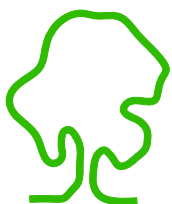


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LAND AT NEW BARN FARM, CAPEL ROAD, HORSHAM

Draft Habitat Management and Monitoring Plan

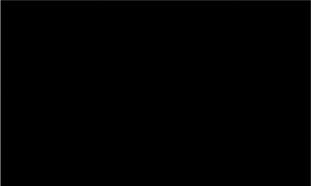
August 2026



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REPORT DATA SHEET

Requirement	Data
Report Reference	891/LDV/S.Lamb/NewBarnFarm/HMMP
Date	August 2026
Client	Steve Lamb
Report type	Draft Habitat Management and Monitoring Plan
Purpose	Supporting Information
Revisions	-
Prepared by	Lucy Monday BSc (Hons) ACIEEM  Signed
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Draft Habitat Management and Monitoring Plan

August 2026

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Draft Habitat Management and Monitoring Plan

August 2026

1. THE SITE AND BACKGROUND

- 1.1 Planning permission is being sought for the redevelopment of land at New Barn Farm, on Capel Road, Horsham.
- 1.2 A Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) assessment have been completed by EAS in relation to the proposed development. This Draft Habitat Management and Monitoring Plan is based on the findings and recommendations of these reports.
- 1.3 Please refer to the PEA for information relating to designated sites, priority and irreplaceable habitats, protected and notable species, and baseline habitat survey data.
- 1.4 As part of the site's development, new habitats and linear features (hedgerows) are to be created (as detailed further in section 3 below). The habitats and linear features to be included within the site are as shown on the Proposed Habitat Map submitted to planning as part of the BNG assessment and provided in Appendix A.
- 1.5 Specifications for works relevant to protected species should also be referred to, where relevant. No works which may damage habitat or endanger protected species or habitats should be undertaken, even where listed within this report. Further assistance should be sought if an activity is likely or suspected to adversely impact protected species or habitats.

2. AIMS AND OBJECTIVES

- 2.1 The following Draft Habitat Management and Monitoring Plan has been prepared to show how each proposed habitat and linear feature is to achieve target condition as calculated within the BNG metric submitted to planning. Where planning permission is granted, this document should be expanded to provide those responsible for the delivery and long-term maintenance of those agreed habitats and linear features at the targeted condition.

3. LANDSCAPE COMPONENTS

The proposed scheme is to include the following habitats and linear features:

- i. Developed Land: sealed surface

- ii. Artificial Unvegetated – Unsealed surface
- iii. **Traditional Orchard**
- iv. **Other Neutral Grassland**
- v. Vegetated Garden
- vi. **Individual Trees**
- vii. **Native Hedgerow**

Those highlighted in bold above are subject to condition assessment under the current BNG metric and associated guidance. The proposed/targeted condition of each of these habitats (as shown in bold) is set out below. Those not highlighted in bold are not subject to condition assessment under the current BNG metric, recorded as N/A. Condition assessment is not to be undertaken for these habitat types.

3.1 Traditional Orchard

It is proposed to create a new area of traditional orchard towards the southwest corner of the site, within a communal area.

Traditional orchard is defined as: *Open-grown fruit trees (5 minimum) within herbaceous vegetation. The species composition being primarily in the Rosaceae family (but may include nut trees); the usually denser arrangement of trees (compared to wood-pasture and parkland habitat); and the small scale of individual habitat patches.*

The orchard is to comprise three of each apple, sweet cherry and pear (total 9 fruit trees) within an area of wildflower grassland covering 0.0859 ha.

The target condition for the orchard is 'Moderate', which is considered deliverable within the stand target time of 20 years.

The targeted criterion, with brief description of how each may be achieved, is provided in Appendix B.

3.2 Other Neutral Grassland

Other neutral grassland is considered the most appropriate for the site location and soil type within this area. Existing grassland within the site comprises modified grassland which is subject to heavy grazing pressure. The new grassland within the site will not be grazed, and may be created, managed and maintained to deliver a grassland which meets at least three of the following four criteria:

1. >20% cover of broadleaved herbs and sedges.
2. >8 species per m² (including forbs, grasses, sedges and rushes, and excluding bryophytes).
3. ≥ grass species that is not generally sown for intensive agricultural production (e.g. rye-grasses, timothy, cock's-foot, meadow fescue) is at least abundant.
4. Cover of rye-grasses and white clover, where present, is <30%.

This grassland is to be delivered and maintained in a 'Good' condition, which is considered achievable.

The targeted criterion, with brief description of how each may be achieved is provided in Appendix B.

3.3 Individual Trees

It is proposed to plant 136 trees within the other neutral grassland area. These trees are likely to be <300 mm in width after 27 years based on the proposed planting size and species. Trees with a trunk width less than 300 mm at 1.5 m above ground level are classified as small trees within the BNG metric. The total calculated area for 136 small trees is 0.5537 ha.

The target condition for these trees is 'Moderate' within the target time of 27 years. Trees in 'Good' condition may be achieved, but the target time is greater than 30 years and, as such, requires a non-standard agreement.

The targeted criterion, with brief description of how each may be achieved, is provided in Appendix B.

3.4 Native Hedgerow

Four new lengths of mixed species native hedgerow (with a sum of 224.5 m / 0.2245 km) are to be planted as part of the proposed soft landscaping scheme. The target condition for this feature is 'Moderate'.

Planting is to include a variety of native species, and aim to achieve the following:

- A. The average height and width of the hedgerow should 1.5 m or greater.
- B. The gap between the ground and the base of the canopy should be less than 0.5 m for more than 90% of the hedge's length, and there should be no gaps greater than 5 m with gaps making up less than 10 % of the total length.
- C. There should be no disturbance to the ground flora along the base of the hedgerow, and species indicative of nutrient enrichment should not be dominant.
- D. No non-native invasive species should be present, and there should be no hedgerow or ground damage.

The targeted criterion, with brief description of how each may be achieved is provided in Appendix B.

4. CONCLUSION

- 4.1 Three habitats including individual trees, and one linear feature type, which are subject to condition assessment are to be included within the planting scheme for the site.
- 4.2 These habitats and linear features include Traditional Orchard to be delivered in 'Moderate' condition, Other Neutral Grassland to be delivered in 'Good' condition, Individual trees to be delivered in 'Moderate' condition and Native Hedgerow to be delivered in 'Moderate' condition, each within the standard time to target condition as set out within the current BNG metric.

- 4.3 The condition criterion for each habitat and linear feature have been assessed and those which can reasonably be achieved through appropriate creation, management and maintenance have been identified and targeted for delivery.
- 4.4 Where planning permission is granted, further guidance on habitat creation, management and maintenance should be prepared for use / implementation by those appointed to initially create the agreed habitats and linear feature, and for those appointed to manage and maintain these habitats and linear features.

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APPENDIX A: **Proposed Habitat Map**

STEVE LAMB

LAND AT NEW BARN FARM, CAPEL ROAD, HORSHAM

Proposed Habitat Map

July 2026



APPENDIX B: **Condition Assessment Sheets**

Condition Sheet: ORCHARD Habitat Type			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Traditional orchard			
Habitat Description			
An area of 0.0859 ha of traditional orchard is to be created on site. This habitat is to comprise 9 fruit trees (including three of each apple, sweet cherry, and pear) within an area of wildflower grassland.			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location	On Site - New Barn Farm, Capel Road, Horsham	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	Presence of ancient¹ and or veteran¹ trees. Note - this criterion is essential for achieving Good condition.	Not targeted	
B	Presence of deadwood in or on trees, or on the ground: at least 20% of mature trees have deadwood associated with them. Some examples of deadwood are: standing, attached and fallen trees or limbs; dead stems; branches and branch stubs greater than 10 cm diameter; and internal cavities. The types and distribution of deadwood provide a range of habitats suitable to support a wide assemblage of saproxylic invertebrates. Note - this criterion is essential for achieving Good condition.	Not targeted	
C	Less than 5% of fruit trees are smothered by scrub. Small patches of dense scrub and or scattered scrub growing between trees can be beneficial to biodiversity, however these occupy less than 10% of ground cover.	Targeted	Any developing scrub is to be removed as part of the ongoing maintenance of the site.
D	There is evidence of formative and or restorative pruning to maintain longevity of trees.	Targeted	Ongoing maintenance of the fruit trees is to be undertaken.
E	At least 95% of the trees are free from damage caused by humans or animals, for example browsing, bark stripping or rubbing on non-adjusted ties.	Targeted	To be achieved through appropriate management and protection.
F	Grassland is not overgrazed, poaching is not evident around the trees, with no more than 10% of trees poached under the canopy.	Targeted	The area is not to be managed by grazing and poaching is to be avoided with appropriate maintenance.

G	Species richness of the grassland is equivalent to a medium, high, or very high distinctiveness grassland.	Targeted	The grassland type proposed for planting and maintenance in this area is Other Neutral Grassland which is a medium distinctiveness grassland.
H	There is an absence of invasive non-native plant species ² (as listed on Schedule 9 of WCA ³) and species indicative of suboptimal condition ⁴ make up less than 10% of ground cover.	Targeted	Non-native plant species and species indicative of suboptimum condition are not to be introduced, and are to be removed if found present.
Essential criteria achieved (required for good condition - Yes or No)		Not targeted	
Number of criteria passed		5 targeted	
Condition Assessment Result (out of 8 criteria)	Condition Assessment Score	Score Achieved ×/√	
Passes 6- 8 criteria, including essential criteria A and B.	Good (3)		
Passes 4 or 5 criteria; OR Passes 6 or 7 criteria but fails an essential criterion.	Moderate (2)	Targeted	
Passes 3 or fewer criteria.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On site - New Barn Farm, Capel Road, Horsham	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
It is proposed to create 0.201 ha of Other Neutral Grassland within the site.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
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 (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Targeted	Grassland seed mix designed to create other neutral grassland habitat to be sown and managed to promote species diversity representative of this habitat.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Targeted	To be delivered through an appropriate cutting regime, with staggered sward height, below 7 cm adjacent to the track and above 7cm adjacent to the hedging.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Targeted	To be achieved through ongoing maintenance, and replanting if necessary.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Targeted	To be achieved through ongoing maintenance, and removal of bracken and scrub.

E	Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Targeted	To be achieved through ongoing maintenance, and removal of non-native and suboptimal species.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Targeted	To be achieved through appropriate seed selection during creation, and to be maintained through appropriate ongoing management.
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Targeted	
Number of criteria passed		6 Targeted	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	Targeted	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. There may be additional relevant species local to the region and or site. Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
Individual trees to be planted within the proposed other neutral grassland areas within the site.			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	on site - New Barn Farm, Capel Road, Horsham	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Targeted	Planting to include native tree species
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Targeted	Individual trees automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Targeted	The trees will be mature in the target delivery time of 27 years.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Targeted	Trees to be appropriately maintained and protected from damage.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Not targeted	The presence of dead wood, cavities, ivy or loose bark are not likely to be naturally present within the target delivery time. It is not considered beneficial to artificially create these features.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Targeted	Trees to be planted within the other neutral grassland areas.
Number of criteria passed		5 targeted	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/√	
Passes 5 or 6 criteria	Good (3)	Targeted	
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			

Condition sheet: HEDGEROW Habitat Types					
Habitat Type					
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch					
Habitat Description					
Four new lengths of mixed species native hedgerow (with a sum of 0.2245 km) is to be planted. The target condition for the hedgerows is 'Moderate'.					
ukhab – UK Habitat Classification					
On-site or off-site, site name and location	on site - New Barn Farm, Capel Road, Horsham		Survey date and Surveyor name		
Limitations (if applicable)			Survey reference (if relating to a wider survey)		
Grid reference			Habitat parcel reference		
Condition Assessment Details					
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria. This assessment is based on the Hedgerow Survey Handbook¹ and Favourable Conservation Status document². For further clarification please refer to the Hedgerow Survey Handbook. Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.					
Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)	
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	Targeted	To be achieved within the target condition time (5 years) by allow hedging plants to grow upto and over 1.5 m in height.	
A2.	Width	>1.5 m average along length	Targeted	To be achieved within the target condition time (5 years) by allowing hedging plants to grow upto and over 1.5 m in width.	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	Targeted	To be achieved by using 'A' shape cutting which promotes lower level growth.	

B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Targeted	Any gaps which may appear through loss of planting to be replanted with appropriate species.
C1.	Undisturbed ground and perennial vegetation	>1 m 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 hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Targeted	Other neutral grassland with tall sward to be provided adjacent to the hedgerow.
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Targeted	Other neutral grassland to be created and managed adjacent to the hedgerow.
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 ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Targeted	No invasive non-native or recently introduced species to be planted and ongoing management to be implemented including removal should such species be present.
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Targeted	To be achieved through appropriate ongoing maintenance and management.

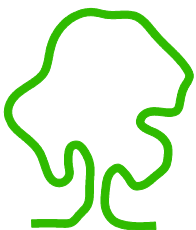
Additional group - applicable to hedgerows with trees only

E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees		
Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		
Condition categories for hedgerows with trees		

Category	Category Requirements	Metric score	
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3	
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2	
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:		3 Targeted	
Suggested enhancement interventions to improve condition score			



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