

Habitat Management and Monitoring Plan

Site Name:	Land at Old Forest Road, Wokingham, Berkshire
Date:	21/08/2026
Version:	1



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Version Control

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

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0	Draft issue to client	Rosie Marston BSc (Hons) MSc MCIEEM – 19/08/2026	Tim Lees BA (Hons) MSc MCIEEM – 20/08/2026
1	Final issue to client	Rosie Marston BSc (Hons) MSc MCIEEM – 21/08/2026	Tim Lees BA (Hons) MSc MCIEEM – 21/08/2026

Document Details

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Authorship Details
This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party. Urban Edge Environmental Consulting Ltd Donkey Row Barn Brighton Rd Hassocks BN6 9BS

1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

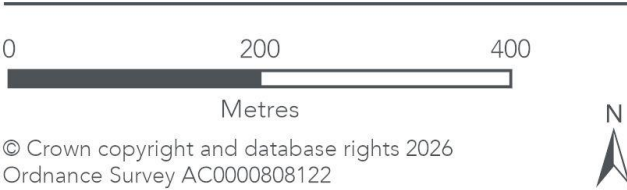
Site Overview PB-B01	
Project type	On-site
Development Name and Address	Land at Old Forest Road, Wokingham, Berkshire
BNG Project Name and Address	N/A
Author Organisation	Urban Edge Environmental Consulting Ltd
Landowner	Bellway Homes Ltd (Thames Valley)
Land Manager	N/A
Responsible person/organisation for creating or enhancing the habitat	Bellway Homes Ltd (Thames Valley)
Period covered by this management plan	1 September 2026 – 1 September 2056 Start/end point of 30+ year period
Planning authority	Wokingham Borough Council
Planning reference (if applicable)	251421
BNG register reference (if applicable)	N/A
Central OS grid reference	SU 79427 70280
Metric revision/title	Statutory biodiversity metric version 1.0.3 from January 2026 (BNG Metric.xlsx)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Retained: 0.01ha of modified grassland, 0.01ha of bracken, 0.79ha of rural trees, 0.12km of native hedgerow with trees, associated with a bank or ditch, 0.22km ditches. Created: 0.07ha of modified grassland, 0.18ha of other neutral grassland, 0.01ha of mixed scrub, 0.02ha of SuDS, 0.13ha of urban trees, 0.38km of species-rich native hedgerows, 0.21km non-native and ornamental hedgerows Enhanced: 0.08ha of modified grassland, 0.06ha of bramble scrub, 0.02ha of ruderal/ephemeral
Timescales for Actions PB-B03
Year 0 – creation of habitats; Years 1 & 2 – annual monitoring and adaptive management to verify establishment; Year 5–30 – monitoring every five years.
Monitoring Requirements PB-B04
Monitoring visits including habitat condition assessments during years one & two, with one monitoring visit every five years thereafter starting from year five (years five-30). Monitoring reports to be produced and submitted following each monitoring visit.
Required Consents and Licences PB-B05
No relevant consents and licences are required as part of this HMMP.
Funding PB-B06
TBC – details provided by client
Legal Agreement PB-B07
TBC – details provided by client

Land at Old Forest Road,
Wokingham,
Berkshire

 Application Site boundary



Scale (at A4): 1:7,345 Created by: MT
Date: Jun 2026 Reviewed by: NP
Drawing number:
UE0791ECO-OldForestRoadWinnersh: Site location: 260603

 URBAN EDGE
ENVIRONMENTAL
CONSULTING Tel: 01273 686 766
Email: hello@ueec.co.uk Web: www.ueec.co.uk

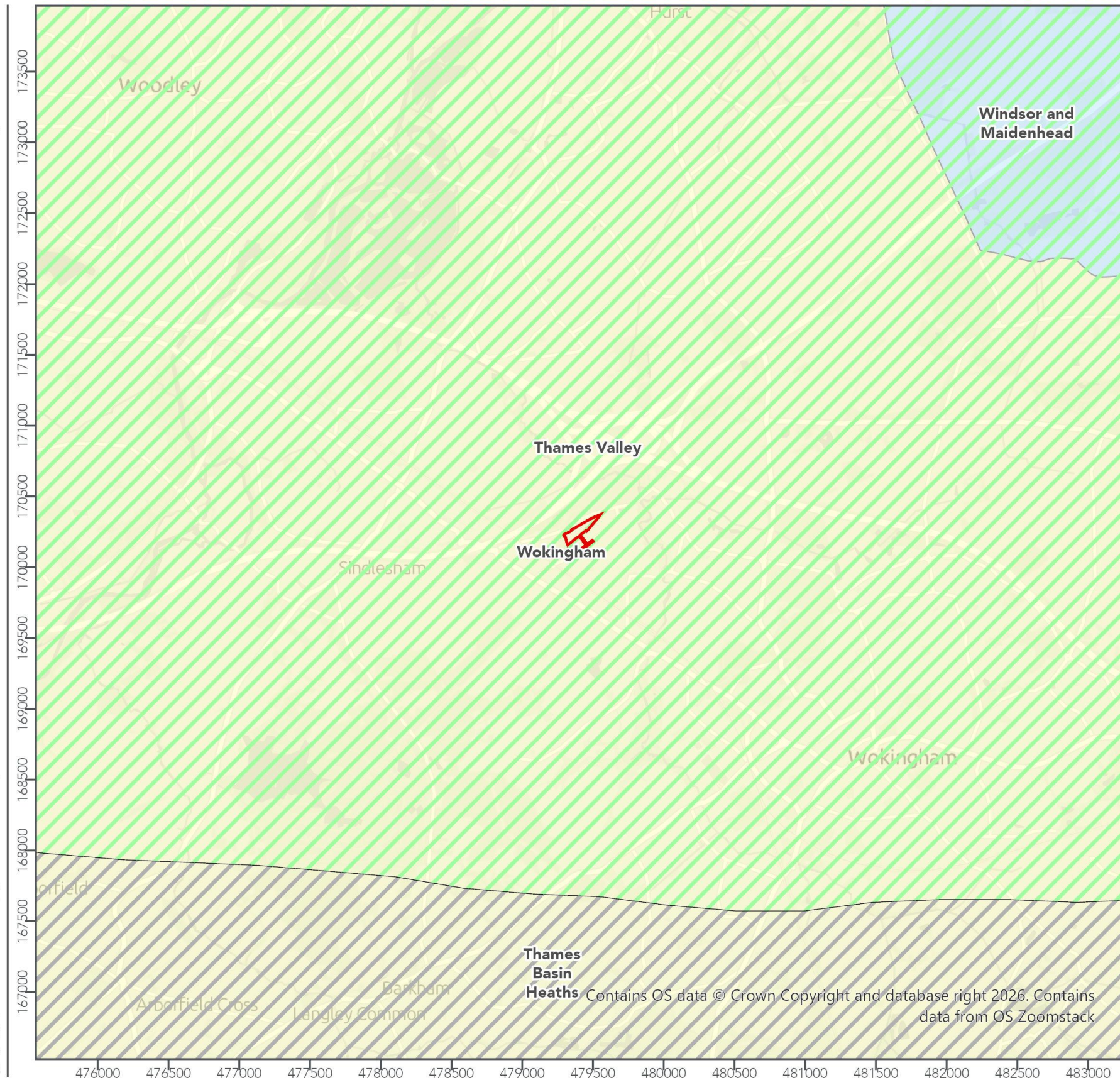


Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.

Land at Old Forest Road, Wokingham, Berkshire

-  Site boundary
-  Thames Basin Heaths National Character Area
-  Thames Valley National Character Area
-  Windsor and Maidenhead Local Planning Authority
-  Wokingham Local Planning Authority



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08

Yes: ☐ No: ☒

This management plan is a site wide management plan. All habitat creation will be completed in a single phase.

The targeted habitat types and conditions will be monitored and tracked through the monitoring programme detailed in this HMMP.

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09

Name or Initials		Rosanna Marston (RM)		
Organisation		Urban Edge Environmental Consulting Ltd		
Responsibility	Start Date:	August 2026	End Date:	August 2026

Responsible for production of the HMMP and subsequent amendments following reviews as needed.

Statement of Competency

Rosanna is an Associate Director of Ecology with thirteen years’ professional consultancy experience. She is a full member of CIEEM and suitably experienced in the use of the UK Habitat (UKHab) Classification System and the Biodiversity Net Gain (BNG) Statutory Metric.

Landowner or Land Manager PB-B10

Name or Initials		Adrian Gillooly		
Organisation		Bellway Homes Ltd (Thames Valley)		
Responsibility	Start Date:	September 2026	End Date:	September 2056

Responsible for overseeing delivery of the HMMP.

Statement of Competency

Adrian is the Managing Director of Bellway Homes (Thames Valley) and works with and employs competent technical people to ensure the delivery of the HMMP.

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		Louise Aparo		
Organisation		Wokingham Borough Council		
Responsibility	Start Date:	August 2026	End Date:	

Responsible for the review of the HMMP.

Land Use Summary

Overview of Baseline Site Use PB-B13

The baseline for the site is based upon the metric completed by AA Environmental in January 2026. The site comprised 1.70ha of undeveloped land, dominated by two fields of modified grassland. Around the boundaries were areas of dense bramble scrub, ruderal/ephemeral and bracken. Rural trees were present along the south-east boundary of the site and separating the two fields. Also present were areas of developed land; sealed surface (Old Forest Road), artificial unvegetated; unsealed surface (the driveway), introduced shrub, gorse scrub and blackthorn scrub. Along the north-east boundary was a native hedgerow with trees associated with a ditch. A ditch was also present separating the two fields in line with the rural trees.

Overview of Proposed Site Use PB-B14

The proposed development is to provide 53 residential dwellings together with associated landscaping, parking, drainage, open space and other associated works. In order to facilitate the development, the majority of grassland will be lost in addition to small areas of bramble scrub, tall ruderal, bracken, gorse scrub, blackthorn scrub and rural trees.

As partial compensation, areas of other neutral grassland, modified grassland, introduced shrub, SUDS, mixed scrub, rural trees, species-rich native hedgerow and ornamental hedgerow will be created throughout the site.

The site’s intended use as a residential development will result in heavily increased public access.

Site Context Photos PB-F03

Two overview photographs of the site taken by UEEC on 29 May 2026



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

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

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

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☐	None of the statutory or non-statutory wildlife sites within the desk-study search zone are likely to be affected by the Proposed Development. AA Environmental Ltd (2025) <i>Old Forest Road, Winnersh: Preliminary Ecological Appraisal</i> .
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☐	No protected species identified on or near the site during the planning process present any constraints or opportunities, and are dealt with through separate mitigation measures: UEEC (2026a) <i>Land At Old Forest Road, Wokingham, Berkshire: Biodiversity Mitigation and Enhancement Plan</i> UEEC (2026b) <i>Land At Old Forest Road, Wokingham, Berkshire: Roosting Bat Survey</i>
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?		No invasive plant species were identified during surveys at the site. AA Environmental Ltd (2025) <i>Old Forest Road, Winnersh: Preliminary Ecological Appraisal</i> .
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	Records of hedgehog <i>Erinaceus europaeus</i> 0.34km away present opportunities to install hedgehog highways and houses at the Site. AA Environmental Ltd (2025) <i>Old Forest Road, Winnersh: Preliminary Ecological Appraisal</i> . UEEC (2026a) <i>Land At Old Forest Road, Wokingham, Berkshire: Biodiversity Mitigation and Enhancement Plan</i>
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	Detailed information relating to the baseline habitats recorded at the site is contained within separate documents: AA Environmental Ltd (2025) <i>Old Forest Road, Winnersh: Preliminary Ecological Appraisal</i> . AA Environmental Ltd (2026) <i>Old Forest Road, Winnersh: Technical Note Biodiversity Net Gain Revision C</i>
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☒	
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☒	
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	No geological or topographical constraints or opportunities are present.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	The site supports Grade 3 agricultural land, however none of this is proposed to be retained on the Site and will not affect the proposals.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	The soils and substrates present do not provide any constraints or opportunities to the proposals.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No contaminated land within the Site.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	The site hydrology does not present any specific constraints in relation to habitat creation, although attenuation provisions are built into the proposals as part of the drainage strategy.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	The site is not located within any flood risk zone.

Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	The landscape character of the Site does not present any constraints or opportunities.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	The historic land use of the Site does not present any constraints or opportunities.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	No historic environment designations present any constraints or opportunities at the Site.

Land Tenure and Public Access

Relevant Land Tenure Information (EI-B01)
The site is owned by Bellway Homes Ltd (Thames Valley). In the event that the site is sold, the HMMP will be amended and responsibility transferred to the new landowner.
Potential Impact to Scheme (EI-B02)
Provided that the Site remains as a residential development for the life of the HMMP, then no alteration is expected to be made to management prescriptions.
Public Access Information (EI-B03)
Public access to the Site will be consistent throughout the life of the HMMP. All areas located beyond private dwelling boundaries will be subject to public access, including newly created habitats managed by the HMMP.
Potential Impact to Scheme (EI-B04)
Public access to newly created habitats and proximity to private dwellings will be considered when outlining possible risks and adaptive management measures to achieves the aims of this HMMP.

Climate

Current Climate Information (EI-T01)	
Nearest weather station details	High Wycombe, Hqair
Days of rain per year	(≥1 mm): 131.32 days/year
Average annual rainfall mm	817.28 mm (1991-2020)
Average temperature °C	Mean annual temperature (average of monthly max): 13.66 °C
Highest temperature – Month and temperature °C	Highest monthly average max: 21.62 °C in July (1991–2020)
Lowest temperature – Month and temperature °C	Lowest monthly average min: 1.68 °C in February (1991–2020)
Average annual hours of sunshine	Unavailable for High Wycombe Total annual sunshine for Midlands District: 1485.01 hours

Sunniest month and average hours of sunshine	Unavailable for High Wycombe Sunniest month for Midlands District: July, with 192.03 hours of sunshine
Average number of days with air frost	Average annual days of air frost: 36.56 days per year
Frostiest month and number of days	January, averaging 9.10 days of air frost
Potential impact of current climate on project (EI-B05)	
Semi-natural habitats that will be created on site as part of the proposals are designed to be consistent with existing habitats in the area (grassland, scrub and hedgerows). Within publicly managed ornamental landscaping, drought tolerant species will be used to reduce the chances of failure.	

Potential Impact of Climate Change on Proposals (EI-B06)
Grasslands - Warmer growing seasons may stress plants and reduce productivity, especially in already warm regions. Heat-tolerant or drought-tolerant species may replace others, altering biodiversity. - Increased variability of rainfall can lead to irregular precipitation, with both droughts and intense rainfall becoming more frequent. During drought plant cover may reduce, increases erosion risk, and causing desertification in vulnerable areas. Waterlogging can favour certain plants while harming drought-adapted ones. - Grasslands are important carbon sinks via root biomass and soil organic matter. Warmer temperatures may increase decomposition rates, releasing more CO₂ into the atmosphere. If grasslands degrade into bare soil, carbon storage capacity could drop drastically. - Loss of native grass species and increase in invasive weeds may occur, leading to changes in flowering and seeding times that may disrupt pollinators and dependent wildlife. Specialist species (like certain grassland birds) could decline if habitat structure changes. - Hotter, drier conditions can increase wildfire frequency and intensity. Some grasslands may adapt, but excessive burning may lead to degradation.
Scrub - Prolonged temperature increases can push scrub species beyond tolerance limits. Heat and drought tolerant shrubs may dominate, reducing plant diversity. Increased evapotranspiration can lead to drier soils even without reduced rainfall. - Reduced or erratic rainfall can slow regeneration after disturbance and increase bare ground. Whereas intense storms can cause soil erosion and nutrient loss. Prolonged droughts may kill shallow-rooted plants, favouring deep-rooted shrubs.

- Scrub stores significant carbon in woody biomass and soils. Climate warming may accelerate decomposition and carbon release from soils. Vegetation die-off can reduce carbon sequestration capacity.
- Some shrub species may expand at the expense of grasses and herbs, which can lead to a loss of seasonal wildflowers may impact pollinators. Birds and small mammals that depend on a mixed vegetation structure may lose habitat.
- Hotter, drier climates can increase fire risk. Shrublands can accumulate flammable biomass, leading to more intense fires. Post-fire recovery may favour invasive or non-native shrubs if native regeneration fails.
- Climate change may allow invasive shrubs and grasses to outcompete natives, altering ecosystem function. Invasives can also change fire patterns, making scrublands more fire-prone.

Trees

- Developed areas are often warmer than surroundings due to heat-absorbing surfaces. Climate change will amplify this causing thermal stress, which may lead to cause leaf scorch, reduced photosynthesis, and earlier leaf drop. Trees not adapted to heat may decline or die prematurely.
- Less frequent rainfall and higher evaporation increase water stress, especially for trees with shallow root systems or those in paved areas. More reliance on supplemental watering, which may be restricted during droughts. Whereas intense storms can cause root suffocation, erosion, and increased risk of disease.
- Stronger storms can break branches, uproot trees, and cause structural instability. Waterlogged soils after heavy rains can make trees more vulnerable to windthrow.
- Warmer winters may allow pests to survive and reproduce more rapidly. Climate change can expand the range of invasive insects and pathogens into new areas.
- Loss of mature trees due to climate stress reduces urban carbon storage capacity.
- Earlier leaf-out and later leaf drop alter seasonal patterns. Mismatch with pollinators or wildlife food needs may impact urban biodiversity.

Hedgerows

- Prolonged hot spells may damage less heat-adapted shrubs and trees, leading to dieback. Warmer conditions may favour southern or drought-tolerant species, while cold-adapted species may decline.
- Shallow-rooted species may be especially vulnerable, leading to reduced leaf density and flowering. Intense rainfall can saturate soils, reducing oxygen availability to roots and increasing root rot risk. Species like amphibians or moisture-dependent insects may lose habitat if hedgerows dry out.
- High winds can uproot or break hedgerow trees, especially older ones. Flooding can erode soils around hedgerows, affecting stability and nutrient supply. Heatwaves can scorch leaves, reduce nectar production, and impact pollinators.
- Earlier flowering and fruiting may not align with pollinator and bird breeding cycles. Species composition in hedgerows may shift, potentially reducing diversity of food and shelter. Warmer winters allow more pests to survive; novel pests may arrive from warmer regions.
- Healthy hedgerows act as carbon sinks via woody biomass and soil carbon. Dieback or degradation reduces carbon storage and windbreak benefits.
- Gaps in hedgerows can reduce wildlife corridors, fragmenting ecosystems.

Ditches

- Heavier storms may cause flash flooding, bank erosion, and sediment build-up in ditches. Rapid flow can damage vegetation and reduce habitat stability. Prolonged droughts can dry out seasonal or shallow ditches, impacting aquatic species and water filtration functions. Earlier rainfall peaks may shift the timing of ditch water availability.
- Warmer water reduces oxygen levels, stressing fish, amphibians, and invertebrates. This may promote algal blooms, especially in nutrient-rich agricultural ditches. Loss of cold-water refuges for species dependent on cooler conditions may decline.
- Invasive species may spread in warmer conditions, altering ditch ecology.
- Dry periods reduce breeding habitat and floods can wash away eggs and larvae. Loss of vegetation cover can reduce feeding and nesting sites. Changes in ditch wildflowers affect nectar and pollen availability.
- More intense rain may wash fertilisers, pesticides, and sediment into ditches, degrading water quality. During drought, less water means higher pollutant concentrations.
- Erosion and siltation reduces ditch capacity and increases maintenance needs. Increased debris from storms may obstruct flow, causing local flooding.

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 high-level management goal is to enhance the biodiversity of the Site, where possible, taking into account of the new land use as a residential development. Accordingly, areas of medium distinctiveness other neutral grassland will be created where it can realistically flourish and SuDS and species-rich native hedgerows will be created. Smaller areas of modified grassland will be created in more frequently accessed areas. Tree planting will be located within the grassland habitats described above. Areas of vegetated gardens, ornamental hedgerows and introduced shrub will be created, but are not included within this HMMP.

The habitat creation aims to increase the range of microhabitats and food sources for local wildlife, and provide connectivity through the Site. Monitoring visits throughout the 30-year period will document progress and the management plan will be adapted as needed to achieve the target condition.

It is anticipated that within and beyond the 30-year period, the habitat creation will provide biodiversity value whilst retaining the aesthetic appeal required by the residential development.

Principles Informed by Design Stage

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

Design Principles Informed by Baseline Information PM-B02

Habitat creation was heavily influenced by the proposed use of the Site as a residential development. However, where possible realistic conditions for habitats have been targeted which will be resilient to public pressure when managed appropriately in line with this HMMP. The other neutral grassland was selected to provide a resource of higher distinctiveness grassland which could be used by invertebrates and other wildlife. Positioning of trees and hedgerows were selected to improve connectivity and microhabitat diversity whilst achieving an aesthetically pleasing mosaic of habitats.

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
Modified grassland	Other neutral grassland	N/A	Moderate	Moderate	10	Moderate condition will be targeted by achieving a pass in criteria A, C, D and E. Criteria B and F will not be targeted.	Existing grassland to be sown with a wildflower seed mix and bulb swathes planted
Bramble scrub	Mixed scrub	N/A	N/A	Moderate	5	Moderate condition will be targeted by achieving a pass in criteria A, C and D. Criteria B and E will not be targeted.	New native shrub/scrub infill planting carried out
Ruderal/Ephemeral	Tall forbs	N/A	Poor	Moderate	2	Moderate condition will be targeted by achieving a pass in criteria B and C. Criteria A will not be targeted.	New native forb planting/seed mix to be introduced, with management to reduce dominance of common nettle
N/A	Modified grassland	N/A	N/A	Poor	1	Poor condition will be targeted by achieving a pass in criteria C, F and G. Criteria A, B, D and E will not be targeted.	Communal open space for residents
N/A	Sustainable Drainage System	N/A	N/A	Moderate	3	Moderate condition will be targeted by achieving a pass in criteria B, C and E1. Criteria A and E2 will not be targeted.	Attenuation pond managed with permanent area of standing water
N/A	Urban tree	N/A	N/A	Moderate	27	Moderate condition will be targeted by achieving a pass in criteria A, B, D and F. Criteria C and E will not be targeted.	x30 small trees within communal areas
N/A	Modified grassland	N/A	N/A	Moderate	4	Moderate condition will be targeted by achieving a pass in criteria A, C, F and G. Criteria B, D and E will not be targeted.	Area of flowering lawn outside private gardens
N/A	Species-rich native hedgerow	N/A	N/A	Moderate	5	Moderate condition will be targeted by achieving a pass in criteria A1, A2, B1, B2, D1 and D2. Criteria C1 and C2 will not be targeted.	Native hedge planting using at least x7 woody species

Habitat and Condition Targets Further Comments

Vegetated gardens, introduced shrub, ornamental hedgerow and culvert are excluded from management prescriptions as there are no associated condition criteria or their condition is automatically set as ‘poor’.

Specific habitat management in relation to retained habitats (rural trees, native hedgerow with trees associated with a ditch, and existing standalone ditches) is not included within this HMMP but will be monitored to ensure their continued presence and condition.

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

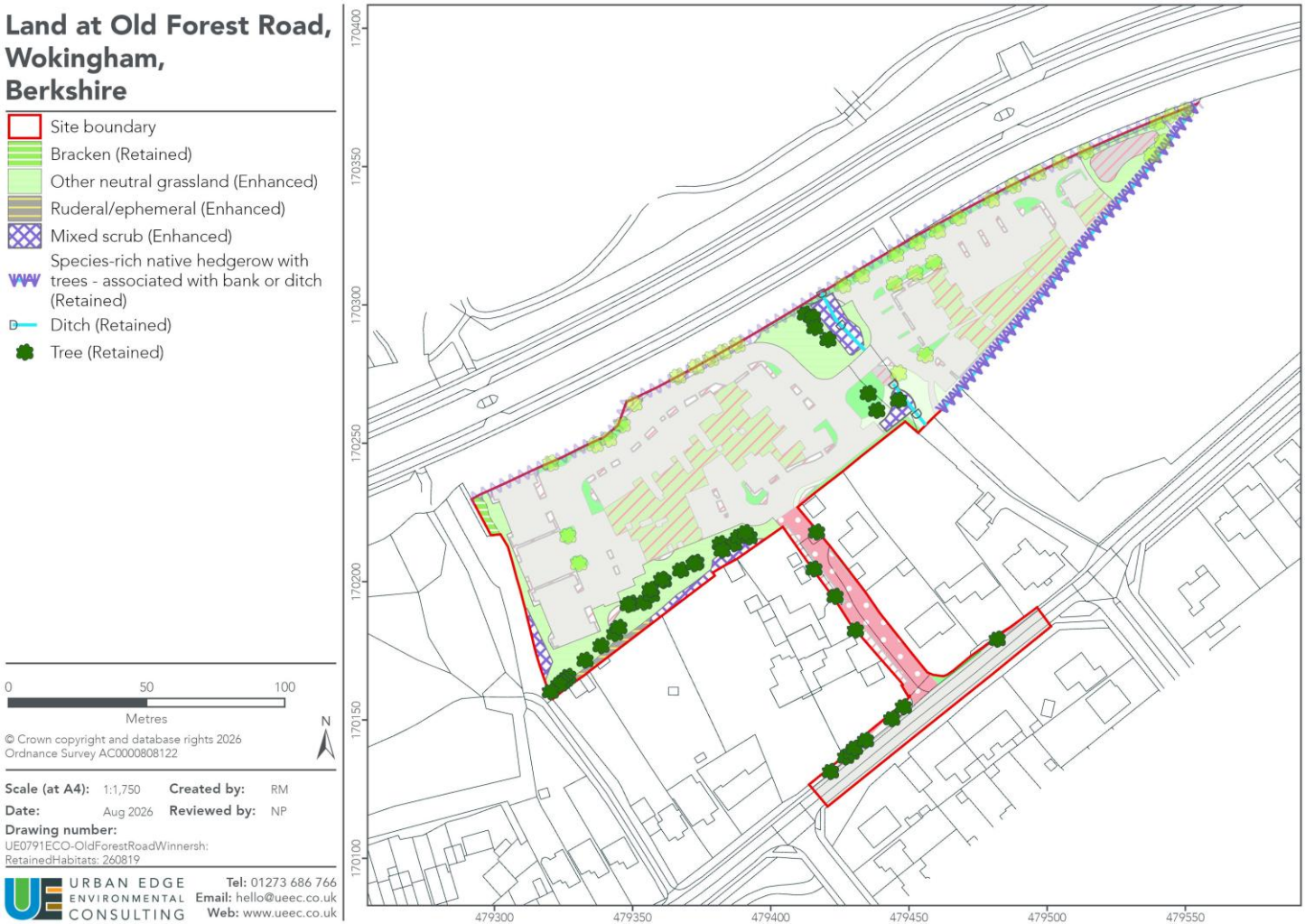
Details of any protective measures implemented for retained habitats is included within the Biodiversity Enhancement and Management Plan (BMEP; UEEC, 2026a).

Specification of Protective Measures to be Used PM-04

Details of any protective measures implemented for retained habitats is included within the BMEP (UEEC, 2026a).

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: [Click or tap here to enter text.](#)

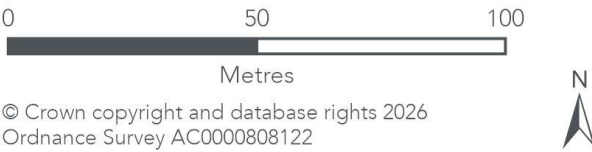


Creation, Enhancement and Management Targets and Prescriptions

Habitat Creation, Enhancement and Management Plan EM-F01

Land at Old Forest Road,
Wokingham,
Berkshire

- Site boundary
- Modified grassland, Moderate
- Modified grassland, Poor
- Other neutral grassland
- Mixed scrub
- Artificial unvegetated, unsealed surface
- Developed land, sealed surface
- Introduced shrub
- Sustainable drainage system (SuDS)
- Vegetated garden
- Tree - Proposed
- Species-rich native hedgerow



Scale (at A4): 1:1,750 Created by: RM
Date: Aug 2026 Reviewed by: NP
Drawing number:
UE0791ECO-OldForestRoadWinnersh:
CreatedHabitats: 260819

URBAN EDGE
ENVIRONMENTAL
CONSULTING

Tel: 01273 686 766
Email: hello@ueec.co.uk
Web: www.ueec.co.uk



Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

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

Target Habitat				Other neutral grassland		
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	All other neutral grassland	Ground preparation and sow with native seed mix - Emorsgate EM4 Meadow Mixture for Clay Soils.	Ground preparation and existing grassland to be sown with a wildflower seed mix and bulb swathes planted.	Year 1: after sowing grassland to be first cut in early August. To be cut to a height of 75-100mm. Year 2-5: cut back once in late July/August to 50mm. Mow re-growth through to late autumn if needed. Year 6 onwards: Grassland to be cut once in late summer to a height of 100mm. All arisings will be removed from site. Prevent the growth and spread of invasive weeds such as thistles, docks and common nettle, and encroachment of scrub.
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.	No	N/A	N/A	N/A	N/A
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	All other neutral grassland	N/A	N/A	Monitor areas of bare earth and where necessary re-seed to prevent large areas of bare ground forming.
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	All other neutral grassland	N/A	N/A	Keep area weed/scrub free by hand weeding or spot treatment with a herbicide-free weed control measure.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels	Yes	All other neutral grassland	N/A	N/A	Management of sward prior to wetter months using light machinery to ensure that minimal damage occurs to the grassland. Keep area weed-free by hand weeding or

	of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.					spot treatment with a herbicide-free weed control measure.
F	There are 10 or more vascular plant species per m ² 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.	No	N/A	N/A	N/A	N/A

Grassland (Medium, High, and Very High Distinctiveness)

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

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

Action	Relevant Parcels	Timing	Prescriptions
Ground preparation	All other neutral grassland	Before sowing, first year	To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.
Sowing	All other neutral grassland	Autumn or spring of first year	Seed Mix: Use Emorsgate EM4 Meadow Mixture for Clay Soils. Ensure presence of 6+ frequent and 9+ occasional species across the Site. Sowing method: Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact. Water during dry spells
Establishment	All other neutral grassland	Years 1-5	Cutting regime Year 1: after sowing grassland to be first cut in early August. To be cut to a height of 75- 100mm. Year 2-5: cut back once in late July/August to 50mm. Mow re-growth through to late autumn if needed. Remove Arisings: Always remove cuttings to reduce fertility and promote diversity. Weed Control: Spot treat persistent weeds (e.g., creeping thistle, nettle, ragwort). Water during dry spells
Long-term management	All other neutral grassland	Years 6–30	Annual Hay Cut: One late summer hay cut (July–August) to a height of 100mm, remove arisings. No Fertiliser Inputs: No chemical fertiliser or lime application. Minimal Disturbance: No deep cultivation or reseeding without prior assessment. Weed Control: Spot treat persistent weeds (e.g., creeping thistle, nettle, ragwort). Water during dry spells

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

EM4 Emorsgate Meadow Mixture for Clay Soils

Common Name	Scientific Name	Abundance / %
<i>Achillia millefolium</i>	Yarrow	1.00
<i>Agrimonia eupatoria</i>	Agrimony	0.40
<i>Agrostis capillaris</i>	Common bent	10.40
<i>Betonica officinalis</i>	Betony	2.00
<i>Centaurea nigra</i>	Common knapweed	3.00
<i>Cynosurus cristatus</i>	Crested dogs tail	32.00
<i>Deschampsia cespitosa</i>	Tufted hair-grass	1.60
<i>Festuca ovina</i>	Sheep’s fescue	5.60
<i>Festuca rubra</i>	Red fescue	24.00
<i>Galium verum</i>	Lady’s bedstraw	1.20
<i>Geranium pratense</i>	Meadow crane’s-bill	0.40
<i>Knautia arvensis</i>	Field scabious	0.40
<i>Lathyrus pratensis</i>	Meadow vetchling	0.20
<i>Leontodon hispidus</i>	Rough hawkbit	0.20
<i>Leucanthemum vulgare</i>	Oxeye daisy	2.00
<i>Medicago lupulina</i>	Black medick	0.60
<i>Primula veris</i>	Cowslip	0.80
<i>Prunella vulgaris</i>	Selfheal	2.00
<i>Ranunculus acris</i>	Meadow buttercup	2.00
<i>Ranunculus bulbosus</i>	Bulbous buttercup	0.60
<i>Rumex acetosa</i>	Common sorrel	0.80

<i>Schedonorus arundinaceus</i>	Tall fescue	2.40
<i>Schedonorus arundinaceus</i>	Tall fescue	2.40
<i>Silaum silaus</i>	Pepper-saxifrage	0.20
<i>Silene flos-cuculi</i>	Ragged robin	1.00
<i>Taraxacum officinale</i>	Dandelion	0.40
<i>Vicia cracca</i>	Tufted vetch	0.80

Scrub

Creation, Enhancement and Management Summary (SC-T01)

Target Habitat:		Mixed scrub				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Yes	All mixed scrub	Native species mixes will be used that reflects local scrub communities, including at least 6 different species.	New native shrub/scrub infill planting carried out within bramble scrub.	Monitor species composition and check dominance of bramble.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No	N/A	N/A	N/A	N/A
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	All mixed scrub	N/A	N/A	Monitor areas for invasive species and remove/treat where necessary. Where necessary commission expert for removal e.g. Japanese knotweed.
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	All mixed scrub	N/A	N/A	The grassland bordering the edge of scrub will be left longer to provide a stepped ecotone.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	N/A	N/A	N/A	N/A

Scrub

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

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

Action	Relevant parcels	Timing	Prescriptions
Ground preparation	All created mixed scrub	Before planting, first year	Prepare ground by controlling perennial weeds and clearing grass sward to reduce competition.
Planting	All mixed scrub	Between November and March	Use a native species mix including at least 6 different species relevant to local scrub communities. Use bare-root or cell-grown plants. Plant at 1.5–2.5 m spacing in naturalistic clumps or strips. Apply mulch or guards as needed to suppress weeds and protect against rabbits or deer.
Establishment	All mixed scrub	Years 1-5	Inspect planting twice annually. Replace failed plants during the first three years. Spot-weed around young plants and maintain mulch or weed control zones. Monitor for the presence invasive species and remove where necessary. Remove tree guards or stakes once no longer needed.
Long-term management	All mixed scrub	Years 6–30	Allow natural regeneration of scrub to occur where space permits. Every 5–10 years, coppice selected patches to maintain age and structural diversity. Monitor for and remove invasive non-native species. The grassland bordering the edge of scrub will be left longer to provide a stepped ecotone, whereby scattered scrub, tall grasses and forbs are allowed to flourish before adjacent habitat.

Scrub Species Lists (sc-T03)

Mixed scrub species (1)

Common Name	Scientific Name	Abundance / %
<i>Cornus sanguinea</i>	Dogwood	50
<i>Corylus avellana</i>	Hazel	20
<i>Crataegus monogyna</i>	Hawthorn	10
<i>Ilex aquifolium</i>	Holly	5
<i>Ligustrum vulgare</i>	Privet	5
<i>Viburnum opulus</i>	Guelder-rose	10

Mixed scrub species (2)

Common Name	Scientific Name	Abundance / %
<i>Acer campestre</i>	Field maple	5
<i>Corylus avellana</i>	Hazel	20
<i>Crataegus monogyna</i>	Hawthorn	5
<i>Euonymus europaeus</i>	Spindle	5
<i>Ilex aquifolium</i>	Holly	30
<i>Prunus avium</i>	Cherry	5
<i>Rosa arvensis</i>	Field rose	5
<i>Sorbus aucuparia</i>	Rowan	5
<i>Viburnum opulus</i>	Guelder-rose	20

Urban

Creation, Enhancement and Management Summary (UR-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 22. Urban

Target Habitat:			Tall forbs			
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	N/A	N/A	N/A	N/A
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	All tall forbs	Ground preparation and sow with native mix - Emorsgate Wild Flowers for Woodland EW1F.	N/A	Annual mid-summer cuts to keep nettle and bramble in check. Prevent the growth and spread of invasive weeds such as thistles, docks and common nettle, and encroachment of scrub.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	All tall forbs	N/A	N/A	Monitor areas for invasive species and remove/treat where necessary. Where necessary commission expert.

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

Action	Relevant Parcels	Timing	Prescriptions
Ground preparation	All tall forbs	Before sowing, first year	Before sowing the ground should have at least 50% gaps including bare soil, leaf litter or moss. Cultivation close to established trees and shrubs can be damaging to their root systems so take care not to dig too deep and keep disturbance to the minimum required to expose some fresh soil.
Sowing	All tall forbs	Autumn or spring of first year	Seed is best sown in the autumn or early spring. The seed must be surface sown and is best broadcast by hand or with a seed distributor. Bulk up the seed with an inert carrier (e.g. sand or compost) if needed to help spread the seed evenly and sparingly. Where ground conditions are variable it can makes sense to target seed application in the best patches rather than distribute the seed evenly across the whole area. Do not incorporate or cover the seed after sowing.
Establishment	All tall forbs	Years 1-5	Annual mid-summer cuts to keep nettle and bramble in check. Weed Control: Spot treat persistent weeds using non-herbicide methods (e.g., creeping thistle, nettle, ragwort).
Long-term management	All tall forbs	Years 6–30	Annual mid-summer cuts to keep nettle and bramble in check. No Fertiliser Inputs: No chemical fertiliser or lime application. Minimal Disturbance: No deep cultivation or reseeding without prior assessment. Weed Control: Spot treat persistent weeds using non-herbicide methods (e.g., creeping thistle, nettle, ragwort) and monitor for invasive species.

Urban Distinctiveness) Species Lists (UR-T03)

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

Common Name	Scientific Name	Abundance / %
<i>Alliaria petiolata</i>	Garlic mustard	5.00
<i>Allium ursinum</i>	Ramsons	5.00
<i>Angelica sylvestris</i>	Wild angelica	2.50
<i>Arctium minus</i>	Lesser burdock	2.00
<i>Digitalis purpurea</i>	Foxglove	20.00
<i>Eupatorium cannabinum</i>	Hemp-agrimony	0.50
<i>Filipendula ulmaria</i>	Meadowsweet	4.00
<i>Galium album</i>	Hedge bedstraw	8.00
<i>Geum rivale</i>	Water avens	2.00
<i>Hyacinthoides non-scripta</i>	Bluebell	20.00
<i>Iris foetidissima</i>	Gladdon	1.00
<i>Prunella vulgaris</i>	Selfheal	8.00
<i>Ranunculus acris</i>	Meadow buttercup	2.00
<i>Rumex acetosa</i>	Common sorrel	0.60
<i>Silene dioica</i>	Red campion	15.00
<i>Vicia cracca</i>	Tufted vetch	5.00

Grassland (Low Distinctiveness)

Creation, Enhancement and Management Summary (GL-T01)

Target Habitat:		Modified grassland				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m², please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.	Yes (for Moderate condition parcels only)	Area of flowering lawn outside private gardens	Ground preparation and sow with native seed mix - Emorsgate EL1 Flowering Lawn Mix.	N/A	Autumn and spring sowing: regular mowing to leave the grassland at a sward height of between 100-300mm. All arisings will be removed from site. Prevent the growth and spread of invasive weeds such as thistles, docks and common nettle, and encroachment of scrub.
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 vertebrates and invertebrates to live and breed.	No	N/A	N/A	N/A	N/A
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Communal open space for residents; Area of flowering lawn outside private gardens	N/A	N/A	Monitor area to ensure no bramble colonisation and remove entirely if identified.
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive	No	N/A	N/A	N/A	N/A

	poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.					
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No	N/A	N/A	N/A	N/A
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.	Yes	Communal open space for residents; Area of flowering lawn outside private gardens	N/A	N/A	Keep area weed free by hand weeding or spot treatment with a herbicide-free weed control measure.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes	Communal open space for residents; Area of flowering lawn outside private gardens	N/A	N/A	Monitor areas for invasive species and remove/treat where necessary. Where necessary commission expert e.g. Japanese knotweed.

Grassland (Low Distinctiveness)

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

Action	Relevant Parcels	Timing	Prescriptions
Ground preparation	All created modified grassland	Before sowing, first year	Topsoil Preparation: Lightly cultivate topsoil and remove weeds and nutrient-enriched layers if needed. Surface Levelling: Level and consolidate soil surface suitable for lawn use in recreational zones. Weed Control: Pre-sowing treatment using mechanical means to remove aggressive weeds.
Sowing	All created modified grassland	Autumn or spring of first year	Seed Mix: Use Emorsgate EL1 Flowering Lawn Mix. Ensure final sward supports at least 8+ frequent and 12+ occasional native species. Sowing Method: Even broadcasting followed by rolling or light harrowing to ensure good seed-to-soil contact. Water during dry spells
Establishment	All created modified grassland	Years 1-5	Cutting Regime: Regular mowing to 100-300mm, up to 10 times/year depending on growth. Arisings: Remove mowings to avoid nutrient build-up. Weed Management: Monitor and control perennial and invasive species. Recreational Pressure: Restrict heavy use during wet seasons to prevent compaction. Water during dry spells
Long-term management	All created modified grassland	Years 6–30	Mowing: Continue cutting every 3–6 weeks during growing season. Frequency may vary between recreation and ecological zones. Arisings: Continue to remove mowings to reduce fertility. Fertilisation: No fertiliser or pesticide application permitted. Maintenance: Path edges may be cut shorter, but central areas kept to 4–8 cm for wildflower expression. Usage: Clearly define paths or sitting areas where necessary to protect sward condition. Weed Management: Monitor and control perennial and invasive species. Water during dry spells

Grassland (Low Distinctiveness) Species Lists (GL-T03)

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

Common Name	Scientific Name	Abundance / %
<i>Agrostis capillaris</i>	Common bent	8.00
<i>Anthyllis officinalis</i>	Kidney vetch	1.00
<i>Betonica officinalis</i>	Betony	1.00
<i>Centaurea nigra</i>	Common knapweed	1.60
<i>Cynosurus cristatus</i>	Crested dog’s-tail	28.00
<i>Festuca rubra</i>	Red fescue	24.00
<i>Galium album</i>	Hedge bedstraw	1.00
<i>Leucanthemum vulgare</i>	Oxeye Daisy	1.40
<i>Lotus corniculatus</i>	Bird’s-foot Trefoil	0.10
<i>Medicago lupulina</i>	Black medick	0.70
<i>Phleum bertolonii</i>	Smaller Cat’s-tail	4.00
<i>Plantago lanceolata</i>	Ribwort plantain	2.40
<i>Poa pratensis</i>	Smooth-stalked meadow-grass	16.00
<i>Primula veris</i>	Cowslip	1.00
<i>Prunella vulgaris</i>	Selfheal	1.20
<i>Ranunculus acris</i>	Meadow buttercup	1.60
<i>Silene vulgaris</i>	Bladder campion	1.00
<i>Taraxacum officinale</i>	Dandelion	0.40
<i>Trifolium repens</i>	White clover	5.60

Creation, Enhancement and Management Summary (UR-T01)

Target Habitat:			Sustainable Drainage System (SUDS)			
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	N/A	N/A	N/A	N/A
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	All SUDS	Ground preparation and sow with native mix - Emorsgate Meadow Mixture for Wetlands EM8.	N/A	Year 1: after sowing grassland to be first cut in mid-late summer. To be cut to a height of 75- 100mm. Year 2-5: cut back once in late July/August to 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow re-growth through to late autumn if needed. Year 6 onwards: Grassland to be cut once in late summer to a height of 100mm. All arisings will be removed from site.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	All SUDS	N/A	N/A	Monitor areas for invasive species and remove/treat where necessary. Where necessary commission expert.
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife. (only applicable to Bioswale and SUDS habitat types)	Yes	All SUDS	Sow with native mix - Emorsgate Meadow Mixture for Wetlands EM8.	N/A	N/A

E2	The vegetation is comprised of plant species suited to wetland or riparian situations. (only applicable to Bioswale and SUDS habitat types)	No	N/A	N/A	N/A	N/A
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Creation, Enhancement and Management Detailed Methods (UR-T02)

Action	Relevant Parcels	Timing	Prescriptions
Ground preparation	All SUDS	Before sowing, first year	To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.
Sowing	All SUDS	Autumn or spring of first year	Seed Mix: Use Emorsgate EM8 Meadow Mixture for Wetlands. Ensure presence of 6+ frequent and 9+ occasional species across the Site. Sowings on ground prone to winter flooding are safest either in the early autumn or in spring once the land has drained. Most plants need time to grow mature enough to withstand flooding. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.
Establishment	All SUDS	Years 1-5	Year 1: after sowing grassland to be first cut in mid-late summer. To be cut to a height of 75- 100mm. Year 2-5: cut back once in late July/August to 50mm. Leave the ‘hay’ to dry and shed seed for 1-7 days then remove from site. Mow re-growth through to late autumn if needed. Remove Arisings: Always remove cuttings to reduce fertility and promote diversity. Weed Control: Spot treat persistent weeds using non-herbicide methods (e.g., creeping thistle, nettle, ragwort).
Long-term management	All SUDS	Years 6–30	Year 5: If permanent water level has formed, cut back marginal and wetland edge plants in winter months to ensure no more than 20% coverage of water. Cut back any established scrub within the basin area to ensure smooth flow of water and no obstructions to inlets and outlets. Year 10: Dredge basins area if silted up on 10-year cycles. Ensure a suitably qualified ecologist is employed to advise on timings and supervision of the work. All arisings to be disposed of at licensed tip. Year 20: Second dredging of cycle. Year 30: Third dredging of cycle. Annual Hay Cut: One late summer hay cut (July–August), remove arisings. No Fertiliser Inputs: No chemical fertiliser or lime application. Minimal Disturbance: No deep cultivation or reseeding without prior assessment. Weed Control: Spot treat persistent weeds using non-herbicide methods (e.g., creeping thistle, nettle, ragwort) and monitor for invasive species.

Urban Distinctiveness) Species Lists (UR-T03)

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

Common Name	Scientific Name	Abundance / %
<i>Achillea millefolium</i>	Yarrow	1.00
<i>Agrimonia eupatoria</i>	Agrimony	0.40
<i>Agrostis capillaris</i>	Common bent	8.00
<i>Angelica sylvestris</i>	Wild angelica	0.10
<i>Betonica officinalis</i>	Betony	2.00
<i>Carex echinata</i>	Star sedge	4.80
<i>Centaurea nigra</i>	Common knapweed	3.00
<i>Cynosurus cristatus</i>	Crested dog’s-tail	36.00
<i>Deschampsia cespitosa</i>	Tufted hair-grass	3.20
<i>Festuca rubra</i>	Red fescue	20.00
<i>Filipendula ulmaria</i>	Meadowsweet	0.80
<i>Galium verum</i>	Lady’s bedstraw	1.60
<i>Lathyrus pratensis</i>	Meadow vetchling	0.40
<i>Leontodon hispidus</i>	Rough hawkbit	0.20
<i>Leucanthemum vulgare</i>	Oxeye daisy	1.60
<i>Lotus corniculatus</i>	Bird’s-foot trefoil	0.20
<i>Lotus pedunculatus</i>	Greater bird’s-foot trefoil	0.10
<i>Plantago lanceolata</i>	Ribwort plantain	0.40
<i>Primula veris</i>	Cowslip	2.00
<i>Prunella vulgaris</i>	Selfheal	2.00

<i>Ranunculus acris</i>	Meadow buttercup	2.00
<i>Rumex acetosa</i>	Common sorrel	0.60
<i>Silene flos-cuculi</i>	Ragged robin	1.00
<i>Taraxacum officinale</i>	Dandelion	0.40
<i>Vicia cracca</i>	Tufted vetch	1.00

Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Target Habitat:		Urban trees				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Partially	All created trees	A mix of native species and non-native species that are well-suited to urban environments will be used.	N/A	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	All created trees	Automatically passes due to all trees being individual.	N/A	N/A
C	The tree is mature (or more than 50% within the block are mature).	No	N/A	N/A	N/A	N/A
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	All created trees	N/A	N/A	Management of tree and surrounding habitat will not include any application of herbicides or pesticides. Tree will not be pruned excessively; a hands-off approach should be taken apart from where there is a concern for safety or accessibility.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	N/A	N/A	N/A	Not targeted, but deadwood should be left on the trees where it is safe to do so.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	All created trees	Trees will be planted within vegetated habitats, which will also be maintained for 30 years.	N/A	N/A

Individual Trees

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

Action	Relevant Features	Timing	Prescriptions
Planting	All created trees	November to March, first year	Use appropriate planting pits with root barriers, structural soil, or tree pits with aeration where needed. Stake and secure trees appropriately, using biodegradable or adjustable ties
Establishment	All created trees	Years 1-5	Water trees during dry periods (April–September) for at least the first three years. Check and adjust tree ties and stakes annually. If tree is sufficiently rooted into ground remove stakes and ties 2-3 years after planting. Weed and mulch around base to reduce competition and retain moisture.
Long-term management	All created trees	Years 6–30	Inspect trees annually for signs of disease, pests, or structural damage. Carry out pruning, only where necessary to maintain structure and clearances for safety. Avoid mechanical damage from lawnmowers and strimmers at the base. Replace dead or diseased trees with appropriate species.

Individual Trees Species Lists (UT-T03)

Scientific Name	Common Name	Abundance / No.
<i>Acer campestre</i>	Field maple	7
<i>Acer campestre</i> ‘Streetwise’	Field maple	1
<i>Alnus cordata</i>	Italian alder	4
<i>Betula utilis</i> ‘Jaquemontii’	Himalayan birch	3
<i>Carpinus betulus</i>	Hornbeam	3
<i>Ginkgo bilboba</i>	Ginkgo	1
<i>Pinus sylvestris</i>	Scots pine	1
<i>Prunus avium</i> ‘Plena’	Double glean cherry	2
<i>Quercus frainetto</i>	Hungarian oak	1
<i>Quercus robur</i>	Pedunculate oak	1
<i>Salix babylonica</i>	Weeping willow	1
<i>Sequoiadendron giganteum</i>	Giant sequoia	3
<i>Ulmus</i> ‘New Horizon’	Elm	2

Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Target Hedgerow Type:			Species-rich native hedgerow			
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A1	Height >1.5m average along length.	Yes	All created hedgerows	N/A	N/A	Trim on 2–3-year cycle; raise cut height incrementally until desired average height is achieved and maintained.
A2	Width >1.5m average along length.	Yes	All created hedgerows	N/A	N/A	Shape to A-frame; retain foliage to ground; widen by laying or coppicing if narrow.
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	All created hedgerows	N/A	N/A	Gap-up annually; layer adjacent stools; avoid die-back patches by not over-cutting.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	All created hedgerows	N/A	N/A	Gap-up annually; layer adjacent stools; avoid die-back patches by not over-cutting.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	No	N/A	N/A	N/A	N/A
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	N/A	N/A	N/A	N/A
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on	Yes	All created hedgerows	Only native woody species appropriate to locality will be used for planting.		Suckering invasive and neophytes species e.g. sycamore will be removed.

	Schedule 9 of WCA) and recently introduced species.					
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	All created hedgerows	N/A	N/A	Rotational trimming on a 2–3-year cycle in late winter (Jan–Feb); avoid March–August and autumn berry period; leave some sections uncut each winter.

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

Action	Relevant Features	Timing	Prescriptions
Planting	All created hedgerows	November to March, first year	Use at least six native woody species. Plant in staggered double rows with 6 plants per linear metre, mixing species randomly. Plant during the dormant season (November–March) using bare-root or cell-grown plants. Apply mulch or use biodegradable weed mats to suppress competition and retain moisture. Install rabbit guards where necessary. Water during dry spells for the first 2–3 years.
Establishment	All created hedgerows	Years 1-5	Inspect hedgerows twice per year for failures and replace as necessary. Maintain weed-free base and ensure rabbit guards remain effective. Avoid trimming until hedges are well established (year 3 onwards), except for shaping as needed.
Long-term management	All created hedgerows	Years 6–30	Trim no more than once every 2–3 years, cutting in late winter (January–February) to allow fruit and berry production. Use rotational trimming across sections to preserve structure and habitat diversity. Allow some sections to grow taller or lay periodically to enhance structural diversity. Avoid cutting during bird nesting season (March–August). Monitor for invasives and neophytes.

Hedgerow Species Lists (HD-T03)

Native hedgerow mix (1)

Common Name	Scientific Name	Abundance / %	Comments
<i>Corylus avellana</i>	Hazel	10	<i>Corylus avellana</i>
<i>Crataegus monogyna</i>	Hawthorn	60	<i>Crataegus monogyna</i>
<i>Ilex aquifolium</i>	Holly	5	<i>Ilex aquifolium</i>
<i>Prunus spinosa</i>	Blackthorn	10	<i>Prunus spinosa</i>
<i>Rosa canina</i>	Dog rose	5	<i>Rosa canina</i>
<i>Viburnum opulus</i>	Guelder-rose	10	<i>Viburnum opulus</i>

Native hedgerow mix (2)

Common Name	Scientific Name	Abundance / %	Comments
<i>Acer campestre</i>	Field maple	20	<i>Acer campestre</i>
<i>Corylus avellana</i>	Hazel	20	<i>Corylus avellana</i>
<i>Crataegus monogyna</i>	Hawthorn	40	<i>Crataegus monogyna</i>
<i>Ilex aquifolium</i>	Holly	10	<i>Ilex aquifolium</i>
<i>Sambucus nigra</i>	Elder	5	<i>Sambucus nigra</i>
<i>Viburnum opulus</i>	Guelder-rose	5	<i>Viburnum opulus</i>

Native hedgerow mix (3)

Common Name	Scientific Name	Abundance / %	Comments
<i>Acer campestre</i>	Field maple	10	<i>Acer campestre</i>
<i>Crataegus monogyna</i>	Hawthorn	20	<i>Crataegus monogyna</i>
<i>Ilex aquifolium</i>	Holly	10	<i>Ilex aquifolium</i>
<i>Ligustrum vulgare</i>	Privet	10	<i>Ligustrum vulgare</i>
<i>Prunus spinosa</i>	Blackthorn	10	<i>Prunus spinosa</i>

<i>Rhamnus cathartica</i>	Buckthorn	10	<i>Rhamnus cathartica</i>
<i>Rosa canina</i>	Dog rose	10	<i>Rosa canina</i>
<i>Sambucus nigra</i>	Elder	10	<i>Sambucus nigra</i>
<i>Viburnum opulus</i>	Guelder-rose	10	<i>Viburnum opulus</i>

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

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

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
August 2026	Grasslands	Dominance of coarse grasses	Monitoring visit records 75+% cover of course grasses such as Yorkshire fog and annual meadow-grass.	Adjust cutting timing and intensity.
August 2026	Grasslands	Invasion by undesirable species and / or nutrient rebound	Monitoring visit records frequent abundance of species indicating nutrient enrichment, such as common nettle, docks, thistles creeping buttercup, greater plantain, white clover and cow parsley.	Continued regular cutting and removal of arisings. No fertiliser application.
August 2026	Grasslands	Poor establishment	Monitoring visit record little variation and low proportion <50% of species listed in species mix.	Reseed with appropriate mix if necessary in combination with any required undesirable species management.
August 2026	Grasslands	Recreational damage	Identification of increased trampling by residents.	Define paths, signage and maintenance to reduce wear in high-traffic areas.
August 2026	Tall forbs	Dominance of nettle	Monitoring visit records 75+% cover of nettle.	Continued regular cutting and removal of arisings. No fertiliser application.
August 2026	Tall forbs	Invasion by undesirable species and / or nutrient rebound	Monitoring visit records frequent abundance of species indicating nutrient enrichment, such as common nettle, docks, thistles creeping buttercup, greater plantain, white clover and cow parsley.	Continued regular cutting and removal of arisings. No fertiliser application.
August 2026	Mixed scrub	Plant failure due to drought or poor soil	Identification of dead / dying shrubs.	Water during dry spells in first 2 years and improve planting pits as needed.
August 2026	Mixed scrub	Invasive species	Monitoring visits record invasive species.	Annual inspection and immediate removal.
August 2026	Mixed scrub	Overly dense growth	Monitoring visits record impenetrable homogenous stands.	Thin selected areas every 5–10 years.
August 2026	Urban tree	Tree mortality during establishment	Identification of dead / dying trees.	Attempt to identify cause of and remedy for remaining live trees. Consultation with arboricultural specialist may be required with

				persistent or cryptic issues. Implement watering regime and monitor for stress. Replace dead trees promptly.
August 2026	Urban tree	Mechanical damage at base	Monitoring visits record damage upon tree bases.	Use tree guards and instruct maintenance crews to avoid trunks.
August 2026	Urban tree	Pests or disease	Identification of pests and disease within trees.	Monitor annually and act quickly with advice from arboricultural specialists.
August 2026	Species-rich native hedgerow	Failure to establish	Identification of dead / dying whips.	Replant gaps during first 5 years and water during dry periods.
August 2026	Species-rich native hedgerow	Loss of diversity	Monitoring visits record homogenous stands.	Introduce supplementary planting with additional native species.
August 2026	Species-rich native hedgerow	Excessive or mistimed cutting	Identification of cutting during the growing season and / or heavy / indiscriminate cutting back.	Educate contractors and schedule maintenance in winter every 2–3 years.
August 2026	Species-rich native hedgerow	Invasive species encroachment	Monitoring visits record invasive species.	Monitor regularly and remove as necessary.
August 2026	Species-rich native hedgerow	Development pressure or damage	Identification of fly tipping at hedgerow bases.	Use fencing and signage to prevent damage by public use.

3. Monitoring Schedule

Monitoring Strategy

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

Monitoring will be undertaken by a suitably qualified ecologist who will survey all retained and created habitat parcels using the UK Habitat Classification method to confirm habitat type has been achieved. The condition of each habitat parcel will be assessed in accordance with the Statutory Biodiversity Metric Condition Sheets to determine the current condition of that habitat type (poor, moderate, or good). This monitoring will assess progress of the habitat proposals and management regime towards achieving the target type and condition. Each monitoring survey will result in a monitoring report providing details and photos of the findings and, if required, any suggested changes to the ongoing management or remedial actions for the land manager. The monitoring will ensure that habitats achieve their specified conditions within the anticipated timeframes and are appropriately maintained over the 30-year monitoring period. Monitoring will be carried out to ensure that the habitats will reach their target condition within the specified timeframe outlined in Statutory BNG Metric. The standard time to the target condition / years varies between habitat types; in this instance the relevant timescales are:

- 5-10 years for other neutral grassland;
- 5 years for mixed scrub;
- 2 years for tall forbs;
- 1-4 years for modified grassland;
- 3 years for SUDS;
- 27 years for urban trees, and
- 5 years for species-rich native hedgerow.

After five years, it is recommended that an assessment is made to update and inform on the guidance for future monitoring.

Monitoring Methods and Intervals MS-T01

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

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland	A suitably qualified ecologist (FISC level 4) will be appointed to conduct the monitoring survey. The ecologist will use the Statutory Metric condition assessment sheets to check compliance with target criteria. Quadrat Surveys will be carried out within 1m² quadrats, at least 5–10 per hectare. Fixed-point photographs will be collected and stored during each visit.	Years 1, 2 & 5 then every 5 years. Surveys to be completed between May and August.
Mixed scrub	Visual inspections of all created and retained sections, including photographs will be collected and stored during each visit. Belt transects to assess species composition and structure. Use Statutory Metric condition assessment sheets for scrub to check compliance of each section of scrub with target / baseline criteria.	Years 1, 2 & 5 then every 5 years. Surveys to be completed between May and August.

Tall forbs	A suitably qualified ecologist (FISC level 4) will be appointed to conduct the monitoring survey. The ecologist will use the Statutory Metric condition assessment sheets to check compliance with target criteria. Fixed-point photographs will be collected and stored during each visit.	Years 1, 2 & 5 then every 5 years. Surveys to be completed between May and August.
Modified grassland	A suitably qualified ecologist (FISC level 4) will be appointed to conduct the monitoring survey. The ecologist will use the Statutory Metric condition assessment sheets to check compliance with target criteria. Quadrat Surveys will be carried out within 1m² quadrats, at least 5–10 per hectare. Fixed-point photographs will be collected and stored during each visit.	Years 1, 2 & 5 then every 5 years. Surveys to be completed between May and August.
SUDS	A suitably qualified ecologist (FISC level 4) will be appointed to conduct the monitoring survey. The ecologist will use the Statutory Metric condition assessment sheets to check compliance with target criteria. Fixed-point photographs will be collected and stored during each visit.	Years 1, 2 & 5 then every 5 years. Surveys to be completed between May and August.
Rural trees	Visual inspections of all created and retained trees, including photographs will be collected and stored during each visit. Check tree health, crown development, trunk condition, and base protection. Use Statutory Metric condition assessment sheets for trees to check compliance of each tree with target / baseline criteria.	Years 1, 2 & 5 then every 5 years. Surveys to be completed between May and August.
Species-rich native hedgerows	Visual inspections of all created and retained hedgerows, including photographs will be collected and stored during each visit. Transects along hedgerows to monitor species composition and structure. Use Statutory Metric condition assessment sheets for hedgerows to check compliance of each hedgerow with target / baseline criteria.	Years 1, 2 & 5 then every 5 years. Surveys to be completed between May and August.

Monitoring Reports

Monitoring Report Schedule MS-T02

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Bellway Homes Ltd (Thames Valley)	Wokingham Borough Council

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	September or October	Annual report including establishment success, failures, and early interventions.
Y2	September	September or October	Annual report including establishment success, failures, and early interventions.
Y5	September	September or October	Report with condition assessments and adaptive recommendations.
Y10	September	September or October	Report with condition assessments and adaptive recommendations.
Y15	September	September or October	Report with condition assessments and adaptive recommendations.
Y20	September	September or October	Report with condition assessments and adaptive recommendations.
Y25	September	September or October	Report with condition assessments and adaptive recommendations.
Y30	September	September or October	Report with final evaluations and preparation for post-HMMP handover or legacy plan.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

All monitoring surveys should be conducted by qualified ecologists or habitat managers. The results of these surveys will be used to adapt the management strategy, which is subject to change over the thirty-year period.

The results of the monitoring surveys will be passed on to the land manager to inform the habitat management approach. If any adaptations to the management strategy are identified as being required, this will be recorded within the report. Any significant deviations from this management plan will be reported to the LPA before being implemented. The management strategy will be adapted as necessary to ensure the habitats meet their target conditions, as outlined within this document.

The land manager is responsible for upholding the management and maintenance programme as outlined within this HMMP.

Habitat specific adaptive management may include:

Neutral and Modified Grasslands

- Adjust mowing regimes based on species composition and recreational use.
- Introduce additional seed or plug planting if target species fail to establish.
- Shift to rotational mowing or differing cut heights if sward structure or diversity declines.

Mixed Scrub

- Introduce patchy coppicing or thinning to maintain mixed age structure.
- Allow natural regeneration in select zones if establishment is sparse.
- Replant areas affected by public access or invasive species.

Tall forbs

- Adjust mowing regimes based on species composition
- Introduce additional seed or plug planting if target species fail to establish.
- Shift to rotational mowing or differing cut heights if sward structure or diversity declines

Urban Trees

- Replace failed or diseased trees with suitable alternatives to maintain species diversity.
- Adjust maintenance schedules based on health assessments and pest threats.

- Install additional protection (guards, mulching) if signs of damage or compaction appear.

Species-Rich Native Hedgerows

- Supplement planting if gaps or low diversity are identified.
- Alter trimming frequency and timing if flowering or fruiting targets are not met.
- Lay hedges or introduce coppicing cycles if structural diversity deteriorates.