

Habitat Management and Monitoring Plan

Site Name:	Land at Johnson Drive
Date:	14/05/2025
Version:	

Author:



Client:



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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
AA Environmental Limited (AAe) has been commissioned by Palatine Homes Limited to produce a HMMP to be used on the site for a 30 year period. The document is based on the government’s template and is for the sole purpose for the Land at Johnsons Drive Site owned by Palatine Homes Limited.

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	Land at Johnson Drive, Finchampstead, RG40 3NW
BNG Project Name and Address	Land at Johnson Drive, Finchampstead, RG40 3NW
Author Organisation	AA Environmental Limited
Landowner	Palatine Homes Limited
Land Manager	N/A
Responsible person/organisation for creating or enhancing the habitat	Palatine Homes Limited
Period covered by this management plan	Start - 2025 End - 2055
Planning authority	Wokingham Borough Council
Planning reference (if applicable)	233086
BNG register reference (if applicable)	N/A
Central OS grid reference	SU 805651
Metric revision/title	LA Johnson Drive – Biodiversity Metric 4.0 Calculation Tool (Rev C)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
A number of trees will be retained around the boundary of the site. As part of the overall landscape treatment of the site, new planting will be carried out, including 0.14 ha of wildflower meadow and 0.22 ha of mixed scrub planted outside of private gardens and 30 new trees planted around the site.
Timescales for Actions PB-B03
Year 1 – creation of wildflower meadow, mixed scrub, hedgerows and tree planting Year 1 - 30 – annual monitoring and adaptive management
Monitoring Requirements PB-B04
The main monitoring requirements will be during the establishment phase, with follow-up annual monitoring carried out during years 1 - 30. This is to ensure that suitable establishment of the wildflower meadow, mixed scrub, hedgerows and trees occurs, an adaptive management strategies can be taken as necessary.
Required Consents and Licences PB-B05
N/A
Funding PB-B06
Palatine Johnson Drive Limited will be responsible for the management/maintenance as set out in this LEMP with an annual fee paid by the residents.
Legal Agreement PB-B07
Completed in support of a section 106 agreement.

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6. This drawing is to be read in conjunction with all relevant documents, particularly the planning application and the planning permission.

7. Any discrepancy in dimensions or details in or between these drawings should be referred to the author.

8. All dimensions are to be taken as indicated unless otherwise stated.

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LOCATION PLAN



PLANNING	
Project Name	Palatine Homes
Project Address	Land at Johnson Drive, Finchampstead, Berkshire RG40 1BA
Project Type	Residential
Project Size	23.405
Project Density	100
Project Phase	P1



hparhitecture.co.uk / 01344 752 371
Medbury House, 140 High Street, Chichester, West Sussex PO19 1SE

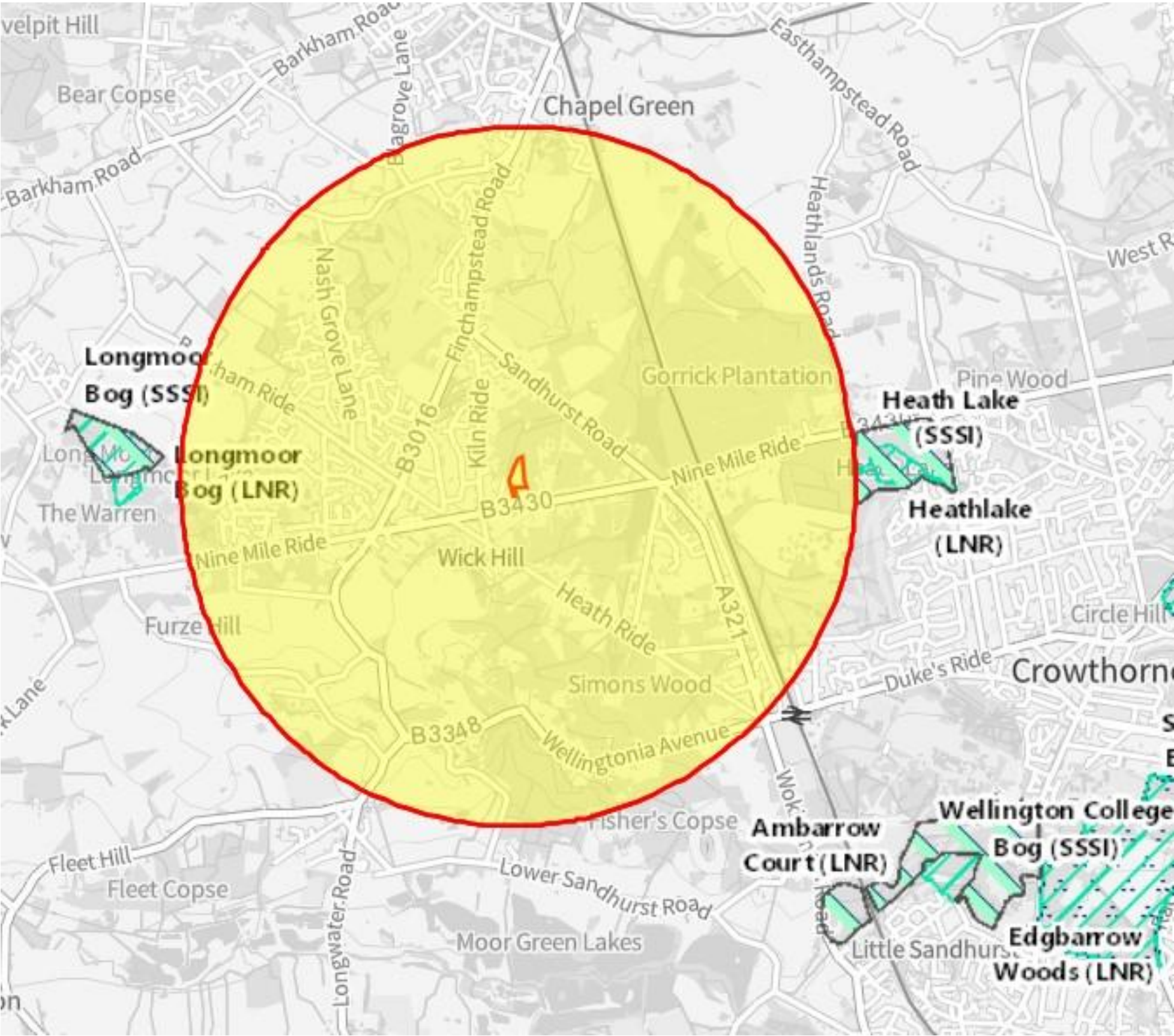
PALATINE HOMES

LAND AT JOHNSON DRIVE
FINCHAMPSTEAD, BERKSHIRE

LOCATION PLAN

Scale	Date	Author	Checker
1:1250@A1	01.09.23	WPA	SL
23.405	100	P1	

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: ☒

This document is a site wide management plan due to the size of the development.

Once building work is completed and the landscaping phase undertaken. The phasing of the work will be as follows:

- Prepare the ground during the initial build phase, whist machinery is present
- During Autumn, plant the trees for best establishment
- Wildflower meadow and mixed scrub planting will be carried out in early spring (March-May) or Autumn (October-November) depending on when the building phase is completed.
- Establishment of trees, hedgerows, mixed scrub and wildflower meadows will be monitored annually to ensure the planting has become stablished, this will include adjustments as necessary based on the annual monitoring.

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		Alan Beaumont		
Organisation		AA Environmental Limited		
Responsibility	Start Date:	14.05.25	End Date:	14.05.25

Responsible for the production of the HMMP and subsequent reviews, as necessary.

Statement of Competency

My name is Alan Beaumont. I hold a BSc (Hons) degree in Biology and a Masters in Land and Water Management and am a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM).

I am a director of AA Environmental Limited (AAe) - an Environmental Consultancy and have been a practising ecologist for over 25 years, working for a range of clients including National house builders, civil engineering companies, local authorities and private homeowners.

I have gained extensive experience of ecological surveys and carried out protected species surveys including those for badgers, bats, great crested newts, otters, reptiles and water voles. I hold licences to survey for great crested newts (CL08) and bats (CL18) and have held development licences to close badger setts. I have provided advice on proportionate mitigation and enhancement measures on a range of schemes in agreement with the statutory bodies.

Landowner or Land Manager PB-B10

Name or Initials		Jon Furneaux		
Organisation		Palatine Homes Limited		
Responsibility	Start Date:	14.05.25	End Date:	06.05.55

Responsible for the implementation of the HMMP

Statement of Competency

Palatine Homes Limited have developed and managed a number of properties over the years and is a well-respected and established developer.

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		N/A		
Organisation		N/A		
Responsibility	Start Date:	N/A	End Date:	N/A

N/A

Statement of Competency

N/A

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		Wokingham Borough Council		
Organisation		LPA		
Responsibility	Start Date:	13.05.25	End Date:	13.05.25

This HMMP has been prepared to discharge condition 14 attached to planning and will be implemented in full by Palatine Homes Limited in order to fully comply with this condition.

Land Use Summary

Overview of Baseline Site Use PB-B13

The site comprised a number of buildings set within hardstanding, with an area of grassland and woodland.

Current management:

The lawn is regularly mown to maintain a short sword height, and all ornamental planting and trees undergoing minor pruning.

Overview of Proposed Site Use PB-B14

Eight residential dwellings will be constructed on the site, following the demolition of the existing buildings. The development area will comprise of the proposed buildings and associated hardstanding, and soft landscaping, including lawns, ornamental planting, wildflower meadows, mixed scrub, hedgerows and trees. The soft landscaping will comprise of 0.14 ha of wildflower meadow, 0.22 ha of mixed scrub and 0.77 ha of trees (comprising of 30 new trees).

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices

☐ Reference: [Click or tap here to enter text.](#)



Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

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?	☐	There will be no impact on any designated sites, either directly or through loss of habitat functionally linked as supporting habitat.
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?	☒	██████ reptiles were recorded on site
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?		None recorded on site
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?	☐	N/A
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	N/A
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	N/A
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	N/A
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	N/A
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	N/A
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	N/A
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	N/A
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	N/A
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	N/A
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	N/A
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	N/A
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A

Protected and Notable Species (BI-T02)

Provide a concise summary of the notable species records within the zone of influence of the project and any potential impacts from the project.

Species	Dates	Conservation Status	Distance of Closest Record	Potential Impact from Project
Slow Worm	2017, November 2022, April/May 2024	All reptile species are protected at some level under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended).	On-site	Positive
Grass Snake	2017	All reptile species are protected at some level under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended).	On-site	Positive

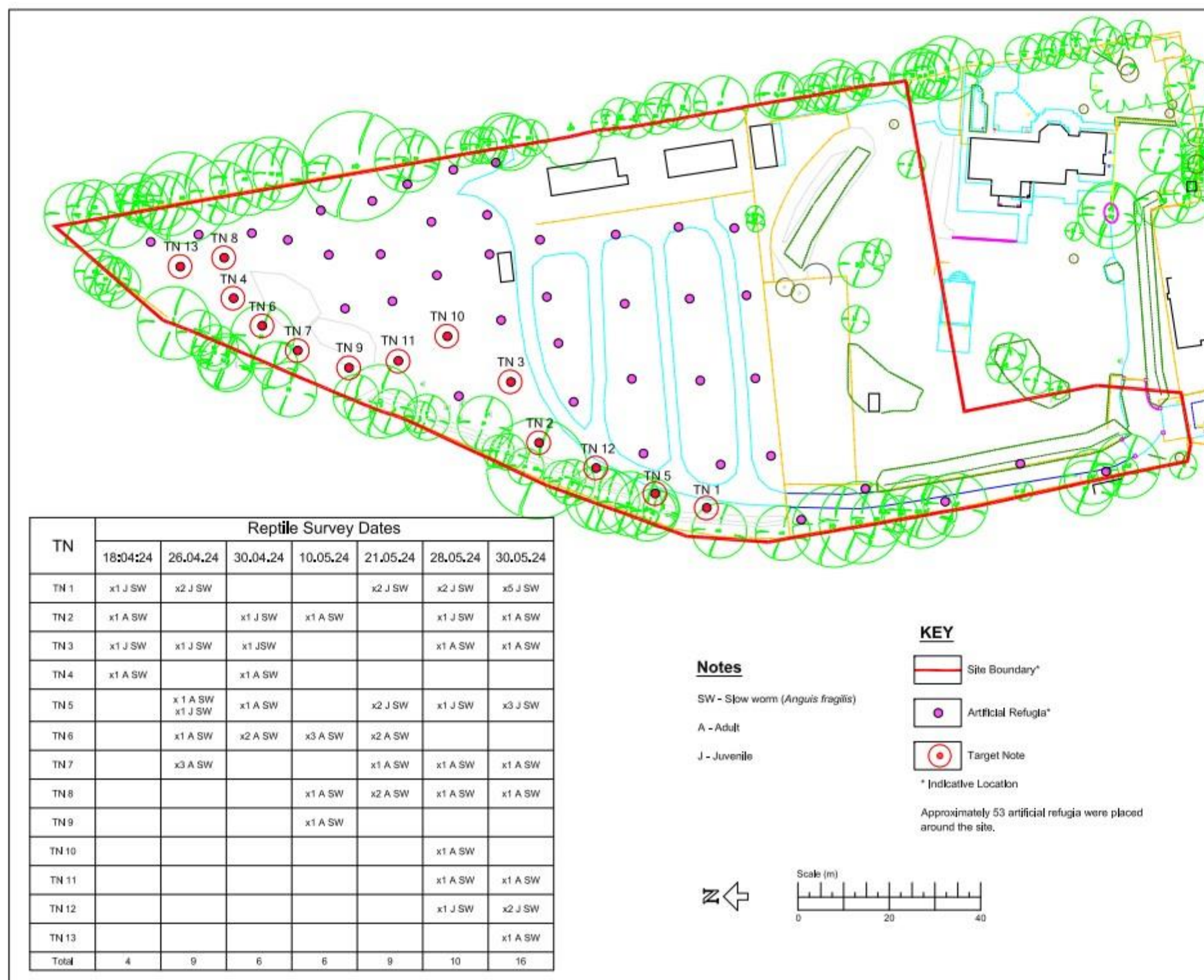
Summary of Protected and Notable Species (BI-B03)

A population of slow worms and grass snake were recorded on-site. These will be relevant to this HMMP due to their proximity and the opportunity it affords to create improved sheltering and foraging habitat.

Constraints and Opportunities for Project (BI-B04)

The proposed habitat enhancements offer a wider range of feeding habitat, providing habitat that will support more food sources, as well as the provision of new roost spaces with the addition of wildlife boxes, habitat connectivity & other sheltering opportunities.





Rev.	Details	Drawn	Checked	Date
	Project			
	233292			
	Land at Johnson Drive			
	Finchampstead			
	TN			
	Reptile Results Plan			
	AA Environmental Ltd			
	Units 4-6			
	Chichester Court			
	Shippam Abingdon			
	Oxon OX13 9PX			
	Tel: 01235 536042			
	F: 01235 533849			
	Email: info@aae.co.uk			
	www.aae.co.uk			
Scale	Date	19.06.24	Orig. No.	Rev.
As shown	Drawn	NAB	ARB	Figure 1

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Alan Beaumont
Organisation	AA Environmental Ltd
Survey Date	14.09.23
Statement of Competency	
My name is Alan Beaumont. I hold a BSc (Hons) degree in Biology and a Masters in Land and Water Management and am a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). I am a director of AA Environmental Limited (AAe) - an Environmental Consultancy and have been a practising ecologist for over 25 years, working for a range of clients including National house builders, civil engineering companies, local authorities and private homeowners. I have gained extensive experience of ecological surveys and carried out protected species surveys including those for badgers, bats, great crested newts, otters, reptiles and water voles. I hold licences to survey for great crested newts (CL08) and bats (CL18) and have held development licences to close badger setts. I have provided advice on proportionate mitigation and enhancement measures on a range of schemes in agreement with the statutory bodies.	
Survey conditions and limitations	
The surveys were completed by experienced and qualified ecologists, with the site being inspected on multiple occasions.	

Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30 th January 2020? (BI-B05)
The site comprised the existing buildings, associated hardstanding and grassland areas. Works have been completed on the site, under other planning applications.
If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)
N/A

Baseline Habitat Descriptions and Condition

Use the following tables to provide details of the relevant baseline habitats information. Provide a concise overview of the justification for the condition chosen for each parcel(s) in the appropriate column.

Habitats (BI-T04)

Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
Modified grassland	No	No	Managed grassland dominating the site. Passes conditions C, D, E, F & G, passing 5/6 conditions but doesn't pass essential criterion.	Poor	0.62
Developed land; sealed surface	No	No	Existing buildings and associated hardstanding	N/A – Other	0.27
Vegetated garden	No	No	Lawns – dominating the garden area of the existing residential dwelling.	Condition Assessment N/A	0.24
Other woodland; broadleaved	No	Yes	Woodland located around the boundary of the site. Passes conditions A (2), B (3), C (2), D (2), E (2), F (3), G (1), H (2), I (2), J (2), K (1), L (3) & M (1), with a condition assessment score of 26.	Moderate	0.10
Ruderal/Ephemeral	No	No	Colonising vegetation located on the pile of soil from adjacent property. Passes conditions A & C, passing 2/3 conditions.	Moderate	0.04
Watercourse footprint	No	No	Ditch located within the boundary woodland	N/A – Other	0.02
Introduced shrub	No	No	Areas of introduced ornamental planting within the garden area of the existing residential dwelling.	Condition Assessment N/A	0.02
Mixed scrub	No	No	Area of scrub located within the north of the site. Passes conditions A, B & C, passing 3/5 conditions.	Moderate	0.01
Urban tree*	No	No	Passes conditions B, D & F, passing 3/6 conditions.	Moderate	0.3176

Hedgerows (BI-T05)

Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Length (km)
Non-native hedgerow	No	No	A hedgerow along the access track and garden area boundary	Poor	0.06

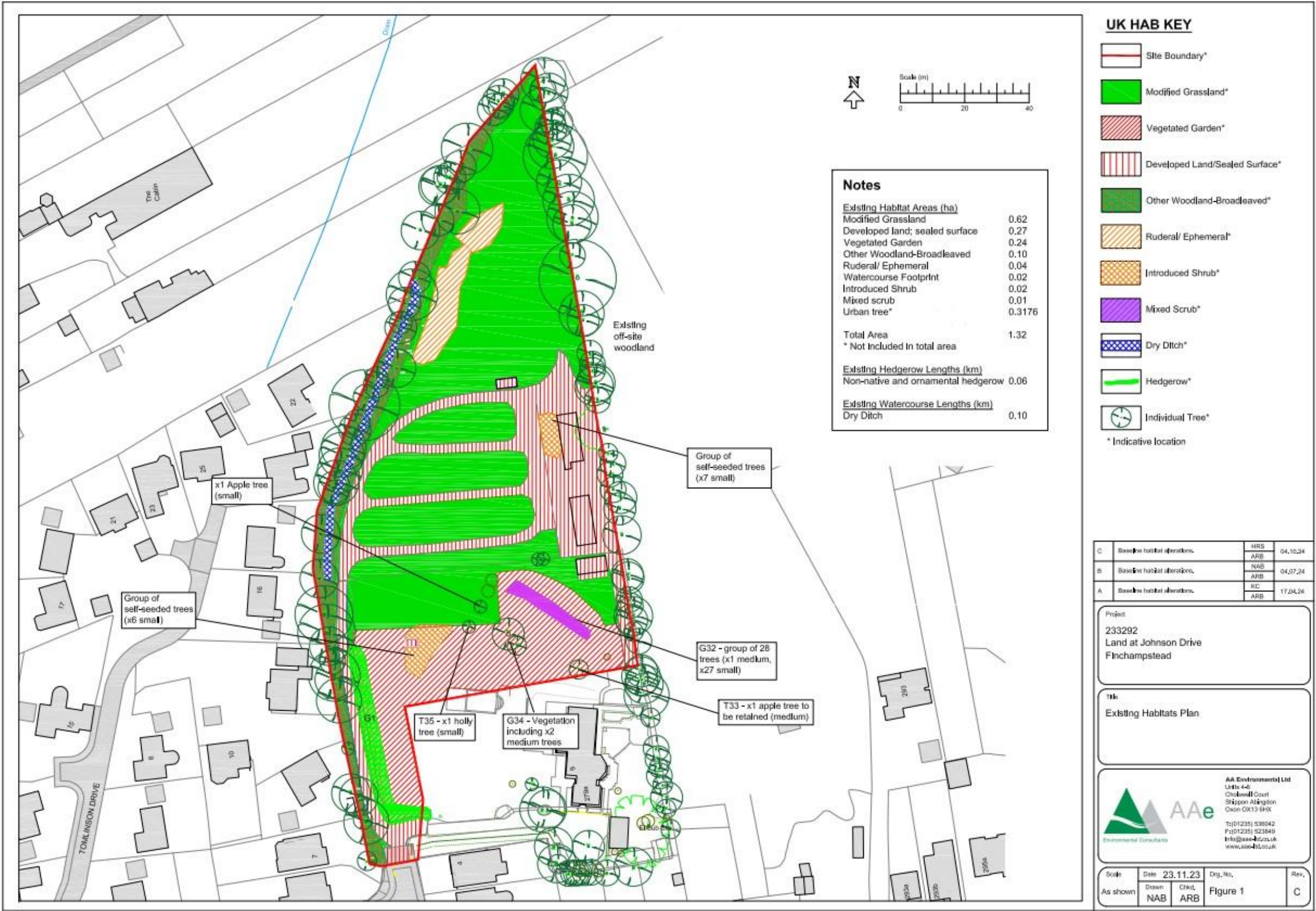
Watercourses (BI-T06)

Habitat Type and Code	Irreplaceable	Priority	Description and condition justification	Condition	Length (km)
Dry ditch	No	No	Ditch located within the boundary woodland. Passes conditions C, E & H, passing 3/8 conditions.	Moderate	0.10

Priority and Irreplaceable Habitats

Summary of Priority and Irreplaceable Habitats (BI-B07)
Areas of Deciduous Woodland, also noted in National Forest Inventory, located on the northern and eastern boundaries of the site.
Potential Constraints and Opportunities for Project (BI-B08)
All woodland is being retained and protected during the works using tree protection fencing.

Baseline Habitats Plan (BI-F02)



2. 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

Wildflower Meadow Management - annual checks of the new wildflower meadow planting will be conducted, with replacement planting carried out where necessary. First-year cutting may not be necessary but will be dependent upon site conditions and sward height. Initially aiming to keep the sward height short to encourage tillering and reduce competition from rank species (species such as yellow rattle could be sown to assist with reducing the dominance of grasses). After cutting, arisings should be removed from the area. The grassland should be cut on an annual basis in year 2 and 3 in late summer/autumn, which will allow flowers to set seed and certain invertebrates to complete their life cycle, with all arisings left on site for a few days to allow the seed bank to disperse, before being collected and disposed of either in designated composting areas or disposed off-site. It is important to remove arisings from the area to maintain low nutrient status, favourable to wildflowers. Periodic clearance of weeds and any scrub encroachment will be required to maintain the open nature of the grassland, with all arisings retained removed from site or used as chippings to act as a mulch in suitable locations on the site. Spot control of invasive/over dominate species (e.g. common nettles, ragwort and spear thistle).

Mixed Scrub Management - annual checks of the new scrub planting will be conducted, with replacement planting carried out where necessary. The scrub planting will require minimal maintenance, with occasional weeding and pruning of plants where necessary. At the end of the season, plants should not be pruned or dead-headed until later in the winter, allowing birds to feed on any seeds. Cutting and pruning of any scrub areas will be carried out on a rotational basis, with a maximum of one third of the area cut in any one year, where practicable to do so, allowing species to flower and produce seed/fruit. The timing of any management/pruning should be carried out during the late winter months. Late January/early February is ideal as the majority of the berries have been eaten but is before the onset of the main bird nesting season.

Tree Management – annual check of the new trees will be carried out, with replacement planting carried out where necessary. Once established, the trees may need periodic pruning and/or pollarding, with any arisings retained on site either as low brash or as chippings to act as a mulch, where practicable to do so. The timing of any management should be carried out during the late winter months. Late January/early February is ideal as the majority of the berries have been eaten but before the onset of the main bird nesting season.

Hedgerow Management – annual checks of the new hedgerows will be completed, with replacement planting carried out where necessary. Cutting of hedgerows will be carried out on a rotational basis with only a third cut in any one year, where practicable to do so. Any cutting/pruning will be timed during the late winter months. Late January/early February is ideal as the majority of the berries have been eaten but before the onset of the main bird nesting season. All arisings will be retained on site either as low brash or as chippings to act as a mulch, where practicable to do so.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

The wildflower meadow was selected as it would provide foraging opportunities for a wide variety of wildlife and will also provide opportunities for local pollinators. The wildflower will also aid in habitat connectivity within the local area.

Mixed Scrub weas selected as it would provide foraging opportunities for a wide variety of wildlife and will also provide opportunities for local pollinators. The scrub will provide sheltering and foraging opportunities for a wide variety of wildlife and will also provide potential nesting habitat for birds.

The trees to be planted were influenced by the initial site survey work, where existing trees were recorded on-site. The trees will provide sheltering and foraging opportunities for a wide variety of wildlife and will also provide potential nesting habitat for birds. The tree canopy once established will also aid in habitat connectivity within the local area. In addition, they may provide potential roosting for bats in the future.

The hedgerows were selected as it would provide foraging opportunities for a wide variety of wildlife and will also provide opportunities for local pollinators. The hedgerows will provide sheltering and foraging opportunities for a wide variety of wildlife and will also provide potential nesting habitat for birds.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant ‘Area’, ‘Hedgerow’, and ‘Watercourse’ types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Area	Developed Land		N/A	N/A	N/A	N/A	
Area	Vegetated Garden		N/A	N/A	N/A	N/A	
Area	Other Neutral Grassland		N/A	Moderate	5 Years	Criteria – A, B, D, E & F	
Area	Mixed Scrub		N/A	Moderate	5 Years	Criteria – A, B & C	
Area	Individual Tree		N/A	Moderate	10 Years	Criteria – A, B, D & F	
Area	Introduced Shrub		N/A	N/A	N/A	N/A	
Length	Native Hedgerow		N/A	Moderate	5 Years	Criteria – A1, A2, B2, D1 & D2	
Length	Non-native Hedgerow		N/A	Poor	5 years	N/A	

Habitat and Condition Targets Further Comments

N/A

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

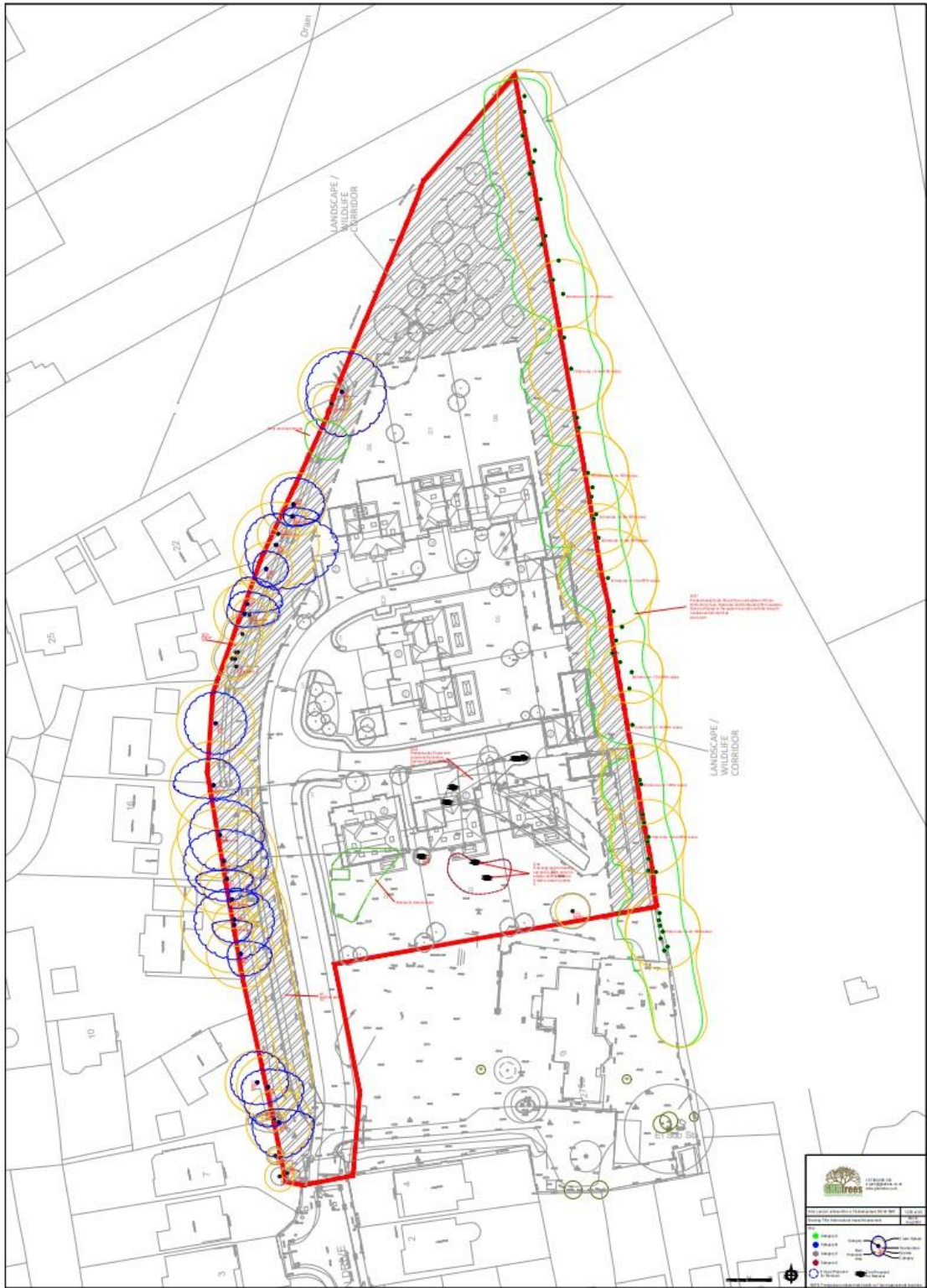
A number of trees, woodland and a ditch will be retained along the boundaries of the site, as shown on the tree protection plan attached.

Specification of Protective Measures to be Used PM-04

HERAS fencing will be placed around the site in order to protect the existing trees, woodland and ditch to be retained.

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.](#)



Show the habitat Creation, Enhancement and Management measures in this plan. Present this as a single, side-wide masterplan. Alternatively, provide a separate plan showing the locations of each specific habitat to be delivered on the project site, copy this page into each of the habitat sheets below.



Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 6. Grassland Med High and V. High.

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	N/A	Sowing of an appropriate seed mix following the completion of the consented scheme to ensure that native species of particular value for wildlife. The areas to be sown will be prepared through raking to increase the chance that the seeds will germinate.		Replacement planting will be carried out as appropriate to ensure a mix of species are established and to ensure the condition of the grassland.
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	N/A			First-year cutting will be dependent upon site conditions and sward height. Initially aiming to keep the sward height short to encourage tillering and reduce competition from rank species (species such as yellow rattle could be sown to assist with reducing the dominance of grasses). Varied cutting times/heights, to enable a series of microclimates to form (rotational cutting, with only 1/3 cut at any one time).
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	No	N/A			
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	N/A			Periodic clearance of weeds and any scrub encroachment will be required to maintain the open nature of the grassland, with all arisings retained removed from site or used as chippings to act as a mulch in suitable locations on the site.
E	Combined cover of species indicative of suboptimal condition and physical damage	Yes	N/A			Spot control of invasive/over dominate species (e.g. common nettles, ragwort and

	(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. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.					spear thistle) may need to be carried out but any treatment will be completed by suitably trained and licensed contractors.
F	There are 10 or more vascular plant species per m² 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.	Yes	N/A	Oversowing of suitable seed mixes.		Replacement planting will be carried out as appropriate to ensure a mix of species are established and to ensure the condition of the grassland.

Additional Management Prescriptions (GH-B01)

In order to avoid the killing or injury of any reptiles on site grassy areas will be cut no shorter than 150 mm (to avoid killing/injuring any species), with all works completed using hand-held equipment only.

Grassland (Medium, High, and Very High Distinctiveness)

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

Provide detailed prescriptions for the creation and management of the habitat.

Action	Timing	Prescriptions
Mowing		Mow regularly to a height of 40-60mm in the first growing season through to March of the following year, remove arisings. Once established single cut at the end of September/October. Arisings/mowings removed after left in-situ for a few days to allow seed to drop to the ground.
Weed Control	All year round	Control annual weeds by topping or mowing in mid-late summer. Dig out residual perennial weeds such as dock.
Additional Sowing		If appropriate, sowing of yellow rattle (<i>Rhinanthus minor</i>) will help to reduce the dominance of grasses and encourage a more diverse sward (to be advised by Site Manager).
Replacement Planting	March – April & October – November	Scarify and re-seed any areas where cover is poor (less than 75% cover).

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 / %
– Garlic Mustard	Alliaria petiolata	10
– Ramsons	Allium ursinum	5
– Wild Angelica	Angelica sylvestris	2.5
– Cow Parsley	Anthriscus sylvestris	7
– Lords-and-Ladies	Arum maculatum	1
– Foxglove	Digitalis purpurea	20
– Hemp-agrimony	Eupatorium cannabinum	0.5
– Meadowsweet	Filipendula ulmaria	4.5
– Hedge Bedstraw	Galium album	7.5
– Water Avens	Geum rivale	0.5
– Wood Avens	Geum urbanum	10
– Bluebell	Hyacinthoides non-scripta	8
– Primrose	Primula vulgaris	0.5
– Selfheal	Prunella vulgaris	5
– Meadow Buttercup	Ranunculus acris	2
– Red Campion	Silene dioica	15
– Wood Sage	Teucrium scorodonia	1

What Does Success Look Like? (GH-F01)



Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Provide details of the approach to delivering each of the targeted condition criteria and hedgerow type. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 8. Hedgerow

Target Hedgerow Type:		Native Hedgerow				
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A1	Height >1.5m average along length.	Yes				Cutting of hedgerows will be carried out on a rotational basis with only a third cut in any one year, where practicable to do so. The hedgerows will be cut to a height of between 1.5 and 2.0 m. Any cutting/pruning will be timed during the late winter months. Late January/early February is ideal as the majority of the berries have been eaten but before the onset of the main bird nesting season. All arisings will be retained on site either as low brash or as chippings to act as a mulch, where practicable to do so.
A2	Width >1.5m average along length.	No				
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes				Annual checks of the new planting will be completed, with replacement planting carried out where necessary. Newly planted hedgerows need watering regularly for the first 6 months. After it will only be necessary to water during excessively dry spells.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	No				
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:	Yes				A strip of ground beneath the hedgerows will always be left unmown.

	- measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)					
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No				Allow hedge bottom species to become established, with occasional cutting to reduce dominance of non-target species.
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				Spot control of invasive and recently introduced species will be required to maintain the target species within the hedgerow, may need to be carried out but any treatment will be completed by suitably trained and licensed contractors who are fully aware of the presence of reptiles.
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes				Annual checks of the new planting will be completed, with replacement planting carried out where necessary.
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				
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				

Additional Management Prescriptions (HD-B01)

N/A

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Timing	Prescriptions
Weed control	All year round	Maintain in a weed free condition and top up mulch as required to 50mm depth; maintain a 300mm weed free around each plant by applying a suitable non-residual herbicide three times during the growing season.
Watering		Irrigation/watering as required to ensure establishment
Replacement planting	March – April & October – November	Replacement of losses to ensure 100% establishment by Year 5.
Pruning	January - February	Cutting regimes to be advised by the Site manager, if necessary in consultation with scheme ecologist. Regular dead-heading of flowers will encourage further flowering, improving the supply of nectar for butterflies and other insects.

Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Hawthorn	Crataegus monogyna	50	
Hazel	Corylus avellana	10	
Field maple	Acer campestre	10	
Wild privet	Ligustrum vulgare	10	
Blackthorn	Prunus spinosa	10	
Hornbeam	Carpinus betulus	10	

Other Supporting Information

Supporting Information (HD-B02)
N/A

What Does Success Look Like? (HD-F01)



Scrub

Creation, Enhancement and Management Summary (SC-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 19. Scrub.

Target Habitat:		Mixed Scrub				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Yes		Planting of native species using species of particular value for wildlife.		
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes				Cutting and pruning of any scrub areas will be carried out on a rotational basis, with a maximum of one third of the area cut in any one year, where practicable to do so, allowing species to flower and produce seed/fruit. The timing of any management/pruning should be carried out during the late winter months. Late January/early February is ideal as the majority of the berries have been eaten but is before the onset of the main bird nesting season.
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal	Yes				The scrub planting will require minimal maintenance, with occasional weeding and pruning of plants where necessary.

	condition make up less than 5% of ground cover.					
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No				
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No				

Additional Management Prescriptions (SC-B01)

At the end of the season, plants should not be pruned or dead-headed until later in the season, allowing birds to feed on any seeds.

Scrub

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

Provide detailed prescriptions for the creation and management of the habitat.

Action	Timing	Prescriptions
Canes, ties and guards		Check canes and ties at each maintenance visit and replace as necessary; remove guards once plants established (within 10 years).
Weed control	All year round	Maintain in a weed free condition and top up mulch as required to 50mm depth; maintain a 300mm weed free around each plant by applying a suitable non-residual herbicide three times during the growing season.
Watering		Irrigation/watering as required to ensure establishment
Replacement planting	March – April & October – November	Replacement of losses to ensure 100% establishment by Year 5.
Pruning	January - February	Cutting regimes to be advised by the Site manager, if necessary in consultation with scheme ecologist. Regular dead-heading of flowers will encourage further flowering, improving the supply of nectar for butterflies and other insects.

Scrub Species Lists
(SC-T03)

Provide a detailed species list for the habitat to be created.

Common Name	Scientific Name	Abundance / %	Comments
Hazel	Corylus avellana	10	
Elder	Sambucus nigra	10	
Goat willow	Salix caprea	5	
Hawthorn	Crataegus monogyna	10	
Dog-rose	Rosa canina	2.5	
Holly	Ilex aquifolium	2.5	
Guelder rose	Viburnum opulus	10	
Wayfaring tree	Viburnum lantana	10	
Wild privet	Ligustrum vulgare	10	
Blackthorn	Prunus spinosa	10	
Dogwood	Cornus sanguinea	10	
Spindle	Euonymous europaeus	10	

Other Supporting Information

Supporting Information
(SC-B02)

Please use this space to provide any additional information where relevant.

What Does Success Look Like?
(SC-F01)



Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 9. Individual Trees

Target Habitat:						
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes		Planting of native species using species of particular value for wildlife.		
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).	Yes				
C	The tree is mature (or more than 50% within the block are mature).	No				
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.	Yes				Allowing the trees to develop with minimal pruning – minor pruning may be needed. Cutting around the trees should be done with a line trimmer or by hand to reduce any damage to the base and the bark. No herbicides to be applied to the surrounding area.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No				
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No				

Additional Management Prescriptions (UT-B01)

Annual check of the new trees will be carried out, with replacement planting carried out where necessary. Once established, the trees may need periodic pruning and/or pollarding, with any arisings retained on site either as low brash or as chippings to act as a mulch, where practicable to do so. The timing of any management should be carried out during the late winter months. Late January/early February is ideal as the majority of the berries have been eaten but before the onset of the main bird nesting season.

Individual Trees

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

Provide detailed prescriptions for the creation and management of the habitat.

Action	Timing	Prescriptions
Guying/Staking		Maintenance of any guying/staking systems as required; check and repair or replace tree guards, stakes and ties as required to ensure healthy growth; refirm trees loosened by wind or frost (once trees are established, remove tree guards or stakes).
Watering		Irrigation in accordance with current Arboricultural Association Guidance to ensure successful establishment. Between April and end October: - Years 1 to 2: water weekly to ensure 50 litres per tree; - Years 3 to 5: Monitor establishment and if ten days of dry weather apply 50 litres of water; - Site manager to monitor tree condition and water requirements and advise if additional/less frequent watering is necessary.
Pruning	January – February	Formative pruning as required in accordance with species requirements to ensure a balanced structure or in accordance with natural habit (multi-stem).
Mulching		Maintain 700mm mulched circle in grassed areas at 50mm depth.
Weed Control		Weed control (hand weeding or hoeing) or spot application of appropriate herbicide (as advised by Site manager) to maintain a 1m weed free diameter around the tree base.
Replacement Planting	March – April & October – November	Replacement of losses to ensure 100% establishment by Year 5.

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Field maple	Acer campestre	8	
Silver birch	Betula pendula	9	
Hornbeam	Carpinus betulus	3	
Apple	Malus domestica	12	
Oak	Quercus robur	2	
Whitebeam	Sorbus aria	6	
Rowan	Sorbus aucuparia	3	
Wild service tree	Sorbus torminalis	7	
Large-leaved Lime	Tilia platyphyllos	5	

Other Supporting Information

Supporting Information (UT-B02)

Please use this space to provide any additional information where relevant.

What Does Success Look Like? (UT-F01)



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

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

This is a pre-emptive list. The list of potential risks should be as comprehensive as possible to provide confidence in the delivery of the management plan objectives. Complete each habitat's management targets and prescriptions first, then consider the likelihood of the risk occurring and what impacts it may have if it was to occur. Consider how these may feed back into monitoring requirements.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
May 2025	Individual Trees	Newly planted trees failing to establish	Individual trees can be monitored and condition assessed. Trigger will be declining features such as signs of drought stress	Initial planting phase should include a mulch to help retain water and then watering as needed through drier seasons during years 1-5 as they establish. If there is a failure to establish, this can be replaced.
May 2025	Wildflower Meadow	Newly planted wildflower meadow failing to establish	Wildflower meadow can be monitored and condition assessed.	Undertake replacement planting focusing on bare ground areas to aid in the establishment of the meadow.
May 2025	Mixed Scrub	Newly planted mixed scrub failing to establish	Mixed scrub can be monitored and condition assessed.	Initial planting phase should include a mulch to help retain water and then watering as needed through drier seasons during years 1-5 as they establish. If there is a failure to establish, this can be replaced.
May 2025	Native Hedgerows	Newly planted hedgerows failing to establish	Hedgerows can be monitored and condition assessed. Trigger will be declining features such as signs of drought stress	Initial planting phase should include a mulch to help retain water and then watering as needed through drier seasons during years 1-5 as they establish. If there is a failure to establish, this can be replaced.

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

During the monitoring survey a series of photographs will be taken to track the progress of the habitats, with baseline photographs taken during the creation phase, then annual photographs taken during the annual monitoring surveys from years 1-30. Annual targeted survey work will be taken on the wildflower meadow, mixed scrub, hedgerows and trees as described below to ensure that the moderate standard is achieved, primarily focusing on the targets listed within the condition assessment sheets. Year 1 will provide the baseline.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Monitoring methods and frequency need to be considered according to habitat type. The text below is only for illustrative purposes. Plan according to your own project and habitat requirements.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Wildflower Meadow	All wildflower meadow to be checked annually for any signs of stress, disease or other health issues. This will be completed following a condition assessment sheet.	Years 1-30, annual checks to assess health and establishment of wildflower meadow. Surveys to be undertaken between May and August.
Mixed Scrub	All Mixed scrub to be checked annually for any signs of stress, disease or other health issues. This will be completed following a condition assessment sheet.	Years 1-30, annual checks to assess health and establishment of mixed scrub. Surveys to be undertaken between May and August.
Individual Trees	All trees to be checked annually for any signs of stress, disease or other health issues. This will be completed following a condition assessment sheet.	Years 1-30, annual checks to assess health and establishment of trees. Surveys to be undertaken between May and August.
Non-native Hedgerows	All hedgerows to be checked annually for any signs of stress, disease or other health issues. This will be completed following a condition assessment sheet.	Years 1-30, annual checks to assess health and establishment of hedgerows. Surveys to be undertaken between May and August.

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Palatine Homes Limited/Palatine Johnson Drive Limited.	Wokingham Borough Council LPA

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Year 1	September	September or October	Report on results of initial wildflower meadow, mixed scrub, tree and hedgerows creation measures.
Year 2	September	September or October	Report on results of initial wildflower meadow, mixed scrub, tree and hedgerows creation measures.
Year 3	September	September or October	Report on results of initial wildflower meadow, mixed scrub, tree and hedgerows creation measures.
Year 4	September	September or October	Report on results of initial wildflower meadow, mixed scrub, tree and hedgerows creation measures.
Year 5	September	September or October	Report on results of initial wildflower meadow, mixed scrub, tree and hedgerows creation measures.

Year 10	September	September or October	Report on results of initial wildflower meadow, mixed scrub, tree and hedgerows creation measures.
Year 15	September	September or October	Report on results of initial wildflower meadow, mixed scrub, tree and hedgerows creation measures.
Year 20	September	September or October	Report on results of initial wildflower meadow, mixed scrub, tree and hedgerows creation measures.
Year 25	September	September or October	Report on results of initial wildflower meadow, mixed scrub, tree and hedgerows creation measures.
Year 30	September	September or October	Report on results of initial wildflower meadow, mixed scrub, tree and hedgerows creation measures.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)
An annual review of this management strategy will be carried out between those parties responsible for the management of the areas, to determine the effectiveness of the prescriptions and to identify any amendments or additional measures that may be necessary to the Plan. A record should be kept in order to track the progress of management year by year and provide details of any remedial actions that are required for the following year.

