Department for Environment Food & Rural Affairs

Habitat Management and Monitoring Plan

Site Name:	Dunn Elms Nelsons Lane Hurst Reading Berkshire RG10 0RR
Date:	16/12/2025
Version:	1

Author:

Client:

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Version Control

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

Version	Issue Status	Prepared by / Date	Approved by / Date
1	Draft	Heather Stuckey 26/11/2025	
2	Final	Heather Stuckey 16/12/2025	Martin O'Connor 16/12/2025

Document Details

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Authorship Details

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	Dunn Elms Nelsons Lane Hurst Reading Berkshire RG10 0RR
BNG Project Name and Address	As above
Author Organisation	Cherryfield Ecology Ltd
Landowner	Andrew Loveridge
Land Manager	Andrew Loveridge
Responsible person/organisation for creating or enhancing the habitat	Andrew Loveridge
Period covered by this management plan	30 years following the completion of the last implementation works
Planning authority	Wokingham Borough Council
Planning reference (if applicable)	243193
BNG register reference (if applicable)	N/A
Central OS grid reference	SU 80780 72702
Metric revision/title	Amended_The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_tool_23.07.2024
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02		
Hierarchy Level	**Action**	**Habitat on site**
Avoidance	Avoid	There are no priority habitats on site that would make avoidance necessary.
Minimise	Retain	Much of the modified grassland will be retained and will continue to be used for horse grazing. The ornamental hedgerows around the boundaries will also be retained and the occasional rural trees will be retained.
	Enhance	The grassland around the boundaries will be fenced off and enhanced to other neutral grassland and as a result the ditches around the boundaries will be enhanced due to the reduction in encroachment within the riparian zone.
Compensation	On-site creation	An extended area of developed land will be created, with a new stable building located in the paddock. A new length of short native hedgerow will be planted around the yard and new rural trees will be planted within the enhanced grassland.
	Off-site creation	N/A

Timescales for Actions PB-B03

Landscaping works (habitat establishment) will commence upon completion of the construction phase

Monitoring Requirements PB-B04

Monitoring will initially commence bi-annually immediately following habitat establishment, before moving to monitoring every five years. The key aim of monitoring will be to track the success of targets for habitat creation/enhancement and to trigger remedial measures where necessary.

Required Consents and Licences PB-B05

Full Planning Consent: 243193

Funding PB-B06

Funding for the habitat creation will be provided by the Landowner

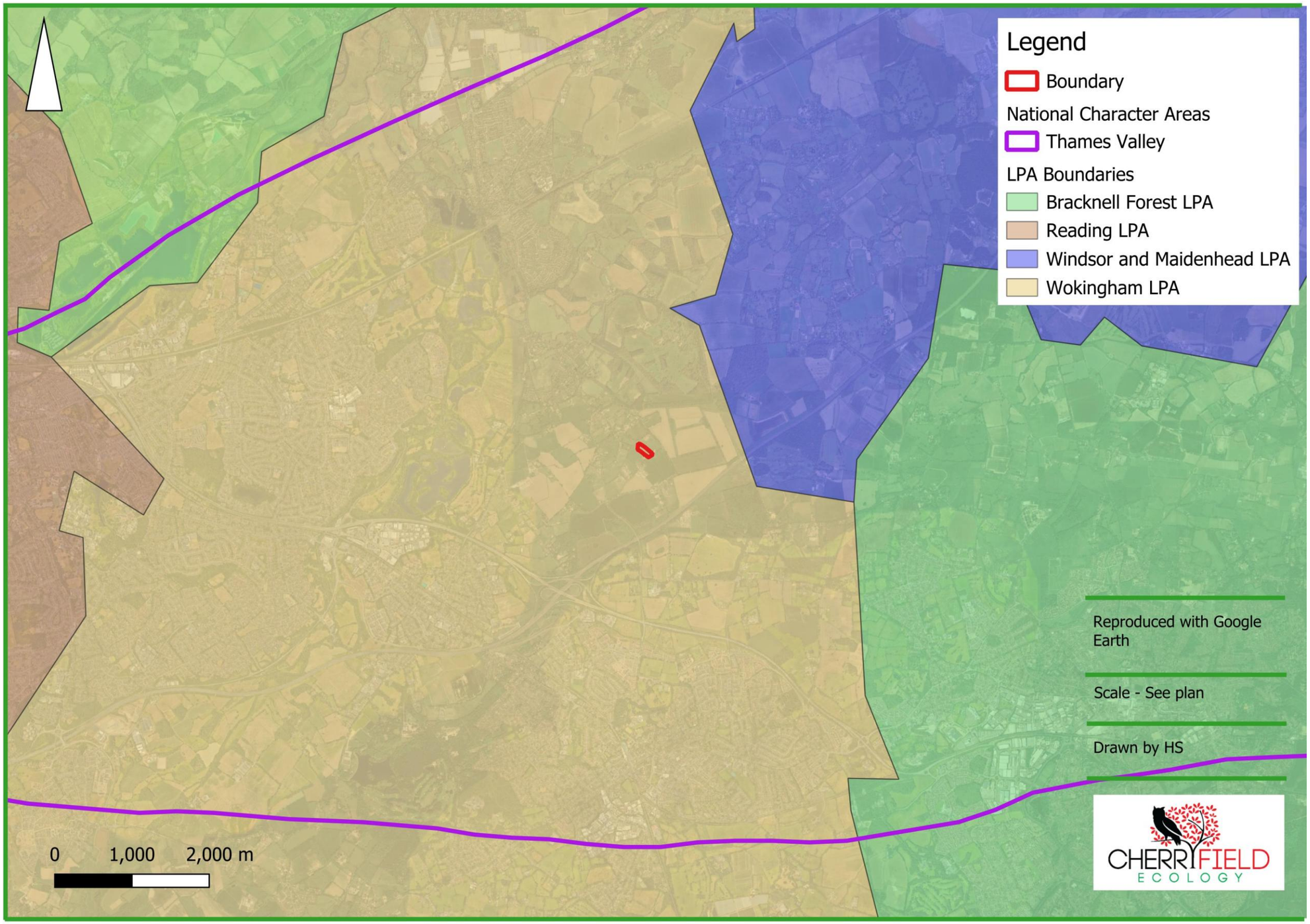
Legal Agreement PB-B07

N/A

Site Boundary Plan PB-F01

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.



Phasing strategy

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

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		HS		
Organisation		Cherryfield Ecology Ltd		
Responsibility	Start Date:	Commencement of the first implementation works	End Date:	30 years following the completion of the last implementation works
Cherryfield Ecology are responsible for overseeing the preparation of this HMMP and for providing ecological advice on the delivery of the habitat establishment and management prescriptions provided. They will also be responsible for ensuring the landowner/management organisation is aware of protected and/or notable species constraints potentially present on Site				
Statement of Competency				
Cherryfield Ecology follows British standards where required or appropriately recognised standards for other surveys. Data is carefully collected and processed along with photographic and video evidence. Professional reports are delivered to clients, and Local Authorities respect our work and decisions. Heather holds a Plant Identification Test (PID) Level 3, is Morph Accredited and has been conducting habitat condition assessments and biodiversity net gain (BNG) calculations for three years. She has delivered BNG across multiple sites, including householder, minor and major developments.				

Landowner or Land Manager PB-B10	
Name or Initials	Andrew Loveridge
Organisation	

Responsibility	Start Date:	Commencement of the first implementation works	End Date:	30 years following the completion of the last implementation works
Carry out all implementation and establishment works for the specified habitats on site, and monitor and maintain said habitats for a period of 30 years.				
Statement of Competency				
Andrew Loveridge demonstrates management and monitoring competency and relevant site knowledge to ensure appropriate implementation of the biodiversity and landscaping scheme.				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		N/A		
Organisation				
Responsibility	Start Date:		End Date:	
Summarise the relevant responsibilities of the Management Organisation(s) in the production and, or, implementation of this HMMP.				
Statement of Competency				
Demonstrate the knowledge, skills and, or, experience to manage the habitats to achieve the BNG requirements, through relevant training, qualifications, experience, or combination of these.				

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials				
Organisation		Wokingham Borough Council		
Responsibility	Start Date:	Commencement of the first implementation works	End Date:	30 years following the completion of the last implementation works

Land Use Summary

Overview of Baseline Site Use PB-B13

The site consists of an assortment of buildings within a gravel yard. There are two (linked) horse paddocks with modified grassland. Ornamental hedgerows line the boundaries and ditches are located just beyond the site boundary.

Overview of Proposed Site Use PB-B14

Proposed change of use of land for the stationing of mobile homes to form 5 no. additional Gypsy and Traveller pitches, the erection of 3 no. day rooms and 1 no. building to form a stable following demolition of the existing stables, and associated changes in site layout and hard and soft landscaping.

Site Context Photos PB-F03

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

☐ Reference: Click or tap here to enter text.

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

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

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

Baseline and Environmental Information	**Prompts for when these may be relevant.** This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	**Check box if included**	**Document Reference or Reason if not included**
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☐	No statutory sites within 2km. See 'Ecological Appraisal 2024 Cherryfield Ecology - Dunn Elms Nelsons Lane Hurst Reading Berkshire RG10 0RR' for full details.
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?	☐	Badgers and herpetofauna may be in the surrounds and utilise the site boundaries for commuting or foraging. A GCN DLL is recommended. Site boundaries can be enhanced to improve and increase this habitat. See 'Ecological Appraisal 2024 Cherryfield Ecology - Dunn Elms Nelsons Lane Hurst Reading Berkshire RG10 0RR' for full details.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?		No INNS present
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?	☐	As above. See 'Ecological Appraisal 2024 Cherryfield Ecology - Dunn Elms Nelsons Lane Hurst Reading Berkshire RG10 0RR' for full details.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	See 'Ecological Appraisal 2024 Cherryfield Ecology - Dunn Elms Nelsons Lane Hurst Reading Berkshire RG10 0RR' for full details.
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	N/A
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	N/A
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	N/A
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	N/A – horse paddocks
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	N/A
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	N/A
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	N/A
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☒	Enhanced grassland area falls within Flood Zones 2 and 3
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	N/A
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	N/A
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	N/A
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A

Baseline and Environmental Information

Flood Risk Zones

Summary of Flood Risk Information (EI-B19)

The boundaries of the site are marked by ditches and the northern and western section of the site (currently utilised for horse paddocks) falls into flood zones 2 and 3. At the time of the Ecological Appraisal walkover (27/03/2024), the boundary ditches were wet and the grassland in the flood zones was waterlogged.

• Flood Risk Zone 2: Low probability of flooding with between a 0.1% and 1% 0.1% chance of flooding from rivers in any year (1 in 100 – 1 in 1000 years);

• Flood Risk Zone 3: High probability of flood with a greater than 1% chance of flooding from rivers in any one year (1 in 100 years).

Potential Impact on Project (EI-B20)

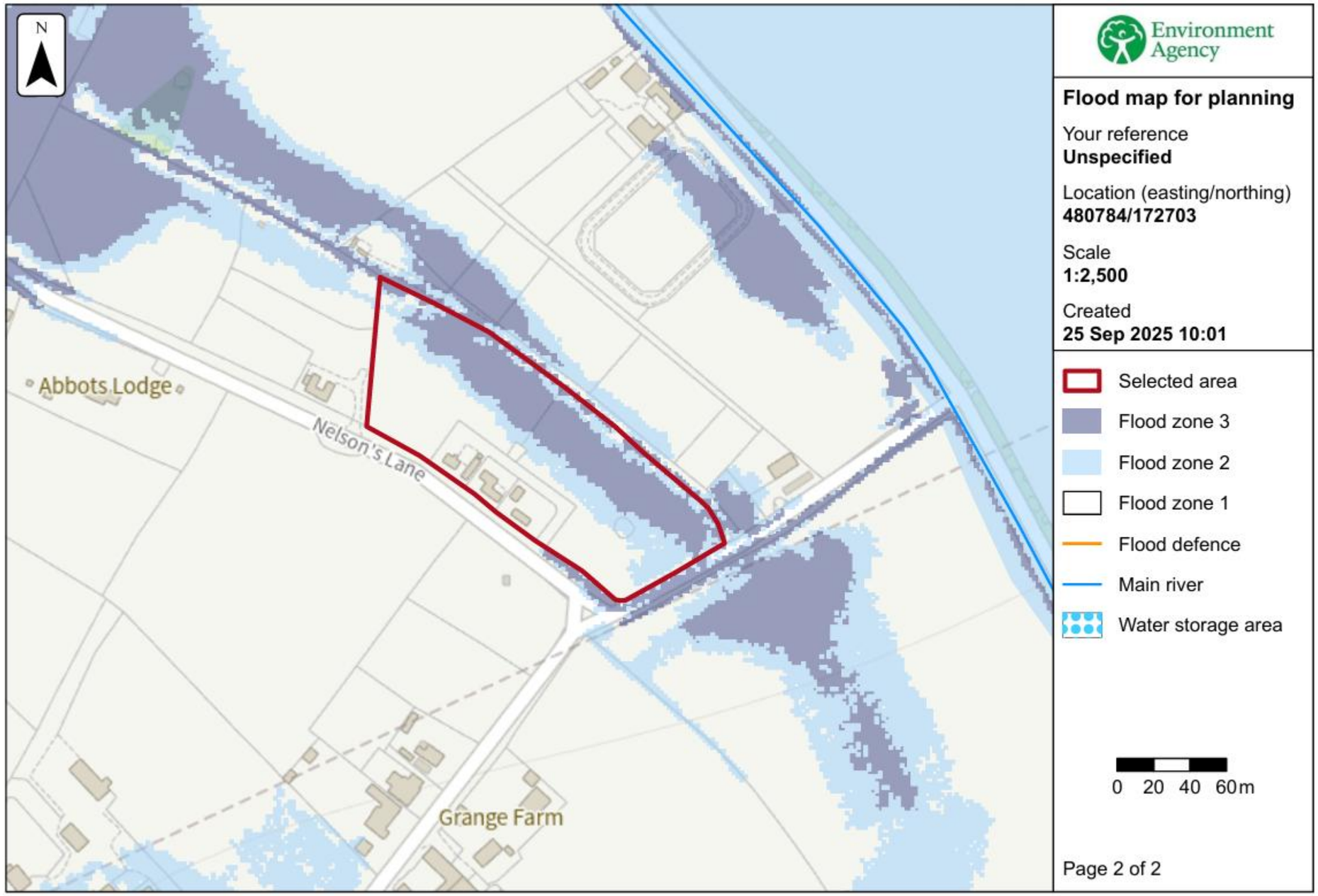
Much of the land within the flood zone will be retained as horse paddock and will continue to be used as it currently is.

It is proposed to enhance a buffer zone between the horse paddocks and the site boundaries to other neutral grassland. As soil moisture in flood risk zone 3 may be high throughout the winter with occasional flood events which could lead to significant areas of standing water being present at times, the seed mix selected should be flood resistant and suitable for waterlogged land.

Management of the areas within the flood zones will be adapted to complement any potential seasonal flooding regimes, including incorporating remedial measures to be actioned where over poaching, pollution or invasive species may occur onsite.

Machinery and livestock will be kept off land when there is any potential for soil damage by poaching or damage by wheelings.

Flood Risk Zone Plan (EI-F07)



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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

Much of the existing horse paddocks will be retained and will continue to be grazed by horses.

The existing developed area will be re-developed and extended to provide additional mobile homes. A new stable block will be constructed within the existing horse paddock.

All boundary vegetation will be retained, and a buffer strip of grassland will be enhanced between the paddocks and the site boundaries. New tree planting will be introduced on site.

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

Based on the Berkshire Local Nature Recovery Strategy, the site does not fall within an area of opportunity for biodiversity, therefore, no strategic significance has been applied.

The baseline habitats are generally of low distinctiveness, consisting of modified grassland horse paddocks and developed land. The site boundaries offer more habitat value, and these will be retained, with a strip of enhanced habitat incorporated into the proposals, between the paddocks and the boundaries, to provide a buffer between the hedgerows and ditches and the paddocks.

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
N/A	Rural Tree		N/A	Moderate	Standard time to target condition from the statutory biodiversity metric.	Moderate condition will be targeted by achieving a pass in criterion A, B, D & F Criterion C and E will not be targeted.	
Modified Grassland	Other neutral grassland		Good	Good	Standard time to target condition from the statutory biodiversity metric.	Good condition will be achieved by targeting all 6 criteria,	Existing modified grassland already in good condition with high species count per m2.
N/A	Native hedgerow		N/A	Poor	Standard time to target condition from the statutory biodiversity metric.	Criterion B1 & B2, D1 & D2 will be targeted.	As the hedgerow will bound car parking spaces, it is not anticipated to achieve enough criterion to reach moderate or good condition.

Habitat and Condition Targets Further Comments

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

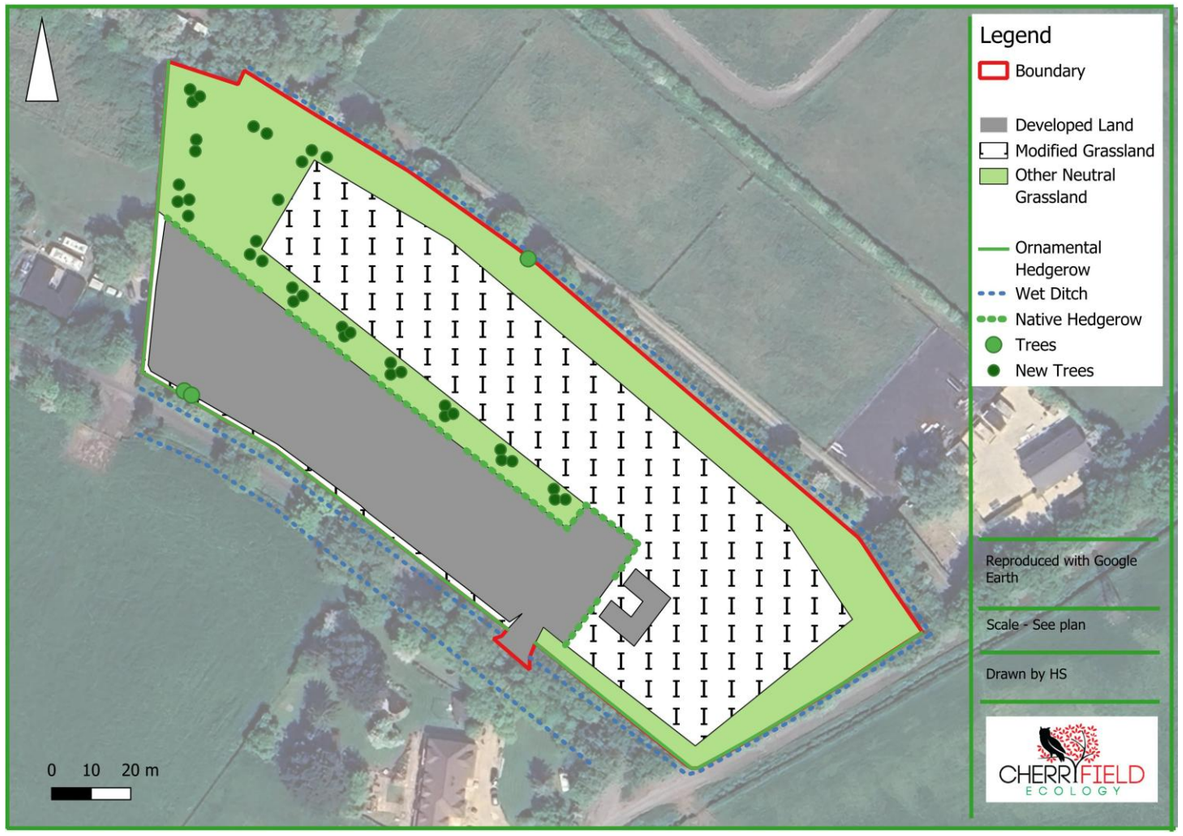
Much of the existing area of horse paddock will be retained and will continue to be horse grazed. All boundary vegetation and ditches will be retained.

Specification of Protective Measures to be Used PM-04

Hera's/ Harris fencing with dust screening will be installed along the construction boundary where possible to prevent dust and other pollutants from impacting the adjacent grassland and boundary vegetation.

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

Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

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

Target Habitat:			Rural Tree			
Condition Assessment Criteria		**Targeted**	**Relevant Features**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	The tree is a native species (or more than 70% within the block are native species).	Yes		A mixture of predominantly native tree species will be planted over shrub beds.		Root ball trees are preferred because, initially, they require less water. Trees to be planted starting October to February. Trees should be fitted with stakes at planting.
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		New trees will be planted individually and should be pruned sensitively to produce balanced and natural growth. The use of stakes at planting are essential to promote healthy growth form.		Ongoing pruning practices should be tailored specific to the tree species ensuring a healthy and balanced canopy develops and is continuous. Trees should be staked when planted to promote upright growth.
C	The tree is mature (or more than 50% within the block are mature).	No				
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes				Trees will be checked annually for any damage, with protection measures instated if required.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No				
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes		Trees will be planted over grassland		

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

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

Action	Relevant Features	Timing	Prescriptions
Ground preparation and planting		October	Tree stock 1-5 years old should be utilised for planting. Clear the planting area of weeds, grass and debris to reduce competition for nutrients and water. Dig a hole 2-3 times the width of the root-ball and slightly shallower than the root ball's height. Ensure the root collar (where the roots meet the trunk) is level with the surrounding soil. Handle the root ball gently to prevent root damage. Remove any non-biodegradable wrapping material but keep burlap intact if biodegradable. Mix excavated soil with organic matter (e.g., compost). Backfill gently, firming the soil to eliminate air pockets while avoiding compaction. Create a shallow, raised ring of soil around the base to hold water. Apply a 5-10 cm (2-4 inch) layer of mulch (e.g., wood chips or bark) around the base but avoid direct contact with the trunk. Remove damaged or diseased branches during planting.
Staking and protection		October and annually for 2 years	Stake the tree to provide support against wind until the roots establish (1-2 years). Use one or two stakes, depending on wind exposure. Position stakes at an angle and tie them loosely to allow some tree movement, encouraging root anchoring. Use soft ties or tree straps to prevent bark damage. Check and adjust stakes periodically; remove after the first or second growing season once the tree is stable. Install a tree guard to prevent damage from wildlife, such as deer or rabbits.
Watering		October, continue for 2 years	Water regularly during the first 1-2 growing seasons, especially in dry periods.
Pruning and Maintenance		Annually	Prune in late winter or early spring while the tree is dormant. Focus on shaping and removing dead, diseased, or crossing branches. Pruning should be limited to any branch clipping required to promote balanced and upright growth. Cut back to healthy wood or the point of origin. Cut off suckers at the base of the trunk and water sprouts along branches or the trunk. Retain the central leader and remove competing leaders or vertical branches. Space out branches to create a balanced structure. Thin out crowded areas to improve light penetration and air circulation. Cut back excessively long branches to a bud or side branch to maintain proportional growth. Always cut just outside the branch collar (the swollen area where the branch meets the trunk or another branch). Avoid leaving stubs or making flush cuts. For Wild Cherry, minimal pruning is advised to prevent disease entry for the first 5 years the tree is planted. Pruning in this period should focus on balanced growth and disease prevention (if at all required). After this pruning should follow steps above and be maintained as a limited practice focusing on maintaining the central leader and avoidance of excessively long or leaning branches.

Individual Trees Species Lists (UT-T03)

Common Name	Scientific Name	Abundance / %	Comments
Silver birch	*Betula pendula*	20	
Field maple	*Acer campestre*	20	
Wild cherry	*Prunus avium*	15	
Rowan	*Sorbus aucuparia*	20	
Alder	*Alnus glutinosa*	30	
Osier Willow	*Salix viminalis*	15	

Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

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

Target Hedgerow Type:			Native Hedgerow			
Condition Assessment Criteria		**Targeted?**	**Relevant Features**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A1	Height >1.5m average along length.	No				As the hedgerow will bound car parking, it is anticipated that it will be kept short
A2	Width >1.5m average along length.	No				As above
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes				Management will support and promote the growth of the hedgerow structure and diversity.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes				Any gaps that appear will be infilled
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				
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No				
D1	Invasive and neophyte species	Yes			.	Regular monitoring and management will be implemented to ensure nonnative and

	>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.					invasive species do not grow within the hedgerows
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes				The hedgerow will be monitored for any damaging activities, and should any occur, the cause will be identified and remedied.
E1	Tree class (applicable to hedgerows with trees only) There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 – 50m of hedgerow.	N/A				
E2	E2. Tree health (applicable to hedgerows with trees only) At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	N/A				

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

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

Action	Relevant Features	Timing	Prescriptions
New hedgerow planting		Autumn	Native trees and shrub species will be planted in two staggered rows approximately 30cm apart, aiming to plant around 4-6 plants per metre. New plants should be protected with canes and spiral guards to prevent being browsed in the early stages. Any evidence of existing soil compaction along the hedgerow will be remediated before planting to ensure the soil is able to support new growth. Small planting pits will be dug as shallow squares with the base of the planting pit will be broken up to encourage aeration to the depth of a garden fork prior to planting. Backfilling of soil will utilise existing excavated soils only with no compost or fertiliser application. Existing sub soils and top soils should be kept separate during excavation, with the subsoil backfilled first before topping with topsoil. Lightly firm down the back fill, avoiding compaction. It will be important to ensure that plants are not planted lower than the surrounding ground level. The aim of planting will be to ensure that the level that the tree/shrub base meets the soil level will be slightly above ground level, aiming for 25mm above. After planting, water the any areas of new hedgerow/tree planting. Hedgerow bases will be mulched using wood chippings or back. Mulching will aim for a 1m diameter around the trees to prevent weed establishment. The depth of the mulch will be between 50-75mm.
Long Term Management			Hedgerows will be managed on a rotational basis with ½ the total hedgerow resource cut each year, during late winter, after fruiting and prior to the bird nesting season (March). Where species die back in the hedge, they should be replaced on a like for like basis to maintain woody species diversity. Monitoring for invasive species, natural tree loss and undesirable species will be required to ensure that the hedgerows maintain their function, structure and diversity onsite.

Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Hawthorn	Crataegus monogyna	60	
Blackthorn	Prunus spinosa	20	
Field Maple	Acer campestre	10	
Hazel	Corylus avellana	10	

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			Management of the sward will be done by mowing, baling and removing. The decision as to which will be used will depend on a number of factors including soil conditions (particularly soil wetness as removing bales will do much more damage than topping), time of year and species within the sward that need to be controlled. Certain species (thistle and dock) will be controlled by rogueing so that they are not allowed to go to seed.	Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.
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			Selected seed mix will help to boost diversity, promoting to a greater sward diversity.	As above
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes				As above
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes				Regular mowing management will prevent scrub and bracken from establishing. Regular monitoring will track where scrub or bracken encroachment has occurred and will trigger remedial action where necessary.
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			As above	Fertiliser input onto the site will be avoided throughout the life of this management plan to prevent the soil condition becoming favourable for pernicious species.

	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.					Regular monitoring will track the presence of invasive non-native species or those indicative of sub-optimal condition and will trigger remedial action where necessary to remove or reduce their presence respectively.
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.**	Yes				Seeding with a species-rich mix will increase the number of the species within the sward while management through hay cutting will help to increase and maintain diversity within the sward.

Additional Management Prescriptions (GH-B01)

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
Prepare ground		Early spring	Harrow or rake ground to produce a medium tilth then roll or tread to produce a level firm surface
Sow seeds		Spring	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.
First Year Management		Year one after sowing	Most of the sown meadow species are perennial and are slow to establish. 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 great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost the cuttings. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.
Maintenance		Annually	In the second and subsequent years EM8 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing. Meadow grassland is not cut or grazed from spring through to July/August to give the sown species an opportunity to flower. After flowering in July or August take a ‘hay cut’ : cut back with a scythe, strimmer or tractor mower to c 50mm. Leave the ‘hay’ to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed. Wetland habitats are characteristically quite variable in composition, reflecting local drainage and management. Conditions can vary, for instance, between the highs and lows in ridge and furrow grassland. Localized differences may require a targeted approach. For example, boggy areas which remain waterlogged for much of the year may be best sown with pond edge mixture EP1.
Supplementary seeding		As required	Spread supplementary UK sourced native wildflower seeds, from a local supplier where possible, or green hay as necessary in response to poor uptake of establishment by broadcasting seeds, plug plants or green hay of a nearby species rich meadow on similar soils. Sowing to be undertaken following the above prescriptions, with the ground scarified before sowing is undertaken in still wind conditions when the soil is saturated but not flooded. Plug-planting of target species can also be considered where deemed appropriate during adaptive management monitoring reviews.

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

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Composition EM8 is a complete mix composed of 20% native wild flowers and 80% slow growing grasses (by weight). **Wild Flowers 20%** 1. 0.70% *Achillea Millefolium* – Yarrow 2. 0.60% *Agrimonia eupatoria* – Agrimony 0.10% *Angelica sylvestris* – Wild Angelica 3. 0.20% *Betonica officinalis* – Betony 3.20% *Centaurea nigra* – Common Knapweed 1.40% *Filipendula ularia* – Meadowsweet 4. 0.40% *Galium album* – Hedge Bedstraw 2.00% *Galium verum* – Lady's Bedstraw 0.80% *Lathyrus pratensis* – Meadow Vetchling 5. 0.60% *Leontodon hispidus* – Rough Hawkbit 1.20% *Leucanthemum vulgare* – Oxeye Daisy (Moon Daisy) 0.60% *Lotus corniculatus* – Birdsfoot Trefoil 0.10% *Lotus pedunculatus* – Greater Birdsfoot Trefoil 6. 1.00% *Medicago lupulina* – Black Medick *2.00%* *Plantago lancelata* – Ribwort Plantain 0.40% *Primula veris* – Cowslip 7. 0.80% *Prunella vulgaris* – Selfheal 1.20% *Ranunculus acris* – Meadow Buttercup 0.80% *Rhinanthus minor* – Yellow Rattle 0.60% *Rumex acetosa* – Common Sorrel 0.30% *Sanguisorba officinalis* – Great Burnet 0.50% *Silene flos-cuculi* – Ragged Robin 0.20% *Taraxacum officinale* – Dandelion 0.30% *Vicia cracca* – Tufted Vetch **Grasses 80%** 8.00% *Agrostis capillaris* – Common Bent			

8.00% *Carex echinata* – Star Sedge (w) 30.00% *Cynosurus cristatus* – Crested Dogstail 18.00% *Festuca rubra* – Red Fescue 1.60% *Hordeum secalinum* – Meadow Barley (w) 8.00% *Phleum bertolonii* – Smaller Cat's-tail (w) 8. 6.40% *Poa pratensis* – Smooth-stalked Meadow-grass	

Other Supporting Information

Supporting Information (GH-B02)
EM8 seed mix contains species suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows. Soils in wet meadows may flood for short periods in winter, but are usually well drained in summer.

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

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

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

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
	Other Neutral Grassland	Flood event at site boundaries	Vegetation diversity loss, increase in poached ground, additional pollution and invasive species following extreme flooding events.	Review adaptive management measures to respond to the varying impacts expected from flooding appropriately. Replace failures and adapt planted species.
	Other Neutral Grassland	Failed areas of seeding	Greater than 10% bare ground during years 2-5 and then greater than 5% bare ground cover after year 5 or less than 10 vascular plant species per m2 based on quadrat sampling data.	Apply additional seed in areas of failed establishment. Appropriate seed mix to be used for the compartment where reseeding is required. Alternatively, green hay can be used from other areas of the site where establishment has been successful.
	Other Neutral Grassland	Scrub or bracken encroachment	Scrub and or bracken cover greater than 5% or 20% respectively	Initiate programme of scrub and/or bracken removal as required. This can either be through mechanical removal or spot spraying with herbicide.
	Other Neutral Grassland	Poor species diversity	Less than 10 species per average m2	Initiate a second round of seeding following the prescriptions provided for the grassland field compartment(s) which are falling short of this target.
	Other Neutral Grassland	Damage through poaching or rabbit grazing	Evidence of damage and/or poaching >5% of ground cover >5% cover of bare ground	Identify the cause of the damage: If caused by rabbits, initiate measures to control rabbit population numbers. If caused by management approaches, adapt management prescriptions
	Hedgerow	Hedgerow plants fail to establish	Hedgerow plants fail to establish within the 30 year period	Failures will be replaced as necessary
	Rural Trees	Newly planted trees failing to establish	Individual trees fail between years 1-10	Replacement tree planting undertaken upon note of failures
	Rural Trees	Canopy becomes uneven	Canopy becomes lopsided or sparse	Adaptive pruning measures undertaken

3. Monitoring Schedule

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

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)
Following implementation (to include soil preparation), the project will be monitored at varying degrees from the first year of establishment through to the end of the 30 year management period. The site will be monitored annually for the first two years to review how the establishment of the proposed habitats is progressing. The key observations during this period will be to determine whether habitats are successfully establishing and whether or not replacement planting may be required. Following this, monitoring will be undertaken every 5 years, starting from year 5. The key elements of this monitoring will be to review whether the long-term management practices are achieving and/or maintaining) the targeted condition scores for the proposals. During this period, adaptive management measures will be reviewed to determine whether there are any opportunities to alter management to encourage additional habitat enhancements. It is expected that the 30-year monitoring period will commence following the completion of the implementation works.

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
Grassland	Grassland will be monitored by reviewing the following factors (from the Habitat Condition Assessment): • Species diversity per m2 • Percentage cover of bare ground • Percentage cover of scrub/bracken • Percentage cover of species indicative of sub-optimal condition • Presence of non-native invasive species • DAFOR Abundances of wildflowers, sedges and rushes • Sward height diversity • Level of poaching or trampling damage	Annually from years 1 and 2, then 5, 10, 15, 20 and 30. Surveys to be completed between July and August.
Trees	Tree health, size and condition checked	Annually from years 1 and 2, then 5, 10, 15, 20 and 30. Surveys to be completed between July and August.
Hedgerows	Throughout the management plan period, the hedgerows will be monitored for: • Hedgerow gaps • Invasive and neophyte species presence	Annually from years 1 and 2, then 5, 10, 15, 20 and 30 Hedgerow monitoring should take place between May – August.

	• Signs of damage (including excessive browsing and grassland poaching)	

Monitoring Reports

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

Monitoring Report Schedule MS-T02

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

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Cherryfield Ecology Ltd	Wokingham Borough Council

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

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	September or October	Cherryfield Ecology will conduct a site visit to assess the progress of the habitats and their condition, after which they will complete a monitoring report to be sent to Wokingham Borough Council
Y2	September	September or October	As above
Y5	September	September or October	As above
Y10	September	September or October	As above
Y15	September	September or October	As above
Y20	September	September or October	As above
Y25	September	September or October	As above
Y30	September	September or October	As above

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

To ensure its effectiveness, this management plan will undergo regular updates and reviews every five years. The monitoring reports will provide feedback on the implementation of the plan, and any necessary changes will be made accordingly. Additionally, the plan will identify and address any previously unknown risks that may arise.

In addition to the schedule of monitoring surveys, the landowner/ manager will report any changes to the land as and when they arise, such as changes to the land management, the introduction of new plant species or any outside factors such as flooding. This will ensure that any problems which arise will be dealt with in a timely manner.

Any recommendations within the annual reports should be acted on immediately and proof of the required measures taken provided.

Where management prescriptions are failing to meet the requirements agreed within the supporting BNG assessment, adaptive management will be agreed with the client. This could include planting new native trees in different locations/ using different species.