

Draft Habitat Management and Monitoring Plan

Note: final version to be agreed via condition

Site Name:	Land to the East of Longwater Road, Finchampstead
Date:	12/06/2024
Version:	V1

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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
V1	Draft (for submission)	JSn / 12 June 2024	

Document Details

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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	Mixed on-site and off-site. Off-site solution and details will be confirmed during the consideration of the planning application (Habitat Bank/ Statutory Credits Project / other)
Development Name and Address	Land to the East of Longwater Road, Finchampstead
BNG Project Name and Address	N/A
Author Organisation	The Environmental Dimension Partnership
Landowner	Philip John Burgess and Jacqueline Burgess
Land Manager	N/A
Responsible person/organisation for creating or enhancing the habitat	Stonebond Properties (Guildford) Ltd
Period covered by this management plan	2054 to 2055 with 5-yearly updates
Planning authority	Wokingham Borough Council (WBC)
Planning reference (if applicable)	Planning Portal Reference PP-13069509
BNG register reference (if applicable)	As above
Central OS grid reference	SU 79636 62702
Metric revision/title	Statutory Biodiversity Metric from June 2024 (Report Ref: edp4070_r011 V2)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

Hedgerows, other neutral grassland and scrub will be retained and enhanced. Modified grassland, other neutral grassland, mixed scrub and native hedgerows with trees will be created.

Timescales for Actions PB-B03

Habitat creation will be completed in 2025//26 with planting and sowing during appropriate seasons. Both retained and new habitats will then be managed in accordance with this, ensuring appropriate establishment and ongoing maintenance for at least 30 years.

Monitoring Requirements PB-B04

Monitoring will occur annually for the first five years and then every 5 years up until 30 years. Grassland habitats will be monitored in each of these visits, whereas other habitat types will require less frequent monitoring in years 1-5, as set out.

Required Consents and Licences PB-B05

This will be confirmed during the consideration of the planning application.

Funding PB-B06

As above. This will be confirmed once the off-site solution has been agreed and costed.

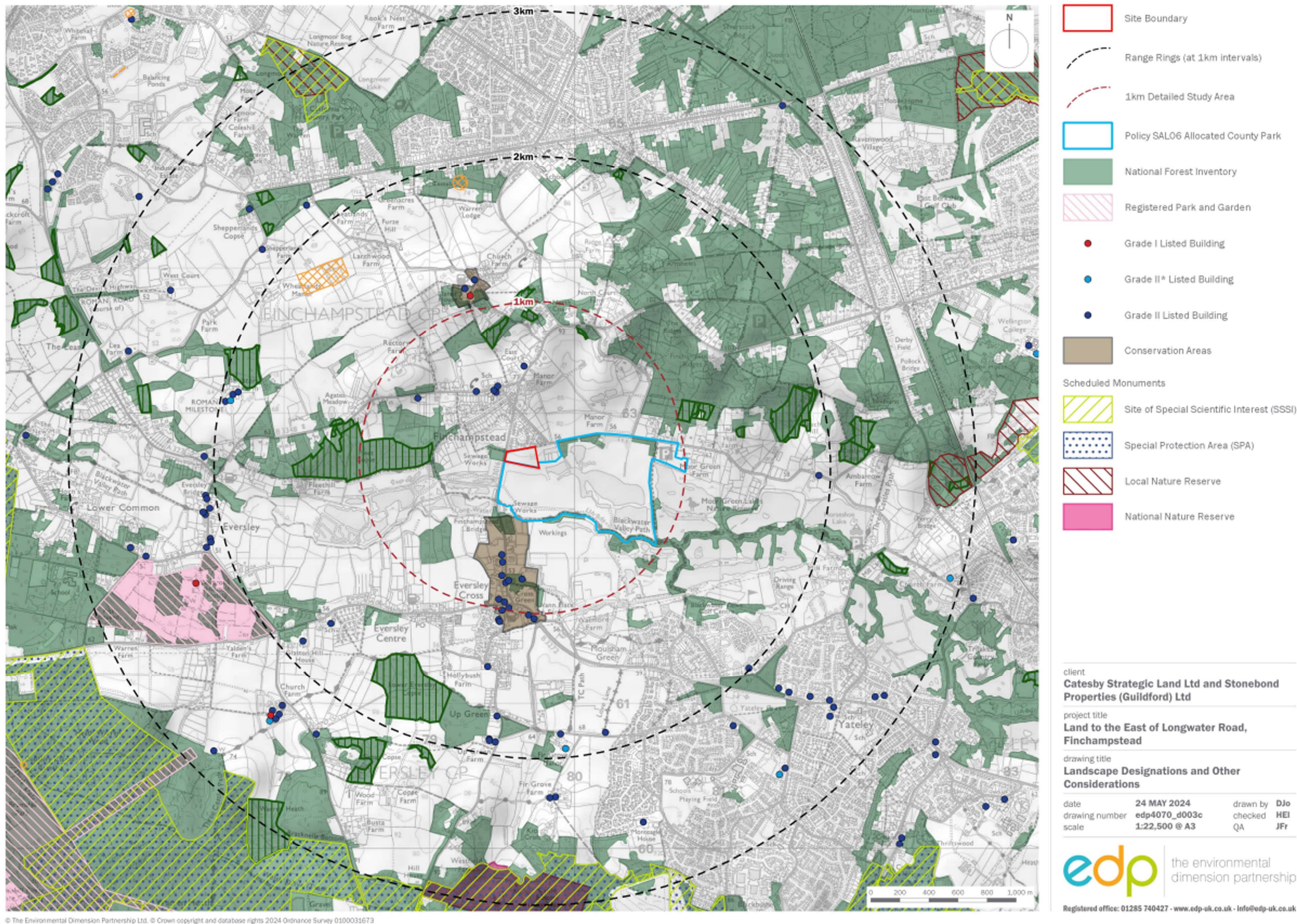
Legal Agreement PB-B07

It is intended that this HMMP will be secured by a s106 agreement entered into with Wokingham Borough Council.



Site Context Plan PB-F02

The Site falls within Wokingham Borough Council.



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		JSn		
Organisation		The Environmental Dimension Partnership		
Responsibility	Start Date:	2025	End Date:	2055
The Ecologist is responsible for producing the HMMP, with input from the landowner. The Ecologist, or another suitably experienced ecologist , will also be responsible for monitoring progress in accordance with the HMMP.				
Statement of Competency				
The Ecologist producing this HMMP is a Senior Ecologist with approximately seven years experience as a consultant ecologist and is a full member of CIEEM. They have extensive experience in the production of Landscape and Ecology Management Plans for residential development projects and the completion of BNG metrics.				

Landowner or Land Manager PB-B10				
Name or Initials		TBC		
Organisation		This will be confirmed upon sale of the site		
Responsibility	Start Date:	2025	End Date:	2055
Responsible for the implementation of the HMMP, including the protection of retained habitats during construction, creation of new habitats, ongoing management of all habitats, and ensuring the monitoring and reporting requirements are adhered to.				
Statement of Competency				

This will be confirmed as the application progresses and the off-site solution has been established and agreed by the LPA.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		This will be confirmed as the application progresses and the off-site solution has been established and agreed by the LPA		
Organisation				
Responsibility	Start Date:		End Date:	
As above				
Statement of Competency				
As above				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		TBC		
Organisation		Wokingham Borough Council		
Responsibility	Start Date:	2025	End Date:	2055
Review of HMMP and monitoring reports.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The Site comprises a field of species-poor grassland bordered to the north by a public footpath and residential curtilages; to the west by a mature treeline and Longwater Road; to the south by a ditch and a mature plantation hedgerow with wet gravel pits beyond; and to the east by grassland and mature trees.

Detailed descriptions of the baseline habitats are available within the Ecological Appraisal submitted with the planning application (Report ref: edp4070_r007).

The watercourse units are not detailed within this HMMP as there are no proposals for enhancement.

Overview of Proposed Site Use PB-B14

Erection of 40 no. residential dwellings, together with associated parking, landscaping and open space.

A biodiversity net gain assessment was completed as part of the planning application utilising the Statutory Defra Metric.

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: Image EDP: v1 12/06/2024





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

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

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

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☐	There will be potential recreation impacts on Thames Basin Heath SPA within the wider landscape, these will be mitigated through the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) contributions in accordance with Policy CP8 of the Core Strategy. Further information is available in report edp4070_r007 in Section 4 and
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?	☐	Additional protected species information is provided within the Ecological Appraisal (edp4070_r007) which considers the habitats proposed and how they will be managed, particularly with respect to reptiles.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?		N/A
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?	☐	After mitigation, no impacts on designated sites and information on protected species are provided within the Ecological Appraisal (Report Ref: edp4070_r007) and have informed the landscape and ecology strategy delivered via this HMMP
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	Baseline habitats survey information is provided within the Ecological Appraisal (Report Ref: edp4070_r007).
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☒	Public footpath running along the north boundary of the Site.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	Climate impacts are unlikely to impact habitat retention/creation/enhancement. However, measures are included within this HMMP should any habitats fail to establish which could include climatic factors.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	The habitat types to be created are tolerant of a variety of soil types such that geology does not constrain the proposals. The site flat with no significant impact on the habitats which can be created.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	The Site baseline is currently grassland cut for hay.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	The Landis Soilscales online information suggests that the site comprises Loamy soils with naturally high groundwater. The grassland types to be created are tolerant of a variety of soil types such that geology does not constrain the proposals.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No known contaminated land present.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	According to the Landis Soilscales online information the soils have naturally wet drainage to local shallow groundwater. However, the drainage strategy will be suitable for the proposed
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	The Site is within Flood Zone 1, therefore there is no constraint to habitat creation/management. The land immediately south of the Site is within Flood Zone 2
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	Full details on landscape character are provided within the LVA submitted with the planning application (Report Ref: edp4070_r012).
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	Site has been in grassland pastoral land use for a significant period.

Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	No historic designations on site or any adjacent with implications for plan. Further details are provided within the Archaeological and Heritage Assessment LVA submitted with the planning application (Report Ref: edp4070_r010)/.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A

Baseline and Environmental Information

Land Tenure and Public Access

Relevant Land Tenure Information (EI-B01)

The site is owned by Philip John Burgess and Jacqueline Burgess. However, a development partner will buy the site upon receipt of planning permission.

Potential Impact to Scheme (EI-B02)

Any incumbent landowner will take responsibility for the HMMP.

Public Access Information (EI-B03)

There is a public footpath crossing the north of the site.

Potential Impact to Scheme (EI-B04)

The habitats north of the public footpath are assumed to be retained as the existing scrub and grassland, with some additional tree planting. It is expected that trampling and nutrient enrichment will reduce the species diversity in these areas such that enhancement cannot be achieved.

Land Tenure and Public Access Plan (EI-F01)

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 aims for habitat creation and management on-site are as follows:

- Establish habitats appropriate for amenity and recreational use, while maximising opportunities to increase the delivery of biodiverse habitats and benefit local wildlife interests;
- Provide appropriate landscape planting whilst enhancing biodiversity;
- Increase habitat and botanical diversity on-site; and
- Provide habitats suitable for foraging and commuting bats, birds, reptiles, and badgers.

The following objectives are designed to achieve these aims:

- Enhance existing hedgerows to enhance the value of these habitats for wildlife;
- Ensure appropriate planting/ seeding for successful establishment of new grassland, scrub, tree and hedgerow habitats, of benefit to bats, birds, reptiles and badgers;
- Ensure the management and maintenance of all areas of soft landscaping protects and enhances on-site features over the long-term;
- Provide adequate monitoring to ensure that those habitats are managed appropriately.

To meet these aims and objectives the following measures will be implemented:

- Removal of weeds through cultivation or herbicide prior to seeding with a native flower rich grassland mix. During the first year of establishment, frequent cutting will take place to keep the grass short (30-50mm). After establishment, in following years a single cut will take place in late summer. In any one year 25% of the area will be left uncut/ungrazed, with a four-year rotation cycle.
- Monitoring of grassland establishment will determine if an early spring cut is required during the early years of grassland establishment. This will also determine whether any control of undesirable species is required. No cutting will take place between April and late July.
- New trees to be watered regularly and fitted with tree guards until established.
- Planting of hedgerows in autumn or winter months followed by regular watering during establishment.
- Gap planting of retained hedgerows between October to February with native species, fitted with tree guards and regularly watered during dry periods. Initially the existing surrounding hedge may need to be cut back to ensure new plants receive sufficient light. As new plants grow these will be trimmed to reach the desired height.
- New hedgerows trimmed to shape as necessary during establishment. Afterwards all retained will be managed to 3m and new hedgerows managed to 1.5m. Cutting done between October and February to avoid the bird breeding season.

- Monitoring to ensure successful establishment of habitats and advise on any changes to the management measures.

Principles Informed by Design Stage

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

Design Principles Informed by Baseline Information PM-B02

The landscape design has been informed by the technical constraints and opportunities afforded by the Site, including ecology and landscape considerations, through the iterative design process for the development.

The scheme design was developed to ensure retention and buffering of the existing native hedgerows, where possible, and offsite woodland. A 5m riparian zone buffer from the offsite ditch was also embedded into the design.

The location of an active badger sett influenced the design with a 30m no construction zone implemented, ensuring that the grassland within the area was buffered and retained within the proposals. The population of reptiles in the north of the site will be inherently protected through the retention of habitats offering the highest suitability.

The new habitat creation is appropriate to the local context in connecting and strengthening links with offsite habitats and maintaining wildlife corridors across the Site.

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
Other neutral grassland	Modified grassland		N/A	Poor	Standard time to target condition from the statutory biodiversity metric.	Poor condition is anticipated as a result of only achieving a pass in criteria C, F and G. While criterion A, B, D and E will not be specifically targeted, opportunities to achieve further criteria, and therefore higher condition, will be taken through appropriate management.	Public Open space split 35% modified grassland moderate condition, 15% modified grassland poor condition, 40% other neutral grassland, 10% mixed scrub
Other neutral grassland	Modified grassland		N/A	Moderate	Standard time to target condition from the statutory biodiversity metric.	Moderate condition will be targeted by achieving a pass in criteria A, C, D, F and G. Criterion B and E will not be targeted.	Public Open space split 35% modified grassland moderate condition, 15% modified grassland poor condition, 40% other neutral grassland, 10% mixed scrub
Other neutral grassland	Other neutral grassland		N/A	Moderate	Standard time to target condition from the statutory biodiversity metric.	Moderate condition will be targeted by achieving a pass in criteria A, B, C and D. Criterion E and F will not be targeted.	Public Open space split 35% modified grassland moderate condition, 15% modified grassland poor condition, 40% other neutral grassland, 10% mixed scrub
Other neutral grassland	Mixed Scrub		N/A	Moderate	Standard time to target condition from the statutory biodiversity metric.	Moderate condition will be targeted by achieving a pass in criteria A, C and D. Criterion B and E will not be targeted.	Public Open space split 35% modified grassland moderate condition, 15% modified grassland poor condition, 40% other neutral grassland, 10% mixed scrub
N/A	Urban Tree		N/A	Poor	Standard time to target condition from the statutory biodiversity metric.	Poor condition is anticipated as a result of only achieving a pass in criteria A and B. While criterion C, D, E and F will not be specifically targeted, opportunities to achieve further criteria, and therefore higher condition, will be taken through appropriate management.	An assumption of 5 small trees planted throughout the development
N/A	Urban Tree		N/A	Moderate	Standard time to target condition from the statutory biodiversity metric.	Poor condition is anticipated as a result of only achieving a pass in criteria A, B and F. While criterion C, D and E will not be specifically targeted, opportunities to achieve further criteria, and therefore	An assumption of 32 small trees planted across the public open space

						higher condition, will be taken through appropriate management.	
N/A	Native Hedgerow with Trees		N/A	Poor	Standard time to target condition from the statutory biodiversity metric.	Poor condition is anticipated as a result of only achieving a pass in criteria B1, B2, D1, D2, E2. While criterion A1, A2, C1, C2, E1 will not be specifically targeted, opportunities to achieve further criteria, and therefore higher condition, will be taken through appropriate management.	Proposed hedgerow delineating development parcel.

Habitat and Condition Targets Further Comments
N/A

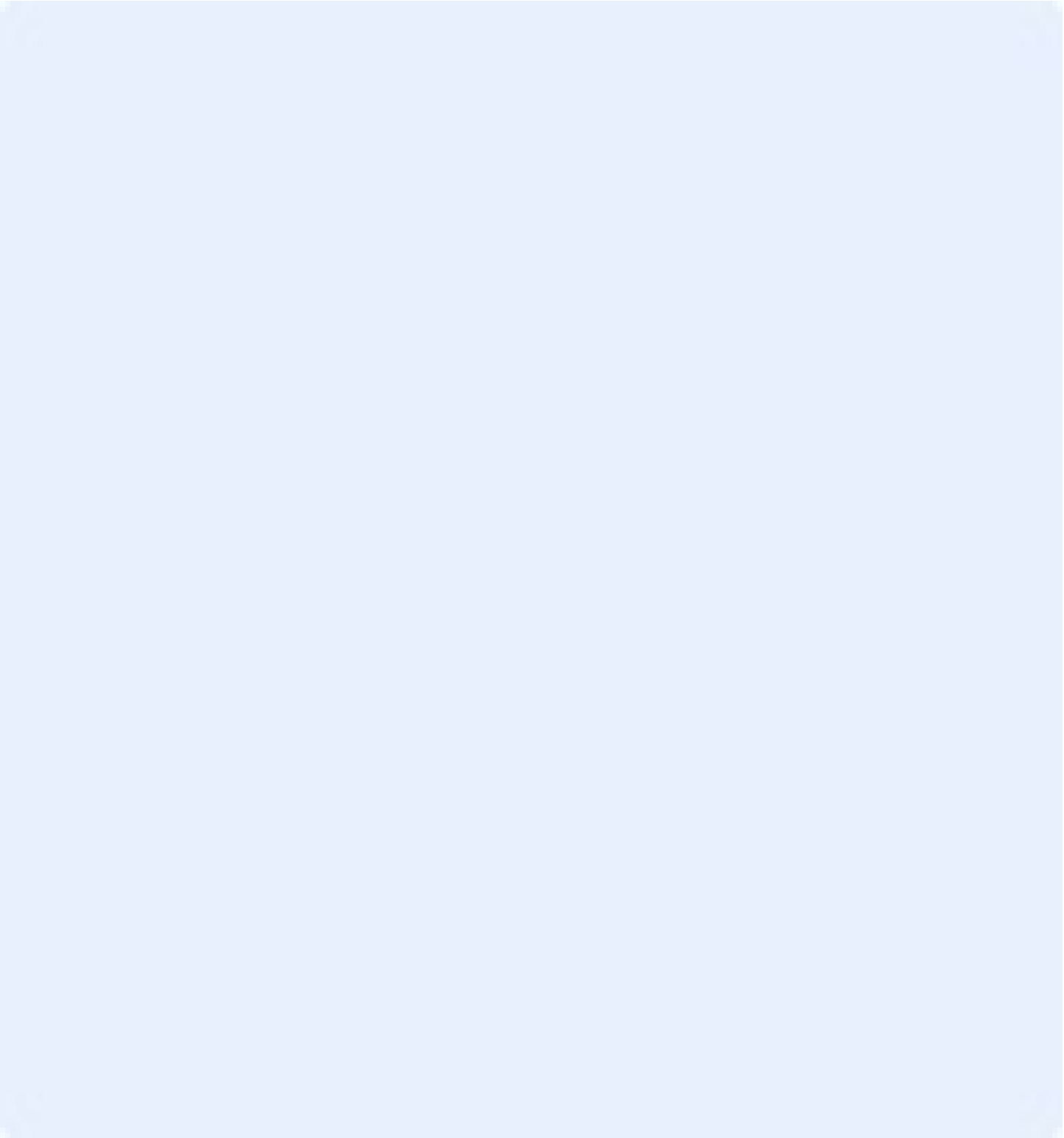
Habitat Retention

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

Measures to be Implemented to Protect Retained Habitats PM-03
Existing hedgerows will be retained and protected with suitable buffers, except for the removal of 20m to facilitate access and accommodate a visibility splay. No works (other than planting), storage of materials, or incursion from vehicles, will be allowed within areas of protective fencing. Existing hedgerows will be enhanced through gap planting where necessary and the introduction of a sensitive management regime. Existing large urban trees of good condition will be retained and buffered, this will include the existing other neutral grassland within the root protection area. The active badger sett will be retained and buffered by 30m from construction, this will include the existing other neutral grassland within the zone. North of the public footpath are patches of bramble scrub and other neutral grassland, these will be retained and buffered from the development.
Specification of Protective Measures to be Used PM-04
Prior to construction protective fencing will be securely installed in accordance with BS 5837: 2012 Trees in Relation to Design, Demolition and Construction, around retained hedgerows and woodland edge. Protective fencing (e.g. Heras fencing or similar) will also be installed around the badger buffer zone during construction to prevent damage.

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.](#)



Habitat Creation, Enhancement and Management Plan EM-F01

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

Grassland (Low Distinctiveness)

Creation, Enhancement and Management Summary (GL-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 5. Grassland Low

Target Habitat:		Modified Grassland, Poor and Moderate Condition				
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.	Poor condition – No Moderate condition - No		Poor condition - This habitat will be laid with hard wearing species poor turf and is unlikely to meet 6-8 species per m2. Moderate condition - This habitat will be sown with a flowering lawn mixture (e.g. Emorsgate Flowering Lawn Mixture EL1) which will comprise >9 species per m2, however given the likely management of these areas, it is presumed that 6-8 species per m2 is more realistic in the long-term		Poor condition – Amenity grassland will be cut as and when necessary, between March and the end of October, to required heights of circa 30–50mm. Moderate condition - Initial regular cutting to aid establishment and strip nutrients, followed by lower intensity annual hay cut in late summer of areas where appropriate around amenity requirements of open space.
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				The sward will be regularly mown to a uniform structure and maintained below 7cm.
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				Any encroaching scrub will be managed and removed.
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No				Excessive physical damage is likely to occur through human activity such as creating informal walking paths, %, therefore this criterion has precautionary been failed.
E	Cover of bare ground between 1% and 10%, including localised areas (for	No				It can be reasonably expected that rabbit warrens will occur naturally to create areas

	example, a concentration of rabbit warrens.)					of bare ground as well as damage from human activities such as creating informal walking paths which will likely exceed 10%, therefore this criterion has precautionarily been failed.
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.	Yes				Bracken cover will be controlled to <20%
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes				The presence of invasive non-native species will be controlled

Additional Management Prescriptions (GL-B01)

Please use this space to detail any additional management measures to be conducted along with the above measures. These may for example include (but are not limited to) measures specifically relating to the presence of protected species or may be additional measures that are in support of local nature recovery targets and, or, planning policy.

Grassland (Low Distinctiveness)

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

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

Action	Relevant Parcels	Timing	Prescriptions
Seeding		Late August-October or April-May.	Surface sown at a rate of 20kg/ha and firmed in.
Cutting Year 1		May, August-October, and kept short over winter.	Cut to no less than 40mm once in May, once at the end of summer/early autumn, and keep short over winter (40-70mm). All arisings removed immediately.
Year 2+ annual ‘hay cut’	Moderate condition	September-November	After first year of establishment there will be a single cut after flowering, to no less than 50mm. Arisings left for 1 week then removed.
Year 2	Poor condition	March – October	Mown as and when necessary. Cutting will be suspended in periods of drought.
Year 1-2 weed control		As required March - September	Control of undesirable species if necessary during early years growth by hand pulling or spot treatment with suitable approved selected herbicide.

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

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

Common Name	Scientific Name	Abundance / %	Comments

Other Supporting Information

Supporting Information (GL-B02)

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, Moderate Condition			
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		The sward will closely meet the characteristics of UKHab ‘other neutral grassland’. Management of the sward will ensure that perennial rye grass is present at <30%, and this habitat will be sown with a species-rich wildflower seed mixture.		
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				The sward height will be managed to ensure a varied sward height is created.

C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes				Bare ground scrapes can be created to cover between 1-5% of the total area. In addition, it can be reasonably expected that rabbit warrens will occur naturally to create areas of bare ground.
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes				Bracken cover will be controlled to <20% and scrub encroachment (including bramble) will be managed to ensure <5%.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging 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.	No				Although undesirable species will be managed and attempts to minimise physical damage will be made through installation of signage and limiting access for recreational activities, it is expected that this criterion may be failed due to the nature of the location of these habitats within a residential area,
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				The species mix to be sown will be a species-rich wildflower grassland mix such as Emorsgate Standard General Purpose Meadow Mixture EM2, there is unlikely to be at least 10 species per square metre over the habitat whole area.

Additional Management Prescriptions (GH-B01)

Grassland will be cut from August to October when reptiles and amphibians remain active.

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
Seeding		Late August-September or April-May.	Surface sown at a rate of 4g/m ² and firmed in.
Cutting Year 1		May, August-October, and kept short over winter.	Cut to no less than 40mm once in May, once at the end of summer/early autumn, and keep short over winter (40-70mm). All arisings removed immediately.
Year 2+ annual ‘hay cut’ on 25% rotation		August to September	After first year of establishment there will be a single cut, to no less than 50mm after flowering. Arisings left for 1 week then removed. In any one year, 25% of the extent of this area will be left uncut, rotated on a four-year cycle.
Year 1-2 weed control		As required March - September	Control of undesirable species, if necessary, during early years growth by hand pulling or spot treatment with suitable approved selected herbicide.

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

Other Supporting Information

Supporting Information (GH-B02)

Scrub

Creation, Enhancement and Management Summary (SC-T01)

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

Target Habitat:		Mixed Scrub, Moderate condition				
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		At least three native scrub species will be planted in equal proportion.		Implementation of an appropriate management regime will ensure diversity is maintained.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No		Planting of scrub habitat at the same point in time, likely to be all same age class whips		
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				The presence of invasive non-native species will be controlled.
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				Implementation of an appropriate management regime will aim to maintain a diverse scrub edge.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No		Due to the small extents of scrub unlikely to create sufficient clearings/rides.		

Additional Management Prescriptions (SC-B01)

Any thinning/cutting to be carried out over winter to avoid nesting birds (October – February).

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
Planting native scrub		October to February	As specified in detailed landscaping strategy
Weed control during establishment		Monthly in year 1 (March-October)	Control of aggressive weeds that would compete with establishing plants.
Replacement of dead/dying plants		As required November-March	As necessary replacement planting to take place.
Watering		As required during first growing season	Water to field capacity during dry weather during first growing season
Pruning excessive growth		Once annually October-February	To prevent dominance of one species, prevent excessive encroachment into adjacent grassland, and maintain clearings within scrub.
Removal of tree guards		When necessary	Removal of guards when beginning to restrict growth

Scrub Species Lists (SC-T03)

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

Common Name	Scientific Name	Abundance / %	Comments

Other Supporting Information

Supporting Information (SC-B02)

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:		Urban Tree, Poor and Moderate Condition				
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		All trees will be native species, or more than 70% will be.		
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 trees will be planted as individual trees which automatically pass this criterion		
C	The tree is mature (or more than 50% within the block are mature).	No		Given the ages of the trees they are not likely to qualify as mature or veteran at 30 years.		
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No				Given the trees location, adverse impacts occurring from anthropogenic activities may occur. This criterion has been failed precautionarily.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No				Given the age, size, and structure of the tree 30 years after planting, micro-habitats are unlikely to occur.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Poor Condition – No Moderate Condition - Yes		Poor Condition - This criterion has been failed precautionarily on the basis that street trees are often planted within tree pits, and the canopy will oversail areas of roads/ pavements/ hard surfaces. Moderate Condition – tress will be planted in areas of open green space.		

Additional Management Prescriptions (UT-B01)

No pruning will take place during nesting bird season (March-August inclusive)

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
Planting new trees		October to February	As per soft landscaping specifications
Watering		As required during first year	Water to field capacity during dry weather in first growing season
Weed control		As required in first 5 years	Mulch will control weed growth around new planting and will be topped up in years 1-3, then mechanical weed control may be necessary during establishment.
Check tree guards		During monitoring visits	Check tree guards secure and providing adequate protection. Guards to be removed once beginning to restrict growth.
Replace dead/dying plants		As required	With same species, or suitable alternative advised by ecologist
Prune if necessary to promote healthy growth		October to February	Any deadwood from pruning activities to be used to create log piles.

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments

Other Supporting Information

Supporting Information (UT-B02)

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 with tree, Poor condition				
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A1	Height >1.5m average along length.	No		Due to residential location likely trimmed to below 1.5m		
A2	Width >1.5m average along length.	No		Due to residential location likely no be managed to less than 1.5 width		
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes		New hedgerows will be trimmed to approximately 30% on all sides for the first three years to encourage low lateral growth of branches.		If the hedgerow does not meet criteria then coppicing or layering will be implemented to facilitate regeneration from the base.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes		Any failed planting will be replaced to create a continuous hedgerow feature.		Trimming to create a continuous hedgerow
C1	Undisturbed ground and perennial vegetation	No		Failed due to potential for damage from human activities and proximity to residential areas		

	>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)					
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No		Failed due to potential for damage from human activities and proximity to residential areas		
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Yes		No non-native plant species will be included in the hedgerow planting, and no invasive species are currently present.		Should any non-native invasive species colonise then these would be removed.
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes				All hedgerows will be managed on a 3-year rotation with only one side cut in each year.
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.	No		Failed as all planting to take place at one time.		
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.	Yes		New hedgerow trees will have guards to prevent damage by wild animals. No ash will be planted due to the risk of Ash Dieback.		Hedgerows will be managed on a 3 year rotation with no excessive flailing to damage the hedgerow.

Additional Management Prescriptions (HD-B01)

Hedgerows will be cut between October and February, outside of the bird nesting season and allowing time for fruiting.

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

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

Action	Relevant Features	Timing	Prescriptions
Planting new hedgerows		October to February	As per soft landscaping specifications.
Gapping up existing hedgerows		October to February	Planting with native species only.
Watering		As required during first year	Water to field capacity during dry weather in first growing season
Check tree guards		During monitoring visits	Check tree guards secure and providing adequate protection. Guards to be removed once beginning to restrict growth.
Control aggressive weeds		As required during establishment	Assessed during monitoring and controlled as needed
Replace dead/dying plants		As required	With same species, or suitable alternative advised by ecologist
Trimming new hedgerow planting		October to February first 3 years	New growth topped by approximately 30% on all sides for first three years to encourage lateral growth of branches to establish thick hedgerow at base.
Pruning established hedgerows		Annually between October and February	Cut on rotation. Ensure trees designed to grow into mature hedgerow trees are marked so that readily identified and left uncut.

Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments

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
	Modified grassland	Poor establishment of grassland with either a dominance of competitive grasses, or large areas of bare ground.	Not meeting the criterion for 6-8 vascular plant species per m ² present after 5 years.	Scarification and over-sowing with additional seed mix. Ensuring management regime is allowing for flowers to set and shed seeds while also stripping nutrients from the system.
	Other Neutral Grassland	Dominance by competitive grasses with few forbs and limited species diversity.	Not representing a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type.	Scarification and over-sowing with additional seed mix. Ensuring management regime is allowing for flowers to set and shed seeds while also stripping nutrients from the system.
	Other Neutral Grassland	Scrub encroachment.	Greater than 5% scrub cover.	Scrub removal.
	Other Neutral Grassland	Cover of bare ground high.	Greater than 5% bare ground.	Over-sowing with additional seed mix.
	Mixed scrub and native hedgerows	Newly planted trees/scrub failing to establish	10% of targeted number of newly planted trees/scrub found to be dead during years 1-10.	Replacing failed specimens on a like-for-like basis.
	Mixed scrub	Clearings within the scrub become overgrown with scrub species.	<50% of clearings remaining clear of scrub.	Control of scrub outgrowth annually.
	Native Hedgerows	Poor health of hedgerow trees due to damage by wild animals, pests or disease.	>5% trees in poor health.	Check tree guards during establishment. Replacement planting if necessary.
	Modified grassland, other neutral grassland, mixed scrub and native hedgerows.	Presence of invasive non-native species	Any invasive non-native species identified during monitoring.	Removal of non-native invasive species, using methods advised by a specialist contractor if necessary.

	Mixed scrub and native hedgerows	Emergence of a new tree disease	>5% trees/scrub in poor health.	Assessment of disease and whether it is appropriate to plant new species.
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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)
Monitoring of retained and enhanced habitat will include before-and-after photos, species lists and condition assessments. Monitoring of new habitat creation will include site visits to identify failed establishment of individual trees/shrubs, damage to young plants and cover of bare ground where new seeding has taken place, as well as species lists and condition assessments.

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
Modified grassland	Completed for new grassland creation and enhanced grassland. - Undertake quadrat sampling to identify the habitat type that is establishing and the number of species per m². - Estimate percentage of bare ground, bramble and bracken cover. - Identify the presence of any non-native invasive species and abundance of species indicative of sub-optimal conditions. Collect a botanical species list across grassland to check against target species list.	Annually from years 1-5, then every 5 years. Surveys to be completed in June or July.
Other neutral grassland	Completed for existing enhanced grassland and all new grassland creation. - Undertake quadrat sampling to identify the habitat type that is establishing and the number of species per m². - Estimate percentage of bare ground, bramble and bracken cover. - Identify the presence of any non-native invasive species.	Annually from years 1-5, then every 5 years. Surveys to be completed In June or July.

	Collect a botanical species list across grassland to check against target species list.	
Mixed scrub	Completed for all new scrub planting. • Check for failed specimens. • Check for dominance of any one species. • Collect a species list and identify any invasive non-native species or species indicative of suboptimal condition. Check for scrub encroachment and that clearings are present	Years 1, 3 and 5 and then every 5 years. Surveys to be completed between April and September.
Hedgerows	Completed for all new hedgerow planting and gapping up as well as existing hedgerows. • Check for failed specimens and any impact on tree health. • Record height and width of hedgerow if established. • Record presence of any gaps and gap between ground and base of canopy. • Record species list to include abundance of species indicative of nutrient enrichment in ground flora. Assess management including any damage to hedgerow and absence of 1m width of adjacent undisturbed ground.	Years 1, 3 and 5 and then every 5 years. Surveys to be completed between April and September.
Individual trees	Completed for new tree planting. • Check health of specimens and for any failed individuals.	Years 1, 3 and 5. Surveys to be completed between April and September.
Individual trees	Completed for retained trees • Check health of specimens	Completed every 5 years between April and September.

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
Catesby Strategic Land Ltd and Stonebond Properties (Guildford) 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
Y1-5 and every 5 years thereafter	September or October	September or October	Report on the results of habitat creation/enhancement towards achieving target condition following botanical survey. To include any remedial actions or required updates to the management regime.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

The robust botanical monitoring schedule will evaluate the effectiveness of management through monitoring the progression towards the target habitat type and condition over time. In addition, site operatives will inform the land managers/project ecologists of any on the ground observations that are pertinent to the management of the habitats. This information will inform the need for any remedial actions or alteration to the management regime. Any updates to the management regime will be detailed in a revised HMMP and agreed with Wokingham Borough Council as part of the regular monitoring and reporting commitments.