

Biodiversity Net Gain Assessment

Land at Keepers Cottage,
Coolham

September 2025

Biodiversity Net Gain Assessment

Land at Keepers Cottage, Coolham

29/09/2025

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1. Introduction

Project Background

- 1.1 Phlorum Limited was commissioned by Savills to compile a Biodiversity Net Gain Assessment in relation to the proposed development of Land at Keepers Cottages, Coolham (hereafter referred to as "the site"). The site address is Keepers Cottages, Coolham Road, Coolham, RH13 8GP.
- 1.2 This version (V2) has been produced to include Appendix C – a landscape and ecological management plan for the proposed habitats on site.

Site Description and Context

- 1.3 The site comprised buildings (u1b5), developed land/sealed surface (u1b6), ruderal vegetation (g 81), bare ground (g 510), native hedges (h2a), and native hedgerow with trees (h2 11).
- 1.4 The site is in a rural location, accessed by private road off a minor country road. There is no other housing within 500m of the site, and the immediate surroundings include priority habitat, such as the hedgerows across the surroundings, streams to the east within the woodland and north, and ancient woodland and deciduous woodland habitats. In the wider surroundings are minor and major roads, towns and rural residential homes.
- 1.5 The site is not subject to any statutory or non-statutory designations. The closest statutory designated site is Coneyhurst Cutting Site of Special Scientific Interest (SSSI), which is located 1km to the west.
- 1.6 The small site metric cannot be used for this site due to the presence of priority habitat within 500m of the site boundary, including deciduous woodland approximately 90m to the east and ancient woodland approximately 300m to the north.
- 1.7 The National Grid Reference for the centre of the site is TQ11132411. The survey area extended over approximately 0.09 hectares (ha).

Description of Development

- 1.8 It is understood that the development proposals are for demolition of the existing buildings and construction of a new dwelling with associated landscaping and parking areas.

Documentation Provided

- 1.9 This document has been developed with reference to the findings contained within the previous ecological report:

 Preliminary Ecological Appraisal (PEA) (Phlorum, 2025).

2. Methodology

Establishing the Baseline Habitat

- 2.1 The desktop study involved conducting database searches for statutory and non-statutory designated sites, legally protected species and features of interest within a 2km radius of the site. This was carried out by Phlorum (Phlorum, 2025).
- 2.2 Phlorum carried out a Preliminary Ecological Appraisal (Phlorum, 2025) of the site, following the guidance set by the Joint Nature Conservation Committee, handbook for Phase 1 surveys (CIEEM 2017; JNCC 2010) for survey methodology.
- 2.3 Phlorum carried out an updated site walkover visit on 24th June 2025 to assess the baseline habitat conditions of the site, following the guidance set by the Joint Nature Conservation Committee, handbook for Phase 1 surveys (JNCC 2010).
- 2.4 A review of Google Earth aerial images was carried out to assess any habitat change on the site since 30th January 2020.

Calculating Biodiversity Net Gain/Loss

- 2.5 A Biodiversity Net Gain (BNG) assessment involves making a comparison between the biodiversity value of the present habitat, prior to development (i.e. the baseline) and the predicted biodiversity value of the habitats following completion of the development (i.e. post-development). The comparison is made in terms of 'biodiversity units', with a 'biodiversity metric' providing the mechanism to allow biodiversity values to be calculated and compared.
- 2.6 If the baseline habitat has recently been disturbed/cleared then the baseline is taken as 30th January 2020.
- 2.7 The calculation of Biodiversity Net Gain (BNG) was undertaken using The Statutory Biodiversity Metric (DEFRA 2023, as amended) (BNG 2024 last updated July 2025). The metric uses site habitats, as areas and linear lengths, to calculate a score for the site. Each habitat is scored according to its relative biodiversity value. This value is then adjusted depending on various factors, to calculate the 'biodiversity units' for each habitat.

Baseline Calculation

- 2.8 Site baseline habitats are assessed based on the following:
 -  Terrestrial areas;
 -  Terrestrial linear lengths; and
 -  Aquatic linear lengths.

- 2.9 The baseline habitat map from the Preliminary Ecological Appraisal is used to calculate the individual parcels of habitats on the site, such as terrestrial areas (e.g. woodland, grassland), terrestrial lengths (e.g. hedgerows) and aquatic lengths (e.g. streams, rivers). Each area is measured in *hectares* and each linear feature in *kilometres*.
- 2.10 The Statutory Biodiversity Metric calculator requires habitats present on site to be described using the UKHabs Classification System. As a result, the calculator in the technical data section includes a tool to translate Phase 1 habitats into UKHabs habitats.
- 2.11 Once the UKHabs habitat names, and areas/lengths have been measured the parcels need to be assessed against the following criteria:
-  Habitat Distinctiveness – The calculator creates an automated score based on the type of habitat present. Highly diverse habitats, particularly those habitats of Principal Importance under the NERC Act (2006) or Annex 1 habitats in the Habitats Directive (1992) score ‘high’, whilst sites with low diversity such as arable crops have ‘low’ scores.
 -  Habitat Condition – An assessment of the quality of the habitat parcel assessed during the baseline surveys.
 -  Strategic Significance – An assessment based on the information set out in local plans or policies.
- 2.12 The calculator realises the importance of individual trees but there is no UKHabs habitat for these in the area calculation. As a result, the ‘Street tree helper’, which allows numbers of trees to be converted to an area in hectares is used, regardless of if the tree is a street tree or isolated tree in another habitat. Trees are categorised as ‘small’, ‘medium’, ‘large’ or ‘very large’. The condition of the tree can then be assessed as ‘poor’, ‘moderate’ or ‘good’.
- 2.13 For the purpose of this assessment the size of the trees has been assessed during the site walkover.

Post Development Calculation

- 2.14 The post development areas are calculated by initially assessing the areas/length of habitats retained, enhanced, and created plus any offsite areas created or enhanced.
- 2.15 A ‘Habitat Condition’ and ‘Strategic Significance’ assessment are carried out on the post-development habitats. Where habitats have been created or enhanced, additional factors are considered, such as time taken for each of these habitats to reach target condition (temporal multiplier) and the difficulty of recreating these habitats (difficulty multiplier).
- 2.16 The baseline biodiversity score and post-development score are then calculated and compared the biodiversity impact loss or gain is calculated for each habitat (e.g. terrestrial habitat, terrestrial linear and /or linear aquatic habitat).
- 2.17 If needed offsite enhancement and/or creation of habitats can be carried out and assessed.

- 2.18 The site, and if needed the offsite enhancement, are then managed for at least 30 years via legal agreements, such as planning obligations or conservation covenants.

Caveats

- 2.19 The BNG calculates habitats and only provide a score to represent the biodiversity on site. As a result, compensation and mitigation should be designed using appropriate expertise and common sense.
- 2.20 As only habitats are calculated an increase in biodiversity due to increase in fauna (e.g. birds, bats, insects, reptiles, amphibians, or other mammals) is not included. The creation of bird/bat/insect boxes, log piles, and/or hibernacula's can significantly enhance the ecosystems on a site, but these enhancement are not calculated by the BNG calculator. The BNG calculator is a good guide to help increase biodiversity but habitats need both flora (plants) and fauna (animals) enhanced to ensure healthy and sustainable ecosystems.
- 2.21 The existing levels of protection provided to certain habitats or protected species are not changed by this calculator. The impact on protected species are not considered by the calculator, and must be assessed separately.
- 2.22 In nature the boundaries between ecological habitats are not usually an easily defined line, unless human impact such a hard surface (e.g. buildings/roads), fences, ploughing, and/or felling has occurred. As a result, the habitat areas used are based on best judgement and therefore are subjective.
- 2.23 The calculator requires area measurements in *hectares* and linear measurements in *kilometres*, which for small sites can result in smaller areas/lengths not being recorded when only 2 decimals places area used.
- 2.24 As isolated trees are measured separately the overall area of all the habitat parcels can be greater than the actual site area.
- 2.25 The calculator cannot take account of all site-specific features and circumstances that may affect the true value of certain habitats or dictate the nature of habitat creation and enhancement. Such features and circumstances may make it impossible to satisfy trading rules for medium and high distinctiveness habitats, even where a clear net gain for biodiversity is being delivered.
- 2.26 Under The Statutory Biodiversity Metric meeting the Trading Rules is a requirement and irreplaceable habitats cannot be lost on site.**
- 2.27 Whilst the calculator provides a valuable guide as to how a development will affect biodiversity, it should be considered as a guide to be used in combination with pragmatic and knowledge-based judgement when reaching conclusions as to how effective biodiversity enhancement will be delivered.

3. Biodiversity Net Gain Assessment

Historic Aerial Image Review of Habitats

- 3.1 A Google Earth review of the site back to 30th January 2020 was carried out. This showed no significant change in the habitat types and areas on site compared to the current survey.

Existing Habitats

- 3.2 The existing habitats identified on site during the Preliminary Ecological Appraisal were buildings, developed land/sealed surface (u1b6), ruderal vegetation, bare ground, native hedges, and native hedgerow with trees. The habitat map can be seen in Appendix A.
- 3.3 The post construction map can be seen in Appendix B.
- 3.4 The proposed landscape and ecological management plan for the retained and created habitats on site is shown in Appendix C.
- 3.5 Where relevant, the following habitats will be referred to using the UK Habitat Classification¹ to help inform the Biodiversity Net Gain (BNG) for the site.
- 3.6 The following habitats will be lost:
-  **Buildings:** The existing onsite buildings will be demolished.
 -  **Ruderal Vegetation:** The ruderal vegetation will be cleared to create grass lawns as part of the development.
 -  **Bare Ground:** The areas of bare ground will be cleared to create grass lawns as part of the development.
 -  **Native Hedgerow:** A small section of the southeast hedgerow will be lost to create accessibility for emergency services.
- 3.7 The following habitats will be retained:
-  **Developed land/sealed surface:** The existing access track at the south of the site will be retained.
 -  **Native hedgerow:** All lengths of hedgerow will be retained, excluding the small area lost for emergency service access.
 -  **Native hedgerow with trees:** All hedgerow with trees will be retained.
- 3.8 The following habitats will be created:
-  **Buildings:** A new building will be created in the existing buildings footprint and a new car port building will be created.
 -  **Hardstanding:** An access/car parking area will be created.

¹ UKHab Ltd (2023) The UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

-  **Modified grassland:** New grass lawns will be created as garden areas of the new property.
-  **Native Hedgerow:** A new native hedgerow will be created.

Headline Results

- 3.9 The headline results, including total unit and percentage change are shown in Table 1 below.

Table 1: Results

	Habitat Area Units (Terrestrial area)	Habitat Length Units (Terrestrial linear length)	Aquatic Length Units (Aquatic linear length)
On-site Baseline	0.12	0.56	NA
On-site post-intervention	0.16	0.65	NA
Total net unit change	+ 0.04	+0.09	NA
Total net % change	+ 30.52%	+16.82%	NA

- 3.10 The Trading Rules requirement of the BNG assessment are satisfied for the site.

Results Summary

- 3.11 The existing area habitats on the site are considered by the Biodiversity Net Gain assessment to have a value of **0.12 units**. The post-development area habitats are considered by the Biodiversity Net Gain Assessment to have a value of **0.16 units**. This is a **+0.04 net change** in habitat units which equates to a **30.52% net gain**.
- 3.12 The existing linear habitats on the site are considered by the Biodiversity Net Gain assessment to have a value of **0.56 units**. The post-development area habitats are considered by the Biodiversity Net Gain Assessment to have a value of **0.65 units**. This is a **+0.09 net change** in habitat units which equates to a **16.82% net gain**.
- 3.13 This reflects the replacement of the existing buildings, ruderal and bare ground habitats, with new buildings, new hardstanding/sealed surface and modified grassland lawns, and the retention of the hedgerows and hedgerow with trees, excluding a discrete area of hedgerow loss and creation of a new native hedgerow.
- 3.14 There are no aquatic habitat features on the site pre- or post-development.
- 3.15 Trading Rules for the site are satisfied.

4. Discussion

- 4.1 A Biodiversity Net Gain Assessment has been carried out for the proposed development of Land at Keepers Cottages, Coolham. The site comprised of buildings (u1b5), developed land/sealed surface (u1b6), ruderal vegetation (g 81), bare ground (g 510), native hedges (h2a), and native hedgerow with trees (h2 11).
- 4.2 It is understood that development proposals are for demolition of the existing buildings and construction of a new dwelling with associated landscaping and parking areas.
- 4.3 An overall net gain of 30.52% in habitat units from the existing baseline has been calculated. The net gain reflects the replacement of replacement of the existing buildings, ruderal and bare ground habitats, with new buildings, new hardstanding/sealed surface and modified grassland lawns.
- 4.4 An overall net gain of 16.82% in linear units from the existing baseline has been calculated. The net gain reflects the retention of the hedgerows and hedgerow with trees, excluding a discrete area of hedgerow loss and creation of a new native hedgerow.
- 4.5 Trading Rule requirements of the BNG assessment are satisfied.
- 4.6 There may also be significant gains for ecology on the site that are not captured by the BNG Assessment, such as species-specific enhancements including bird and bat boxes.
- 4.7 A Habitat Management and Monitoring Plan (HMMP) will be required to demonstrate how the post development habitat will be maintained, who is responsible for creating and enhancing it, and who is responsible for its maintenance, management and monitoring over a 30-year period.

5. Conclusions and Recommendations

Conclusions

- 5.1 A Biodiversity Net Gain Assessment has been carried out for the proposed development of the Land at Keepers Cottages, Coolham. An overall net gain of 30.52% in habitat units from the existing area habitats baseline, and a 16.82% net gain in linear habitats has been calculated. It should be noted that the BNG assessment does not capture other methods of ecological enhancement such as the inclusion of bat and bird boxes.
- 5.2 The proposed landscape and ecological management plan for the retained and created habitats on site is shown in Appendix C.

6. References

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- 👁 Phlorum (2025) Preliminary Ecological Appraisal for Land at Keepers Cottages Coolham.
- 👁 UKHab Ltd (2023). *UK Habitat Classification Version 2.0*. (at <https://www.ukhab.org>).

Figures and Appendices

Appendix A

Habitat Map



Figure 1: Land at Keepers Cottages Habitat Survey Map
with BNG Habitat Reference Numbers

Drawn by: AH
On the: 01/09/2025
Not to Scale
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Appendix B

Post Development Landscape Plan

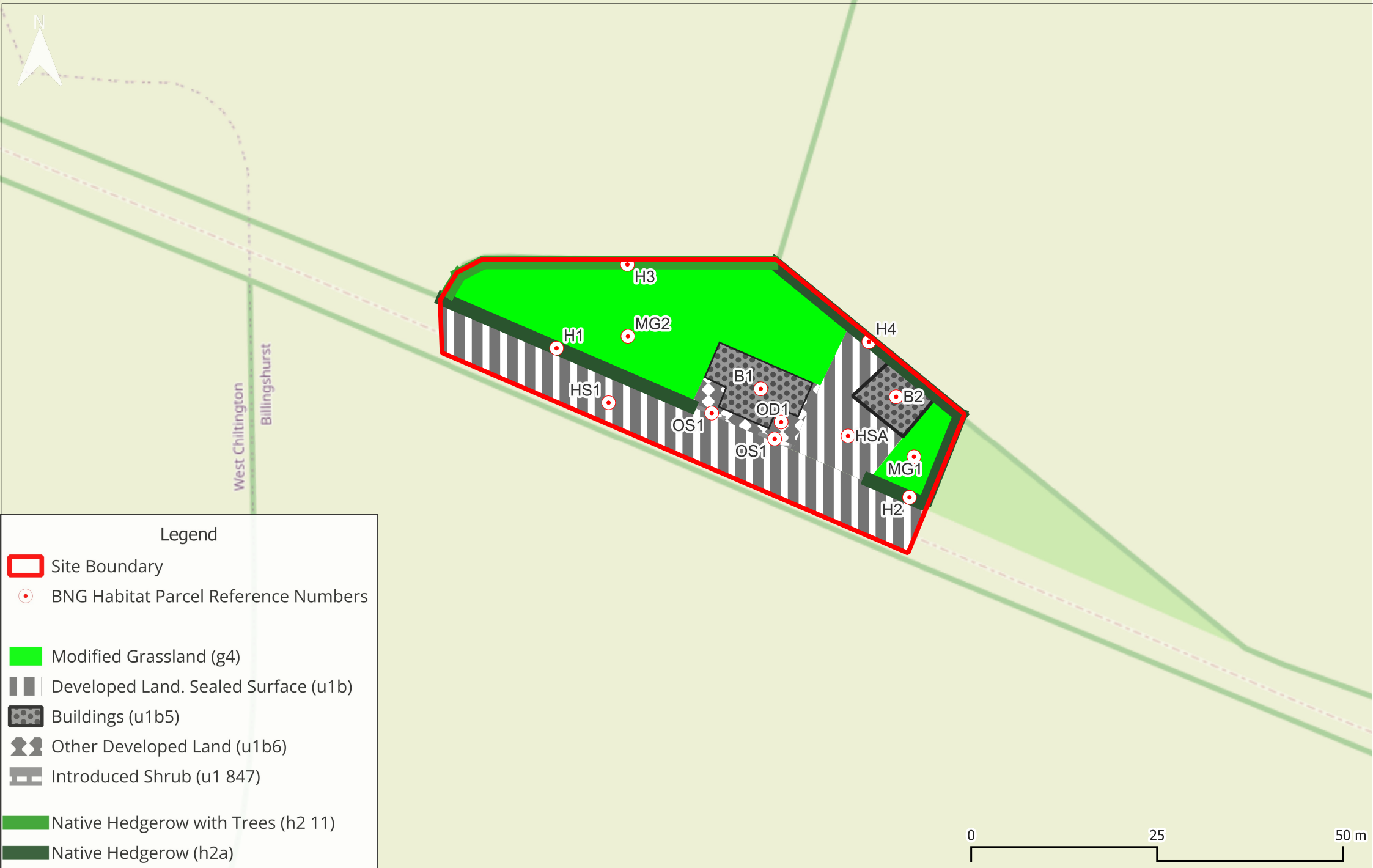


Figure 2 - Post Development BNG Habitat Reference Map for Land at Keepers Cottages, Coolham

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Job No: 13086
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 Date: 01/09/2025
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Appendix C

Landscape & Ecological Management Plan

Landscape and Ecological Management Plan

Land at Keepers Cottages, Coolham

September 2025

Landscape and Ecological Management Plan

Land at Keepers Cottages, Coolham

29 September 2025

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Appendix A – Timetable of Works

1. Introduction

Background

- 1.1 Phlorum Limited was commissioned by Savills to compile a Biodiversity Net Gain Assessment in relation to the proposed development of Land at Keepers Cottages, Coolham (hereafter referred to as “the site”). The site address is Keepers Cottages, Coolham Road, Coolham, RH13 8GP.
- 1.2 The site comprised buildings (u1b5), developed land/sealed surface (u1b6), ruderal vegetation (g 81), bare ground (g 510), native hedges (h2a), and native hedgerow with trees (h2 11).
- 1.3 The National Grid Reference for the centre of the site is TQ11132411. The survey area extended over approximately 0.09 hectares (ha).

Proposed Development

- 1.4 It is understood that the development proposals are for demolition of the existing buildings and construction of a new dwelling with associated landscaping and parking areas.

Documentation Provided

- 1.5 This document has been developed with reference to the findings contained within the previous ecological report:
 -  Biodiversity Net Gain Assessment (BNG) (Phlorum, 2025).
- 1.6 This report has been produced to accompany the BNG report as an appendix to provide management and mitigation for the habitats proposed within the BNG as part of the new development.

LEMP Report

- 1.7 This document has been compiled in the context of the proposals stated in this introduction and based on information made available by the client at the time. Alterations to the scheme and changes in ecological legislation may necessitate amendments to this document at a later stage.

2. Project Outline

Aims and Objectives

- 2.1 The conservation objectives for the development site are to avoid any negative impacts to protected species within the works area, and to enhance the biodiversity of the site wherever possible, with regard to the site potential and constraints and the nature of the proposed development.

Design and General Management Objectives

- 2.2 The main design objectives and management objectives in relation to this 5-year management plan are listed below:
-  Create opportunities for new planting with species chosen to provide structure and an identifiable character to the landscape as well as contributing to the ecological value of the site;
 -  Use planting to enhance the existing boundary and to provide a transition between the functional landscape of the site and the adjacent existing developments;
 -  Establish the long term design objectives of the landscape area and define management objectives and ensure the successful establishment and long term health of the plant stock through watering and pruning if and when required; and
 -  Create new habitats and maximise the wildlife/ biodiversity value of the site.
- 2.3 The main habitats to be created at the site are: grass lawn; ornamental shrubs; and native hedgerow planting.

Roles and Responsibilities

- 2.4 Clearly defined and allocated roles and responsibilities for delivering the plan.
- 2.5 During the construction phase the Principal Contractor will appoint and manage the Landscape Contractor who will be responsible for carrying out the habitat management plan and undertaking the necessary habitat creation works outlined in this plan.
- 2.6 Post-handover the maintenance, monitoring and management of the habitats outlined within this plan will be the responsibility of the landowner.

Ecological Value and Condition

- 2.7 The ecological value and condition of the site at handover and how this is expected to develop and change over time.
- 2.8 The current ecological value of the site is set out in the Preliminary Ecological Appraisal report produced by Phlorum (Phlorum, 2025). In summary the ecological value of the site is low, where the main habitat at the site is disturbed ground and bare ground dominated by ruderal species, however the bordering hedgerow habitats were considered to provide value as a connective feature to offsite habitats.
- 2.9 The scheme will include new habitats including grass areas and native hedgerow. As a consequence of the creation of these habitats the value of the site will be enhanced, especially during the operational phase of the scheme.

Remedial Triggers

- 2.10 Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts.
- 2.11 The amenity grass, shrubs and native hedgerow will be maintained during the tenure of the site by the occupier, as a result the condition of these features are unlikely to diminish over time; however the grasslands could be affected by factors that may impact habitat quality.
- 2.12 The following is potential list of triggers that could negatively impact on the grassland habitat:
 -  Extreme wet, cold or hot weather;
 -  Climate change;
 -  Prolonged periods of flooding and wet weather;
 -  Pollution events, such as emergency pollution incidents from nearby road and motorway network;
 -  Changes to the drainage management of local and regional ditches and watercourses;
 -  The accidental introduction or colonisation of invasive species; and
 -  Over-predation of seed and plant material from other species, such as Canadian geese.
- 2.13 It is recommended during the five year habitat management plan the Landscape Contractor and/or Ecologist is contacted for advice during extreme weather events that could cause a negative impact on the grasslands. If impacts are identified then remedial measures should be put in place to restore the habitat.

- 2.14 The Occupier of the site should engage with local landowners in regards to local land use and management to ensure remedial measures can be put in place to deal with any significant offsite land use changes.
- 2.15 The Occupier should inform their members of staff responsible for health, safety and environment on the grassland habitats. In the event of a pollution incident this member of staff should liaise with the appropriate stakeholders and authorities to agree a course of remedial measures.
- 2.16 The grasslands should be monitored on a regular basis and any issues should be reported to the Ecologist and/or the Landscape Contractor.

Opportunities

- 2.17 At the end of the five-year period the onsite habitats will be part of a network of habitats set within the wider landscape improving the wider habitat connectivity.

3. Existing Ecological Features

Existing Features to be Retained

- 3.1 Existing habitat that will be retained within the scheme include the following:
-  **Native hedgerow:** All lengths of hedgerow will be retained, excluding the small area lost for emergency service access.
 -  **Native hedgerow with trees:** All hedgerow with trees will be retained.

Ecological Constraints on Site

- 3.2 Existing ecological constraints on site include:
-  Root protection area of onsite bordering hedgerow/trees.

4. Habitat Management Plan

Modified Grass Lawn

- 4.1 The paragraphs below include prescriptions for grassland included in the design proposals within the footprint of the works.
- 4.2 In order to achieve the target condition, set out by the BNG metric the grassland must achieve certain criteria. The post development condition of the grassland has been assessed as moderate.
- 4.3 The grassland is to be seeded with a flowering lawn mix such as EL1 flowering lawn mixture by Emorsgate's, or similar. This type of seed mixture contains a diverse selection of species that is suited to regular short mowing as is considered likely for this site.

Aims

-  To establish areas of lawn;
-  To increase biodiversity within the site;
-  To create feeding opportunities for wildlife;
-  Grass is to be maintained as a healthy vigorous sward free from disease, fungal growth, discolouration, scorch, wilt, moss, excessive thatch, weeds, frost heave, worm casts, and mole hills; and
-  Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods.

Actions

-  Mow at regular intervals to maintain a height of approximately 5cm to develop dense, hard-wearing sward. Do not mow in periods of prolonged dry weather. All cuttings are to be removed from site.

Monitoring and Maintenance

-  Fallen leaves are not to accumulate and shall be collected and removed from site;
-  All boundaries of grass areas shall be kept tidy and management shall extend right up to any building line, wall, fence, service marker, manhole cover, signpost or other obstruction;
-  Establishment shall be regarded as, at the end of each growing season, a healthy, well rooted, even-coloured, viable lawn has been established, free of weeds, open joints, bare areas, and surface irregularities;

- All bare areas of grass, areas of dead grass or grass areas which in the opinion of the Landscape Architect are failing to make satisfactory growth shall be replaced by the Contractor. These areas are to be replaced with species composition appropriate to location.

Ornamental Shrubs

- 4.4 The paragraphs below include prescriptions for new shrub planting included in the design proposals within the footprint of the works.

Aims

- To establish areas of new planting;
- To promote new healthy growth;
- To increase biodiversity within the site; and
- To create feeding and sheltering opportunities for wildlife.

Actions

- When planting shrubs ensure that planting pit depth is 50mm greater than the root ball and all soil on sides and bottom of the pit are loose;
- Maintain healthy, vigorous shrub planting.

Monitoring and Maintenance

- Lightly clip over plants where required. Cut back flowering shoots after flowering;
- Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four week period);
- Remove suckers, dead, discoloured, weak or damaged stems, cut back any stems obstructing paths etc. Prune to reduce size if suppressing adjoining species;
- Species specific pruning at appropriate time of year to promote healthy growth and species specific shape and form. Ensure nursery's recommendations are followed for each particular species. Remove dead flowers to encourage repeat blooming;
- Apply a slow release fertiliser in spring;
- Fallen leaves and clippings are not to accumulate and shall be collected and removed from site;
- Weed planting beds by the most appropriate means either by hand, mechanical and chemical use;

-  Bark mulch to be maintained to a depth of 75mm thickness at all times, and inspected three times a year in the active growing season. If mulch is found to be less than an even depth of 75mm, it shall then be topped up; and
-  Replace any failures of plants within the establishment period with immediate effect with the same species and size.

Native Hedgerow

- 4.5 The paragraphs below include prescriptions for new native hedge planting included in the design proposals within the footprint of the works. The planted hedges onsite will be a mix of blackthorn (*Prunus spinosa*), hawthorn (*Crataegus monogyna*) and holly (*Ilex aquifolium*).

Aims

-  The native species hedge will be maintained at 150cm high, and 150cm wide in order to meet the target condition required by the BNG.

Action

-  Where practical, and in order to maximise wildlife value, trim hedgerows on a two or three year rotation in mid-January to the end of February to retain winter berries and avoid disturbance to nesting birds.
-  Where necessary, e.g. adjoining or within traffic sight-lines or where hedgerows would overhang private residences or to avoid overhang or obstruction, hedgerows may be trimmed on an annual basis only where essential to avoid hazard / prevent obstruction.
-  In order to comply with legal requirements, an additional annual cut (removing as little material as possible) may be made in early June, taking care to avoid nesting sites and avoiding the removal of berries.
-  Additional cuts will require the written authorisation of the Contract Administrator.

Retained Native Hedgerow and Trees

- 4.6 All trees within the hedgerows on the site will be retained.

Retained Native Hedgerow with Trees

Aims

-  To maintain the healthy growth of the trees;
-  to promote new growth; and

- to maintain feeding and sheltering opportunities for birds and feeding and commuting opportunities for bats. Retention of these features will also enable a corridor of movement to be maintained for wildlife to the wider surrounds.

Action

- Annually prune /inspection of the trees.

Monitoring and Maintenance

- Annually prune trees between September and February inclusive.
- It is preferable to maintain a dense canopy. Pruning outer branches regularly will promote this.
- Pruning trees between September and February inclusive is outside the breeding bird season, which is taken to run between March and August, and will therefore avoid disturbance to nesting birds and their young.
- It is important to note however that birds can nest outside this period if weather conditions are suitable and due care should be taken when undertaking tree works at any time of the year. If breeding birds, or their nests are suspected, or discovered. Then the pruning of trees in the vicinity of the nest must be postponed until young birds have fledged and the nest is no longer in use.

Retained Native Hedgerow

Aims

- The native species hedge will be maintained at 150cm high, and 150cm wide in order to meet the target condition required by the BNG.

Action

- Where practical, and in order to maximise wildlife value, trim hedgerows on a two or three year rotation in mid-January to the end of February to retain winter berries and avoid disturbance to nesting birds.
- Where necessary, e.g. adjoining or within traffic sight-lines or where hedgerows would overhang private residences or to avoid overhang or obstruction, hedgerows may be trimmed on an annual basis only where essential to avoid hazard / prevent obstruction.
- In order to comply with legal requirements, an additional annual cut (removing as little material as possible) may be made in early June, taking care to avoid nesting sites and avoiding the removal of berries.
- Additional cuts will require the written authorisation of the Contract Administrator.

5. Landscape Plan

- 5.1 The management of the plan will be reviewed annually by the Principal Contractor and/or Occupier; however it is intended the plan will achieve its objectives in the first five years. The review is to ensure the objectives are being met. The Occupier will appoint an Ecologist and/or Landscape Management Contractor to assess changes in site conditions and identify where changes to management prescriptions may need to be made.
- 5.2 If there is significant habitat loss then the Ecologist will liaise with the Landscape Architect and Landscape Contractor to amend the Landscape and Habitat Management Plan as necessary.

Appendix A

Timetable of Works

Timetable of Works

Activity	Timing	Comments	Person Responsible
Post development- grassland cutting	April-September each year	As required	Gardening team/landowner
Post development- shrub, hedge and tree maintenance – pruning/replacement of failed plants	April-September each year	As required	Gardening team/landowner

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