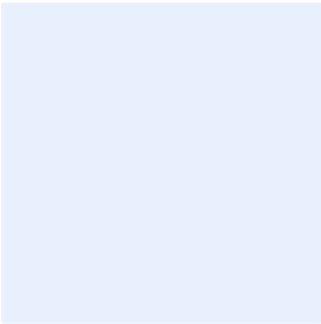


On-Site and Off-Site Habitat Creation, Management and Monitoring Plan

Site Name:	59 Nine Mile Ride
Date:	24/05/2024
Version:	08

Authors: Max Day MSci
(Hons) & Catherine
O'Reilly BSc (Hons)
MCIEEM

Client: JoHe
Developments LLP



Contents

1. Project Background..... 2

 Summary of Management Plan 2

 Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01 9

2. Planned Management Activities 11

 Habitat and Condition Targets PM-T01 12

 Habitat Retention..... 14

 Habitat Retention Plan PM-F01 14

 Creation, Enhancement and Management Targets and Prescriptions 15

 On-Site Scrub Creation 18

 On-Site Grassland (Medium, High, and Very High Distinctiveness) 23

 On-Site Individual Trees 29

 On-site Woodland to Western Boundary 32

 On-Site Hedgerow 37

 Off-site Woodland..... 41

 Creation and Management – Risk Register and Remedial Measures PM-T02 50

3. Monitoring Schedule 54

 Monitoring Strategy 54

 Monitoring Methods and Intervals MS-T01 55

 Monitoring Reports – Years 1-10..... 58

Version Control

Version	Issue Status	Prepared by / Date	Approved by / Date
08	Planning	Catherine O'Reilly BSc (Hons) MCIEEM 24.05.2024	Catherine O'Reilly BSc (Hons) MCIEEM 24.05.2024

Document Details

Authorship Details
The information provided within this report has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions. This report is intended for the sole use of the Client and their agents in accordance with the agreement under which our services were performed. Unauthorised communication, reproduction, or usage of this report by any party other than the aforementioned is prohibited. No liability is accepted by Lizard Landscape Design and Ecology for any use of this report, other than for the purposes for which it was originally prepared and provided. This report does not constitute legal advice. No warranty, express or implied, is made as to the advice in this report or any other service provided by us.

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	
Development Name and Address	59 Nine Mile Ride, Finchampstead, Wokingham
BNG Project Name and Address	N/A
Author Organisation	Lizard Landscape Design and Ecology (LLDE)
Landowner	JoHe Developments LLP
Land Manager	JoHe Developments LLP / Anderson Contractors
Responsible person/organisation for creating or enhancing the habitat	JoHe Developments LLP / Anderson Contractors
Period covered by this management plan	As stated in S106 agreement, this plan will cover a minimum of 40 years, i.e., 10 years woodland restoration followed by 30 years long term management
Planning authority	Wokingham Borough Council
Planning reference (if applicable)	223084
Central OS grid reference	SU 78408 64721
Metric revision/title	The Biodiversity Metric 3.1
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

This HCMMP covers the management of both on-site and off-site habitats, as per the wording of the S106.

On-site habitats include the existing lowland mixed deciduous woodland to the western boundary of the site which will be retained and enhanced from ‘poor’ to ‘fairly poor’ condition. 3no. trees on site shall be removed, all other existing trees will be retained and maintained at ‘moderate’ condition. Habitat creation includes the provision other neutral grassland and mixed scrub planting to achieve ‘good’ condition. Planting of 17no. individual trees, and a total of 427m of native hedgerow are also included in designs. Other habitats include the creation of developed land; sealed surface, buildings, and vegetated gardens, for which habitat conditions are not applicable.

Off-site woodland, totalling 0.8916ha shall be retained and enhanced from ‘poor’ to ‘fairly good’ condition.

Timescales for Actions PB-B03

This HCMMP includes detailed planting and management plans for habitat creation and enhancement over the first five years. It also includes general management specifications which are likely to be required for the duration of the stated in the S106 agreement, i.e., 10 years woodland restoration followed by 30 years long term management. However, the HCMMP will be reviewed and amended as is required at the end of the 5-year period.

The on-site habitat creation measures are not scheduled to take place until the majority of construction is complete, i.e., in autumn 2025. Routine management schedules include landscaping visits on a monthly basis for the first year. Thereafter, management will be focused on occasional visits during the growing season.

Off-site woodland enhancement is to commence ASAP in year 0 (2024).

Monitoring Requirements PB-B04

This HCMMP provides specifications for the monitoring strategy over the 40-year period. Detailed information on the monitoring schedule, and methodology to be completed by both the assigned landscaper and ecologist are also included for the first five years. Details are set out for monitoring reports for them to be adequately reviewed by the LPA. After the 5-year period the HCMMP should be reviewed and amended to ensure the monitoring strategy is still appropriate.

Required Consents and Licences PB-B05

On-site: Consent from all landowners will be required to access the land within their ownership for monitoring, which shall be secured through legal agreements at the exchange of deeds. If any works to trees are proposed as part of ongoing works, then TPO agreement shall be required. Access to communal land for management and monitoring shall be open. Land within individual ownership shall be the responsibility of the land owners to manage.

Off-site: Works to off-site woodland shall require consent as per requirements of TPO 1798/2021 W1. Access to the off-site woodland either on foot or with vehicles will permanently be via the Ecological Corridor/ Accessway on eastern boundary to east of Unit 4, secured by agreement with the owner of Unit 4.

Funding PB-B06

Initial habitat creation and enhancement of on and off-site woodland shall be funded by JoHe Developments LLP. Thereafter, funding shall be provided via an annual levy charge applied to each of the landowners. This shall be secured through legal agreements exchanged at the time of transfer of the deed of ownership and could be secured before the sale of the first unit. Funding for off-site enhancement is secure and not reliant on property sales.

Legal Agreement PB-B07

S106 is in place which obligates the Owner to be responsible for delivering the BNG objectives and implementation of the HCMMP. Further legal agreements will secure funding for monitoring and management of communal areas.

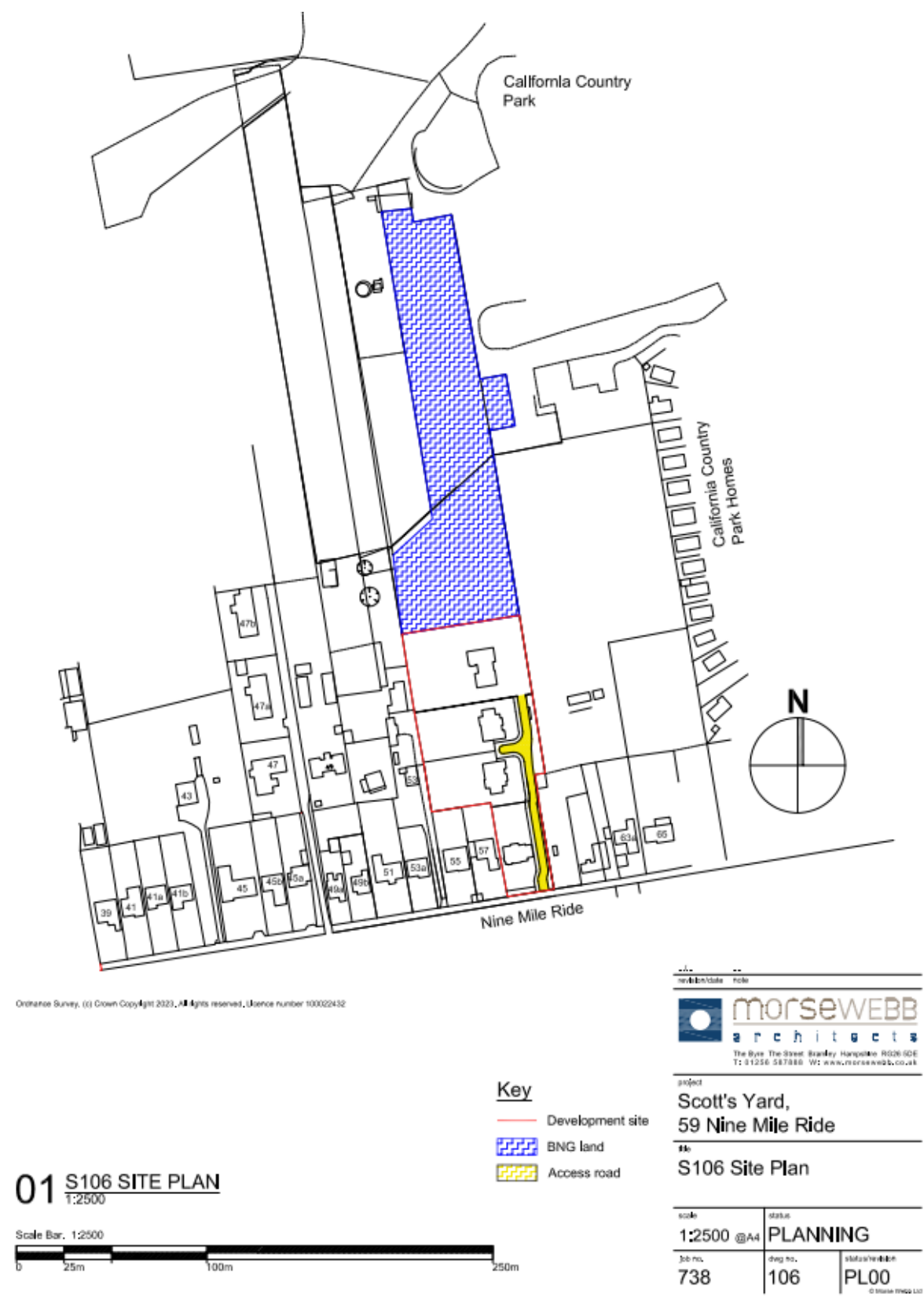
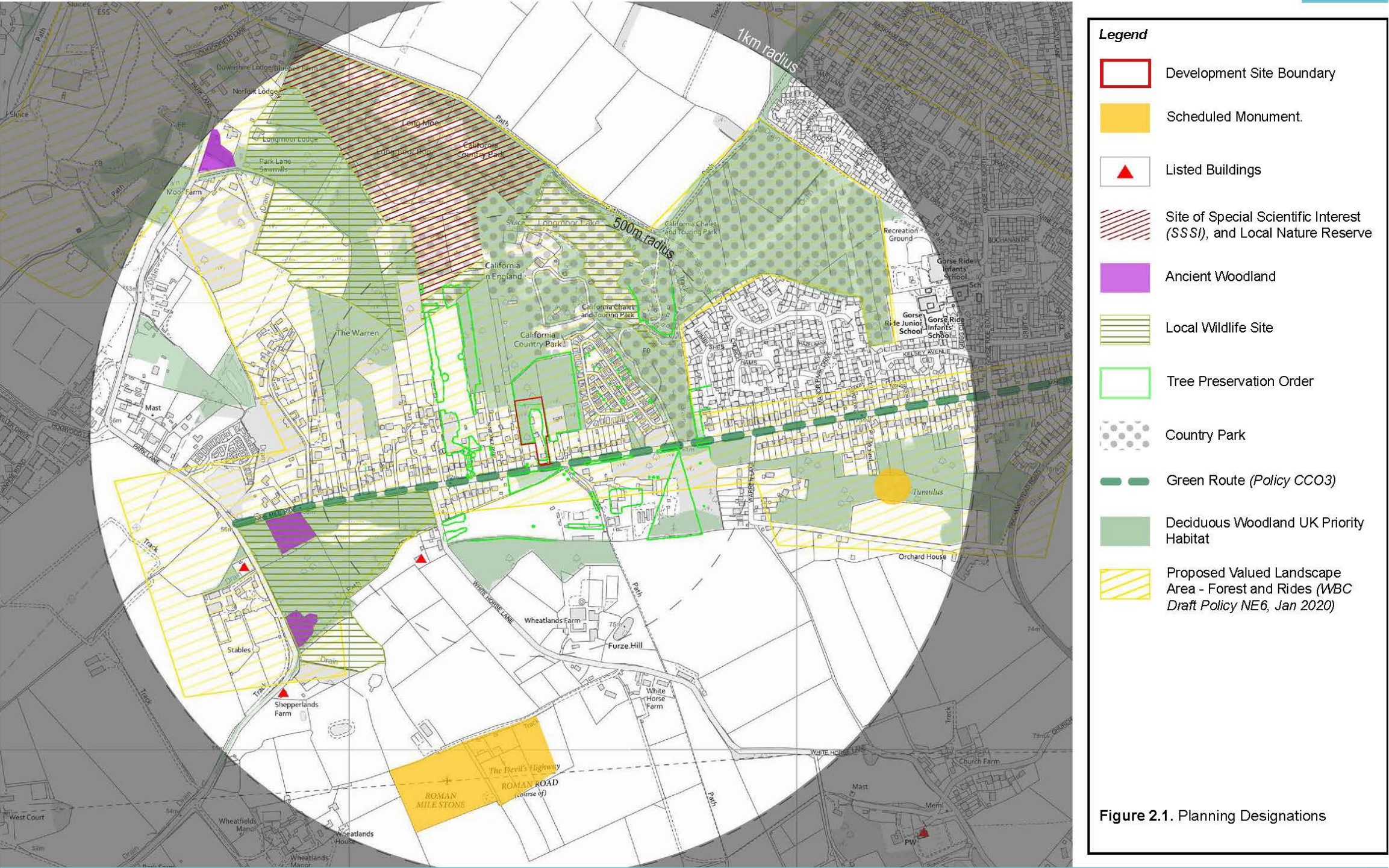


Figure taken from *Existing Block Plan* (Morsewebb Architects, 2022), off-site woodland shown in blue.



ORDNANCE SURVEY © CROWN COPYRIGHT 2021. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432
1:10,000 AT A3

JOHE DEVELOPMENTS LLP
SCOTT'S YARD, 59 NINE MILE RIDE
LLD2538-LPL-REP-001

Figure taken from *Landscape and Visual Appraisal* (LLDE, 2022)

Phasing strategy

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

Roles and Responsibilities

Ecologist or Other Professional Responsible for HCMMP PB-B09				
Name or Initials		CO		
Organisation		Lizard Landscape Design and Ecology		
Responsibility	Start Date:	May 2024	End Date:	Dec 2030
Hereafter referred to as ‘the ecologist.’ Responsible for drafting the HCMMP, monitoring report template and ensuring management meets the requirements set out in the BNG plan. Responsible for conducting annual ecological monitoring visits by assessing the species composition and percentage cover within each habitat parcel. Responsible for identifying the progress of habitat in reaching the desired distinctiveness and criteria for the first five years. Will produce monitoring reports which incorporate a summary of findings to the landowner with recommendations for adaptive management required to reach desired condition and distinctiveness if necessary. The ecologist will review and amend the HCMMP at the end of the first five years. Thereafter, it will be the responsibility of the landowner to appoint a professionally qualified ecologist to conduct subsequent monitoring visits over the next 5-year period. Management is required to be appointed for the duration of the mandated 40-year timeframe.				
Statement of Competency				
CO has 11 years of professional experience in the ecological consultancy sector and is a full member of CIEEM. CO has a wealth of experience in writing and producing ecological reports, including habitat creation and management plans.				

Landowner or Land Manager PB-B10				
Name or Initials		RL and GA		
Organisation		JoHe Developments LLP		
Responsibility	Start Date:	March 2024	End Date:	Dec 2055
Hereafter referred to as ‘the landowner.’ Responsible for funding and assignment of roles. Responsible for ensuring monitoring reports produced by the ecologist are provided to the LPA, for the duration of the 40-period. Responsible for the appointment of the assigned landscaper and ecologist. These should be professional qualified responsible bodies to ensure effective implementation of the HCMMP. At the end of the five-year monitoring and management period detailed herein the landowner must ensure that the HCMMP is reviewed, before then appointing a professionally qualified ecologist and landscaper to conduct subsequent management and monitoring visits over the next 5-year period. Management and monitoring are required to be appointed for the duration of the 40-year timeframe as detailed herein. Responsible for informal monitoring and enforcing any obvious deleterious impacts associated with increased levels of pressure / access to on-site habitats. In particular they are responsible for ensuring that impacts such as trespassing, trampling of vegetation, storage/dumping of materials, littering, arson, spread of non-native and invasive species (e.g. from ornamental garden planting) do not have any undesirable impacts on the habitats detailed herein and taking reasonable preventative measures to prevent and avoid these. Should landownership change, in part or in full, then it will be the responsibility of the JoHe Developments LLP to provide this document to the new owner. Thereafter, all responsibility will fall to the new landowner. Funding shall be provided via an annual levy charge applied to the landowner(s). This shall be secured through legal agreements exchanged at the time of transfer of the deed of ownership and could be secured before the sale of the first unit.				
Statement of Competency				
JoHe Developments comprise four partners, one of which is the lead contractor and owner of Anderson Contractors. Both Anderson Contractors and JoHe Developments LLP will be advised by the relevant ecologists (LLDE) or other suitably qualified ecologist. Anderson Contractors Ltd. have extensive experience of project management and have worked on a range of projects with varying constraints. Anderson Contractors Ltd. have extensive experience of the planning sector and are well aware of their obligations and responsibilities in regard to delivering BNG on the site. Anderson Contractors (for which GA is the owner and director) are a limited company and have a particular passion for green building and the environment and are committed to ensuring their projects deliver benefits for wildlife and comply with all statutory wildlife requirements.				

Management Organisation(s) Responsible for Implementing the HCMMP PB-B11				
Name or Initials		GA and RL		
Organisation		Anderson Contractors / JoHe Developments LLP		
Responsibility	Start Date:	March 2024	End Date:	Dec 2030
Anderson Contractors shall be responsible for the initial enhancement works of on and off-site woodland, to include rhododendron clearance and thinning undertaken in year 0. A suitable landscape contractor shall hereafter (year 1 onwards) be appointed to implement the on-site habitats, and undertaken future monitoring and management measures of the on-site and off-site habitats. The assigned landscape contractor will provide a review of actions taken over the first five years at the end of this period. Thereafter, it will be the responsibility of the landowner to appoint a competent landscape management organisation to conduct subsequent work over the next 5-year period. Management is required to be appointed for the duration of the 40-year timeframe.				
Statement of Competency				
A suitable qualified landscape contractor will be assigned to undertake the on-site habitat creation works outlined herein, as well as the ongoing management for the communal / public habitat areas, including hedges, grassland verges. The assigned landscape contractor shall have the requisite knowledge and experience required to deliver the habitats outlined herein in line with the outlined management specifications. Full details of the appointed landscape contractor and their competency (including competency of woodland management) shall be provided to the local planning authority within 30 days of their appointment, anticipated to be in year 1 (2025).				

LPA or Responsible Body for Reviewing HCMMP PB-B12				
Name or Initials		TC		
Organisation		Wokingham Borough Council		
Responsibility	Start Date:	Nov 2024	End Date:	Nov 2054
Hereafter referred to as ‘the LPA.’ Responsible for approval of monitoring reports, approval of any remedial action and 5-year review of management plan.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The site covers an area of c. 0.78 Ha and consists of an old builder's yard, with a residential dwelling to the south, a small number of unused outbuildings in the centre, and woodland to the west.

The site is currently used as a builder's yard by JoHe Developments LLP, with materials, plant and machinery on site, and has been since 2021. There is occasional habitat management of rhododendron to reduce encroachment of on-site areas by the current landowner. There is no regular management for any other habitats or individual features on-site.

The wider surroundings consist of detached properties in large gardens, surrounded by grassland paddocks and blocks of woodland. The underlying geology of the wider area is acidic, and a good deal of lowland heath and acidic grassland habitats persist in the surrounds. Several dispersed commercial and industrial parks are present in the wider landscape. In addition, several areas of biodiversity interest are present in the surrounds including California Country Park, Longmoor Lake LWS as well as Longmoor Bog LNR and SSSI, which lies adjacent to the northern boundary.

The off-site woodland (shown in the top photo to the right) consists of 0.8916ha of Lowland Mixed Deciduous woodland in 'poor' condition owing to the presence of rhododendron scrub, lack of ground flora, lack of understorey scrub and saplings / young trees (largely due to closed canopy woodland). The woodland is located immediately adjacent to the proposed development site.

Overview of Proposed Site Use PB-B14

On-site Proposals are for the erection of 4 no. detached residential dwellings with associated parking. This includes both soft and hard landscaping following demolition of existing buildings. Land use will transition to solely residential usage.

Existing on-site woodland and individual trees will be retained throughout the development. Proposed habitats include buildings, hard standing, and vegetated gardens alongside creation of other neutral grassland and hedgerows as a wildlife corridor, and a mixed scrub ecotone with the existing woodland. Additional ecological features will be incorporated into scheme designs including reptile hibernacula, log piles, bird boxes and bat boxes.

Management regimes are prescribed for the on-site woodland, mixed scrub and grassland as detailed herein. Individual management of the vegetated gardens is assumed as part of ongoing residential usage. Management of the ecological features will also be secured and prescribed by the assigned landscaper and ecologist during monitoring visits, as detailed herein.

The off-site woodland shall be enhanced for the purposes of securing biodiversity net gain on site, while a swale shall also be created within the woodland for the purpose of surface water management.

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:



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

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HCMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	No potential impacts. Longmoor Bog SSSI less than 100m to the north - SSSI is not negatively affected. Longmoor Bog and Woodland, California Country Park Local Wildlife Site is 70m from the off-site woodland – not negatively affected .	☒	AE Ecology. (2021). <i>Preliminary Ecological Appraisal Report. Scott’s Yard, 59 Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 4ND</i> . May 2021. AE Ecology, 50 Hollybush Lane, Burghfield Common, Reading, RG7 3JR. AE Ecology. (2022). <i>Ecological Appraisal Report. Scott’s Yard, 59 Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 4ND</i> . March 2022. AE Ecology, 50 Hollybush Lane, Burghfield Common, Reading, RG7 3JR.
Protected and Notable Species	Previous ecological surveys at the site identified a low population of slow worms and grass snakes, and that the western boundary of the site supported foraging and commuting bats. Occasional badgers were identified foraging on site. Ongoing management of habitats has been designed to benefit reptiles and foraging / commuting bats, and to exclude badgers (thereby reducing human badger conflict.	☒	LLDE. (2024). <i>Ecological Enhancement & Mitigation Plan. 59 Nine Mile Ride, Finchampstead, Wokingham</i> . Date: 08.03.2024. Report Ref: LLD2538-ECO-REP-003-02. Lizard Landscape Design and Ecology, Worthing. Anderson Contractors Ltd.. (2024). <i>Construction Environmental Management Plan. Scott’s Yard, 59 Nine Mile Ride, Finchampstead, Wokingham</i> . AE Ecology. (2021). <i>Preliminary Ecological Appraisal Report</i> . and (2022) <i>Ecological Appraisal Report</i> . AE Ecology, 50 Hollybush Lane, Burghfield Common, Reading, RG7 3JR..
Invasive Non-Native Species (INNS)	Rhododendron is present through much of the on and off-site woodland. Buddleia also present in off-site woodland.	☒	Confirmed presence on-site, as detailed in PEA and EclA reports (AE ecology). <i>Rhododendron ponticum</i> along the western and southern boundaries of site.
Biological Records Plan - Sites and Species	The western boundary shall be maintained for commuting foraging bats, and the grassland habitats shall be maintained for reptiles, permeability will be provided through the site via hedgehog holes to aid dispersal of reptiles. Hibernacula completed March 2024 and reptile translocation into the off-site woodland.	☒	Constraints detailed in: AE Ecology. (2022). <i>Ecological Appraisal Report. Scott’s Yard, 59 Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 4ND</i> . March 2022. Additionally, ECOLOGICAL SURVEY REPORT (BATS) AT 57 NINE MILE RIDE (Urban Tree Experts, 2023)
Baseline Habitats Survey	Habitat assessments provided in initial ecological assessments for planning (AE Ecology, 2021 & 2022)	☒	Baseline habitat types identified in: AE Ecology. (2021). <i>Preliminary Ecological Appraisal Report. Scott’s Yard, 59 Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 4ND</i> . May 2021. AE Ecology, 50 Hollybush Lane, Burghfield Common, Reading, RG7 3JR. Woodland NVC type identified within: AE Ecology. (2022). <i>Ecological Appraisal Report. Scott’s Yard, 59 Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 4ND</i> . March 2022. AE Ecology, 50 Hollybush Lane, Burghfield Common, Reading, RG7 3JR. Distinctiveness and condition of on and off-site habitat outlined within: LLDE. (2023a). <i>Biodiversity Net Gain Assessment. Scott’s Yard, 59 Nine Mile Ride, Finchampstead, Wokingham</i> . Prepared by GS. Checked by CO. Date: 28.03.2023. Report Ref: LLD2538-ECO-REP-001-04.
Public Access	No general public access within off-site woodland, access limited to owners of Unit 4 and management contractors.	☐	Majority of habitats are for land in private use, not to allow public access. Consideration of impacts to public habitats (verges and hedgerows), such as trampling, physical damage etc. has been given.
Climate		☐	Planting schemes designed to incorporate a varied species mix to mitigate impact of potential climate change. Adaptive management regimes are provided to account for this variable, such as by providing a plant mix composed of species more suited to climate change.
Geology and Topography	Planting plans designed to complement the underlying geology	☐	No specific constraints / opportunities with regards to geology or topography of the site and the proposed habitats.

Agricultural Land Status		☐	Site comprises existing hard standing area and off-site woodland. No suitable areas for agricultural management.
Soils and Substrates	Planting plans designed to complement the underlying geology	☐	No soil testing completed but underlying geology incorporated into scheme designs, such as choosing a grass mix tolerant of acidic conditions.
Contaminated Land		☐	No contaminated land identified on-site. Removal of rubble and waste from previous builder's yard use to be removed prior to commencement of works.
Hydrology and Drainage	Laying out of the swale to be supervised by Ecologist and Arboricultural Clerk of Works.	☒	Construction Method Statement (Anderson 8/01/2024).
Flood Risk Zones		☐	Site does not lie within a flood risk zone.
Landscape Character and Designations		☒	Scheme designs include soft landscaping measures and seed mixtures that align with the landscape character identified in: LLDE. (2022). <i>Landscape and Visual Appraisal. Scott's Yard, 59 Nine Mile Ride, Finchampstead, Wokingham</i> . Prepared by JP. Checked by JJ. Date: 29.09.2022. Report Ref: LLD2538-LPL-REP-001-02. Lizard Landscape Design and Ecology, Worthing.
Historic Land Use		☒	The site is currently a builder's yard and has been for many years. Sometime before that the site was used as a pig farm, as identified within: LLDE. (2022). <i>Landscape and Visual Appraisal. Scott's Yard, 59 Nine Mile Ride, Finchampstead, Wokingham</i> . Prepared by JP. Checked by JJ. Date: 29.09.2022. Report Ref: LLD2538-LPL-REP-001-02. Lizard Landscape Design and Ecology, Worthing.
Historic Environment and Earth Heritage		☐	No historic environment designations on-site.
Other – please specify.		☒	All existing on-site trees are protected by a tree preservation order (1798/2021).

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

The following overarching aims have been identified and are required to address the requirements of the planning obligation within the S106 agreement:

- Retain off-site woodland as lowland mixed deciduous woodland NVC W15a subcommunity.
- Enhance off-site woodland condition from poor to at least fairly good (as measured using the Defra metric).
- Manage and maintain the swale taking surface water from the development without this being the detriment of the off-site woodland management objectives.
- Monitor and report on the off-site woodland management and condition for a minimum period of 40 years.
- Provide detailed specifications of the on-site habitats and how these will be created.
- Provide detailed specifications of the ongoing management of the on-site habitats for a minimum period of 40 years, in order for them to achieve at least their target condition.
- Provide a mechanism for adaptive management, through which the progression of the habitats may be monitored and amended, if required; and
- Provide a plan for monitoring and reviewing the proposed habitats to check that they are meeting the vision of this document and to determine how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- Provide a works schedule (including an annual work plan capable of being rolled out over a 5 year period)
- Provide details of non-habitat associated ecological features (such as log piles, hedgehog holes, bat boxes etc.) and how these will be incorporated, managed and monitored.

Principles Informed by Design Stage

Design Principles Informed by Baseline Information PM-B02

On-site semi-natural habitats have been retained and enhanced wherever practical, especially where they are of a higher distinctiveness (e.g. the onsite woodland). Scheme designs have incorporated retention of several habitats into garden designs (secured through S106). Soft landscaping planting specifications have included a species composition of trees, hedgerow, mixed scrub, and grassland creation that align with the underlying geology and ensures that it matches the existing woodland type and national character area of the surrounding landscape. Habitats have also been retained and created to provide wildlife corridors wherever possible, in line with local planning guidance, such as on the eastern boundary, and through hedgehog holes within close board fencing.

Proposed land use on-site is intended to be for solely residential usage. Therefore, the design layout has incorporated fencing to discourage public access onto site. Low-level fencing has also been incorporated around grassland within communal areas to avoid inappropriate public usage (such as trampling and parking on verges - shown as ‘proposed Edging Hops – F3’ within the *General Arrangement* plan (LLDE, 2024). Taller fencing will also be provided along the northern site boundary to prevent trespassing into the off-site woodland enhancement area to the north.

Rhododendron has been identified within the on and off-site woodland. Management measures have been incorporated into both habitat creation, management, and adaptive remedial measures to account for this presence. A detailed rhododendron removal plan will be produced and executed alongside commencement of works to ensure eradication from the site. This shall be the main driver to increase the condition of on-site woodland from ‘poor’ to ‘fairly poor’ condition.

Off-site woodland exhibits a lack of management which has resulted in a closed canopy, causing poorly developed ground flora and lack of understorey shrubs and saplings. It is proposed to enhance this area from ‘poor’ condition through select understorey and tree planting, removal of invasive species such as rhododendron, seeding with suitable woodland wildflower mix, and improved management to improve condition to ‘fairly good’. The woodland has not been regularly managed in the past and thinning and coppicing will be needed where appropriate to allow greater levels of light to penetrate the canopy.

Protected species are confirmed to be on-site, including reptiles, foraging, and commuting bats, breeding birds, and badgers. Planning condition 17 requires a suitable strategy for biodiversity protection, enhancements, and ecological permeability for the site. The *Ecological Enhancement and Mitigation Plan* (LLDE, 2024) details how these species will be protected throughout development. Suitable habitats are to be maintained within the scheme including mixed scrub for reptiles, and woodland, hedgerow and individual trees for breeding birds and foraging/commuting bats. Measures for management have also been designed to include avoidance measures that minimise the risk for protected species to be impacted. Detailed locations of biodiversity features incorporated into the scheme design including hedgehog fencing, bird and bat boxes, and log piles and hibernacula’s are detailed in the *Ecological Enhancement & Mitigation Plan* (LLDE, 2024) and *Landscape Masterplan* (LLDE, 2024).

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
Urban trees	Urban trees	All trees	Moderate	Moderate	N/A	Retention and ongoing management will target maintaining moderate condition of existing trees by continuing to meet criteria: A, B, E and F.	On-site habitat retention
N/A	Developed land; sealed surface	N/A	N/A	N/A – Other	N/A	No condition assessment is applicable for this habitat type.	On-site habitat retention and creation
N/A	Buildings (developed land; sealed surface)	B01-04	N/A	N/A – Other	N/A	No condition assessment is applicable for this habitat type.	On-site habitat creation
N/A	Vegetated garden	N/A	N/A	Condition Assessment N/A	1	No condition assessment is applicable for this habitat type.	On-site habitat creation
N/A	Mixed scrub	h3h	N/A	Good	10	Habitat creation will target good condition mixed scrub by meeting the following criteria: A, B, C, D and E.	On-site habitat creation
N/A	Other neutral grassland	g3c	N/A	Good	10	Habitat creation will target good condition grassland by meeting the following criteria: A, B, C, D, E, and F.	On-site habitat creation
N/A	Urban trees	T01-17	N/A	Moderate	27	Planting will include 17no. small urban trees of moderate condition by targeting the following criteria: A, B, D and F.	On-site habitat creation
Lowland mixed deciduous woodland	Lowland mixed deciduous woodland	w1f	Poor	Fairly poor	30+ years	Woodland enhancement will target fairly poor condition by improving the following scores: criteria C, criteria E, and criteria I. The remaining criteria scores are targeted to be maintained at their current level.	On-site habitat enhancement
N/A	Native hedgerow	H01 and H02	N/A	Poor	3	Hedge creation will target poor condition by meeting the following criteria: A1, B2 and D1.	On-site hedge creation
Lowland mixed deciduous woodland	Lowland mixed deciduous woodland	Off-site woodland (hatched blue)	Poor	Fairly good	30+ years	Woodland enhancement will target fairly good condition by improving the following scores associated with criteria 1, 3, 4, 5, 7, 8, 10, 11 and 13 as per Biodiversity Net Gain Assessment Rev 4 Appendix B Woodland Assessment. The remaining criteria scores are targeted to be maintained at their current level.	Off-site habitat enhancement

Habitat and Condition Targets Further Comments

Proposals also ensure that permeability for hedgehogs is possible throughout the site, that habitats (including log piles, hibernacula, and grassland) is managed for the benefit of reptiles, and the woodland along the western boundary is retained as suitable for commuting and foraging bats, as well as nesting birds. Bird boxes and bat boxes shall also be provided This is required as part of planning condition 17 of the development. In addition, management proposals will ensure that habitat corridors are retained wherever possible on-site, to comply with local planning policy.

Habitat Retention

Measures to be Implemented to Protect Retained Habitats PM-03

The on-site and off-site lowland mixed deciduous woodland will be retained and protected throughout development as per *Tree Protection Plan* (ref: 1569-KC-XX-YTREE-TPP01RevD) (Keen Consultants, 2023) including the utilisation of tree protection barriers to prevent any incursion by machinery or compaction of tree roots. Works to woodland covered by TPO 1798/2021 W1 and A1 require TPO consent.

Protection measures for the off-site woodland during swale construction are as detailed in the Swale Construction Method Statement (Anderson Construction 8/01/2024), and PM-04 below.

Individual trees will also be retained as detailed in the *Biodiversity Net Gain* report (LLDE, 2023) and the *Tree Protection Plan* (ref: 1569-KC-XX-YTREE-TPP01RevD) (Keen Consultants, 2023). These will be protected throughout development as detailed in the specifications mentioned below. These will be maintained in their current condition which is considered to be ‘moderate.’ Where individual trees are retained, they will not be pruned (unless crown lifting works have been agreed as per the Tree Survey and Impact Assessment report (ref: 1569-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevD) (Keen Consultants, 2023) or otherwise managed, and no vegetation is to be removed from beneath the canopy unless being replaced with other vegetated habitat prescriptions. This will ensure that canopy continuity is maintained (criterion B), no ecological niches are removed (criterion E) and at least 20% of the canopy continues to over sail ground vegetation (criterion F). Not all trees currently achieve all of the aforementioned criteria, but they will be allowed to develop more of these traits wherever possible by ensuring management and damage is kept to a minimum. Areas beneath trees are to be kept clear of paving, stored materials etc, which ensures this is the case.

Specification of Protective Measures to be Used PM-04

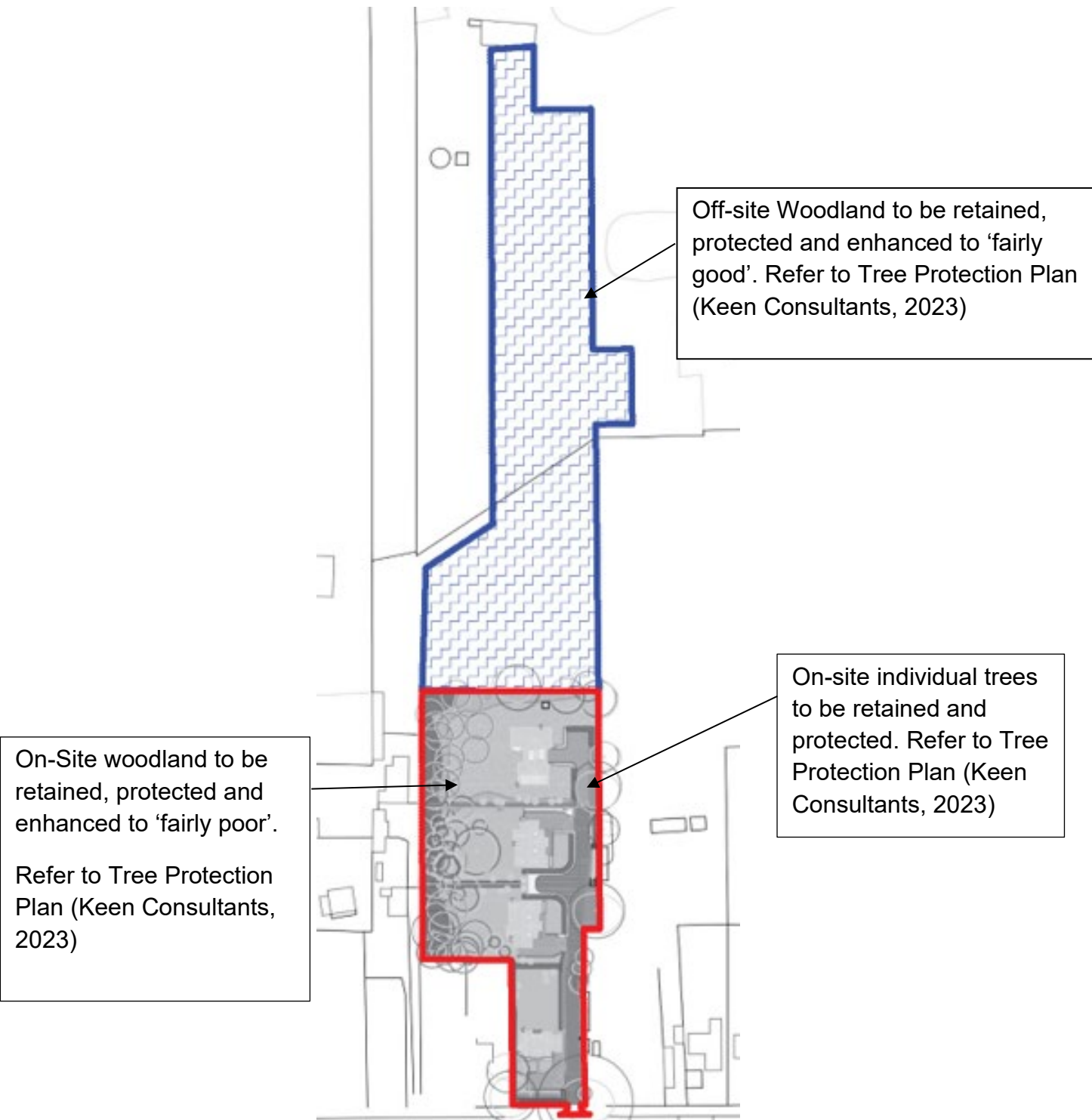
On-site trees and woodland will be protected throughout development through the use of protective measures such as Tree Protection Barriers, Ground Protection Layers and ‘No Dig’ Construction Zones within RPA’s, in accordance with *BS 5837:2012* and outlined in the *Tree Protection Plan* (ref: 1569-KC-XX-YTREE-TPP01RevD) (Keen Consultants, 2023), Tree Survey and Impact Assessment report (ref: 1569-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevD) (Keen Consultants, 2023) and the *Construction Environmental Management Plan* (Anderson Contractors Ltd., 2024).The timeline of implementation is also detailed within these documents.

The drainage strategy includes the construction of a 0.5m deep linear swale within the off-site woodland. The final route of the swale shall be as agreed by the supervising ecologist and arboriculturalist (ACoW). The route shall be designed to avoid areas of significant tree roots and any areas of higher ecological value, such as old tree stumps. The proposed route shall be clearly pegged on site once agreed by the drainage engineer, ACoW and ECoW. Access to construct the swale shall be via the existing access track to the northern boundary of the site. A mini digger with grading bucket operating from the existing ride will remove the infill and leaf litter from the swale to a depth of 0.5m with 1:2 sloping sides without the need for any trees to be removed. The minimal

spoil to be removed will be stacked on either side of the swale to create a small bank, defining the swale edges. No spoil shall be spread within the woodland at any time. Works shall be completed under ecological supervision.

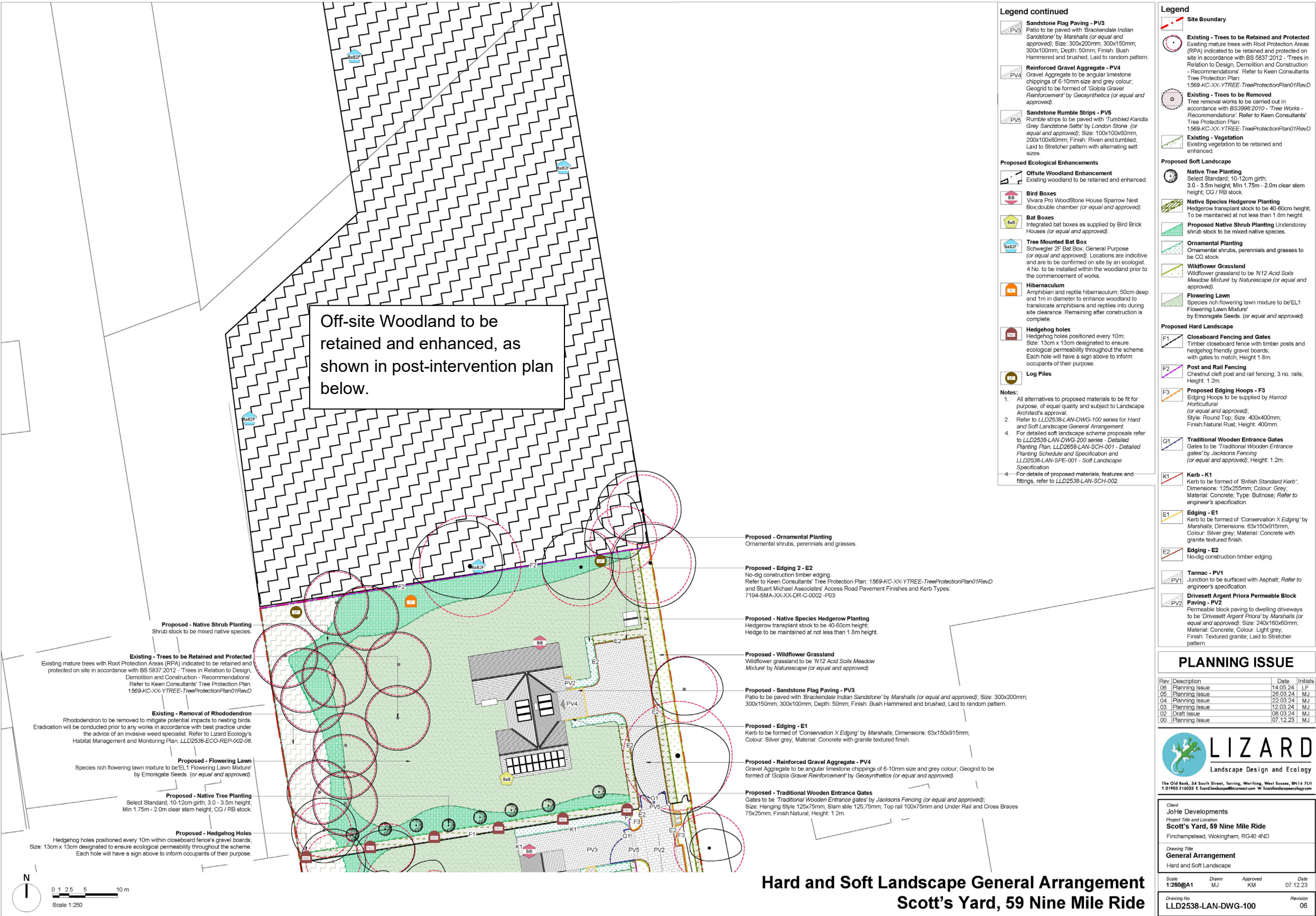
Habitat Retention Plan PM-F01

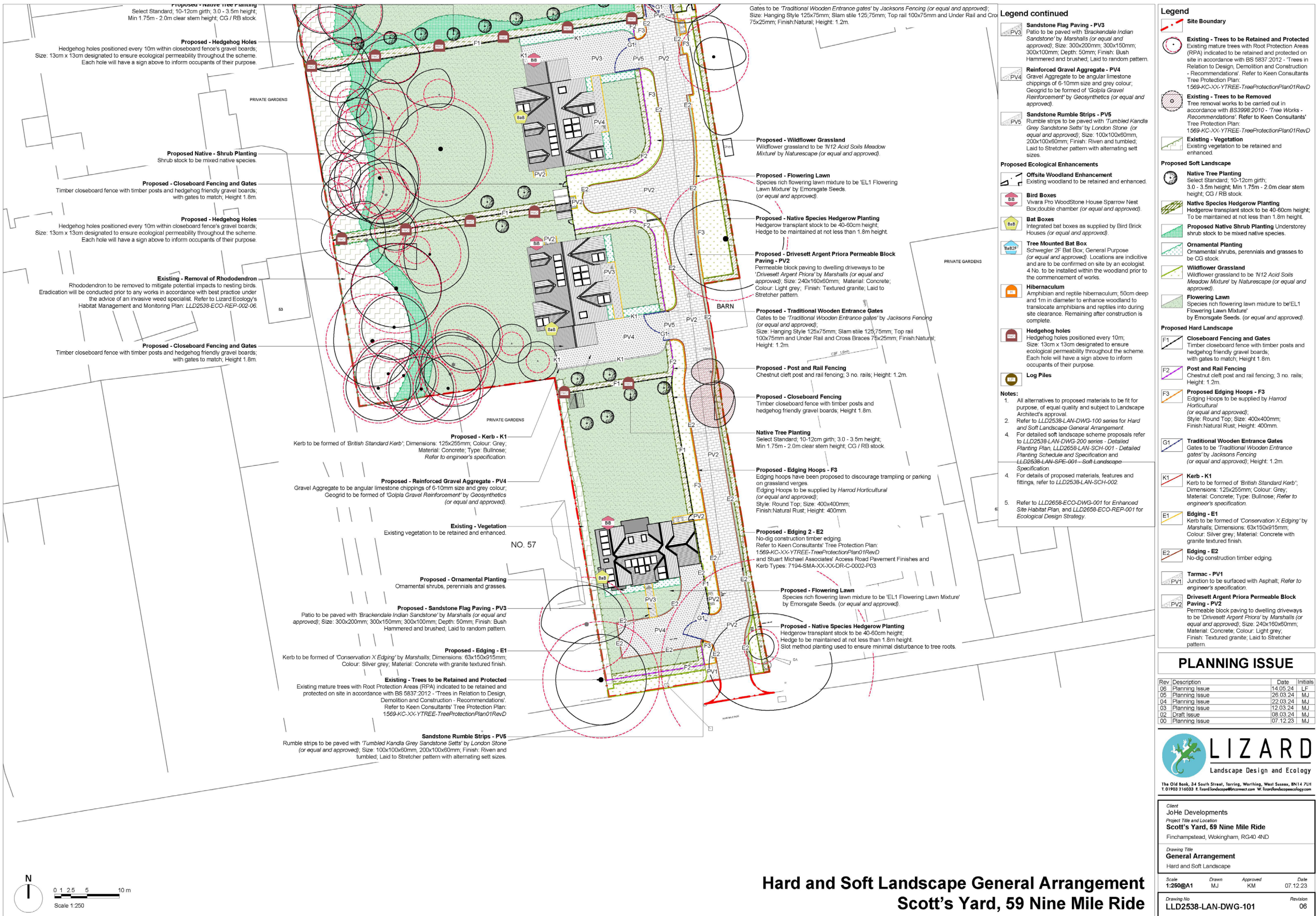
Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HCMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☒ TPO confirmation of order: 1798/2021



Creation, Enhancement and Management Targets and Prescriptions

Habitat Creation, Enhancement and Management Plan EM-F01





Habitat creation proposals - taken from the *hard and Soft Landscaping General Arrangement Plan* (LLDE, 2024)

Post Intervention Off-Site Woodland Plan



Key:

-  = Woodland area subject to on-going Rhododendron control and select thinning.
-  = Location of swale, seeded with Emorsgate EW1 Woodland Mix.
-  = Trees to be subject to veteranisation techniques (exact location agreed on site with ECoW)
-  = Indicative areas of thinning to create open rides and glades, with subsequent hazel understorey planting, and seeding of ground with EW1.
-  = Cluster of sapling planting, to include Rowan, Beech and Oak.

On-Site Scrub Creation

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	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	h3h	This condition will be achieved through the provision of species-rich native planting, of local provenance wherever possible. Details of nine proposed native species are included below. Furthermore, eradication of rhododendron scrub will ensure non-native species do not dominate the shrub later.	Management will include pruning, cutting back or even removal of shrubs, to ensure that no species becomes dominant within the scrub. Additionally, any plants that fail will be replaced on a like-for-like basis in the first 5 years. Presence of any invasive non-native species will be noted and immediately removed wherever possible. Monitoring visits will report the presence of any such species, if they are not initially identified.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes	h3h	The planting scheme will include planting of a range of shrubs of different size-classes to account for this condition.	The management regime will ensure that shrubs are allowed to set seed and pruned to an appropriate level which ensures that they survive and can mature. Any new saplings are not to be uprooted.
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes	h3h	Eradication of rhododendron scrub will be conducted prior to any planting.	Presence of any invasive non-native species will be noted and immediately removed wherever possible. Monitoring visits will report the presence of any such species, where they are not readily identified.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	h3h	Gaps shall be left between the shrub planting to encourage opportunities for ground layer flora.	Shrubs will be managed through pruning to create an ecotonal edge with the adjacent vegetated garden. This ensures that a natural ground layer can form, and a well-defined edge persists.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	h3h	Gaps shall be left between the shrub planting to encourage opportunities for ground layer flora to naturally colonise. The scrub shall provide an ecotonal edge between the garden and woodland	Management will maintain gaps between scrub, enabling creation of glades and rides.

Additional Management Prescriptions (SC-B01)

A ground layer will be allowed to form, which may include typical ‘nuisance’ plants such as weeds. These will be allowed to grow within the scrub and will not be removed, in order to allow opportunities for wildlife such as invertebrates, reptiles and hedgehogs. The presence of a small population of reptiles was confirmed on-site including slow worms and grass snakes as detailed in the Ecological Appraisal report (AE Ecology, 2021). This habitat has been provided between the woodland and garden of house 4, to ensure that suitable habitat for these species is incorporated across the site (and to provide an ecotonal edge / buffer) to the woodland habitat. A detailed reptile mitigation plan is provided in the *Ecological Enhancement and Mitigation Plan* (LLDE, 2024) to ensure that these species are safeguarded throughout the construction phase, and net gains for reptiles are delivered during the operational phase of development.

Regular management is recommended for the shrub including pruning to maintain clearings, glades, or rides, and an ecotonal edge, which should be undertaken outside of the bird nesting season (i.e., avoiding March to September inclusive) and ideally in January / early February, to give wildlife the opportunity to benefit from winter fruits. All birds and their nests are protected under the *Wildlife and Countryside Act* (1981) and management should be mindful of trying to avoid disturbing these species. If removal of shrubs, trees, or tree pruning works are ever required inside the main bird nesting season, these works should first be subject to a bird nesting check by a suitably qualified ecologist, no longer than 24 hours prior to removal, to ensure that active nests are absent, or to set up an exclusion zone around the nest inside which no works should take place until the birds have fledged, as set out in the *Ecological Enhancement and Mitigation Plan* (LLDE, 2024)

Hedgehog holes may exist between the scrub and the boundary fencing / boards, in which case the holes will be kept clear through strimming / selective pruning, to ensure permeability through the site for hedgehogs, which would also help to develop glades and openings in the scrub.

On-Site Scrub Creation

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

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

Action	Relevant parcels	Responsibility and Timing	Prescriptions
Rhododendron removal		This will be completed by the assigned landscaper. It will be the responsibility of the landowner to appoint an Invasive Weed Specialist as required. All removal will be completed as soon as possible after the removal plan is produced. Subsequent checks will be completed in spring for regrowth in the proceeding 4 years. Spot checks are to be completed by the landowner whenever possible.	A specialist contractor shall be consulted to initiate a safe rhododendron eradication plan within the woodland habitats prior to commencement of any works, which shall be undertaken in line with best practice guidance <i>Managing and Controlling Invasive Rhododendron</i> (Edwards, 2006). Given the prevalence of rhododendron on site adjacent landowners should be encouraged to control Rhododendron at the same time as clearance on the site, to prevent rhododendron from re-establishing in the future.
Soil preparation	h3h	This will be completed by the assigned landscaper prior to commencement of works. This is expected no later than the end of October, whilst weather conditions are still suitable.	Any rubbish, concrete, metal, glass, decayed vegetation, and contaminated topsoil will be removed from the site. If weed growth has developed, then it will be manually pulled or dug out and herbicide should not be used. The use of herbicides and pesticides will also be avoided. Any earth moving works will be carried out while soil and weather conditions are suitable i.e., not during or shortly after rainfall or during high winds. Where existing topsoil and subsoil are to be moved and re-used, the topsoil and subsoil will be kept separate and deposited within the planting beds in the same profile as the existing ground. Any imported topsoil used will comply with <i>BS 3882:2015 Specification for topsoil</i> (BSI, 2015). In accordance with <i>BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations</i> (BSI, 2014), a minimum depth of 600mm (300mm topsoil, 300mm subsoil) will be provided for shrubs.
Planting methodology and specification	h3h	This will be completed by the assigned landscaper prior to commencement of works. This is expected to be completed no later than the end of November, whilst weather conditions are still suitable.	Planting pits shall be excavated to a depth and size that contains the shrubs root system and allows the collar of the plant (<i>the mark on the shrub where it has been growing above ground</i>) to be level with the top of the soil. Occasional multi-stem and feathered stock shall be used. Shrubs of local provenance will be secured for planting, wherever possible. The shrub will be planted during the planting season (November-March inclusive) and only when the soil is free from frost and waterlogging. The soil shall be carefully backfilled in layers, ensuring the plant is held upright, and each layer should be carefully firmed down. The pit will be supplemented with a generous amount of mulch to limit weed growth at the base and insulate the roots. Planting should be undertaken in zig zag lines whilst varying the spacing slightly across the habitat parcel. This will balance more densely planted sections with open areas for a natural aesthetic. Each specimen shall be planted on average c. 2m apart, in order to encourage natural gaps, glades, and rides to establish in the scrub. A c. 60cm tall sturdy mesh guard shall be provided around the entire scrub habitat areas, securely affixed to small wooden stakes, to remain until for several years until the habitats have become established, to discourage access, trampling and browsing.
Watering	h3h	This will be the responsibility of the assigned landscaper, as all planting will be within defects. It will be the responsibility of the landowner to arrange access. Where additional management	The whips will be watered immediately after planting. They will be watered regularly for the first 6 months to ensure they establish. Thereafter it would only be necessary to water during exceptionally dry / hot spells for the first five

		is required, it will be the responsibility of the landowner to prescribe further visits. This will be completed by the assigned landscaper monthly for the first year. Where dry / hot spells occur, this will be required more often.	years. Additionally, the intention is for each home to benefit from rainwater recycling, which shall be used to water the habitats.
Pruning/strimming	h3h	This will be the responsibility of the assigned landscaper for the first five years. It will be the responsibility of the landowner to arrange access. Thereafter, it will be the responsibility of the landowner to appoint further contractors to manage the scrub, as required. Pruning will be completed once a year in January once it has established, and at additional points, if required.	Ongoing management should focus on pruning or strimming back the scrub once a year in January to manage the previous year's growth. Pruning / strimming should aim to form the scrub into an approximately diagonal structure, from approaching ground level in the garden to above head-height beside the woodland. This will create a natural ecotonal aesthetic and encourage the formation of open areas at the ground layer. Any saplings that are identified within the scrub will be allowed to grow and will not be uprooted. Should any one species begin to dominate the scrub then further selective thinning may be required to ensure a more even balance. This could include pruning and strimming. During the monitoring checks the ecologist will review the age ranges of shrubs present, alongside identifying an approximate percentage cover of each species, and will recommend remedial measures, should they be required. Any hedgehog holes should be kept clear of scrub at the ground layer to ensure permeability for hedgehogs through the site.
Natural succession	h3h	It will be the responsibility of the landowner to monitor colonisation. If further management is required, then it will be the responsibility of the landowner to prescribe further visits. The ecologist will be responsible for identifying required remedial measures. Monitoring visits will be completed by the ecologist in line with the monitoring timeframe. Natural succession checks by the landowner will be done on an ongoing spot check basis wherever possible.	Open areas should be left for layers of scrub, grassland, and forbs to colonise through natural succession. It will be necessary to manage these areas so that the glades / rides remain open through annual pruning / strimming. During the monitoring checks the ecologist will review the presence of open areas and recommend remedial measures, should they be required.
Ongoing invasive species monitoring	h3h	Subsequent checks on rhododendron will be completed for the first five years by the appointed landscaper. The ecologist will be responsible for identifying required remedial measures the landowner will be responsible for arranging access and appointing further management visits as required. Monitoring visits will be completed by the ecologist once per year for the first five years. Spot checks are to be completed by the landowner wherever possible.	The presence of invasive non-native species will be noted and will be removed as soon as possible. This should be completed by the appointed landscape contractor in line with the best industry practice guidance for the removal of the invasive species in question. Particular attention will be paid to rhododendron given its known presence on much of the site. During the monitoring checks the ecologist will check the scrub and identify any undesirable species present that have not been removed and which may require subsequent removal. For rhododendron this will be done through spot treatment, using pulling where new seedlings are growing. Should seedlings become too large to pull then a foliar spray will be required. A mix of glyphosate (20% solution), triclopyr (8% solution) or ammonium sulphate (40% solution) are known to be effective during suitable weather conditions i.e., dry weather. The herbicide concentrations used, and timings of applications vary according to which chemical is used. Should seedlings reach this mature stage then specialist advice will need to be sought for further removal works. Alternatively, invasive species removal may be assigned to a suitably qualified contractor.

On-Ste Scrub Species Lists (SC-T03)

Detailed species list for the mixed scrub:

Common Name	Scientific Name	Abundance / %	Comments
Hazel	<i>Corylus avellana</i>	20	
Hawthorn	<i>Crataegus monogyna</i>	20	
Dog rose	<i>Rosa canina</i>	20	
Guelder rose	<i>Viburnum opulus</i>	20	
Blackthorn	<i>Prunus spinosa</i>	20	

On-Site Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

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	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	g3c	Habitat creation will include sowing of a suitable native seed mix such as <i>N12 Acid Soils Meadow Mixture</i> or similar and approved. This mix includes five indicator species for acid grassland and four acidic substrate specialists. The mix is not proposed to achieve anything greater than ‘other neutral grassland’ but has been tailored to the underlying geology which is acidic in nature. The suggested mix includes 27no. species of forbs and grasses, none of which are sown for agricultural production. The species composition is 20% wildflowers by weight which should ensure greater than 20% cover of broadleaved herbs and sedges. It does not include any rye grasses or white clover. This ensures that the grassland will meet all the required criteria for this to be considered a good example of the habitat type. The full species list for this mix is detailed below.	Management will ensure that cover of broadleaved herbs and sedges do not go below 20% cover. Initial management may require ‘topping’ for the first few years if initial growth of grasses is particularly vigorous. However, after a sward has established mowing will be rarer, and preferably done after flowers have set seed, to allow the meadow mixture to propagate and maintain itself. All arisings will be removed to avoid nutrient enrichment, and transition to a ‘modified grassland.’ If larges areas of bare ground occur (as small areas are acceptable and desirable), then the area may be scarified, and resown with an appropriate seed mix. Monitoring visits will identify the species present and provide advice on any adaptive management that may be required.
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	g3c	N/A	Once a distinct grassland sward has been established a variable mowing regime will be initiated, to provide areas of short and long length grass, to offer a diversity of opportunities for biodiversity. Areas of short height will be managed through regular mowing, c. once a month. Areas of long height will receive little management and should not require mowing more than twice a year.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	g3c	N/A	If bare ground is not naturally present, this will be provided through intervention to scarify the ground (or removed through sowing additional wildflower seed, as required). This could include later provision of an earth bank.
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	g3c	Any existing ground flora will be cleared prior to any seeding. Ground preparation will also include manual pulling / digging out of any existing flora, including removal of any bracken or scrub that may be present.	Bracken, and scrub will be kept in check through regular management and spot treatment.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging	Yes	g3c	The suggested seed mix used does not contain any species indicative of suboptimal condition and physical damage. Furthermore, ground preparation will include removal of any existing ground flora and pulling/removal of weeds, bracken, and scrub prior to planting. Any invasive species present, such as	Any flora indicative of suboptimal condition will be kept in check through regular management and spot treatment. The presence of invasive non-native species will be noted and removed as soon as possible. The grassland areas will be fenced to ensure that physical damage from machine usage, storage, excessive access, or other

	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.			rhododendron, will be eradicated prior to the commencement of any planting.	damaging activities is kept to a minimum. All arisings from mowing will also be removed to avoid nutrient enrichment.
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	g3c	Habitat creation will include sowing of a suitable seed mix such as <i>N12 Acid Soils Meadow Mixture</i> or similar. This mix includes five indicator species for this type of grassland and includes 27no. species of forbs and grasses.	The grassland will be managed to propagate the meadow mix by allowing flowers to set seed. If species begin to dominate the ground, these areas will be scarified and left to be colonised through natural succession from the surrounding sward. Should the whole sward begin to lose diversity then areas will be sown with additional wildflower seed mix or plug planting may be considered to incorporate species which are difficult to germinate. Further remedial action is also considered below.

Additional Management Prescriptions (GH-B01)

The grassland is to be allowed to grow to a varied height but is not to be trimmed than 50mm in the shorter areas. The grassland shall provide opportunities for various fauna including reptiles, invertebrates, and hedgehogs. Variation in height is important to providing a range of opportunities but cutting should be mindful of these species and a visual inspection should be done to ensure that none of these species are present. Where these species are identified they should be allowed to move away prior to commencement of any management.

On-Site Grassland (Medium, High, and Very High Distinctiveness)

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

Action	Relevant Parcels	Responsibility and Timing	Prescriptions
Rhododendron removal	g3c	This will be completed by the assigned landscaper. It will be the responsibility of the landowner to appoint an Invasive Weed Specialist as required. All removal will be completed as soon as possible after the removal plan is produced. Subsequent checks will be completed in spring for regrowth in the proceeding 4 years. Spot checks are to be completed by the landowner whenever possible.	A specialise contractor shall be consulted to initiate a safe rhododendron eradication plan within the woodland habitats prior to commencement of any works, which shall be undertaken in line with best practice guidance <i>Managing and Controlling Invasive Rhododendron</i> (Edwards, 2006). Given the prevalence of rhododendron on site adjacent landowners should be encouraged to control Rhododendron at the same time as clearance on the site, to prevent rhododendron from re-establishing in the future.
Soil preparation	g3c	This will be completed by the assigned landscaper prior to commencement of works. This is expected no later than the end of October, whilst weather conditions are still suitable.	Any rubbish, metal, glass, decayed vegetation, and contaminated topsoil will be removed from the site. Where appropriate waste materials shall be recycled, such as by using the crusher on site to recycle any waste concrete. If weed growth has developed, then they should be manually pulled or dug out and herbicide should not be used. Any earth moving works will be carried out while soil and weather conditions are suitable i.e., not during or shortly after rainfall or during high winds. Where existing topsoil and subsoil are to be moved and re-used, the topsoil and subsoil will be kept separate and deposited within the planting beds in the same profile as the existing ground. Any imported topsoil used will comply with <i>BS 3882:2015 Specification for topsoil</i> (BSI, 2015). In accordance with <i>BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations</i> (BSI, 2014), a minimum depth of 600mm (300mm topsoil, 300mm subsoil) will be provided for shrubs. A weed and vegetation free substrate will be prepared through a phased clearance, avoiding the use of vehicles and plant wherever possible. Mechanical / physical cultivation and the use of herbicides and pesticides should be avoided. This is in line with details set out in the <i>Construction Environmental Management Plan</i> (LLDE, 2024) to account for presence of reptiles on-site. The lightest machine practicable to complete the job should be used in order to limit the adverse impacts of soil compaction. The soil will be lightly cultivated to produce a ‘breadcrumb’ like texture with a medium tilth and any large stones / other debris shall be removed. Cultivation close to established trees and shrubs will be avoided as this can cause damage to their root systems.
Laying and sowing	g3c	This will be completed by the assigned landscaper prior to commencement of works. This is expected to be completed no later than the end of September, whilst weather conditions are still suitable.	Enough seed should be prepared to cover the area in question, given a sowing rate of 5g per metre squared. In autumn (i.e., August-September) half the seed mix should be broadcast by hand, or by using a broadcast spreader, on to the freshly prepared ground which will already have a little loose soil on the surface 10-20mm deep. The seeds will then be lightly worked into the loose soil using a firm rake or harrow. The remaining half of the seed mix will then be broadcast onto the tilth and worked into the soil in the same way as before. Then the surfaced will be rolled to squeeze the seeds and tilth down into the seedbed. This method ensures the wildflower seeds are evenly spread, set at different depths and in good contact with the soil.
Watering	g3c	This will be the responsibility of the assigned landscaper, as all planting will be within defects. It will be the responsibility of the landowner to arrange access. Where additional management is required, it will be the responsibility of the landowner to prescribe further visits.	Immediately after sowing the grassland areas should be kept well-watered as most of the sown seed species are perennial and are slow to establish. During the first year it may be necessary to supplement the grassland with additional watering to ensure the young plants do not dry out before fully establishing, in light of any unseasonably hot / dry spells.

		This will be completed by the assigned landscaper monthly for the first year. Where dry / hot spells occur, this will be required more often.	
Initial growth and weeding	g3c	This will be the responsibility of the assigned landscaper. It will be the responsibility of the landowner to arrange access. Where additional management is required, it will be the responsibility of the assigned landscaper to prescribe further visits. The assigned landscaper will visit every two months over the growing season (April to September inclusive) during the first year. Where additional management is required, it will be the responsibility of the landowner to prescribe further visits.	Most of the sown seed species are perennial and are slow to establish. In the first year, soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are beneficial for invertebrates and will die before the year is out. Any perennial weeds, such as docks, thistles, bindweed, rank grass's, nettles and brambles should be spot treated through manual cutting, pulling, or dug out in and the use of herbicides and pesticides should be avoided unless other methods prove untenable. Once the any annual plants die out and any perennial weeds are removed, the young ground flora will be revealed.
Topping	g3c	This will be the responsibility of the assigned landscaper. It will be the responsibility of the landowner to arrange access. Where additional management is required, it will be the responsibility of the assigned landscaper to prescribe further visits. The assigned landscaper will visit in early March and September during the first year to top the grassland. They will be visiting the site every two months to weed and will identify if further topping may be required.	In order to manage the growth and reduce the nutrient levels over time it will be necessary to 'top' / mow the growth regularly for the first few years, starting in spring. Ideally, once in early March and again in September; the grassland should not be cut between these months to give the plants time to flower and provide opportunities for invertebrates. However, the growth might be particularly vigorous during the first few years, and it may be necessary to cut the grass in April or May. In each instance the grassland should be cut to a height of no less than 7cm. After topping / mowing it is important that any cuttings are removed to prevent nutrients from returning to the soil and to prevent weeds from dropping seed and restabilising. A closed grassland sward will take time to develop and the right time to 'top' or mow will depend on the growth rate of the vegetation and the need to control weeds. Before perennial weeds (e.g., docks, thistles, nettles, bramble etc.) cover greater than 30% of the site area and before they set seed is a suitable time to intervene with topping; this should be done regularly in the first year as and when required. The growth should be topped to a height of 7cm-10cm. If the regrowth is very vigorous it will be necessary to top the site again. This method should be effective for controlling most weeds and rank grasses although any pernicious or problematic weeds, such as ragwort and bramble should be spot treated with manual cutting, pulling, or dug out in early August and the use of herbicides and pesticides should be avoided unless other methods prove untenable. Topping in late June is particularly important for controlling thistles. Should any areas of bare ground develop, these should be reseeded in line with the aforementioned 'Laying and Sowing' methodology.
Mowing regime	g3c	The establishment of the sward is expected to be stable by year 3. It will be the responsibility of the assigned landscaper to monitor and manage this for the first five years. It will be the responsibility of the landowner to arrange access. Where additional management is required, it will be the responsibility of the assigned landscaper to prescribe further visits. Once the sward is established the assigned landscaper will visit once a month in the growing season to mow the shorter areas of grassland. All	Once a distinct grassland sward has established a variable mowing regime will be initiated, to provide areas of short and long length grass, to offer a diversity of opportunities for biodiversity: • Areas of short height will be managed through regular mowing, c. once a month during the growing season (April to September inclusive) to a height of 50mm. • Areas of long height will receive little management, managed to a height of c. 300mm, and should not require mowing more than twice a year, which should take place in March and / or September. For the location of areas of short and long grassland refer to the <i>Proposed Habitat Plan</i>.

		of the grassland will be mown in March and September.	
Ongoing invasive species monitoring	g3c	Subsequent checks on rhododendron will be completed for the first five years by the appointed landscaper. The ecologist will also be responsible for identifying required remedial measures after monitoring visits the landowner will be responsible for arranging access and contracting further management visits as required. Monitoring visits will be completed by the ecologist once per year for the first five years. Spot checks are to be completed by the landowner wherever possible.	The presence of invasive non-native species will be noted and will be removed as soon as possible. This should be done through strimming and uprooting plants, and selective herbicide treatment where necessary. Particular attention will be paid to rhododendron given its known affinity for the site. During the monitoring checks the ecologist will check the grassland and identify any undesirable species present which may require subsequent removal. For rhododendron this will be done through spot treatment, using pulling where new seedlings are growing. Should seedlings become too large to pull then a foliar spray will be required. A mix of glyphosate (20% solution), triclopyr (8% solution) or ammonium sulphate (40% solution) are known to be effective during suitable weather conditions i.e., dry weather. The herbicide concentrations used, and timings of applications vary according to which chemical is used. Should seedlings reach a mature stage then specialist advice will need to be sought for further removal works.

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

Detailed species list for the habitat to be created:

Common Name	Scientific Name	Abundance / % by weight	Comments
Grass composition 80%			
Common bent	<i>Agrostis capillaris</i>	4	Indicator species for other neutral grassland
Sweet vernal grass	<i>Anthoxanthum odoratum</i>	3	Acidic grassland specialist
Crested dogstail	<i>Cynosurus cristatus</i>	11	Indicator species for other neutral grassland
Wavy hairgrass	<i>Deschampsia flexuosa</i>	2	Acidic grassland specialist
Hard fescue	<i>Festuca trachyphylla</i>	35	
Slender creeping red fescue	<i>Festuca rubra</i> sspp.	30	Acidic grassland specialist
Smooth meadow grass	<i>Poa pratensis</i>	15	
Wildflower composition 20%			
Yarrow	<i>Achillea millefolium</i>	2	Indicator species for other neutral grassland
Common knapweed	<i>Centaurea nigra</i>	9	
Foxglove	<i>Digitalis purpurea</i>	6	
Lady’s bedstraw	<i>Galium verum</i>	8	Acid grassland indicator
Common catsear	<i>Hypochaeris radicata</i>	2	

Autumn hawkbits	<i>Leontodon autumnalis</i>	3	
Oxeye daisy	<i>Leucanthemum vulgare</i>	6	
Common birdsfoot trefoil	<i>Lotus corniculatus</i>	5	
Ragged robin	<i>Lychnis flos-cuculi</i>	4	
Ribwort plantain	<i>Plantago lanceolata</i>	3	Indicator species for other neutral grassland
Hoary cinquefoil	<i>Potentilla argentea</i>	0.5	
Cowslip	<i>Primula veris</i>	2	
Meadow buttercup	<i>Ranunculus acris</i>	8	Indicator species for other neutral grassland
Yellow rattle	<i>Rhinanthus minor</i>	9	
Common sorrel	<i>Rumex acetosa</i>	5	
Sheep's sorrel	<i>Rumex acetosella</i>	6.5	Acid grassland indicator
Betony	<i>Stachys officinalis</i>	7	Acid grassland indicator
Devil's bit scabious	<i>Succisa pratensis</i>	5	Acid grassland indicator
Wood sage	<i>Teucrium scorodonia</i>	5	
Tufted vetch	<i>Vicia cracca</i>	4	

On-Site Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 9. Individual Trees

Target Habitat:		Urban trees			
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes		Proposed tree planting includes solely native species.	N/A
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		Trees planted will be either planted individually or in small groups.	The trees will not be pruned, allowing them to grow and create continuous canopies naturally. Where trees are planted individually this criterion is automatically passed.
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		Herbicide will be avoided when preparing soil for tree planting.	Trees will be left with minimal management to avoid adverse impacts on health from pruning etc. Management will solely target facilitating the maturation of newly planted trees and only prescribe pruning where there are risks associated with safety (e.g. damaged or failing trees).
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes		Individual trees will be planted in vegetated areas, including within grassland and hedgerows.	Management of surrounding vegetation will be minimal, and the tree will be left with room to grow.

Additional Management Prescriptions (UT-B01)

Management is not prescribed to the trees unless there are concerns over damaged, failing, or diseased trees that are associated with safety risks. Where this is necessary a professional tree surgeon should be contacted alongside the ecologist. If remedial action is necessary to be taken in the bird nesting season (March – September inclusive), then a visual inspection for nesting birds should be undertaken prior to commencement of any works. All birds and their nests are protected under the *Wildlife and Countryside Act* (1981) and so management should be mindful of trying to avoid disturbing and destroying the nests of these species.

A diverse mix of native species has been chosen to maximise the variety of opportunities for wildlife, including large, long-lived species such as oak, as well as pioneer species such as birch. Only species indicative of the habitat in the wider area have been chosen.

On-Site Individual Trees

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

Action	Relevant Features	Responsibility and Timing	Prescriptions
Soil preparation		This will be completed by the assigned landscaper prior to commencement of works. This is expected no later than the end of October, whilst weather conditions are still suitable.	Any rubbish, concrete, metal, glass, decayed vegetation, and contaminated topsoil will be removed from the site. If weed growth has developed, then they should be manually pulled or dug out and herbicide should not be used. Any earth moving works will be carried out while soil and weather conditions are suitable i.e., not during or shortly after rainfall or during high winds. Where existing topsoil and subsoil are to be moved and re-used, the topsoil and subsoil will be kept separate and deposited within the planting beds in the same profile as the existing ground. Any imported topsoil used will comply with <i>BS 3882:2015 Specification for topsoil</i> (BSI, 2015). In accordance with <i>BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations</i> (BSI, 2014), a minimum depth of 600mm (300mm topsoil, 300mm subsoil) will be provided for understorey shrubs.
Planting		This will be completed by the assigned landscaper prior to commencement of works. This is expected to be completed no later than the end of November, whilst weather conditions are still suitable.	Planting pits shall be excavated to a depth and size that contains the shrubs root system and allows the collar of the plant (<i>the mark on the tree or shrub where it has been growing above ground</i>) to be level with the top of the soil. Tree stock of local provenance will be secured for planting, wherever possible. The shrub will be planted during the planting season (November-March inclusive) and only when the soil is free from frost and waterlogging. The soil shall be carefully backfilled in layers, ensuring the plant is held upright, and each layer should be carefully firmed down. A cane or timber stake with ties will be used to support the plant and ensure upright stable growth. A tree guard mesh shall be used to shelter the newly planted shrubs to prevent impacts such as browsing and trampling. The pit will be supplemented with a generous amount of mulch to limit weed growth at the base and insulate the roots.
Watering		This will be the responsibility of the assigned landscaper, as all planting will be within defects. It will be the responsibility of the landowner to arrange access. Where additional management is required, it will be the responsibility of the landowner to prescribe further visits. This will be completed by the assigned landscaper monthly for the first year. Where dry / hot spells occur, this will be required more often.	Newly planted trees should be watered regularly for the first 6 months after planting to encourage establishment. Thereafter it will only be necessary to water during excessively hot / dry spells.
Ongoing Tree management		It will be the responsibility of the landowner to ensure that no adverse impacts on the tree's health are caused by their actions. It will be the responsibility of the ecologist to identify detrimental activities and prescribe required further management in the first five years. After this time, it will be the responsibility of the landowner to identify if tree management may be required. Monitoring visits will be completed by the ecologist once per year for the first five years.	Any land underneath the crown of the trees should be left alone and not used for storage, paving etc. The ecologist will assess the condition and health of trees throughout monitoring and provide any recommendations for management, should this be required. Should any tree management be required (e.g. owing to safety concerns) then an appropriate tree surgeon should be contacted to complete works.

		Should non-urgent management be necessary then a tree surgeon contracted whenever required to complete necessary work. Spot checks of the trees for safety risks should be undertaken every five years by the landowner, at a minimum.	
Shelter, stake and tie checking and removal		It will be the responsibility of the ecologist to identify the need for tubex shelter to be removed. Monitoring visits will be completed by the ecologist once per year for the first five years.	The stakes, mesh guard and ties shall be checked regularly for the first few years and adjusted as necessary. When the trees is well established and large enough such that trampling / browsing could not conceivably be an issue, after several years, to be determined by the suitably qualified ecologist during the monitoring visits the stakes, guards and ties shall be removed. This is expected to be c. 5 years from planting.

On-Site Individual Trees Species Lists (UT-T03)

Species list for the trees to be planted:

Common Name	Scientific Name	Number proposed
Pedunculate oak	<i>Quercus robur</i>	1
European aspen	<i>Populus tremula</i>	2
Beech	<i>Fagus sylvatica</i>	3
Silver birch	<i>Betula pendula</i>	3
Bird cherry	<i>Prunus padus</i>	6
Rowan	<i>Sorbus aucuparia</i>	2

On-site Woodland to Western Boundary

Creation, Enhancement and Management Summary (WO-T01)

Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 24 – Woodland.

Target Habitat:			Lowland mixed deciduous woodland			
Condition Assessment Criteria			Target Score	Relevant Parcels	Enhancement Approach	Management Approach
A	Age distribution of trees	Three age classes present	3	w1g7-1	This criterion will be maintained from the baseline by protecting existing trees during development. This will ensure that the two existing age classes can persist. Rhododendron eradication will also set the conditions for seedlings/saplings to begin setting roots so that the natural growth of a sapling layer can occur over time.	Any maintenance will ensure that no trees are removed. Saplings will be allowed to settle naturally and will not be disturbed or uprooted. Any tree removal would need to be subject to TPO consent. Over time it is considered 3 age classes shall be present.
		Two age classes present				
		One age class present				
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	3	w1g7-1	This criterion will be achieved on site owing to the boundary fencing and hedges through the gardens which would be sufficient to prevent access for deer.	Monitoring of existing on-site woodland to be undertaken and deer-fencing installed if damage by deer browsing is identified as a significant issue.
		Evidence of significant browsing pressure is present in 40% or less of whole woodland				
		Evidence of significant browsing pressure is present in 40% or more of whole woodland				
C	Invasive plant species	No invasive species present in woodland	2	w1g7-1	Eradication of rhododendron is ongoing and will continue until completely eradicated. This duty shall be assigned to a suitably qualified invasive species removal specialist.	Woodland will be monitored for the presence of any invasive non-native species which will be removed as soon as possible after identification. Monitoring visits will identify the presence of any other suboptimal species that may require removal.
		Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, other invasive species <10% cover				
		Rhododendron or laurel present, or other invasive species) 10% cover				
D	Number of native trees species	Five or more native tree or shrub species found across woodland parcel	2	w1g7-1	Four existing native species identified within woodland will not be altered. Natural succession from planted scrub habitat along western-most edge will enable this to increase over time. Removal of rhododendron will also allow other species to natural colonise the shrub layer.	Encroachment of the mixed scrub into woodland will be allowed to occur from the adjacent habitat. If scrub begins to dominate the understorey, then adaptive management will be considered.
		Three to four native tree or shrub species found across woodland parcel				
		Two or less native tree or shrub species present across woodland parcel				
E		>80% of canopy trees and >80% of understorey shrubs are native	3	w1g7-1		

	Cover of native tree and shrub species	50 – 80% of canopy trees and 50-80% of understorey shrubs are native			Rhododendron is currently extensive within the woodland and will be eradicated. No planting of non-native species in the adjacent mixed scrub is prescribed.	Woodland will be monitored for the presence of any invasive non-native species, which will be removed as soon as possible after identification. Monitoring visits will identify the presence of any other non-native species that may require removal.
		<50% of canopy trees and <50% understorey shrubs are native				
F	Open space within woodland	10-20% of woodland has areas of temporary open space. Unless woodland <10ha in which case 0-20% temporary open space is permitted.	3	w1g7-1	The total on-site woodland area is less than 10ha and comprises less than 10% open space. No tree removal is prescribed that would lower the condition of this criterion.	Management of open space is not required within the woodland. Any trees that require removal (e.g. owing to safety concerns) it will require permission from the LPA as they are protected by an existing TPO. Where these trees are removed, new planting of saplings will be considered.
		21-40% of woodland has areas of temporary open space				
		<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.				
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth	2	w1g7-1	Woodland regeneration will be maintained. Removal of rhododendron will allow future regeneration to continue.	Any maintenance will ensure that no trees are removed unless absolutely necessary. Saplings will be allowed to settle naturally and will not be disturbed or uprooted.
		One or two classes only present in woodland				Overshading may be an issue in the woodland and the ecologist will continue to monitor this any may subsequently recommend thinning of trees (subsequent to TPO consent) to achieve this if necessary.
		No classes or coppice regrowth present in woodland				
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	2	w1g7-1	No pests, diseases or crown dieback was noted in any of the trees on site.	If any pests, diseases or die back is noted to affect more than 10% of trees then remedial measures shall be designed by the appointed ecologist. Some dieback is natural and a desirable result of natural regeneration.
		11% to 25% mortality and/or crown dieback or low risk pest or disease present				The consent of the LPA will be required prior to works owing to the existing TPO.
		Greater than 25% tree mortality and or any high risk pest or disease present				
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	2	w1g7-1	Rhododendron is currently extensive within the woodland and will be eradicated prior to the commencement of works. Natural colonisation and succession of this area will then be allowed to take place, such that a natural NVC	Woodland will be monitored for the presence of any invasive non-native species, which will be removed as soon as possible after identification. Management of bracken and scrub may be required where these begin to dominate.
		Recognisable NVC plant community at ground layer present				If a recognisable ground flora does not develop within several years after rhododendron removal alternative interventions shall be considered, which could thinning to open up the canopy and encourage
		No recognisable NVC plant community at ground layer present.				

						regeneration, as well as the sowing of an appropriate seed mix.
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	2	w1g7-1	The woodland structure will be maintained through lack of active management of trees. Removal of rhododendron prior to commencement will ensure that further storeys can grow.	Woodland will be monitored for the presence of any invasive non-native species, and which will be removed as soon as possible after identification.
		Two storeys across all survey plots				
		One of less storey across all survey plots				
K	Veteran trees	Two of more veteran per hectare	1	w1g7-1	No significant veterans currently on site or likely to develop.	Not targeted. Deliberate veterinisation of trees could be considered as a management option if thinning is required anyway, to increase the availability of ecological niches on site.
		One veteran tree per hectare				
		No veteran trees present in woodland				
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems and stumps, or an abundance of small cavities.	3	w1g7-1	Deadwood was identified within the existing trees. This should be retained within trees wherever possible.	Woodland should be allowed to develop and form deadwood. Should pruning be required, deadwood should be left within the woodland to provide opportunities for wildlife.
		Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.				
		Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.				
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	1	w1g7-1	Disturbance will be reduced through removal of rubble piles and reduction in vehicle traffic. Some disturbance is likely to occur to the woodland along the west of site as it would site within individual gardens. However, disturbance to the woodland to the north of site shall be discouraged through more secure fencing, and additional signage of 'private land'.	If disturbance is an issue, then more significant prevention measures may be considered, such as more secure fencing, CCTV, alarms etc.
		Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground				
		More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground				

Additional Management Prescriptions (WO-B01)

Management is not prescribed to the trees unless there are concerns over damaged, failing, or diseased trees that are associated with safety risks. Where this is necessary a professional tree surgeon should be contacted alongside the ecologist. If remedial action is necessary to be taken in the bird nesting season (March – September inclusive), then a visual inspection for nesting birds should be undertaken prior to commencement of any works. All birds and their nests are protected under the *Wildlife and Countryside Act* (1981) and so management should be mindful to avoid disturbing and destroying the nests of these species.

On-Site Woodland to Western Boundary

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

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

Action	Relevant Parcels	Responsibility and Timing	Prescriptions
Rhododendron removal		This will be completed by the assigned landscaper. It will be the responsibility of the landowner to appoint an Invasive Weed Specialist. All removal will be completed as soon as possible after the removal plan is produced. Subsequent checks will be completed by new homeowners for regrowth in the proceeding 4 years. Spot checks are to be completed by the landowner whenever possible.	The rhododendron removal plan shall follow the detailed methodology outlined in best practice guidance <i>Managing and Controlling Invasive Rhododendron</i> (Edwards, 2006). Rhododenron removal to be completed before handover of the new dwellings, after which homeowners shall be responsible for rhododendron control within their garden areas. Invasive Weed Specialist may be consulted for additional advice / to conduct the removal works.
Scrub management		This will be the responsibility of the assigned landscaper for the first five years. It will be the responsibility of the landowner to arrange access. Thereafter, it will be the responsibility of the homeowners to appoint further contractors to manage the scrub, as required. Management will be ongoing, and as and when required.	Mixed scrub ground flora are proposed to the western-most edge of the woodland area. Should a single scrub species begin to dominate the understorey and begin reducing the abundance of the ground flora within the woodland area then further management will be required. Selective pruning, and pulling will be used, and the usage of herbicide should be avoided.
Tree management		It will be the responsibility of the landowner to identify if initial tree management may be required. Should non-urgent management be necessary then the LPA should be contacted to provide consent and a tree surgeon contracted to complete necessary work. Spot checks of the trees should be undertaken every five years by the landowner, at a minimum.	All existing trees within the site boundary are protected by a tree preservation order (1798/2021). Therefore, management of trees will require permission from the LPA and should only be conducted when absolutely necessary (e.g. owing to safety risks). Where tree management is required, deadwood should be left on-site wherever possible. This should be left undisturbed to settle within the vegetation and allowed to provide natural opportunities for wildlife.
Ongoing invasive species monitoring		Subsequent checks on rhododendron will be completed for the first five years by the appointed landscaper and landowner / new home owners. The ecologist will be responsible for identifying required remedial measures the landowner will be responsible for arranging access and appointing further management visits as required.	Woodland will be monitored for the presence of any invasive non-native species, which will be removed as soon as possible after identification. This will be done through spot treatment, using pulling where new seedlings are growing. Should seedlings become too large to pull then a foliar spray will be required. A mix of glyphosate (20% solution), tryclopyr (8% solution) or ammonium sulphate (40% solution) are known to be effective during suitable weather conditions i.e., dry weather. The herbicide concentrations used, and timings of applications vary according to which chemical is used. Should seedlings reach a mature stage then specialist advice will need to be sought for further removal works.

		Monitoring visits will be completed by the ecologist once per year for the first five years. Spot checks are to be completed by the landowner wherever possible.	
--	--	--	--

Other Supporting Information

Supporting Information (WO-B02)
The woodland and numerous individual trees are protected under a tree preservation order (1798/2021). Under this TPO it is an offence to cut down, top, lop, uproot, wilfully damage, or wilfully destroy any tree specified within it. It is also an offence to cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified within it. Where management of trees is required, this must be done with the express consent of the LPA and forestry commission unless there is an imminent risk of harm. If this is the case, then the aforementioned bodies should be notified as soon as possible, and photographs provided as evidence showing why emergency action was required. The factors affecting the quality of woodland can be delicate and, therefore, a precautionary approach has been devised, which will initially focus on removing rhododendron only. It may be the case that it's removal would be the only catalyst needed to achieve the habitat enhancement required. Therefore, after 5 years the approach will be reviewed and additionally management options will be considered.

On-Site 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	Management Approach
A1	Height >1.5m average along length.	Yes		N/A	Ongoing management will maintain a height of at least 1.8m through annual pruning.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes		Planting will include 5-6 whips per metre in double rows, across the length of the hedgerow, to provide a dense and continuous canopy.	Any plants that fail will be replaced on a like-for-like basis in the first five years to ensure that the hedgerow remains dense and gap free.
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		Rhododendron is currently present within the site and will be eradicated prior to planting. No planting of non-native or invasive non-native species in the hedgerow are prescribed.	The hedgerow will be monitored for the presence of any non-native species, and which will be removed as soon as possible after identification. No additional planting of non-native species is to be included within the hedgerow after initial establishment.

Additional Management Prescriptions (HD-B01)	
Regular management is provided via a single pruning cut in January to maintain hedgerow shape and maximise gains for biodiversity such as wintering birds. This is outside of bird nesting season but a visual inspection for nesting birds should still be undertaken prior to commencement of any works. All birds and their nests are protected under the <i>Wildlife and Countryside Act</i> (1981) and management should be mindful of trying to avoid disturbing or destroying the nests of these species.	

On-Site Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

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

Action	Relevant Features	Responsibility and Timing	Prescriptions
Rhododendron removal		This will be completed by the assigned landscaper. It will be the responsibility of the landowner to appoint an Invasive Weed Specialist as required. All removal will be completed as soon as possible after the removal plan is produced. Subsequent checks will be completed in spring for regrowth in the proceeding 4 years. Spot checks are to be completed by the landowner whenever possible.	A detailed rhododendron removal plan will be required prior to commencement of any works. This should include detailed methodology in line with best practice guidance <i>Managing and Controlling Invasive Rhododendron</i> (Edwards, 2006). Given the prevalence of rhododendron on site adjacent landowners should be encouraged to control Rhododendron at the same time as clearance on the site, to prevent rhododendron from re-establishing in the future and an Invasive Weed Specialist may be consulted for additional advice / to conduct the removal works.
Soil preparation		This will be completed by the assigned landscaper prior to commencement of works. This is expected no later than the end of October, whilst weather conditions are still suitable.	Any rubbish, concrete, metal, glass, decayed vegetation, and contaminated topsoil will be removed from the site. If weed growth has developed, then they should be manually pulled or dug out and herbicide should not be used. Any earth moving works will be carried out while soil and weather conditions are suitable i.e., not during or shortly after rainfall or during high winds. Where existing topsoil and subsoil are to be moved and re-used, the topsoil and subsoil will be kept separate and deposited within the planting beds in the same profile as the existing ground. Any imported topsoil used will comply with <i>BS 3882:2015 Specification for topsoil</i> (BSI, 2015). In accordance with <i>BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations</i> (BSI, 2014), a minimum depth of 600mm (300mm topsoil, 300mm subsoil) will be provided for understorey shrubs.
Planting specification		This will be completed by the assigned landscaper prior to commencement of works. This is expected to be completed no later than the end of November, whilst weather conditions are still suitable.	Planting pits shall be excavated to a depth and size that contains the tree whip root system and allows the collar of the plant (<i>the mark on the whip where it has been growing above ground</i>) to be level with the top of the soil. A minimum soil depth of 900mm should be provided within 1m radius of each whip. Plant whips of local provenance will be secured for planting, wherever possible. The tree whip will be planted during the planting season (November-March inclusive) and only when the soil is free from frost and waterlogging. The soil shall be carefully backfilled in layers, ensuring the plant is held upright, and each layer should be carefully firmed down. A cane or timber stakes with ties will be used to support individual plant and ensure upright stable growth. Some plants will also be secured to adjacent fencing with wires for the same reason. Tubex biodegradable shelters will be used on any young trees and whips to prevent animals from browsing, fraying, and stripping newly planted trees, which should be a suitable size for the size of tree planted, not smaller than 1.2m high. The pit will be supplemented with a generous amount of mulch to limit weed growth at the base and insulate the roots. Whips are to be watered immediately after planting. Whips should be planted in double rows, at a density of five-six whips planted per metre, in a zig zag fashion, with a gap of 500mm between each whip in each row.

Watering		This will be the responsibility of the assigned landscaper, as all planting will be within defects. It will be the responsibility of the landowner to arrange access. Where additional management is required, it will be the responsibility of the landowner to prescribe further visits. This will be completed by the assigned landscaper monthly for the first year. Where dry / hot spells occur, this may be required more often.	Whips are to be watered immediately after planting and regularly for the first 6 months to encourage establishment. Thereafter, it would only be necessary to water in excessively hot / dry spells.
Stakes, canes, ties, and shelters		This will be the responsibility of the assigned landscaper once the plants have successfully established. Any broken stakes, canes, ties, and shelters shall be replaced as soon as possible after identification by the assigned landscaper. The removal of all supports and shelters is expected to be complete no later than year 5.	Within the first two years all stakes, canes and ties will be checked in each season and after particularly intense winds to ensure that the ties are still effective. Any stakes, canes or ties found not fit for purpose will be adjusted, replaced, or removed. After 2 years all stakes, canes and ties may be removed, which should be determined based on whether the whip is tall enough to withstand browsing impacts from deer / rabbits. Wire securing hedge plants to fencing will also be removed once they have grown to sufficient size. Tubex shelters and ties should loosen, and break owing due to natural growth of plants and should be disposed of when required.
Initial weeding		This is the responsibility of the assigned landscaper. This will be undertaken twice in the growing season (April to September inclusive) in the first three years.	The area around the base of the trees should be weeded by hand on a biannual basis for the first three years of growth and be topped up with additional wood chipping as required. This also ensures that plants indicative of damage and sub-optimal condition do not begin to dominate the adjacent grassland whilst establishing.
Pruning and trimming		This is the responsibility of the assigned landscaper. This is to be undertaken once per year in January.	Pruning and trimming of the hedgerows should be carried out in January, thus avoiding the main bird nesting season whilst giving wintering birds opportunity to maximise the foraging resource. Cuts should be undertaken on alternate sides of the hedgerow on alternate years to maximise opportunities for biodiversity, so that one side of the hedgerow is always left grown out over winter. When hedgerow trimming is required, this should be done such that the front and back of the hedge are near vertical, with the top 500mm of the hedge tapering to an apex. Pruning of hedgerows should be carried out in such a way to achieve a dense hedgerow.

On-Site Hedgerow Species Lists (HD-T03)

Hedgerow species list by abundance

Common Name	Scientific Name	Abundance / %	Comments
Hawthorn	<i>Crateagus monogna</i>	30	Primary species which is quick to establish and helps to maintain shape and structure of hedgerow
Hornbeam	<i>Carpinus betulus</i>	10	
Hazel	<i>Corylus avellana</i>	10	
Spindle	<i>Euonymus europaeus</i>	10	
Holly	<i>Ilex aquifolium</i>	10	
Honeysuckle	<i>Lonicera periclymenum</i>	10	
Guelder rose	<i>Viburnum opulus</i>	10	
Blackthorn	<i>Prunus spinosa</i>	10	

Off-site Woodland

Creation, Enhancement and Management Summary (OFF-WO-T01)

Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 24 – Woodland.

Target Habitat:			Lowland mixed deciduous woodland			
Condition Assessment Criteria			Target Score	Relevant Parcels	Enhancement Approach	Management Approach
A	Age distribution of trees	Three age classes present	3	Off-site Woodland	This criterion will be maintained from the baseline by protecting woodland during development ensuring that the two existing age classes can persist. Addition of saplings and understorey shrub in cleared / thinned areas shall increase age classes present.	Establishment and growth of new saplings shall be monitored and any failures replaced in the next suitable planting season. New saplings will be allowed to settle naturally and will not be disturbed or uprooted. Long-term management shall ensure that sufficient light is able to reach the woodland floor to allow natural regeneration. Any tree removal would need to be subject to TPO consent.
		Two age classes present				
		One age class present				
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	3	Off-site Woodland	No enhancement measures proposed, no significant browsing damage is currently evident.	Monitoring of existing woodland to be undertaken and deer-fencing installed if damage by deer browsing is identified as a significant issue.
		Evidence of significant browsing pressure is present in 40% or less of whole woodland				
		Evidence of significant browsing pressure is present in 40% or more of whole woodland				
C	Invasive plant species	No invasive species present in woodland	2	Off-site Woodland	Eradication of rhododendron is ongoing and will continue until completely eradicated. This duty shall be assigned to a suitably qualified invasive species removal specialist.	Woodland will be monitored for the presence of any invasive non-native species which will be removed as soon as possible after identification. Monitoring visits will identify the presence of any other suboptimal species that may require removal.
		Rhododendron <i>Rhododendrion ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, other invasive species <10% cover				
		Rhododendron or laurel present, or other invasive species) 10% cover				
D	Number of native trees species	Five or more native tree or shrub species found across woodland parcel	3	Off-site Woodland	Four existing native species (birch, oak, beech and holly) identified within woodland will not be altered. Removal of rhododendron will allow other species to natural colonise the shrub layer. Addition of hazel understorey planting and rowan sapling planting to open rides / glades created from Rhododendron removal and select thinning of trees shall increase the overall species number.	Establishment and growth of new saplings and understorey shrubs shall be monitored and any failures replaced in the next suitable planting season. Long-term management shall ensure that sufficient light is able to reach the woodland floor to allow natural regeneration of aging trees.
		Three to four native tree or shrub species found across woodland parcel				
		Two or less native tree or shrub species present across woodland parcel				
E		>80% of canopy trees and >80% of understorey shrubs are native	3			

	Cover of native tree and shrub species	50 – 80% of canopy trees and 50-80% of understorey shrubs are native		Off-site Woodland	Rhododendron is currently extensive within the woodland and will be eradicated to increase cover of native species.	Woodland will be monitored for the presence of any invasive non-native species, which will be removed as soon as possible after identification. Monitoring visits will identify the presence of any other non-native species that may require removal.
		<50% of canopy trees and <50% understorey shrubs are native				
F	Open space within woodland	10-20% of woodland has areas of temporary open space. Unless woodland <10ha in which case 0-20% temporary open space is permitted.	2	Off-site Woodland	Some open space currently present but most negative eg. builders rubble etc. Retain and enhance open space through selective thinning, rhododendron removal and new planting.	Retain and enhance open space to increase spatial diversity. Monitoring of rides and glades undertaken to ensure woodland does not become completely closed canopy again and created rides are maintained.
		21-40% of woodland has areas of temporary open space				
		<10% or >40% of woodland has areas of temporary open space.				
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth	2	Off-site Woodland	Woodland regeneration will be maintained. Removal of rhododendron will allow future regeneration to continue.	Saplings will be allowed to settle naturally and will not be disturbed or uprooted.
		One or two classes only present in woodland				Overshading may be an issue in the woodland and the ecologist will continue to monitor this any may subsequently recommend additional thinning of trees (subsequent to TPO consent) to achieve this if necessary.
		No classes or coppice regrowth present in woodland				
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	2	Off-site Woodland	Remove damaged trees when not of ecological value. Planting of new saplings in clear areas. The consent of the LPA will be required prior to works owing to the existing TPO.	Monitoring visits shall monitor tree health, where low risk disease is recorded the tree shall be left in situ to create valuable deadwood habitat over time. Any large-scale impacts upon tree health shall be reported to the LPA as part of monitoring visits, and trees removed if deemed necessary by the project ecologist. The consent of the LPA will be required prior to works owing to the existing TPO.
		11% to 25% mortality and/or crown dieback or low risk pest or disease present				
		Greater than 25% tree mortality and or any high risk pest or disease present				
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	2	Off-site Woodland	Rhododendron is currently extensive within the woodland and will be managed to prevent further encroachment. Areas of existing ground flora align with W15A or W16A, these areas shall be retained. Damaged ground flora resulting from swale construction to be seeded with Emorsgate EW1.	Woodland will be monitored for the presence of any invasive non-native species, which will be removed as soon as possible after identification. Management of bracken and scrub may be required where these begin to dominate.
		Recognisable NVC plant community at ground layer present				Establishment of EW1 along swale to be monitored. Any failure of seed mix to establish shall result in the re-seeding in the next suitable season (eg. the following spring or autumn).
		No recognisable NVC plant community at ground layer present.				

J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	3	Off-site Woodland	Removal of rhododendron prior to commencement will ensure that further storeys can grow. Clear areas to be seeded with hazel understorey, and rowan, beech and oak saplings to increase structural diversity.	Woodland will be monitored for the presence of any invasive non-native species, and which will be removed as soon as possible after identification. Establishment and growth of new saplings and understorey shrubs shall be monitored and any failures replaced in the next suitable planting season. Long-term management shall ensure that sufficient light is able to reach the woodland floor to allow natural regeneration of understorey shrub, ground flora and saplings.
		Two storeys across all survey plots				
		One of less storey across all survey plots				
K	Veteran trees	Two of more veteran per hectare	3	Off-site Woodland	2x trees to be subject to veteranisation techniques including coronet cuts, plunge cuts, drilling to create holes and natural breaks. Tree to be a poor condition specimen and identified by the supervising ecologist.	Health of veteranized trees to be monitored, and further features added if wounds fully occlude around created features. Location and type of features to be agreed with supervising ecologist.
		One veteran tree per hectare				
		No veteran trees present in woodland				
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems and stumps, or an abundance of small cavities.	3	Off-site Woodland	Deadwood was identified within the existing trees. This shall be retained within trees and on the ground. Any fallen deadwood in the route of the proposed swale creation shall be carefully moved to one side and left in a position where it shall remain undisturbed.	Woodland should be allowed to develop and form deadwood. Deadwood to be left within the woodland to provide opportunities for wildlife.
		Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.				
		Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.				
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	2	Off-site Woodland	Disturbance will be reduced through removal of rubble piles and reduction in vehicle traffic. Areas of bare ground resulting from clearance to be seeded with Emorsgate EW1 wildflower mix for woodland.	Disturbance to the off-site woodland shall be discouraged through secure fencing, and additional signage of 'private land'.
		Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground				
		More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground				

Additional Management Prescriptions (WO-B01)

Where tree works are necessary a professional tree surgeon should be contacted alongside the ecologist. If remedial action is necessary to be taken in the bird nesting season (March – September inclusive), then a visual inspection for nesting birds should be undertaken prior to commencement of any works. All birds and their nests are protected under the *Wildlife and Countryside Act* (1981) and so management should be mindful to avoid disturbing and destroying the nests of these species.

Off-Site Woodland

Creation, Enhancement and Management Detailed Methods (OFF-WO-T02)

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

Action	Relevant Parcels	Responsibility and Timing	Prescriptions
Rhododendron removal	Off-site Woodland	This will be completed in year 0. It will be the responsibility of the landowner to appoint an Invasive Weed Specialist. It will be the responsibility of the landowner to arrange access via the eastern corridor. All removal will be completed as soon as possible after the removal plan is produced. Identification of required remedial measures shall be the responsibility of the ecologist, to be completed by landscape contractor or appointed specialist.	The rhododendron removal plan shall follow the detailed methodology outlined in best practice guidance <i>Managing and Controlling Invasive Rhododendron</i> (Edwards, 2006). Invasive Weed Specialist may be consulted for additional advice / to conduct the removal works.
Thinning / Re-coppicing	Off-site Woodland	It shall be the responsibility of the assigned landscaper and ecologist to identify tree management that is required to enhance the off-site woodland. Extent of thinning works to be agreed with ecologist after rhododendron removal. Formal application for TPO consent for tree and fell works must be made to the LPA by the landowner. It will be the responsibility of the landowner to arrange access via the eastern corridor.	Areas of particularly dense canopy are to be thinned by selective removal of poor-quality specimen trees and / or coppicing of stools to create areas of open rides / glades. Further thinning to take place if annual surveys record light conditions don't allow ground flora and colonization. Tree removal works to take place outside bird nesting season. Felled logs to be left on site to form log piles beneficial for invertebrates. All existing trees within the site boundary are protected by a tree preservation order (1798/2021). Therefore, management of trees will require permission from the LPA. Created glades and rides are to be monitored with select thinning / re-coppicing taking place on a ~7 year cycle to ensure that open areas of the woodland are always present. Works are to be agreed with the supervising ecologist following monitoring visits.
Planting of understorey scrub and saplings.	Off-site Woodland	This will be the responsibility of the assigned landscape contractor and will be completed in the next suitable planting season following rhododendron removal and any required thinning or coppicing works. It will be the responsibility of the landowner to arrange access via the eastern	New shrub and saplings shall be planted as bare root whips during the dormant season. A suitable planting pit shall be excavated with spade and the whips well-heeled in. Saplings are to be supported by biodegradable tree guard and single stake which shall be removed after c. 2 years. Should any plant failures be noted during the monitoring visits then plants shall be replaced during the next dormant season and appropriately planted as per the above prescriptions.

		corridor. Planting anticipated to be completed over the winter of '24/'25. Identification of required remedial measures shall be the responsibility of the ecologist, to be completed by landscape contractor or appointed tree surgeon.	
Veteranisation	Off-site Woodland	It shall be the responsibility of the assigned landscaper and ecologist to identify trees which are to be subject to veteranisation techniques. Veteranisation to take place outside the bird nesting season, anticipated to be completed over the winter of '24/'25. These features are to be monitored and may require new features to be created should fissures be found to have fully occluded by new wood. Identification of remedial measures shall be the responsibility of the ecologist, to be completed by landscape contractor or appointed tree surgeon.	2no. mature oak trees shall be selected by the ecologist and clearly marked on site. The landscape contractor or appointed tree surgeon shall then add features to the tree using a chainsaw, as directed by the ecologist including the creation of: <u>Broken branches:</u> Cut the lowest branch at least 10cm in diameter, 20cm from the trunk, cut halfway through from the top and then pull/push the branch to rip it the rest of the way. Cut the remaining part to look like a natural fracture. <u>Ring-barked branch:</u> Remove the bark and living tissue all the way round the lowest live branch which is over 10cm in diameter. Ring bark the branch about 20cm from the trunk for a width of 20cm. <u>Woodpecker Hole:</u> Saw a slightly oval-shaped hole into the tree at least 4m above the ground. The hole shall be approximately 8cm wide and 12cm long and cut into the centre of the trunk. <u>Vertical Fissure:</u> Create three plunge cuts upward at an angle of approximately 30° into the stem through a vertical slit-entrance 2 × 15 cm (width × height) to produce a wedge-shaped internal cavity (maximum depth = 20–25 cm) located above the entrance slit, with a volume of approximately 500 cm³. Tree works are to take place outside bird nesting season. These features are to be monitored and may require new features to be created should fissures be found to have fully occluded by new wood.
Seeding of Emorsgate EW1	Off-site Woodland	This will be the responsibility of the assigned landscape contractor and will be completed in the next suitable planting season following rhododendron removal, any required thinning or coppicing works and construction of the swale. Planting anticipated to be completed in the spring of 2025.	The seed shall be surface sown onto a prepared seed bed by machine or broadcast by hand at a rate of 4g/sqm. The seed is to be sown in overlapping sections to ensure good coverage. After seeding, the seed bed is to be firmed down, but the seed should not be covered. During dry spells, the seeded areas shall be watered during establishment. Open areas of woodland with higher light levels (>50%) may require an annual cut in mid-summer to keep weeds of semi-shade such as nettles and brambles under control. The need for a summer cut shall be determined by the monitoring visits. Where a cut is needed, all arisings shall be removed from the woodland to prevent nutrient enrichment. Failure of seeding shall trigger re-seeding with a suitable mix in the next spring or autumn.
Ongoing invasive species monitoring	Off-site Woodland	Subsequent checks on rhododendron will be completed for the first five years by the appointed landscaper and landowner / new home owners. The ecologist will be responsible for identifying required remedial measures the landowner will be responsible for arranging	Woodland will be monitored for the presence of any invasive non-native species, which will be removed as soon as possible after identification. This will be done through spot treatment, using pulling where new seedlings are growing. Should seedlings become too large to pull then a foliar spray will be required. A mix of glyphosate (20% solution), triclopyr (8% solution) or ammonium sulphate (40% solution) are known to be effective during suitable weather conditions i.e., dry weather. The herbicide concentrations used, and timings of applications vary according

		access and appointing further management visits as required. Monitoring visits will be completed by the ecologist once per year for the first five years. Spot checks are to be completed by the landowner wherever possible.	to which chemical is used. Should seedlings reach a mature stage then specialist advice will need to be sought for further removal works.
--	--	--	---

Other Supporting Information

Supporting Information (OFF-WO-B02)
The woodland is protected under a tree preservation order (1798/2021). Under this TPO it is an offence to cut down, top, lop, uproot, wilfully damage, or wilfully destroy any tree specified within it. It is also an offence to cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified within it. Where management of trees is required, this must be done with the express consent of the LPA.

Off-Site Woodland Species Lists (OFF-WO-T03)

Understorey species list by abundance

Common Name	Scientific Name	Abundance / %	Comments
Hawthorn	<i>Crateagus monogna</i>	20	
Hazel	<i>Corylus avellana</i>	40	
Spindle	<i>Euonymus europaeus</i>	10	
Holly	<i>Ilex aquifolium</i>	20	
Honeysuckle	<i>Lonicera periclymenum</i>	10	

Ground Flora species list by abundance

Common Name	Scientific Name	Abundance / %	Comments
Ramsons	<i>Allium ursinum</i>	1	
Garlic Mustard	<i>Alliaria petiolata</i>	2	
Wild angelica	<i>Angelica sylvestris</i>	0.5	
Cow Parsley	<i>Anthriscus sylvestris</i>	1.5	
Lords and Ladies	<i>Arum maculatum</i>	0.2	
Foxglove	<i>Digitalis purpurea</i>	4	
Hemp Agrimony	<i>Eupatorium cannabinum</i>	0.1	
Meadowsweet	<i>Filipendula ulmaria</i>	0.8	
Hedge Bedstraw	<i>Galium album</i>	1.5	
Wood Avens	<i>Geum urbanum</i>	2.1	
Bluebell	<i>Hyacinthoides non-scripta</i>	1.6	
Primrose	<i>Primula vulgaris</i>	0.1	
Selfheal	<i>Prunella vulgaris</i>	1	
Meadow Buttercup	<i>Ranunculus acris</i>	0.4	
Red Campion	<i>Silene dioica</i>	3	
Wood Sage	<i>Teucrium scorodonia</i>	0.2	
Common Bent	<i>Agrostis capillaris</i>	2.4	
Sweet Vernal	<i>Anthoxanthum odoratum</i>	1.6	
False Brome	<i>Brachypodium sylvaticum</i>	0.8	
Crested Dogstail	<i>Cynosurus cristatus</i>	48	
Tufted Hairgrass	<i>Deschampsia cespitosa</i>	1.6	
Red Fescue	<i>Festuca rubra</i>	19.2	
Wood Meadow-grass	<i>Poa nemoralis</i>	6.4	

Sapling species list by abundance

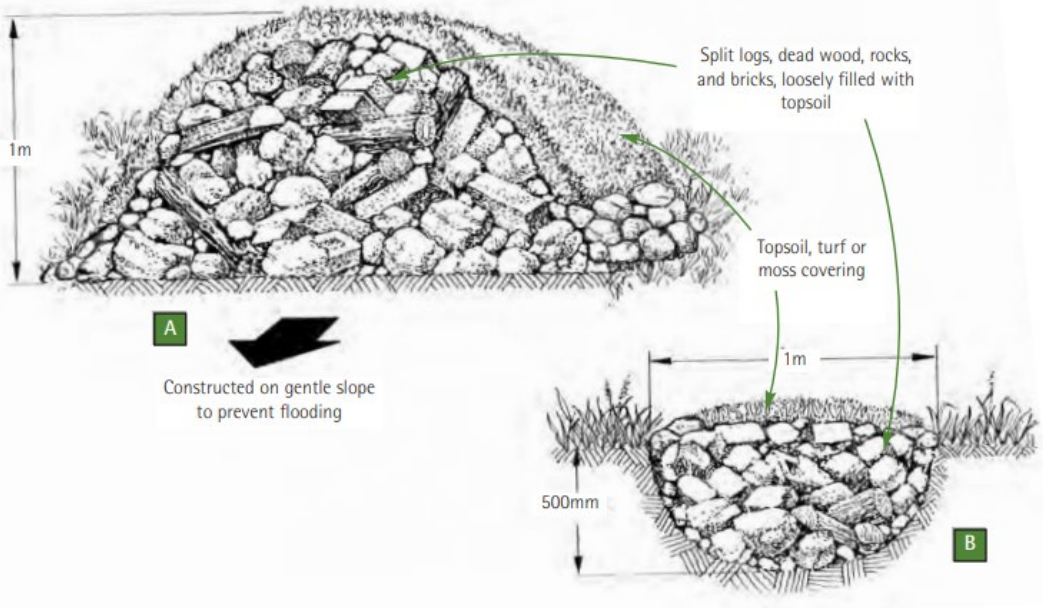
Common Name	Scientific Name	Abundance / %	Comments
Rowan	<i>Sorbus aucuparia</i>	50	
Oak	<i>Quercus robur</i>	30	
Beech	<i>Fagus sylvatica</i>	20	

Species Specific Habitat Provision

Creation, Enhancement and Management Methods (EN)

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

Action	Relevant Features	Responsibility and Timing	Prescriptions
Hibernacula Creation		To be completed during the active period for reptiles (c. mid-March to September inclusive) or when day temperatures are over 9 degrees C and overnight temperatures are regularly above 5 degrees C. A suitably qualified contractor shall be responsible for the hibernacula creation.	The hibernaculum will consist of wood, rubble, soil, and turf. The wood should be from native species and can be in the form of logs, branches and / or tree roots, which could be recycled from any initial tree pruning / clearance works required at the site. Rubble can be in the form of stones, gravel, and broken bricks. Soil and turf from the excavation of the reptile hibernaculum will be saved to use. The key is to acquire a diversity of shapes and sizes of the materials that will create different shaped crevices to create a less uniformed pile. The ratio of materials is not overly important, but it should be aimed to get a ratio of 2:2:1 wood : rubble : soil. The hibernaculum will be sunk into the soil to create underground hibernation opportunities. A hole 0.5m deep and 1m x 1m in width and length will be dug by hand with a spade and the soil and turf kept. Once the hole is dug, layer and pile the wood and rubble, creating different sized gaps and entrances to the pile. Throughout the process, sprinkle and compact some areas with the saved soil. The hibernaculum will end up being level with the ground. Excavated turf will then be laid on top of the piles to ‘cap’ them, providing that access to the hibernaculum is still available. This will provide a more seamless blend into the surrounding habitat. Year 0 monitoring report should include a plan of the hibernacula.

			 Image 01 – hibernacula suitable for reptiles and amphibians (Langton et al, 2001)
Log Pile Creation		To be completed during the active period for reptiles (c. mid-March to September inclusive) or when day temperatures are over 9 degrees C and overnight temperatures are regularly above 5 degrees C. A suitably qualified contractor shall be responsible for the hibernacula creation.	Two log piles will be provided to the north of the site, within the reptile receptor area, to provide refuge for reptiles and amphibians as well as invertebrates and fungi. Log piles should consist of removed tree limbs of 10cm diameter thickness or greater, which shall be provided by tree pruning / felling works required to facilitate proposals. These logs should remain untreated and not support biohazards such as tree diseases. Logs will be piled on top of each other horizontally, should not be further cut into smaller pieces and will be left in direct contact with the ground where possible, in dappled shade and in compact piles to maintain humidity. Each log pile should cover an area of at least 1.5m² and be at least 1m high. Additional wood arising from thinning works shall be left on site to create additional log piles within the off-site woodland.
Hedgehog Holes		Not seasonally restricted. It shall be the responsibility of Anderson Contractors Ltd. to ensure these are installed at the same time the fencing is installed.	‘Hedgehog holes’ will be incorporated into the proposed garden brick walls and fencing (LLDE, 2023c). The holes will be 13cm x 13cm in width and height in the fencing and brick walls and shall be dispersed once every 10m as shown in the Landscape Masterplan (LLDE, 2024). These will allow hedgehogs to pass between all proposed gardens and into the wider landscape of woodland. The hedgehog holes will require a small sign above each one stating what they are and to not block, so that residents are informed. The hedgehog holes will also allow other small animals, such as reptiles and amphibians, to access the garden spaces, but would be too small to allow access for badgers
Bird Boxes		Not seasonally restricted. It shall be the responsibility of Anderson Contractors Ltd. to ensure these are installed into the fabric of the build at the time of construction	The proposals shall include the installation of 4no. Vivara Pro WoodStone House Sparrow Nest Box (double chamber), one box integrated into each proposed dwelling. The proposed bird box is suitable for a range of common garden bird species, including house sparrow, great tit, and blue tit. These boxes will be installed into the masonry of the northern wall of each dwelling as illustrated on the Landscape Masterplan (LLDE, 2023c). Each box will be installed at a minimum height of 3m, positioned to minimise risk of predation i.e. at gable ends, with a clear line of access to the boxes which shall not be installed directly next to windows. Year 0 monitoring report should include a plan of where boxes have been erected.
Bat Boxes		Not seasonally restricted. It shall be the responsibility of Anderson Contractors Ltd. to	The proposals shall include the installation of 4no. bat boxes within surrounding trees. These bat boxes will be installed on a large tree within the adjacent woodland in the blue line boundary by the suitably qualified ecologist.

		ensure that a suitably qualified ecologist is contacted to install the boxes prior to the soft demolition of the buildings. (This will ensure that there is a suitable place for the ecologist to translocate any bats found during the soft strip of the existing buildings, in the highly unlikely event that these are present) The location of integrated boxes to be as per agreed plans and agreed on site with the project ecologist.	Each box will be installed at a minimum of 3m high, facing south, positioned to minimise risk of predation, and with a clear flight path. The bat boxes will be installed by a suitably qualified ecologist to ensure these specifications are met. 1no. integrated bat box shall be installed to each dwelling to provide roost space for crevice dwelling bat species. The integrated boxes shall be installed as soon as possible within the construction programme. The boxes shall be checked annually to ensure entrances remain unobstructed. No other maintenance is required. Year 0 monitoring report should include a plan of where boxes have been erected.
--	--	---	--

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

Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
All	Rhododendron is not effectively eradicated or begins encroaching from adjacent areas.	Presence of rhododendron regrowth or seedlings identified on-site.	A prescribed rhododendron removal plan produced prior to any planting on-site, in line with best practice guidance and tailored advice from an invasive species specialist. No further rhododendron will be planted as an ornamental species within vegetated gardens. Management to including pulling and treatment of any further growth, provided by invasive species specialist where required. Regrowth and seedlings to be identified in proceeding spring for following 4 years as part of monitoring visits.
Mixed scrub	Newly planted shrubs fail to establish.	If any newly planted shrubs found to be dead during years 1-10.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis as required. Failure to be identified within monitoring visit within year 2.
Mixed scrub	Single species dominates shrub layer.	Percentage cover of a single scrub species exceeds 75%.	Scrub species selected for their native origin and natural occurrence within surrounding landscape. Species with invasive habits (e.g. alder buckthorn) are to be planted with lower frequency and are separated from other plants of same species. Selective pruning will reduce cover of dominating species. Dominance of shrubs will be identified in monitoring visits and will advise on if pulling and removal of plants is required.
Mixed scrub	Ecologically viable clearings, glades and rides fail to form in scrub.	No evidence of a well-developed edge is identified by year 5.	Planting specifications include gaps in scrub layer to provide opportunities for these areas to form. Management will maintain these areas and avoid removal of ground flora to allow natural colonisation from adjacent areas to occur. A shaded wildflower planting mix will be seeded if no development is identified within monitoring visit within year 5.

Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Other neutral grassland	Wildflower grassland fails to establish.	Percentage cover of grasses in growing season (April to September inclusive) exceeds 80% after year 5.	Wildflower mix tailored to underlying geology of the site. Management of grassland to include watering, removal of perennial weeds, adaptive management, and topping in growing season during first two years after seeding. Monitoring visits will identify species composition and cover. Recommendations will be made on adaptive management and whether scarification of the ground is required. Should the grassland continue to fail, then alternative wildflower mixes will be considered.
Other neutral grassland	Overshading causes excessive bare ground.	Bare ground within grassland exceeds 5% in growing season after year 5.	Wildflower mix tailored to underlying geology of the site. Management of grassland includes mowing regime and adaptive management to allow grassland to establish with a varied structure and areas of bare ground. Should excessive amounts of bare ground be present then the areas will be scarified and reseeded with the wildflower mix. Monitoring visits will estimate cover of bare ground and make recommendations for reseeded when appropriate. Should adaptive management and reseeded fail to reduce amount of bare ground then a different wildflower mix that is shade tolerant will be considered.
Other neutral grassland	Bracken returns and dominates grassland.	Bracken cover within grassland exceeds 20% in growing season.	Soil preparation includes clearance of all existing vegetation and cultivation prior to planting. Areas will be seeded immediately after cultivation to ensure that they can grow. Monitoring visits will identify ground cover of bracken and advise on if spot treatment is required through cutting and topping.
Other neutral grassland	Scrub encroaches on neutral grassland.	Scrub cover exceeds 5% cover in growing season after year 2.	Soil preparation includes clearance of all existing vegetation and cultivation prior to planting. Areas will be seeded immediately after cultivation to ensure that they can grow. Monitoring visits will identify percentage ground cover of scrub and advise on if spot treatment is required through cutting and topping.
Other neutral grassland	Inappropriate usage of meadow for amenity results in transition to a modified grassland.	Combined cover of species indicative of suboptimal condition / physical damage accounts for more than 5% of total area in growing season after year 2.	Access to the grassland will be reduced by using a low-level fence to provide a barrier. This will dissuade usage of the area for storage, excessive mowing, amenity use and incidental damage. Monitoring visits will identify percentage ground cover of species indicative of suboptimal condition / physical damage and prescribe adaptive management. Where required areas will be scarified and reseeded. Should the grassland continue to fail, then alternative wildflower mixes will be considered.
Individual trees	Newly planted trees fail to establish.	Any number of newly planted trees found to be dead during years 1-10.	Plant a larger number of trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis as required. Failure to be identified within monitoring visit within year 5.

Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Individual trees	A planted tree becomes a safety risk and requires removal / major works.	Any number of newly planted trees required to be removed during years 1-10.	Plant a larger number of trees initially as contingency against some losses. Where trees become a safety risk a professional tree surgeon will be consulted and will aim for pruning over removal.
Individual trees	Trees become diseased and begin to fail.	Newly planted trees identified to be failing.	Plant a larger number of trees initially as contingency against some losses. Where tree health becomes a concern a professional tree surgeon will be consulted and will advise on whether removal is required. Deadwood from felled diseased trees will be removed from the site to be disposed of and will not be used for log piles on site.
Lowland mixed deciduous woodland	Natural colonisation within the ground community does not occur.	Ground flora cover does not have any indicators of a recognised NVC subcommunity by year 5.	Rhododendron clearance will be undertaken prior to development and ongoing invasive monitoring will identify further encroachment that requires removal. This will enable natural succession to occur within the woodland from adjacent scrub and woodland habitats. Absence of ground flora to be identified within monitoring visit within year 5. Where this occurs, adaptive management on any scrub present will be implemented. Should monitoring visits identify failure to establish after a subsequent 5 years, then adaptive management measures such as thinning and sowing an appropriate seed mix shall be considered.
Lowland mixed deciduous woodland	Trees become diseased and begin to fail.	Existing trees in woodland identified to be failing.	If tree health becomes a concern a professional tree surgeon will be consulted and will advise on whether removal is required. At which point the LPA will be advised and permission will be gained for remedial action, given that the woodland is protected by an existing TPO (1798/2021). If required, a felling license will also be gained from the forestry commission prior to any works. Deadwood from felled diseased trees will then be removed from the site to be disposed of and will not be used for log piles on site, to limit the spread of pests and diseases.
Off-site Lowland mixed deciduous woodland	Thinning and veteranisation requires LPA TPO consent.	Any required thinning or veteranisation works during initial enhancement or remedial measures identified during monitoring.	Need for thinning triggered if monitoring shows poor recruitment as light conditions don't allow ground flora and colonisation.
Hedgerow	Newly planted shrubs fail to establish.	Any number of newly planted whips found to be dead during years 1-10.	Plant a larger number of whips initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis as required. Failure to be identified within monitoring visit within year 5.
Hedgerow	Expansive growth of hedgerow overshades the adjacent neutral grassland.	Bare ground within adjacent grassland exceeds 5% in growing season after year 5.	Seed mix for the adjacent grassland includes a highly diverse mix of wildflower and seed that maximises the potential for plants to be able to grow into shaded areas. Additional pruning prescribed to reduce growth of hedgerow should the

Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
			grassland continue to fail. Failure or dominance of sub-optimal condition plants to be identified within monitoring visit by year 5.
Log Piles	Logs removed from piles	If height of log pile is less than 1m	Add more logs (type of logs in line with initial specifications) consider securing logs with wire if obviously deliberately removed.
Hedgehog Holes	Become blocked	All hedgehog holes will be inspected to check if blocked	Unblock and alert landowner to request hole remains unblocked.
Bat Boxes	Come loose / are removed / fall off	Check for presence	If bat box is broken it shall either be fixed of a like for like equivalent order and the box shall be refitted, possibly in another location or with a sturdy fixing method if that were the suspected reason the box fell / broke.

3. Monitoring Schedule

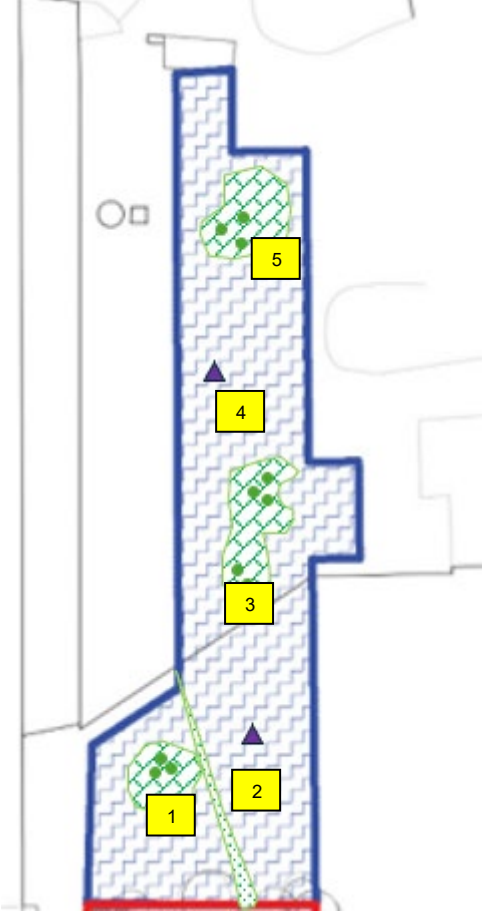
Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)
The assigned landscaper will undertake initial monitoring when providing ongoing management of the proposed habitats. This will include conducting the predefined management measures outlined herein. The ecologist will be responsible for identifying any habitat failures, loss of habitat areas and any identifying adaptive prescriptions that may be required to ensure the successful development of each habitat type. The ecologist shall also advise of any additional measures implemented or required so that it can be included in their own monitoring review. The landowner/s will also be responsible for arranging access to the assigned landscaper and ecologist within the required timeframe. Specialist monitoring may also be required for rhododendron eradication for the first five years, as advised by an invasive weed specialist when producing the rhododendron removal plan. The ecological monitoring strategy will include visits undertaken by the ecologist in years 1, 3 and 5 to ensure the successful planting and establishment of the proposed habitats and enhancement strategy. In year zero this will be undertaken several weeks after all planting, and landscaping has taken place. Year 0 monitoring of off-site woodland to take place following rhododendron removal, thinning, planting and veteranisation works. For the subsequent surveys these will be preferentially conducted in May, or, if access cannot be arranged at this time, then it will be conducted at another point in the peak growing season (April – June). After this time monitoring visits will be conducted every 2-6 years to provide the landowner/s with adaptive management prescriptions which may be required for the habitats to reach the targeted distinctiveness and condition. These checks will be undertaken in years 7, 10, 15, 20, 25, 30, 35 and 40. These will be preferentially conducted in May, or, if access cannot be arranged, between May-August. The monitoring visits will include an assessment of the habitat types present on-site areas in line with current best practice guidance (UKHabs, 2023). This will include taking before-and-after photos from prespecified locations, to be determined in year zero after planting has been completed. The ecologist will then score the conditions of each habitat according with current condition assessment criteria guidance (DEFRA, 2024), and provide species lists with DAFOR scale or percentage cover estimates, as required for each condition. A review of the progress and change of each habitat area, hedgerow or individual tree will then be estimated from previous reports. At this time, any remedial measures which could be implemented in further management will be identified. Following the monitoring visit the suitably qualified ecologist will provide a short report in line with the Natural England Habitat Management and Monitoring Plan template framework, to the landowner/s summarizing the results of the survey and highlighting any recommendations to ensure the habitats achieve the distinctiveness and condition targeted in the Biodiversity Net Gain Assessment and outlined herein. It would then be the responsibility of the landowners to provide a copy of this report to the Local Planning Authority to review, who would then be responsible to enforce further actions as per the S106 Agreement.

Monitoring Methods and Intervals MS-T01

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
All – rhododendron management	After rhododendron treatment has occurred these areas will be inspected for regrowth and the presence of seedlings in spring by an invasive weed specialist. Further management prescriptions will then be advised based on the presence/absence of this species. The assigned landscaper will also search for and identify presence of any rhododendron as part of their ongoing management and will prescribe additional management or visits as required. Should the landowner identify presence of rhododendron then they should contact the assigned landscaper and invasive weed specialist as required.	A regrowth check will be undertaken by the invasive weed specialist in the spring following treatment (2025). Subsequent checks will be completed in accordance with the above strategy.
Mixed scrub	Routine monitoring for failed shrubs will be undertaken by the assigned landscaper. Where shrubs have died and failed, they should be reported to the ecologist. Additional planting will be prescribed, as per the remedial risk measures. Ecological monitoring will also be undertaken on the mixed scrub by a professionally qualified ecologist during establishment period. They will identify the species present and estimate percentage cover of each to identify the habitat type establishing. They will collect a botanical species list across it to confirm absence of non-native and invasive species. They will account for the age ranges of shrubs present and identify locations of clearings, glades or rides should they be present. Lastly, the presence and location of tall grassland, forbs, and a well-defined edge is to be noted from a visual appraisal.	The assigned landscaper will complete failure and management checks monthly for the first six months, as part of their routine watering schedule. Checks will be completed in accordance with the above strategy. Surveys to be completed preferentially in May. If access cannot be arranged at this time, then it will be conducted at another point in the peak growing season (May-August).
Other neutral grassland	Routine monitoring for establishing grassland to be undertaken by the assigned landscaper. If grassland is failing, or is becoming dominated by grass, bracken, or scrub this will be reported to the ecologist and adaptive management measures may be prescribed as per the remedial risk measures (% cover of these groups), or it shall be picked up during the ecologists monitoring visits. Ecological monitoring will be undertaken on grassland parcels by a suitably qualified ecologist during establishment period. They will undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m². They will then estimate % cover of bare ground, bramble, and bracken cover. Lastly, they will accumulate a botanical species list across the grassland to check against the target species list. This will be used to confirm presence / absence of planted species, non-native invasive species, and those indicative of sub-optimal condition.	Ad hoc failure and management checks to be completed monthly by the assigned landscaper for the first six months, as part of their routine watering schedule, to be reported to the ecologist if problematic. Additional management checks to be undertaken as part of the routine mowing, in March and September, for the first five years, by the appointed landscape contractor. Ecological monitoring checks as per above schedule.
Individual trees	Routine monitoring for failed saplings will be undertaken by the assigned landscaper. Where saplings have died and failed, they should be reported to the ecologist. Additional planting will be prescribed, as per the remedial risk measures. Ecological monitoring will also be undertaken on planted saplings by a professionally qualified ecologist during establishment period. They will identify whether the tree is within a group, or individual. Where in a group the ecologist will estimate % cover and maximum width of gaps in the canopy from a visual inspection. They will also identify if any vandalism, herbicide, or pruning has taken place on the tree. Lastly, they will identify the % of the tree canopy above vegetation.	The assigned landscaper will complete failure and management checks monthly for the first year, as part of their routine watering schedule. Ecological monitoring checks as per above schedule.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
On-site Lowland mixed deciduous woodland	Routine monitoring for rhododendron will be undertaken by the assigned landscaper and the invasive weed specialist. Ecological monitoring will be undertaken regularly over the first five years by a professionally qualified ecologist. They will score the on-site woodland in a radius of 10m around five survey points according to the woodland condition criteria. This will include a visual inspection for the following: age classes of tree, herbivore browsing, presence of woodland regeneration, number of canopy storeys, deadwood, and presence of disturbed ground. Additionally, they will estimate % cover of open space, and % of canopy cover for each species. They will also accumulate a botanical species list of the canopy, understorey, and ground layer across the woodland compare against possible NVC communities. Lastly, they will identify the presence of invasive non-native species and note percentage cover, location, and age ranges.	Rhododendron checks completed by the assigned landscaper as part of monthly checks by the assigned landscaper for the first six months. Checks completed by the invasive weed specialist as per above schedule. Ecological monitoring checks as per above schedule.
Native hedgerow	Routine monitoring for failed shrubs will be undertaken by the assigned landscaper. Where shrubs have died and failed, they should be reported to the ecologist. Restocking shall take place in the first planting season after failure, or adverse impact on growth from disease, watering or browsing etc. The Landowner and their Landscaper shall be responsible for restocking failed plants in the native hedgerow on an annual basis. Ecological monitoring will be will also be undertaken on the hedgerow by a professionally qualified ecologist during establishment period. They will identify the species present and estimate percentage cover of each to confirm the hedgerow type establishing. They will collect a botanical species list across it to confirm absence of non-native and invasive species. They will also measure the approximate height and width of the hedgerow. The distance of any gaps present will be measured, then subsequently compared against the length of the hedgerow.	The assigned landscaper will complete failure and management checks monthly for the first six months, as part of their routine watering schedule. Ecological monitoring checks as per above schedule.
Off-site Lowland Mixed Deciduous Woodland	5no. survey points across the woodland will be used during the monitoring visits, as shown on the below plan in yellow. Photographs shall be taken from a fixed point at each monitoring visit, each looking north.	Ecological monitoring checks as per above schedule. The landowner shall submit each monitoring report to the LPA on receipt from their Ecologist and assigned landscaper, as well as to arrange site meetings where need for remedial make this necessary. The Landowner's commitment to adaptive management as response to monitoring of woodland enhancement target should aim to make the need for enforcement by the LPA for off-site habitat enhancement unnecessary.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
	 Monitoring visits to be completed April – June when woodland ground flora is most abundant. Monitoring will include a visual inspection for the following: age classes of tree, herbivore browsing, presence of woodland regeneration, number of canopy storeys, deadwood, and presence of disturbed ground. Additionally, they will estimate % cover of open space, and % of canopy cover for each species. This data will be assessed against the BNG condition criteria. To achieve ‘fairly good’ the following features should be observed at each monitoring point / throughout the woodland: - 2no. trees with veteran features; - Establishment of EW1 ground flora mix in areas which have been seeded to include at least 50% ground cover. - Healthy growth of rowan and hazel, as well as already established species so that 5+ native species are present. - An absence of Rhododendron or other invasive species. - Each monitoring point should have an average of 50-60% canopy cover of mature trees, with understorey shrub beginning to establish. - Evidence of saplings and young trees should be evident. - Glades and rides should be open, allowing natural regeneration and healthy growth of planted species. Ecologist’s monitoring report shall provide detail of the off-site woodland monitoring surveys, prescriptions and schedules for management, rather than broad recommendations for the Landowner.	

Monitoring Reports – Years 1-10

Monitoring Report Schedule MS-T02

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y0 2024	N/A	N/A	Confirm completion of seeding of grassland, and planting of scrub, trees, and hedgerow. Confirm thinning, rhododendron control, planting and veteranisation of trees in off-site woodland. Conduct initial search for Rhododendron to confirm absence across site. Collect baseline photos at locations as shown in monitoring plan above.
Y1 2025	September	October	Report on results of initial scrub, grassland, tree, and hedgerow creation. Report on success of understory planting, woodland ground flora establishment in off-site woodland. Replace any planting failures. Advise on if any adaptive measures should be undertaken. Confirm presence/ absence of rhododendron on-site, and identify any locations needing treatment, if applicable. Photographs taken by Ecologist , landscapers or Landowners are be included in the reports submitted to the LPA. The Landowner should advise the LPA of changes to the Ecologist or assigned landscaper as well as changes in ownership or Land Manager for the off-site woodland or access provision.
Y3 2027	September	October	Confirm successful establishment of scrub, grassland, tree, and hedgerow. Report on success of understory planting, woodland ground flora establishment in off-site woodland. Check and confirm presence of natural regeneration in cleared areas. Advise on if any further adaptive measures were taken. Review success of previous management, and whether further measurements are required. Assess canopy cover and whether any further thinning or re-coppicing is needed of off-site woodland. Confirm presence/ absence of rhododendron on-site, and identify any locations needing treatment, if applicable. Photographs taken by Ecologist , landscapers or Landowners are be included in the reports submitted to the LPA. The Landowner should advise the LPA of changes to the Ecologist or assigned landscaper as well as changes in ownership or Land Manager for the off-site woodland or access provision.
Y5 2029	September	October	Confirm habitat retention and assess habitats present on-site, and what conditions are being met. Compare habitats to previous years photographs, composition, and percentage cover to identify trends. Review success of previous management, and whether further measurements are required. Confirm presence/ absence of rhododendron on-site, and identify any locations needing treatment, if applicable. Check and confirm presence of natural regeneration in cleared areas. Review the HCMMP and confirm if management plan is still appropriate, and identify further measures required to implement habitats over next five years. In order to revise the HCMMP formal approval must be provided by the LPA. Confirm responsibilities with the landowner in appointing new management and monitoring for this timeframe. Photographs taken by Ecologist , landscapers or Landowners are be included in the reports submitted to the LPA. The Landowner should advise the LPA of changes to the Ecologist or assigned landscaper as well as changes in ownership or Land Manager for the off-site woodland or access provision.

Y7 2031	September	October	Compare habitats to previous years photographs, composition, and percentage cover to identify trends. Assess the habitats present on-site and what conditions are being met. Review success of previous management, and whether further measurements are required. Confirm presence/ absence of rhododendron on-site, and identify any locations needing treatment, if applicable. Assess canopy cover and whether any further thinning or re-coppicing is needed of off-site woodland. Check and confirm presence of natural regeneration in cleared areas, including tree size / class. Photographs taken by Ecologist , landscapers or Landowners are be included in the reports submitted to the LPA. The Landowner should advise the LPA of changes to the Ecologist or assigned landscaper as well as changes in ownership or Land Manager for the off-site woodland or access provision.
Y10 2034	September	October	Compare habitats to previous years photographs, composition, and percentage cover to identify trends. Assess the habitats present on-site and what conditions are being met. Review success of previous management, and whether further measurements are required. Confirm presence/ absence of rhododendron on-site, and identify any locations needing treatment, if applicable. Assess canopy cover and whether any further thinning or re-coppicing is needed of off-site woodland. Check and confirm presence of natural regeneration throughout woodland, including tree size / class. Review the HCMMP and confirm if management plan is still appropriate, and identify further measures required to implement habitats over next five years. In order to revise the HCMMP formal approval must be provided by the LPA. Confirm responsibilities with the landowner in appointing new management and monitoring for this timeframe. Photographs taken by Ecologist , landscapers or Landowners are be included in the reports submitted to the LPA. The Landowner should advise the LPA of changes to the Ecologist or assigned landscaper as well as changes in ownership or Land Manager for the off-site woodland or access provision.

CONFIRMATION OF ORDER

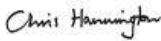
Tree Preservation Order No. 1798/2021

Trees rear of 55 to 67 Nine Mile Ride, Finchampstead, RG40

This order was confirmed by WOKINGHAM BOROUGH COUNCIL with modifications on the THIRTIETH..... day of ...NOVEMBER..... two thousand and twenty-one.

- On the Map, A1 has been amended to represent the tree locations more accurately. The redundant line has been crossed through in red.

Signed on behalf of The Wokingham Borough Council

... 

Authorised by the Council to sign on that behalf

25th June 2021

Town and Country Planning Act 1990

**Town and Country Planning
(Tree Preservation) (England) Regulations 2012**

THE WOKINGHAM BOROUGH COUNCIL

(PARISH OF FINCHAMPSTEAD)

TREE PRESERVATION ORDER NO. 1798/2021

**(Order made in accordance with
Section 198 of the Act)**

Trees rear of 55 to 67 and at 59 Nine Mile Ride, Finchampstead, RG40

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)
(ENGLAND) REGULATIONS 2012**

THE WOKINGHAM BOROUGH COUNCIL

TREE PRESERVATION ORDER NO. 1798/2021

Regulation 3(1)

Town and Country Planning Act 1990

Tree Preservation Order: 1798/2021

Wokingham Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order 1798/2021

Interpretation

2. - In this Order “the authority” means Wokingham Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. – (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this TWENTY-FIFTH day of JUNE in the year
two thousand and twenty one.

Signed on behalf of the Wokingham Borough Council

Chris Hannington

.....

Authorised by the Council to sign on that behalf

SCHEDULE

Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
-----------------------------	--------------------	------------------

NONE

Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
-----------------------------	--------------------	------------------

A1	Trees of all species	Located at 59 Nine Mile Ride, Finchampstead, RG40
----	----------------------	--

Groups of trees

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
-----------------------------	--------------------	------------------

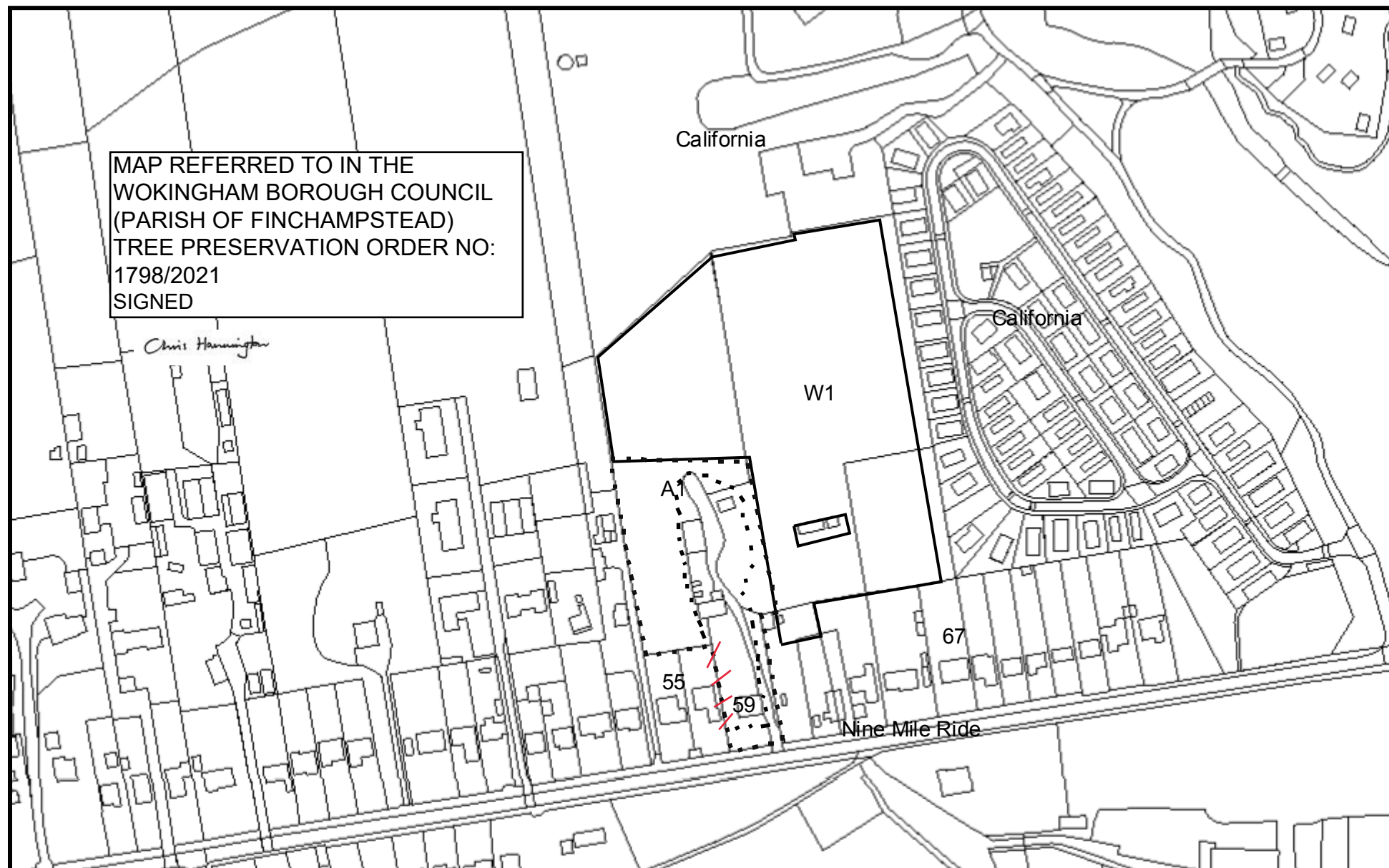
NONE

Woodlands

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
-----------------------------	--------------------	------------------

W1	Trees of all species	Located to the rear of nos. 55 to 67 Nine Mile Ride, Finchampstead, RG40
----	----------------------	---



Scale: 1:2,500
Date: 25/06/2021

Ordnance Survey data © Crown copyright and database right 2021. OS 100030994.

