



Habitat Management and Monitoring Plan

Holiday Let Dwelling – Taintfield Farm, Kings Lane, Kent Street, Cowfold, West Sussex RH13 8BD

March 2026



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Contents

1. Development Information 6

1.1 Development Background 6

1.2 Scope of the Habitat Management and Monitoring Plan 6

2. Method..... 7

2.1 General Approach 7

2.2 Sources of Information 7

3. Habitat Management and Monitoring Plan Considerations..... 8

3.1 Background 8

3.2 Landscape Design Considerations..... 8

3.3 Ecology Information 8

3.4 Historic Environment and Earth Heritage 8

3.5 Environmental Information..... 8

3.6 Land Use Information..... 8

4. Baseline Habitat Information 9

4.1 Baseline Habitat within the Development Boundary 9

5. Proposed Onsite Habitat Creation and Ecological Enhancement 10

5.1 Habitat Creation and Enhancements 10

5.2 Additional Ecological Enhancements 11

6. Works Schedule - Habitat Creation 12

7. Habitat Management and Monitoring Plan 13

8. Auditing and Reporting 14

Figure 1 Biodiversity Net Gain Baseline Habitat Plan..... 4

Figure 2 Biodiversity Net Gain Proposed Habitat Plan..... 5

Document Information

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001	12/03/2026	Alice Motola – BSc, MSc (Hons) - Consultant Ecologist	Hannah Baker BSc (Hons) – Director and Principal Ecologist

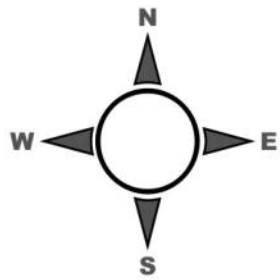
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Legend

 Development boundary

Baseline Habitats

 Developed land;
sealed surface

 Developed land;
sealed surface (Buildings)

 Sparsely vegetated land;
Ruderal/Ephemeral

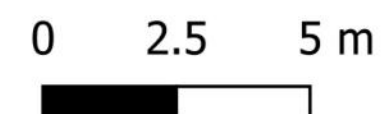
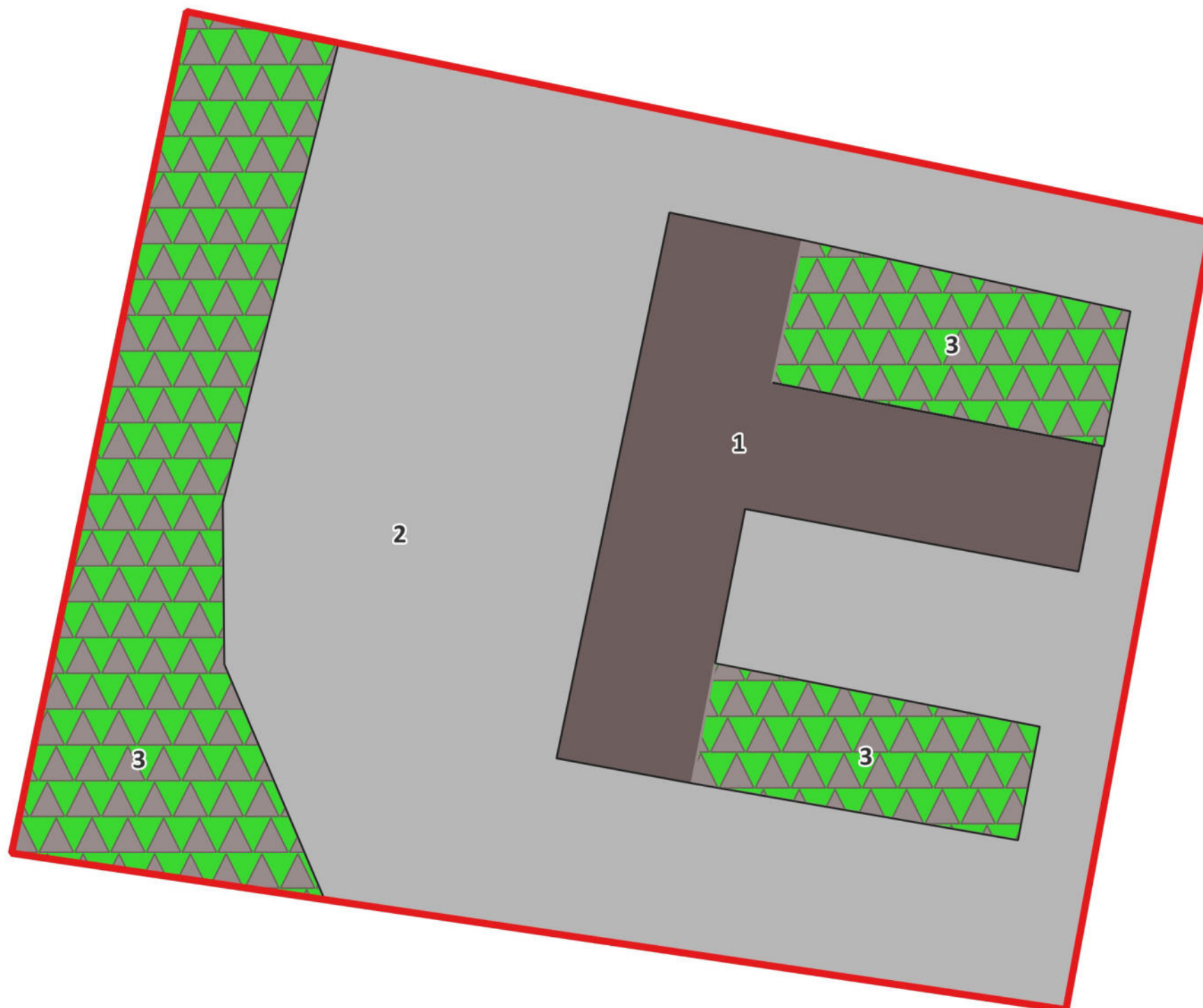
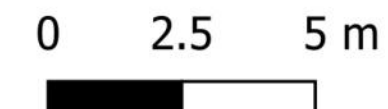
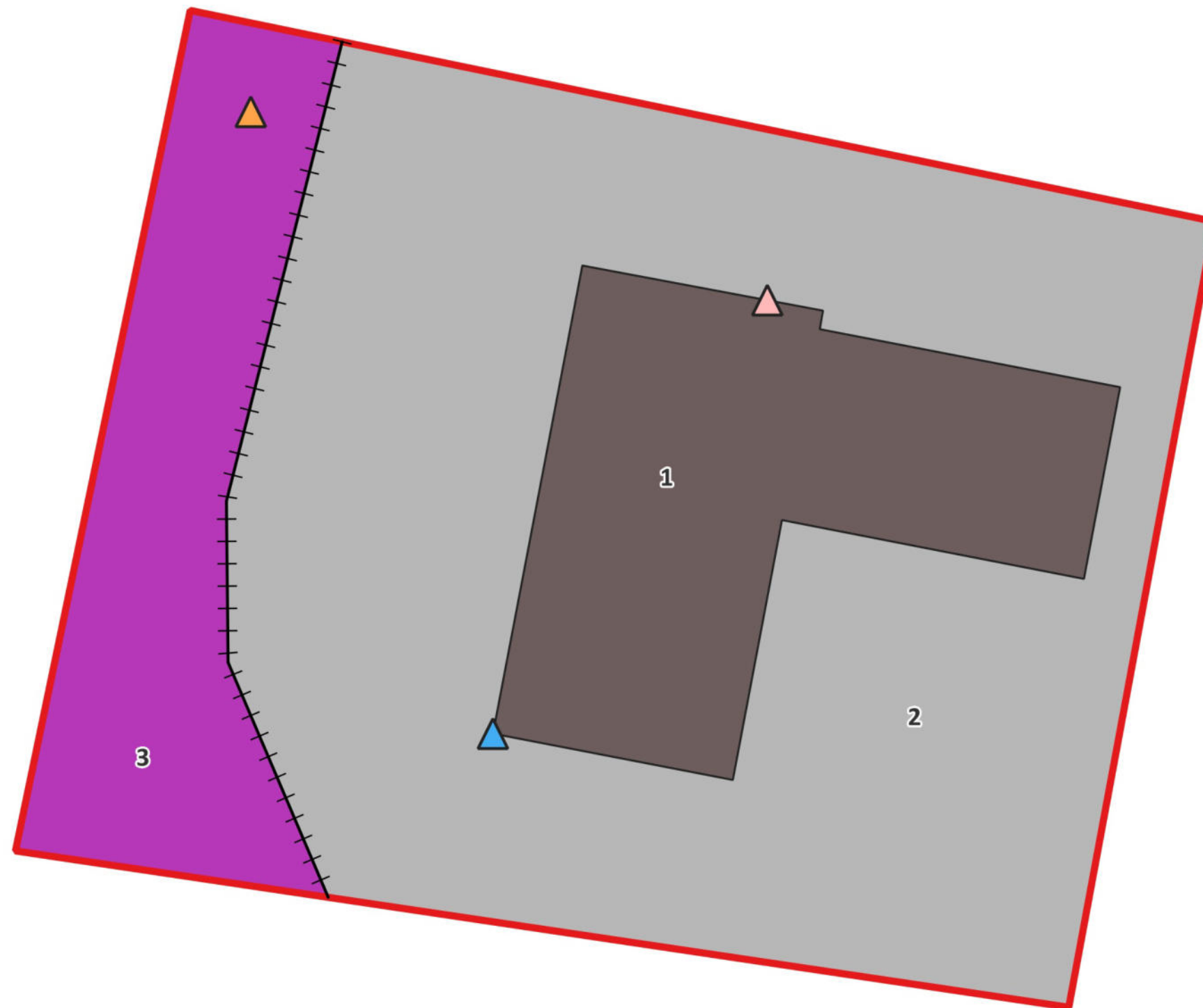
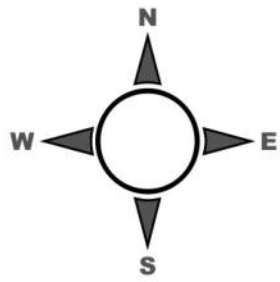


Figure Title:
BNG Baseline Habitat Plan

Client/ Project Reference:
Allen Revell
C-NJA-062-004

Figure number: 1	Revision: 1	Scale at A4: 1:200
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Cartographer: AM	Date drawn: 04/03/2026	Approver: HB
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Legend

- Development boundary
- Fence
- Proposed Habitats**
 - Mixed scrub
 - Developed land; sealed surface
 - Developed land; sealed surface (Buildings)
- Proposed Enhancements**
 - Bat box
 - Bird box
 - Hibernaculum

Figure Title: BNG Proposed Habitat Plan		
Client/ Project Reference: Allen Revell C-NJA-062-004		
Figure number: 2	Revision: 1	Scale at A4: 1:200
Cartographer: AM	Date drawn: 11/03/2026	Approver: HB



1. Development Information

1.1 Development Background

1.1.1 The development information and an overview of the development background is outlined below in Table 1.

Table 1 – Development Information.

Landowner	Allen Revell
Development Location	Holiday Let Dwelling – Taintfield Farm, Kings Lane, Kent Street, Cowfold, West Sussex RH13 8BD (TQ 22590 21915)
Development Type	Commercial
Local Planning Authority	Horsham District Council (HDC)
Planning Reference	TBC
Planning Status	Pre-application stage
Development Plan	Philips Surveyors LLP Ltd, Drawing number: BNG1 , dated September 2025
Development Phasing	The development will be delivered in a single phase.
Proposed Land Manager	Appointed Contractor
Location of Habitat Management	Onsite
Legal Agreement	There is no legal agreement finalised at this time. Any section 106, legal agreement or condition of planning will cover a minimum period of 30 years.
Funding Agreement	The habitat management will be funded by the landowner.
BNG Register Reference	N/A
Biodiversity Net Gain Metric Revision/Title	C-NJA-062-004 _BNG_Metric

1.2 Scope of the Habitat Management and Monitoring Plan

Extent

1.2.1 The Habitat Management and Monitoring Plan (HMMP) is limited to areas within the development boundary where on-going management can be secured via a legal agreement or condition of planning (See Figure 1 and Figure 2).

Aims and Objectives

- 1.2.2 The HMMP sets the following aims and objectives:
- To identify the opportunities offered by the development to deliver measurable net gains for biodiversity as defined under the requirements of The Environment Act, 2021, set at a minimum threshold of 10% gain;
 - To identify the opportunities of the development to achieve ‘additionality’ by incorporating ecological enhancements that are not universally measurable;
 - Outline the design of any ecological enhancements and how this will be delivered as part of the development;
 - Provide a strategy, management and monitoring plan to outline how ecological enhancements will be successfully implemented and retained as part of the development; and
 - Provide details on the location of the ecological enhancements supported by digitized mapping.
- 1.2.3 The aims and objectives of the HMMP are based on the BNG calculation for development which sets out a provisional 24.88% net gain in habitat units. The baseline value for hedgerows and watercourses is zero.
- 1.2.4 To ensure the development is compliant with:
- The Environment Act, 2021;
 - National Planning Policy Framework (NPPF), 2024;
 - Horsham District Council Planning Framework, 2015.



2. Method

2.1 General Approach

2.1.1 This section outlines the approach to inform the HMMP and ensure the proposed aims and objectives can be achieved in practice.

2.2 Sources of Information

Desk Study

2.2.1 To ensure the proposals of this HMMP do not result in adverse impacts on any sites or habitats of biodiversity value, the following sources of information have been sought as part of the Preliminary Ecological Appraisal Report for the development (see report reference in Table 2):

- RAMSAR, Special Conservation Areas (SACs) and Special Protection Areas (SPAs), (including potentially designated sites), Sites of Specific Scientific Interest (SSSI) and locally designated sites – within 2 km of the development boundary;
- All other non-statutory designated sites – within 1 km of the development boundary;
- Habitats of Principle Importance (HPI), Ancient woodland and Rivers – within 2 km of the development boundary; and
- Ponds – within 0.5 km of the development boundary.

2.2.2 To ensure the proposed ecological enhancement and habitat creation is appropriate to the surrounding landscape, details on the National Character Region were sought.

2.2.3 To gain an understanding of the suitability of the site to support certain habitat types, an understanding of the site geology was sought. The sites soil type has not been sought at this time but will be considered prior to commencement of the development.

2.2.4 Sources of information within the study area for the desk study were as follows;

- The Multi-Agency Geographical Information for the Countryside (MAGIC);
- Government open-source GIS datasets;
- OS Mapping District Data;
- Horsham District Council Planning Framework, 2015.
- Satellite images (powered by google via QGIS 3.38);

- British Geological Society – Geology Viewer; and
- LandIS – Soil Viewer.

Field Surveys

2.2.5 The PEA for the development boundary (see Table 2) included a UK Habitat Classification Survey (hereafter UKHab Survey) to define the habitat types, assess the conservation value of any habitats present and assess the habitats suitability to act as an ecological receptor for species of conservation concern.

2.2.6 A baseline condition assessment of habitats within the development boundary was undertaken to inform the baseline Biodiversity Net Gain calculation and set appropriate condition assessment target for proposed habitat types.

Relevant Documents and Reports

2.2.7 The documents outlined below in Table 2 are considered relevant and have been used to identify any ecological considerations within the development boundary and to inform the HMMP:

Table 2 Relevant documents used in this HMMP.

Document Reference/ Title		Author	Date
C-NJA-062-002-001 PEA Report	Preliminary Ecological Appraisal Report	Arun Ecology Ltd	June 2025
C-NJA-062-004_BNG_Metric	BNG Statutory Metric	Arun Ecology Ltd	March 2026
C-NJA-062-004_Condition Assessment	BNG Condition Assessment	Arun Ecology Ltd	March 2026
C-NJA-062-004_BGP _Biodiversity Gain Plan	BGP Biodiversity Gain Plan	Arun Ecology Ltd	March 2026



3. Habitat Management and Monitoring Plan Considerations

3.1 Background

- 3.1.1 This section outlines the baseline information that has informed both the design and delivery of habitat retention, enhancement and creation on-site to ensure the aims of the HMMP are appropriately designed and reasonably likely to be successful.

3.2 Landscape Design Considerations

National Character Region

- 3.2.1 The development boundary is located within the 121 – Low Weald National Character Area, a landscape defined by its densely wooded areas with a high proportion of ancient woodland).

3.3 Ecology Information

Designated Sites

- 3.3.1 The scope of this HMMP Plan is reasonably unlikely to result in any adverse impacts to any designated sites (see PEA Report, Arun Ecology Ltd, 2025).

Irreplaceable Habitat and Other Habitats of Conservation Concern

- 3.3.2 It is not anticipated that there will be any adverse impacts on any irreplaceable habitats or other habitats of conservation concern, as part of the scope of this HMMP.

Protected Species

- 3.3.3 Based on the results of the PEA (Arun Ecology Ltd, 2025) mitigation is outlined for bats, badger and other burrowing mammals, hedgehog, reptiles, great crested newts, nesting birds and pollution prevention should be followed during the construction phase of the development and will be sufficient for the scope of this HMMP.

3.4 Historic Environment and Earth Heritage

- 3.4.1 There are no known historic environment or earth heritage constraints within the development boundary.

3.5 Environmental Information

Underlying Geology and Site Soil and Substrate Baseline

- 3.5.1 The underlying geology is Horsham Stone Member-Sandstone. These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea).
- 3.5.2 This bedrock formation has been dated between 130.8 and 133.9 million years ago, during the Cretaceous period.
- 3.5.3 The soil layer returned from the LandIS database is: slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. No site survey has been undertaken to determine the soil type and formation at this time. It is, however, recommended that the soil is subject to testing to ensure the successful implementation of any proposed habitat.

3.6 Land Use Information

Proposed Land Use

- 3.6.1 The primary proposed land use within the development boundary will be commercial.

Public Access

- 3.6.2 There will be no public access to the development boundary as part of the proposals.



4. Baseline Habitat Information

4.1 Baseline Habitat within the Development Boundary

4.1.1 The information provided in Table 3 formed the baseline habitat criteria for habitats as part of the BNG assessment for the development (see Figure 1).

Table 3 - BNG Baseline Habitat Information.

Habitat Type	Parcel Reference	Irreplaceable Habitat	Priority Habitat	Area (ha)/length (km)	Distinctiveness	Strategic significance	Retained Area (ha)	Enhanced Area	Baseline Conditions	BNG Condition Assessment Criteria Met	Limitations and Notes (on any Degradation Prior to Assessment).	Existing Management and Monitoring
On-site Habitats												
Developed land; sealed surface	1	No	No	0.009	Very Low	Low	0	0	N/A - Other	N/A	None recorded	None
Developed land; sealed surface	2	No	No	0.038	Very Low	Low	0.038	0	N/A - Other	N/A	None recorded	None
Sparsely vegetated land – Ruderal Ephemeral	3	No	No	0.017	Low	Low	0	0	Poor	- Criteria met: C - Criteria not met: A and B	None recorded	None



5. Proposed Onsite Habitat Creation

5.1 Habitat Creation

5.1.1 The habitat creations proposed as part of the development that falls within the scope of the HMMP are outlined below in Table 4 and displayed in Figure 2.

Table 4 – Habitat creation proposed within the development boundary.

Proposed Habitat Type	Habitat Reference Number(s)	Area (ha)/ Length (Km)	Distinctiveness	Strategic Significance	Target Condition	Years to reach target	BNG Condition Assessment criteria Targeted (Y/N)	Specification and Method of Creation/Enhancement.
On-site Habitats								
Mixed scrub			Medium	Low	Poor	1	- Criteria met: A and C. - Criteria not met: B, D, E.	- Mixed scrub habitat will be created along the western development boundary, and it shall be delimited by a fence. - A diverse species mix representative of upland nutrient-poor, slightly acidic scrub communities with at least 3 native woody species will be chosen for planting. All species will be native to the UK and be of local provenance and include: 75% formed from a choice of blackthorn (<i>Prunus spinosa</i>), hawthorn (<i>Crataegus monogyna</i>), hazel (<i>Corylus avellana</i>), field maple (<i>Acer campestre</i>) or goat willow (<i>Salix caprea</i>); 20% from a choice of dog rose (<i>Rosa canina</i>), guelder rose (<i>Viburnum opulus</i>), spindle (<i>Euonymus europaeus</i>) or holly (<i>Ilex aquifolium</i>); and 5% from a choice of honeysuckle (<i>Lonicera periclymenum</i>), bramble (<i>Rubus fruticosus</i>), ivy (<i>Hedera helix</i>) and native clematis (<i>Clematis vitalba</i>). - The following method of creation will be followed: - The mixed scrub will be planted with transplanted root ball shrubs. Mixed scrub will ideally be planted between November – March in suitable weather conditions. It may be possible to plant at other times of the year where there are sustained periods of suitable weather that provide appropriate conditions for planting. - Mixed scrub shrubs will be planted in planting pits and include the following: - The vegetation at the location of the planting pit will first be removed to reduce the competition with planted shrubs. - The planting pit will be dug to the same depth as the container the root ball is placed in to prevent settlement and sinking post planting. The width of the pit will be a minimum of one and a half times as large as the root ball/container and up to a maximum of two times as wide (likely to be 30-45 cm deep and 45-60 cm wide).



								Professional judgment should, however, be used to determine the width and depth of the pit at the time of planting based on the site soil conditions and available space. ▪ The soil used to back fill the pit will consist of 1/3 organic matter and 2/3 existing soil to 90% of the root ball height. A mulch could be used on the surface to retain an area of ground free of vegetation and keep competition for resources low. • All shrubs will be planted with biodegradable guards to protect them from damage (where required) and will also be planted with a supporting cane/ stake to encourage vertical growth.
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5.2 Additional Ecological Enhancements

5.2.1 The additional ecological enhancements that are proposed as part of the development, that do not form part of mandatory net gain requirements, are outlined below in Table 5.

Table 5 – Additional ecological enhancements to be installed within the development boundary.

Proposed Habitat Type	Quantity	Location	Height	Aspect	Brand	Model	Notes and specifications
Bat box	1	• To be mounted on the external proposed black timber cladding wall of the new holiday let dwelling.	4-6 meters	South-east to south-west	Schwegler	1FF (or similar alternative)	• To be mounted in a location free from artificial lighting. • Location of instalment to have a clear drop zone free of vegetation for emerging bats.
Bird box	1	• To be mounted on the external proposed black timber cladding wall of the new holiday let dwelling.	At least 2 m	North	Vivara Pro WoodStone®	Seville 32mm, Nest Box (or similar alternative)	• The nest box shall be mounted onto the external wall of the new holiday let dwelling using strong screws and wall plugs. • If possible, it should be positioned near to vegetation and at a minimum of 2m above ground. • The entrance of the hole should be away from the prevailing wind and with a clear flight path to the box.
Hibernaculum for reptiles and amphibians	1	• To be created within the proposed mixed scrub habitat along the western development boundary (see proposed habitat parcel 3, Figure 2).	Ground level	N/A	N/A	N/A	• To act as resting and potential hibernating place for amphibians including great crested newts and provide habitat for invertebrates. • The hibernacula/ refugia will be formed by scraping the topsoil away and creating a trench of up to 25 cm, this depth has been selected to avoid potential water logging. • A mixture of rubble, recycled logs, tree roots and loose soil could be placed in the trench and covered in soil, allowing rubble and wood to poke through in places in order to create environmental heterogeneity and crevices and voids. In some areas soil will be compacted and elsewhere it will be left loose. The hibernacula will then be finished with a covering of turf and supplementary seeding.



6. Works Schedule - Habitat Creation

6.1.1 The schedule of proposed habitat creation within the site is outlined below in Table 6.

Table 6 – Proposed habitat creation Work Schedule.

Task			Proposed Timings			
Proposed Action	Habitat Reference	Undertaker	Development Phase	Optimal Timing	Likely Implementation	Considerations
Proposed Habitat Creation						
Mixed scrub	3	Appointed contractor	Post construction landscaping	November—March	Anticipated 2026	Appropriate weather conditions for successful establishment.
Additional Ecological Enhancements						
Bat box	N/A	Appointed contractor	Post construction	Any time of year	Anticipated 2026	No additional considerations.
Bird box	N/A	Appointed contractor	Post construction	Any time of year	Anticipated 2026	No additional considerations.
Hibernaculum	N/A	Appointed contractor	Post construction landscaping	Any time of year	Anticipated 2026	Installation would be most appropriate at the time of the mixed scrub creation.



7. Habitat Management and Monitoring Plan

7.1.1 The on-going habitat management and monitoring requirements for the proposed habitat retention and creation are outlined below in Table 7.

Table 7 – Habitat management and monitoring plan for proposed habitat creation and ecological enhancements.

Habitat Parcels	Management Tasks	Management Timing			Responsibility
		Minimum Frequency	Timing	Duration	
Proposed Habitat Creation and Habitat Retention					
Mixed scrub - Proposed habitat parcel: 3 - Baseline habitat ref: 3	- Following planting, the mixed scrub parcel should be checked twice annually. This will include checking plant health, with any dead, dying or diseased plants removed and replaced on a like-for like basis. Spiral guards should be checked and replaced where missing or damaged. Furthermore, the soil at the location of planting should be checked for compaction. - Ground adjacent to mixed scrub habitats should be managed to remove any ‘weeds’ in order to reduce competition and increase sunlight. This should be undertaken by hand or with a targeted application of herbicide in the immediate vicinity of the plants by a suitably qualified contractor. - Weed control measures will continue until the establishment of the plants has been successful. - Mixed scrub cutting will be conducted outside of the breeding bird season (i.e. not between 1st March and 31st August). Bramble and other perennial weeds will be controlled, as required.	Twice annually once established	- Visit 1: March - Visit 2: September	30 years	Appointed contractor
Additional Ecological Enhancements					
Bat box	- The bat box specifications proposed are self-cleaning, and as such, future cleaning will not be required. - The proposed bat box is very durable but should be checked from ground level at least annually (or at the time of audit) to ensure they are not damaged or blocked. - It may be appropriate to internally inspect the bat box periodically to ensure it remains suitable for bats, for example, if a wasp nest is suspected to be present in the box. Such checks should be undertaken by a suitably qualified ecologist.	At time of audit	Any time of year	A minimum of 5 years	Appointed contractor
Bird box	- The box shall be cleaned once a year in order to prevent the built-up of parasites and diseases which could potentially harm new nesting birds. - The bird box will be cleaned by removing all old nesting material, and then the interior of the box will be disinfected by boiling water or a solution of one part bleach to nine parts of water after which the box should be allowed to dry completely.	Once a year	Typically, at the end of the breeding season between October and January	A minimum of 5 years	Appointed contractor
Hibernaculum	- The condition and structure of the hibernaculum should be assessed to ensure it remains suitable for amphibians, reptiles and invertebrates. - A small hibernaculum may require additional woody debris and turf to help establish and should be replaced like-for like should any be inadvertently removed. - It may be appropriate to loosen some of the soil on and around the hibernaculum should it become compacted over time.	At time of audit	Any time of year	A minimum of 5 years	Appointed contractor



8. Auditing and Reporting

Responsibilities

- 8.1.1 Arun Ecology Ltd has assumed responsibility for the initial production of this HMMP.
- 8.1.2 The applicant will appoint an appropriately qualified ecologist to undertake any future audits.

Monitoring Method

- 8.1.3 A UKHab Survey and BNG Condition Assessment will be undertaken to assess all retained and newly created habitats within the development boundary against the target condition outlined within this HMMP. This assessment will be undertaken by a suitably qualified ecologist.
- 8.1.4 A checklist will be used to monitor all other ecological enhancements within the development boundary. The checklist will be completed by a suitably qualified ecologist with comment made on compliance and any remedial actions that might be required.

Annual Monitoring Reporting

- 8.1.5 The annual audit and monitoring should be provided in a short report format. As a minimum this should include:
 - Audit information, including the audit reference, date of completion and name of the organisation and author undertaking the audit;
 - A checklist of all habitats and ecological enhancements that fall within the scope of this HMMP;
 - The results of the UKHab Survey and BNG Condition Assessment to determine if retained and newly created habitats meet the target condition; and
 - An overall conclusion on compliance with the HMMP and recommendations for any remediation, and furthermore, any subsequent updates to the HMMP.
- 8.1.6 It is recommended that an audit is undertaken in years 2, 5, 10, 15, 20, 25 and 30. Please note that annual management of all habitats until established as per Table 6 will still be required.
- 8.1.7 All audits should be kept as a digital record and made available to the local planning authority to ensure compliance with the conditions of planning.

Updating of the Habitat Management and Monitoring Plan

- 8.1.8 Professional judgment should be used to decide when it is appropriate to update the HMMP. It may be appropriate to update the HMMP annually, where there are changes proposed to the annual management regime, or at the time of audit. There will be no requirement to update the HMMP where there are no remedial actions required.