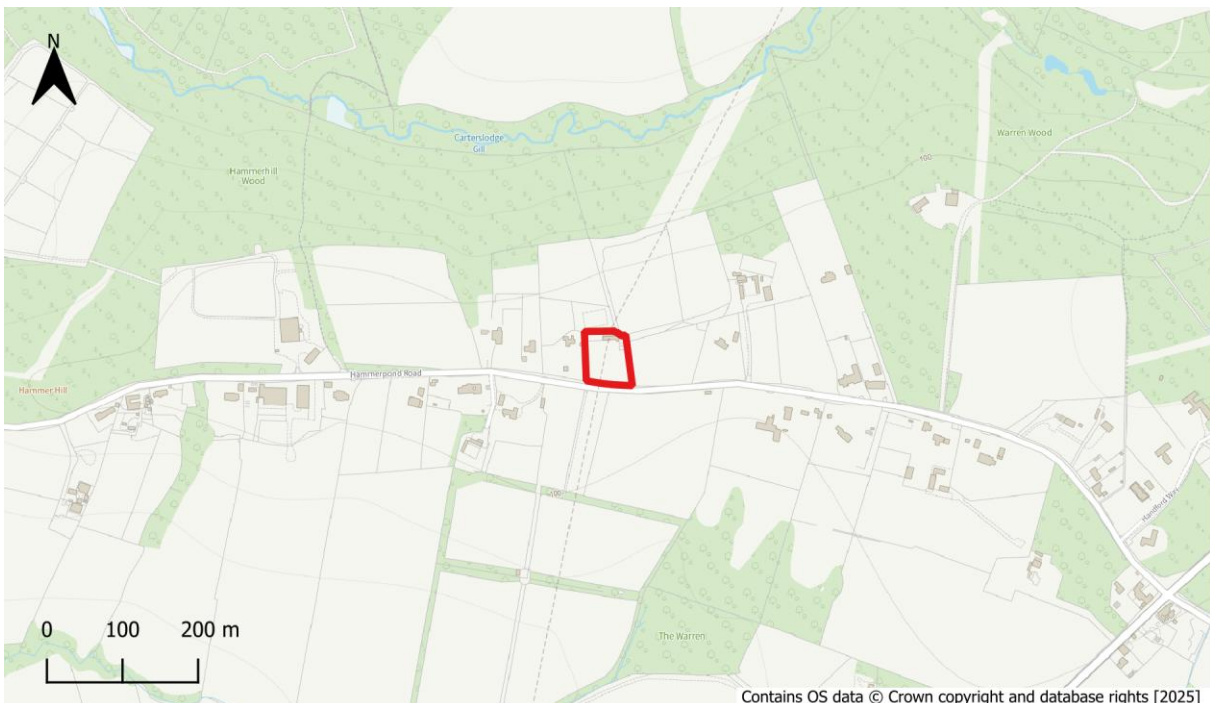
The proposals will in summary include:

- Habitat retention of existing rural trees and modified grassland.
- Habitat creation of rural trees, developed land; sealed surface and modified grassland.

1.5.1 Site Boundary Map



1.5.2 Site Context Map



1.6 Phasing Strategy

This document is a site wide management plan due to the size of the development and the proposed work measures will not be delivered in phases.

1.7 Roles & Responsibilities

1.7.1 Ecologist or Other Professional Responsible for HMMP

Windrush Ecology Ltd are responsible for the production of the HMMP, and a Suitably Qualified Ecologist (SQE) is responsible for subsequent reviews as needed. The SQE could be Windrush Ecology if employed by the landowner.

Claire Herlihy MSc is an Ecologist of Windrush Ecology Ltd. Ms Herlihy has an undergraduate degree in Human Biology from the University of Birmingham and a master's degree in Nature Conservation from the Czech University of Life Sciences and has been working as a professional ecological consultant since 2025.

1.7.2 Landowner or Land Manager

The implementation of this Management Plan will be coordinated by Paul Dackombe, using labour from external consultants & contractors as required.

1.7.3 LPA or Responsible Body for Reviewing HMMP

Horsham District Council.

1.8 Land Use Summary

1.8.1 Overview of Baseline Site Use

The site consists of an agricultural building comprising three sections located within a field of modified grassland. There are also brush piles within the site along with two rural trees. The modified grassland is currently managed through grazing.

The current management includes:

- Maintenance of vegetated habitats through grazing which is supplemented with mowing.
- Pruning of trees.

1.8.2 Overview of Proposed Site Use

The proposals include the "Demolition of existing stables and erection of a new 'Livestock' barn, and construction of new gravel road".

The proposals will in summary include:

- Habitat retention of existing rural trees and modified grassland.
- Habitat creation of rural trees, developed land; sealed surface and modified grassland.

1.9 Site Context Photos

Please see Appendix 1 for site photographs.

1.10 Site Baseline and Environmental Information Checklist

A site baseline and environmental information checklist has been prepared in Table 2 below.

Table 2. Baseline and Environmental Information checklist.

Baseline and Environmental Information	Included?	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	N	There are no foreseeable impacts on sites of nature conservation importance as a result of the proposals.

Baseline and Environmental Information	Included?	Document Reference or Reason if not included
Protected and Notable Species	N	With precautionary measures for nesting birds as well as external lighting restrictions for bats, there are no foreseeable impacts on notable or protected species.
Invasive Non-Native Species (INNS)	N	There are none present.
Biological Records Plan - Sites and Species	N	The proposed work is not perceived as a risk to any local designated sites or species both directly or effecting supporting habitat.
Baseline Habitats Survey	Y	See Section 1.11
Public Access	N	The site is privately owned and there is no public access.
Climate	N	The proposed habitats are not considered to be climate sensitive.
Geology and Topography	Y	There are no constraints in regard to Geology and Topography.
Agricultural Land Status	N	The land is not proposed for agricultural purposed or was previously managed for agricultural purposes.
Soils and Substrates	N	There are no constraints in regard to soil and substrates.
Contaminated Land	N	There are no constraints in regard to contaminated land.
Hydrology and Drainage	N	There are no constraints in regard to hydrology and drainage.
Flood Risk Zones	N	There are no constraints in regard to flood risk zones.
Landscape Character and Designations	N	There are no constraints in regard to Landscape Character and Designations.
Historic Land Use	N	There are no constraints in regard to historic land use.
Historic Environment and Earth Heritage	N	There are no constraints in regard to historic environment and earth heritage
Other – please specify	N	N/A

1.11 Environmental Information

1.11.1 Baseline Habitats Survey

A summary of the baseline habitat condition assessments can be found in Table 3 below.

Table 3. UKHab habitats and condition assessments before development.

Habitat	Condition Assessment	Justification
Modified grassland	Poor	Passes 4 criteria. Fails essential criterion. There are fewer than 6-8 vascular plant species present per m2.
Developed land; sealed surface	N/A	Not applicable.
Individual trees	Moderate	Passes 3 criteria. The trees are native species with more than 20% of the tree canopy oversailing vegetation beneath.

1.11.1.1 Ecologist Responsible for Baseline Surveys

An Extended UKHab Habitat Survey, Daytime Bat Walkover (DBW) and Preliminary Roost Assessment (PRA) of the buildings and trees within the site were undertaken on 4th March 2026 by Reuben Hayden *MSc ACIEEM* and Claire Herlihy *MSc*. A walkover of the site was conducted, and a description of the habitats present was prepared using standard UKHab methodology.

Reuben Hayden *MSc ACIEEM* is a Senior Ecologist of Windrush Ecology Ltd. Mr Hayden has an undergraduate degree in Wildlife Ecology & Conservation Science from the University of West of England and a master's degree in Species Identification & Survey Skills from the University of Reading and has been working as a professional ecological consultant since 2019.

Claire Herlihy *MSc* is an Ecologist of Windrush Ecology Ltd. Ms Herlihy has an undergraduate degree in Human Biology from the University of Birmingham and a master's degree in Nature Conservation from the Czech University of Life Sciences and has been working as a professional ecological consultant since 2025.

1.11.1.2 Survey Conditions & Limitations

There were no significant limitations on the survey data and all parts of the site could be accessed thoroughly and safely.

1.11.1.3 Habitat Degradation (Since 30th January 2020)

None.

2 Planned Management Activities

2.1 Management Plan Aims & Objectives

The aims for the landscape and habitat management are:

- To promote and enhance the site's visual amenity.
- To develop and maintain an attractive, appropriate, safe and well cared-for environment for the use and enjoyment of the landowners.
- To conserve and develop site biodiversity.
- To ensure the long-term sustainability of the existing landscape features of the site in particular the rural trees.
- To replace with appropriate materials or species all trees and plants which die, become diseased or unsafe.
- To use plant materials of British provenance and, where practical, from local sources.
- To avoid the use of chemicals, pesticides and herbicides other than those approved by The Soil Association.

This report should be read alongside the submitted Biodiversity Metric's and Ecology Report (Windrush Ecology, 2026).

2.2 Design Principles Informed by Baseline Information

To date, the Suitably Qualified Ecologist (SQE) Reuben Hayden *MSc ACIEEM* and Claire Herlihy *MSc*, have been appointed at an early stage of the project design to allow input into the scheme.

Sufficient survey effort has been undertaken and includes:

- Ecological Impact Assessment & Biodiversity Net Gain Assessment (Windrush Ecology, 2026).

The surveys have identified:

- Current and potential ecological value and condition of the site and related areas within the Zone of influence;
- Direct and indirect risks to current ecological value from the project; and
- Capacity and feasibility for enhancement of the site's ecological value and, where relevant, areas within the Zone of Influence.

The recommendations and data collected from the survey and evaluation have been shared with appropriate project team members to influence decisions made for activities during site preparation, design and construction works, which can support ecological features.

The selection of proposed habitats was identified through the initial condition assessment which influenced the design idea of tree planting.

2.3 Habitat and Condition Targets

A summary of the habitat and condition targets can be found in Tables 4 and 5 below.

Table 4. UKHab habitats retained and target condition assessment after development.

On-Site Habitat Retention			
Habitat	Area (ha) or Length (km)	Target Condition	Final Time to Target Condition (years)
Rural tree	0.0204	Moderate	0
Modified grassland	0.3243	Poor	0
Developed land; sealed surface	0.006	N/A	0

Table 5. UKHab habitats created/enhanced and target condition assessment after development.

On-Site Habitat Creation & Enhancement			
Habitat	Area (ha) or Length (km)	Target Condition	Final Time to Target Condition (years)
Modified grassland (created)	0.0123	Poor	1
Developed land; sealed surface (created)	0.04	N/A – other	0
Rural tree (created)	0.0489	Moderate	27

2.4 Habitat Retention

Given that only the rural trees are considered to be 'significant' in ecological terms due to their medium distinctiveness, they are the only habitats which are discussed within the following sections.

As all other proposed habitats of negligible to low distinctiveness value, these habitats are considered to be non-significant enhancements and a HMMP, legal agreement or commitment to maintain them for 30 years is not considered suitable.

Please see <https://www.gov.uk/guidance/make-on-site-biodiversity-gains-as-a-developer#significant-on-site-enhancements> for further information regarding significant on-site enhancements.

2.4.1 Individual Trees

Retained individual trees will continue to be managed at a **moderate** condition assessment.

2.4.1.1 Objectives

- Identify and conserve trees through ecological surveying and monitoring.
- Where it has been necessary to remove species, re-stock with a range of native trees and shrubs to help develop the structure and improve resilience to pests and diseases.
- Use management interventions as an opportunity to promote natural regeneration of flowering and understorey species.

2.4.1.2 Management

- Inspection: Mature trees will be inspected annually by a trained Arboriculturist for condition and safety and appropriate surgery carried out. Remedial work will be carried out to any dead or dangerous trees if they pose a threat to anyone using the development.
- Replanting: Following any necessary remedial works and to fill any gaps, the area is to be replanted with locally and contextually appropriate tree and shrub species. These should be native where possible.

To retain the **moderate** condition assessment the trees will be managed to:

- Comprise native species (at least 70% within the block).
- Have a predominantly continuous tree canopy.
- Oversail vegetation beneath more than 20% of the tree canopy.

2.5 Habitat Retention and Protection Measures Map



2.6 Creation, Enhancement and Management Targets & Prescriptions

Given that only the rural trees are considered to be 'significant' in ecological terms due to their medium distinctiveness, they are the only habitats which are discussed within the following sections.

As all other proposed habitats of negligible to low distinctiveness value, these habitats are considered to be non-significant enhancements and a HMMP, legal agreement or commitment to maintain them for 30 years is not considered suitable.

Please see <https://www.gov.uk/guidance/make-on-site-biodiversity-gains-as-a-developer#significant-on-site-enhancements> for further information regarding significant on-site enhancements.

A planting plan including the following habitats can be seen below:



2.6.1 Rural Trees (created)

Individual native trees will be planted along the eastern edge of the site, within retained modified grassland.

2.6.1.1 Objectives

- Provide instant impact and maturity into the landscape around the site.
- Develop and establish new habitats for mammals and birds as shelter, nesting, or foraging habitat.

2.6.1.2 Establishment

Trees will ideally be planted in the autumn, September to November.

- A hole will be dug for each tree, depending on the size of proposed tree (pit sizes range from 1.2-1.5 diameter x 0.75m for semi mature trees and 0.9x0.6m for heavy standard trees) with any large stones removed to aid drainage and root penetration.
- Semi-mature trees will be guyed underground using an approved proprietary anchor system.
- For heavy standard trees, they will be double staked, which would sit outside of the root ball. Dimensions of the stakes are 1.8m long x 75mm diameter.
- Once placed in the hole, the root collar should be level with the top of the hole and the soil should be gently firmed in as it is added to remove air pockets and firmly anchor the roots. The hole should be overfilled by 3-6cm to allow for soil compression and settling. The tree should be attached to the stake with a suitably flexible tie.
- Guards, which are not fastened to the tree, will be installed around each tree so as to prevent damage by grazing wildlife such as rabbits.

- New tree planting will be subject to weed control to promote its growth through the application of mulch in early summer (April) or the use of mulch mats around the base to ensure rapid establishment.

Adequate irrigation is the key to the survival and success of newly planted trees, particularly semi-mature trees. The health of the new plantings will be maintained by:

- Watering of new trees will be undertaken between the months of April and September (inclusive), and according to need;
- All new plantings will receive watering for at least the first 2 growing seasons;
- Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period.

2.6.1.3 Management

- Checking tree ties: In spring, all tree ties and stakes will be checked and adjusted if too loose, too tight or if chaffing is occurring. Trees will be checked for any sign of wind rock/throw. Any stakes which are not properly installed, are loose or misaligned resulting in trees being supported at wonky angles will be rectified and any broken stakes will be replaced. In year 5, stakes and ties will be removed if the trees are firmly rooted.
- Formative pruning/ tree surgery: Establish the trees, in accordance with good horticultural practice for healthy growth. Inspect annually and carry out appropriate surgery and works to ensure prolonged life. Any dead, diseased, damaged wood, and/or branches that are crossing over within the crown, will be cut out in winter. Basal shoots/suckers will be removed. Where appropriate crowns will be lifted to 2-3m.
- Weed clearance: A 0.6m diameter circle around each tree will be kept weed-free and weeding in late spring, mid-summer and late summer. Any remaining coarse weed growth will be strimmed.
- Mulching: Mulch will be applied around base of trees at planting and specimen trees in grass will be re-mulched yearly to prevent strimming damage.
- Watering: In the first 2 years after planting, all specimen trees will be watered during the growing season following any dry periods of 7 days. Each tree is to receive between 10 litres for a small tree and 50 litres for a large tree.
- Replacements: Any dead, dying, dangerous or windblown specimens will be replaced with the same species. Trees and shrubs will be replaced with originally specified species/cultivar unless there are sound arboricultural reasons not to do so.

To create individual trees of **moderate** condition assessment (native tree planting), the trees will be managed to:

- Comprise native species (at least 70% within the block).
- Have a predominantly continuous tree canopy.
- Oversail vegetation beneath more than 20% of the tree canopy.

Table 6 below outlines the initial habitat creation and establishment works including the 12-month aftercare period (Year 0).

Table 6. Initial habitat creation and establishment works programme.

Management Activity		Years	
		Establishment works	0
Tree Management (urban trees)			
1	Tree & shrub planting	Sept-Nov	-
2	Check tree ties/sundries & remove after establishment	N/A	Oct-Mar
3	Weeding	N/A	Mar-Oct
4	Pruning	N/A	Dec-Feb
5	Mulching	N/A	Jan-Mar
6	Watering	N/A	Apr-Sept

Table 7 below outlines the management programme for the project after the initial creation and enhancement works.

Table 7. Long-term management programme.

Management Activity		Years								
		1	2	3	4	5	6	7	8	9
Tree Management (urban trees)										
1	Check tree ties & remove after establishment	Oct-Mar	Oct-Mar	Oct-Mar	Oct-Mar	Oct-Mar	-	-	-	-
2	Weeding	Mar-Oct	Mar-Oct	Mar-Oct	Mar-Oct	Mar-Oct	-	-	-	-
3	Pruning	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb
4	Mulching	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar
5	Watering	Apr-Sept	Apr-Sept	Apr-Sept	Apr-Sept	Apr-Sept	-	-	-	-

Management Activity		Years									
		10	11	12	13	14	15	16	17	18	19
Tree Management (urban trees)											
1	Pruning	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb
2	Mulching	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar

Management Activity		Years										
		20	21	22	23	24	25	26	27	28	29	30
Tree Management (urban trees)												
1	Pruning	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb	Dec-Feb
2	Mulching	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar	Jan-Mar

2.7 Risk Register & Remedial Measures

Along with the requirement for ongoing management of the site, it will also be necessary for the site to be periodically monitored by a Suitably Qualified Ecologist (SQE) to ensure the habitats are in the appropriate condition and are either showing signs of success in the management objectives put forward and later with evidence that the habitats have achieved and continue to maintain their target condition.

Prior to the commencement of monitoring once all habitats have been installed, it will be necessary for the SQE to visit the site to confirm that the correct habitats have been installed in the correct locations and to the right specifications. Where this is not the case, the SQE will report this to the organisation responsible for delivering this HMMP.

3 Monitoring Schedule

3.1 Monitoring Strategy

Within Year 0, during the 12-month aftercare period (following the initial creation and establishment works), a monitoring survey will be undertaken in the appropriate survey season (April – September), during which the SQE will check and confirm that they are satisfied with the initial works.

Monitoring will then commence in Year 1 i.e. the year following the initial habitat intervention measures and in the appropriate survey season (April – September).

Monitoring will be required in Years 2, 5, 10, 20 and 30 post-intervention. The appointed SQE will perform a condition assessment of the habitats to assess their progress against target conditions. Should the habitats appear to be failing or not in their target condition, it will be the responsibility of the SQE to report this to the organisation responsible for delivering the contents of this HMMP. It will then be the responsibility of the organisation to implement the necessary remedial measures. The results of the monitoring in 2, 5, 10, 20 and 30 will be compiled in reports for submission to the Local Planning Authority.

At Year 31, a final audit report will be produced to provide a complete picture of the end result after the last year's monitoring surveys and any final remediation. This will be submitted to the LPA.

3.2 Monitoring Methods and Intervals

Table 8 below outlines the monitoring programme, methodologies, deliverables and remedial action measures.

Table 8. The monitoring programme, methodologies, deliverables and remedial action measures.

Year	Methodology and Timing	Deliverable	Remedial Action/Adaptive Management
0	Confirmation check survey to be completed by an SQE. Undertaken between April – September.	Confirmation check report to confirm the initial creation and establishment works have been implemented correctly.	Should the survey identify that habitats have been installed to the wrong specification or in the wrong area, the SQE will relay this to the responsible body to rectify immediately and within the same planting season.
1	UK Habitat Classification Survey and Condition Assessment, to be completed by a SQE competent in such methodology. Undertaken between April – September.	Monitoring report to LPA to confirm the outcome of the survey. In Year 1 this will comprise confirmation that the correct tree species been planted to the correct methodology in the correct area. The rural trees are not expected to have achieved their target condition at this point. Following the monitoring survey/report, if remedial measures are to be put in place, these will be reported to the LPA to ensure they are informed. Any adaptive management that is implemented will be reflected in an updated management plan.	Should the survey identify that habitats have been installed to the wrong specification or in the wrong area, the SQE will relay this to the responsible body to rectify immediately and within the same planting season.
2	As above	Monitoring report to LPA to confirm the outcome of the survey. In Year 2 this will comprise confirmation that the rural trees are developing accordingly. The rural trees are not expected to have achieved their target condition at this point. Following the monitoring survey/report, if remedial measures are to be put in place, these will be reported to the LPA to ensure they are informed. Any adaptive management that is implemented will be reflected in an updated management plan.	If any of the trees are showing signs of disease, are weak or there is overcrowding, remove and replace those specimens or thin, if crowded.

Year	Methodology and Timing	Deliverable	Remedial Action/Adaptive Management
5	As above	Monitoring report to LPA to confirm the outcome of the survey. In Year 2 this will comprise confirmation that the rural trees are developing accordingly. The rural trees are not expected to have achieved their target condition at this point. Following the monitoring survey/report, if remedial measures are to be put in place, these will be reported to the LPA to ensure they are informed. Any adaptive management that is implemented will be reflected in an updated management plan.	If any of the trees are showing signs of disease, are weak or there is overcrowding, remove and replace those specimens or thin, if crowded.
10	As above	Monitoring report to LPA to confirm the outcome of the survey. In Year 10 this will comprise confirmation that the rural trees have developed. The rural trees should now have reached their target condition of 'poor' and the monitoring report will confirm this. Following the monitoring survey/report, if remedial measures are to be put in place, these will be reported to the LPA to ensure they are informed. Any adaptive management that is implemented will be reflected in an updated management plan.	If any of the trees are showing signs of disease, are weak or there is overcrowding, remove and replace those specimens or thin, if crowded.
20	As above	Monitoring report to LPA to confirm the outcome of the survey. Confirmation that the proposed habitats are present and developing accordingly. Following the monitoring survey/report, if remedial measures are to be put in place, these will be reported to the LPA to ensure they are informed.	If any of the trees are showing signs of disease, are weak or there is overcrowding, remove and replace those specimens or thin, if crowded.

Year	Methodology and Timing	Deliverable	Remedial Action/Adaptive Management
		Any adaptive management that is implemented will be reflected in an updated management plan.	
30	As above	Monitoring report to LPA to confirm the outcome of the survey. Confirmation that the proposed habitats are present and developing accordingly. Following the monitoring survey/report, if remedial measures are to be put in place, these will be reported to the LPA to ensure they are informed. Any adaptive management that is implemented will be reflected in an updated management plan. The current management plan for the site will be reviewed to determine the success of the prescriptions.	If any of the trees are showing signs of disease, are weak or there is overcrowding, remove and replace those specimens or thin, if crowded.
31	Final audit report undertaken by SQE.	A final audit report will be produced to provide a complete picture of the end result. This will be reported to the LPA and will include any final remediations.	The remedial actions/adaptive management from Year 30 applies to the final audit report.

3.3 Monitoring Reports

The monitoring report schedule can be found below in Table 9.

Table 9. Monitoring Report Schedule.

Organisation Responsible for Submitting the Monitoring Reports		Organisation Receiving and Responsible for Reviewing Reports		
SQE (Windrush Ecology Ltd)		Horsham District Council		
Project Year	Month Report to be Submitted	Month Management Plan to be Reviewed		Comments
1	September	September or October		Confirmation that the correct trees have been planted to the correct methodology in the correct area.
2	September	September or October		Confirmation that the trees are developing accordingly.
5	September	September or October		Confirmation that the trees are developing accordingly.
10	September	September or October		Confirmation that trees have achieved their 'moderate' condition assessment.
20	September	September or October		Confirmation that the proposed habitats are present and developing accordingly.
30	September	September or October		Confirmation that the proposed habitats are present and developing accordingly.
31	September	September or October		A final audit report will be produced to provide a complete picture of the end result.

3.4 Adaptive Management

Following the monitoring surveys in Years 5 and 10, the SQE will determine if the proposed habitats appear to be failing or not in their target condition. It will be the responsibility of the SQE to report this to the organisation responsible for delivering the contents of this HMMP. It will then be the responsibility of the organisation to implement the necessary remedial measures.

This feedback loop will allow the organisation to make any remedial measures necessary and keep the proposed condition assessments for the habitats on target.

4 References

Defra, 2024. *Creating a habitat management and monitoring plan for BNG*. Available at: <https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain> (Accessed: 11 May 2026).

Windrush Ecology Ltd, 2025. *Land at Firs Garage, Hook Norton, Oxfordshire OX15 5DE. Ecological Impact Assessment & Biodiversity Statement*. Windrush Ecology, Wallingford.

Windrush Ecology Ltd, 2026. *Biodiversity_Metric_Firs Garage*.

5 Appendix 1. Photographs



Photograph 1. The barn viewed from the south-west.



Photograph 2. Interior of the new section of the barn.



Photograph 3. The barn viewed from the south.



Photograph 4. Interior of the old section of the barn.



Photograph 5. The lean-to section of the barn.



Photograph 6. The barn viewed from the north.



Photograph 7. Modified grassland viewed from the south-east.



Photograph 8. Modified grassland within the site.