



Client Name	Mr Brazil
Site Name	Land south of Athelstan Way
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Author	Tristanna Boxall BSc (Hons) MCIEEM

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1.0 INTRODUCTION

1.1 Background

South Coast Ecology Ltd were commissioned to produce this habitat management and monitoring plan (HMMP) document to accompany the Biodiversity Net Gain (BNG) Metric.

A habitat management and monitoring plan (HMMP) is a detailed plan that outlines how the land will be managed over at least 30 years to:

- create and enhance habitats for biodiversity net gain (BNG)
- manage and monitor the BNG

This report has been prepared by Senior Ecologist Tristanna Boxall BSc (Hons) MCIEEM.

1.2 Site location

The site is located to the south of Athelstan Way (central grid reference TQ 18012 29862). The site is bound by open pasture to the south and east with allotments to the west separated via a mature tree line. Residential development lies to the north. Given the site is on the periphery of the settlement, the wider area is a mixture of both rural and anthropogenic influences.

Figure 1. Location of site (GoogleMaps, 2025).



1.3 Proposals

The proposals include the construction of 22 dwellings and associated landscaping and access (**Figure 2**).

Figure 2. Proposals.



2.0 BASELINE HABITATS

The Condition Assessment took place on 26th August 2025. Weather conditions consisted of temperatures of 18°C, 70% cloud cover and no wind or precipitation. Please see Habitat Map and Condition Assessments attached.

2.1 Modified grassland (g4)

The site consisted of managed grassland (**Figure 3**). Grasses included Perennial Rye Grass, Red Fescue, False Oat Grass, Yorkshire Fog, Tufted Hair Grass, Timothy, Common Bent and Meadow grasses. Further species included Common Nettle, Dock, Dove'sfoot Cranesbill, Dandelion, Creeping Thistle, Green Alkanet, Ribwort Plantain, Red Dead Nettle, Willowherb, Creeping Buttercup, White Clover, Birds Foot Trefoil, Silverweed and some scattered Bramble.

Figure 3. Grassland habitat on site (August, 2025).



The grassland does not meet the definition of other neutral grassland because it does not meet three of the criteria (i.e. >20% broadleaved herbs and sedges and there is not >8 species per m²). Therefore, it only meets two of the criteria.

NB – On arrival to site it was evident a linear mixed scrub feature had been removed along the northern boundary. Circa 50 stumps were recorded (**Figure 4**). As the

clearance took place post 30th January 2020 the area has been measured utilising online imagery and assigned 'good condition'.

Figure 4. Location of cleared scrub (August, 2025).



2.2 Artificial unvegetated, unsealed surface (u1c)

There is an existing footpath along the boundary with a mature tree line running parallel to it (**Figure 5**).

Figure 5. Footpath within redline boundary (August, 2025).





3.0 BNG CALCULATIONS

Proposals will see the permanent loss of modified grassland. However net gain is achievable (30.76% and 0.69 habitat units) on site via the implementation of native planting (**Figure 6**). In addition, 1.24 hedgerow units will be created under proposals.

Figure 6. Headline Results of the BNG metric.

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.69	
	Hedgerow units	1.24	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	30.76%	
	Hedgerow units	N/A	
	Watercourse units	0.00%	
Trading rules satisfied?		Yes ✓	
Total net unit change	Habitat units	0.0871	✓
	Hedgerow units	0.0000	✓
	Watercourse units	0.0000	
Total net % change	Habitat units	10.57%	✓
	Hedgerow units	92.27%	✓
	Watercourse units	% target not appropriate	

The following sections details these on-site measures.

4.0 PROPOSALS FOR ON-SITE HABITAT CREATION

4.1 Individual Trees

4.1.1 Species

62 small native species will be planted on site. Recommended species include Oak, Alder, Willow, Birch, Ash, Dogwood, Elder, Elm, Birch, Hornbeam, Field Maple or Rowan.

4.1.2 Timing

Bare-rooted and rootballed trees become available during November and planting continues until March.

4.1.3 Pre-planting preparation

Roots must be kept moist before planting. The hole must be 1.5 times the width of the roots. The soil at the bottom of the hole will be loosened and mixed with Tree & Shrub planting compost i.e. Mycorrhizal Fungi (Rootgrow).

4.1.4 Ground preparation

Unless otherwise specified in a planting specification the following steps will be followed:

- Cultivate and weed-kill all areas to be planted.
- Ameliorate soil prior to planting.
- The hole must be 1.5 times the width of the roots.

4.1.5 Anchoring

Trees will need to be secured. Stakes are driven firmly into the ground prior to backfilling, avoiding any roots. Stakes should be removed after the third season.

4.1.6 Top Dressing

Apply 'Fish, Blood and Bone' or 'Growmore' in March/April at the rate of 75g/m².

4.1.7 Aftercare

All trees will be kept weed free by spaying or using mulching material. All trees in turf or seeded areas are to have a 1m ring of mulch at the base. All planting is to be mulched to a depth of 50mm with bark mulch. All areas identified as shingle mulch should be mulched to a depth of 50mm over a weed suppressant membrane.

4.1.8 Watering

Although rain is helpful it should not be assumed plants have received enough water. During the summer the ground can become very hard and even torrential rain can simply run off the surface without penetrating deep enough for the plants to take it in.

4.2 Native Hedgerow

Hawthorn, Holly, Elder, Hazel and Blackthorn will be utilised within the native hedgerow. Timing and Pre-planting Preparation will follow the methods outlined in Section 4.1 above. 5no. plants in a double staggered row, 400mm apart, and at 300mm centres.

4.3 Other neutral grassland

Wildflower mixture (EH1F* available from Emorsgate plus Yellow Rattle** at 0.5g/m²) will be sown on site.

The grassland will be maintained at the existing low level and then be prepared in late summer. The area should be scarified by raking, aiming to create around 50% bare soil. This is best done when the ground is dry. The mixture will then be sown in September using a complete meadow mixture at 4g/m². The area will then be rolled to firm back the soil and give good seed/soil contact (Emorsgate, 2025).

Once growth takes place the area will to be cut until the end of March in the following year to keep the grass level low. Cutting will then stop, allowing flowering, until mid-summer. Once the area is cut, the arisings must be removed.

* EH1F contains wildflowers that are tolerant of shade and is suitable for sowing beneath trees.

**Yellow Rattle will help to suppress some of the existing grasses and assist in the establishment of the sown species.*

4.4 Scrub

The scrub habitat will be re-planted on site.

4.3.1 Species

A similar selection as the species outlined above should be utilised (i.e. Hazel, Holly, Blackthorn, Hawthorn, Elder and Dog Rose).

4.3.2 Planting

Plants should be planted in clumps, mixing species randomly, with unplanted gaps to create open ground as part of the mosaic.

Table 1. Schedule of habitat creation.

HABITAT	Activity	Dates / Timing	Description
Individual trees	Planting	Late Autumn ideally, in suitable weather	- Native trees will be planted across site - Rootgrow or Bonemeal will be applied to the new plants to encourage healthy root growth.
	Year 1 Management	Anytime	- The newly planted trees/plants will be inspected to assess their condition and determine if any remedial action is required. - Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.
	Year 1 Monitoring	Anytime	- The newly planted trees will be inspected to assess their condition and determine if any remedial action is required. - Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.
Hedgerow	Planting	Late Autumn ideally, in suitable weather	Native species mixed and planted in clumps
	Year 1 Monitoring	Anytime	- Annual monitoring will take place of the newly planted hedgerow for the first 3 years. - Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.
	Year 1 Management		- Apply 'Fish, Blood and Bone' or 'Growmore' at the rate of 75g/m². - Watering during dry periods. - Hand pull/spray weeds and/or apply mulch to combat weeds. - Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.
Scrub	Planting	Late Autumn ideally, in suitable weather	Native species mixed and planted in clumps, mixing species randomly, with unplanted gaps to create open ground as part of the mosaic.

	Year 1 Monitoring	Anytime	• Annual monitoring will take place of the new plants for the first 3 years. • Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.
	Year 1 Management		• Apply 'Fish, Blood and Bone' or 'Growmore' at the rate of 75g/m². • Watering during dry periods. • Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.
Other neutral grassland	Preparation	August	• Scarified by raking, aiming to create around 50% bare soil.
	Sow seed	September	• Wildflower mixture (EH1F available from Emorsgate plus Yellow Rattle at 0.5g/m²) will be sown. • Roll area to firm back the soil and give good seed/soil contact.
	Cut grass	September - March	• Once growth takes place the area will to be cut until the end of March in the following year. Cutting will then stop.
		Late July	• Allow flowering, until mid-summer and then cut. Once the area is cut, the arisings must be removed.

5.0 MANAGEMENT OF ON-SITE HABITATS FOR BIODIVERSITY NET GAIN

The following Section details the management that will be required to ensure the successful establishment and continued resource for the habitats existing and created under proposals.

5.1 Individual Trees

To ensure a successful establishment of the newly planted trees, all trees must have a 1m exclusion zone whereby weeds are routinely removed for the first 2 – 3 years. Additionally, all trees must have tree guards installed to act as a form of protection from extreme weather or excessive foraging from wildlife. During weed removal, tree guards should also be routinely checked to ensure they are maintained in good condition and are firmly positioned within the soil. If the guards begin to split, they must be removed and disposed of responsibly. Once the tree guard is no longer required it will be removed and disposed of responsibly. Similarly the stake will be removed in Year 3.

5.2 Hedgerow

5.2.1 Management Prescription

A dense, herb-rich basal layer or a continuous line of hedgerow trees is preferred (Barr et al., undated).

5.2.2 Replacement

Any plants that die or become seriously damaged or defective during the 10-year monitoring period of planting shall be replaced like for like in the next planting season.

If the hedgerow becomes very thin, coppicing of selected plants / laying of hedgerow may be required and will be beneficial to promote vigorous, dense regrowth. Such works must be undertaken during the period October – February to avoid the breeding bird season.

5.2.3 Hedge Trimming Regime

The more favourable approach to managing hedgerows for the benefits of wildlife is to encourage minimal interference and ensure when there is any cutting, it does so after autumn fruiting (thus late winter is preferable). The key points of the management prescriptions will include leaving a proportion of the hedge (at least 30%) to grow and if the size of the hedgerow needs to be reduced, avoid cutting the top and cut one side (Bright and MacPherson, 2002).

5.2.4 Timing

Outside of bird nesting season (i.e. cut between October – February).

5.3 Grassland

In the second, and subsequent, years the best results for wildflower areas are usually obtained by a summer cut in combination with autumn and possibly spring mowing (traditional meadow management).

The grassland will be left from spring through to late July/August to give the sown species an opportunity to flower. After flowering in late August the area should be cut. The arisings should be left for up to a week and then removed from site.

The area will continue to be managed until the following spring when the process repeats.

It is recommended the timing of the summer cut varies between mid-July to late August to encourage a varied sward.

5.4 Scrub

5.4.1 Management Prescription

Scrub provides wildlife with food and shelter and has the greatest benefit where there is (DEFRA, 2024):

- a variety of native shrub species like hawthorn, blackthorn and hazel
- a range of shrub heights, ages and structures
- scrub edges that flow naturally into surrounding vegetation
- scrub and other vegetation, like grasses and herbs, that flower and set seed
- occasional open grown trees developing through thorny scrub and bramble

5.4.2 Management

The scrub will be left as much as possible to establish and regenerate naturally as much as possible. The edge will eventually require management, likely annually to prevent it spreading into neighbouring grassland / across the access track.

5.4.3 Timing

Outside of bird nesting season (i.e. cut between October – February).

5.5 Management Responsibilities

A management company will take on the responsibility for the management and maintenance of the newly created habitats once works are completed. When required, responsibility will include ensuring all management works are completed and qualified ecologists, arborists or landscape managers are contracted, etc. All management works as described above will need to be secured by a Section 106 agreement, conservation covenant or planning condition. An annual management timeline of all habitats has been provided in **Table 2** but management works should continue in perpetuity.

The review process is as follows:

- A suitably qualified ecologist will visit the site to conduct the compliance check
- The ecologist will review the success for BNG that the previous recommendations or management actions
- The compliance check will include the write up and submission of a BNG monitoring report to the LPA for review and comment

5.6 Years 2 – 30 Management and Monitoring

Once the initial works covering the first year of management and monitoring have been completed, the longer-term management objectives for the ecological features on site will need to be implemented. **Table 2** below provides an overview of the actions required and the timings of when they should be complete (covering years 2– 30).

Table 2. Monitoring and management in Years 2 – 30 for all habitats.

Habitat	Specific Activity	Dates / Timing	Description
Individual trees	Years 1 – 3 Management	Anytime	- The newly planted trees will be inspected annually to assess their condition. These monitoring visits will assess the general health of the trees and determine if any remedial action is required. - Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.
	Years 3 – 5 Management	October	- The trees will be subject to light pruning as required to ensure that they are developing healthy growth forms. - Dead or diseased trees will be replaced as outlined in Years 1 and 2.
	Years 5 – 30 Management	October	- Trees require minimal management unless there are health and safety concerns. - Remove tree guards. - Any management should avoid nesting bird season (March – September) and also hibernation season for bats (November – February)
Hedgerows	Years 2 – 10 Establishment	Late Winter – early Spring	A proportion of hedge (at least 30%) should be left to grow at all times.
	Plant removal / planting	Late Autumn ideally, in suitable weather	Any plants that are removed, die or become seriously damaged or defective during the 10-year monitoring period of planting shall be replaced like for like in the next planting season.
	Years 10 – 30 Management	October – February	- Cutting will be done on a 3-year cycle - Remove tree guards. - Hedgerows will be allowed to develop into a tall, dense, bushy structures and maintained at a height of 3 – 4m.

Scrub	Years 2 – 5 Management	October – February	- The plants will be subject to pruning as required to ensure that they are developing healthy growth forms. - Dead or diseased plants will be replaced as outlined in Years 1 and 2. - Remove tree guards in Year 3.
	Years 5 – 30	October – February	Annual manage the edge of the scrub to prevent scrub encroachment.
Grassland	Years 2 – 30 mowing regime	Mid- July to late August	- Cut wildflower area at the end of flowering season - Remove arisings after 1-7 days
		September - March	Keep grass level low
		April - August	Leave wildflower area to flower
Compliance Check	Monitoring report	Must be conducted during a suitable time of year and weather conditions	- A report will be produced by an ecologist to provide details on all management, assessment of habitats, additional management requirements (if required), management to be carried out in the next phase and reporting on any delays - Each report will be sent to the LPA

5.5 Summary

Table 3 presents a summary record of what has been agreed to be delivered based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve.

Table 3. Summary Table.

Baseline Habitat	Baseline Condition	Target Habitat	Targeted Condition	Years to Targeted Condition
Modified grassland	Poor	Individual Trees	Moderate	Standard time to target condition from the statutory biodiversity metric.
Modified grassland	Poor	Native Hedgerow	Good	Standard time to target condition from the

				statutory biodiversity metric.
Modified grassland	Poor	Other neutral grassland	Moderate	Standard time to target condition from the statutory biodiversity metric.
Mixed scrub	Good	Mixed scrub	Good	Standard time to target condition from the statutory biodiversity metric.

6.0 MONITORING

6.1 Compliance Check

A compliance visit will be completed by a suitably qualified ecologist once the works have been completed. The check will be conducted annually for the first 5 years post-completion, and every 5-years thereafter until year 30. The compliance check will be carried out during a suitable time of year and in suitable weather conditions. The

ecologist will check all biodiversity ecological enhancements (as per the PEA report) and the habitat creation as specified within this report have been completed and make an assessment if any recommended changes are required to management.

On completion of the visit, a Biodiversity Net Gain (BNG) monitoring report will be compiled, including the following:

- Assessment of habitats against the objectives defined in this management plan
- Any presence of target species noted during the compliance check
- Date stamped photographic evidence taken from fixed monitoring points
- Detailed site notes including a condition assessment for each habitat type
- Detailed specific recommendations on management actions
- Each BNG monitoring report will be sent to the LPA

6.2 Individual Trees

Table 4 below provides the condition assessment against which the newly planted trees on site will be assessed.

Table 4. Trees Condition Assessment.

Condition Assessment Criteria		Criteria on passed (Yes or No)
A	The tree is a native species (or at least 70% within the block are native species).	
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).	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	
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.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	

F	More than 20% of the tree canopy area is oversailing vegetation beneath.	
Number of criteria passed		
	Condition Assessment Score	Score Achieved ×/√
	Good: Passes 5 or 6 criteria	
	Moderate: Passes 3 or 4 criteria	
	Poor: Passes 2 or fewer criteria	

6.3 Hedgerow

Table 5 below provides the condition assessment against which the newly planted hedgerow on site will be assessed.

Table 5. Native Hedgerow Condition Assessment.

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)
Core groups - applicable to all hedgerow types				
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	

A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	

C1.	Undisturbed ground and perennial vegetation	>1 m 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 hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	
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 ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website⁴, as well as the BSBI website⁵ where the 'Online Atlas of the British and Irish Flora'⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website⁷.	

D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	
E2.	Tree health	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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	
Condition categories for hedgerows without trees				
Category	Category Requirements	Metric Score		
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3		
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2		

Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:			

6.4 Other neutral grassland

Table 6 below provides the condition assessment against which the enhanced grassland will be assessed.

Table 6. Other neutral Grassland Condition Assessment.

Condition Assessment Criteria		Criterion passed (Yes or No)
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 (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes

D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes
E	Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Yes
Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		
Number of criteria passed		

6.5 Scrub

Table 7 below provides the condition assessment against which the scrub will be assessed.

Table 7. Mixed Scrub Condition Assessment.

Condition Assessment Criteria		Criterion passed (Yes or No)
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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). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	
Number of criteria passed		
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score
Passes 5 criteria		Score Achieved ×/✓
Passes 3 or 4 criteria		Good (3)
Passes 2 or fewer criteria		Moderate (2)
		Poor (1)

6.6 Risk and Remedial Measures

Table 8 highlights risks associated with the habitats to be created and general remediation actions.

Table 8. Risk and Remediation.

Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
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Individual Trees	Newly planted trees failing to establish	Any time a tree dies within the first 10 years.	Replace failed specimens on a like-for-like basis
Hedgerow	Scrub fails to establish Scrub encroachment	Any time a plant dies within the first 10 years. If the scrub starts to spread into grassland habitat.	Replace failed specimens on a like-for-like basis Increase management.
Other neutral grassland	Floral species fail to establish/continue to be present within the sward	Species diversity <10/m ²	Sow additional Yellow Rattle
Scrub	Scrub fails to establish Scrub encroachment	Any time a plant dies within the first 10 years. If the scrub starts to spread into grassland habitat.	Replace failed specimens on a like-for-like basis Increase management from annually to bi-annually.

7.0 CONCLUSION

Proposals will see a net gain of 30.76% (0.69 habitat units) on site via the implementation of habitat creation utilising native planting. In addition, 1.24 hedgerow units will be created under proposals. Therefore, providing the measures detailed in this document are implemented, there will be a net gain on site in line with statutory requirements.

8.0 REFERENCES

CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK & Ireland*

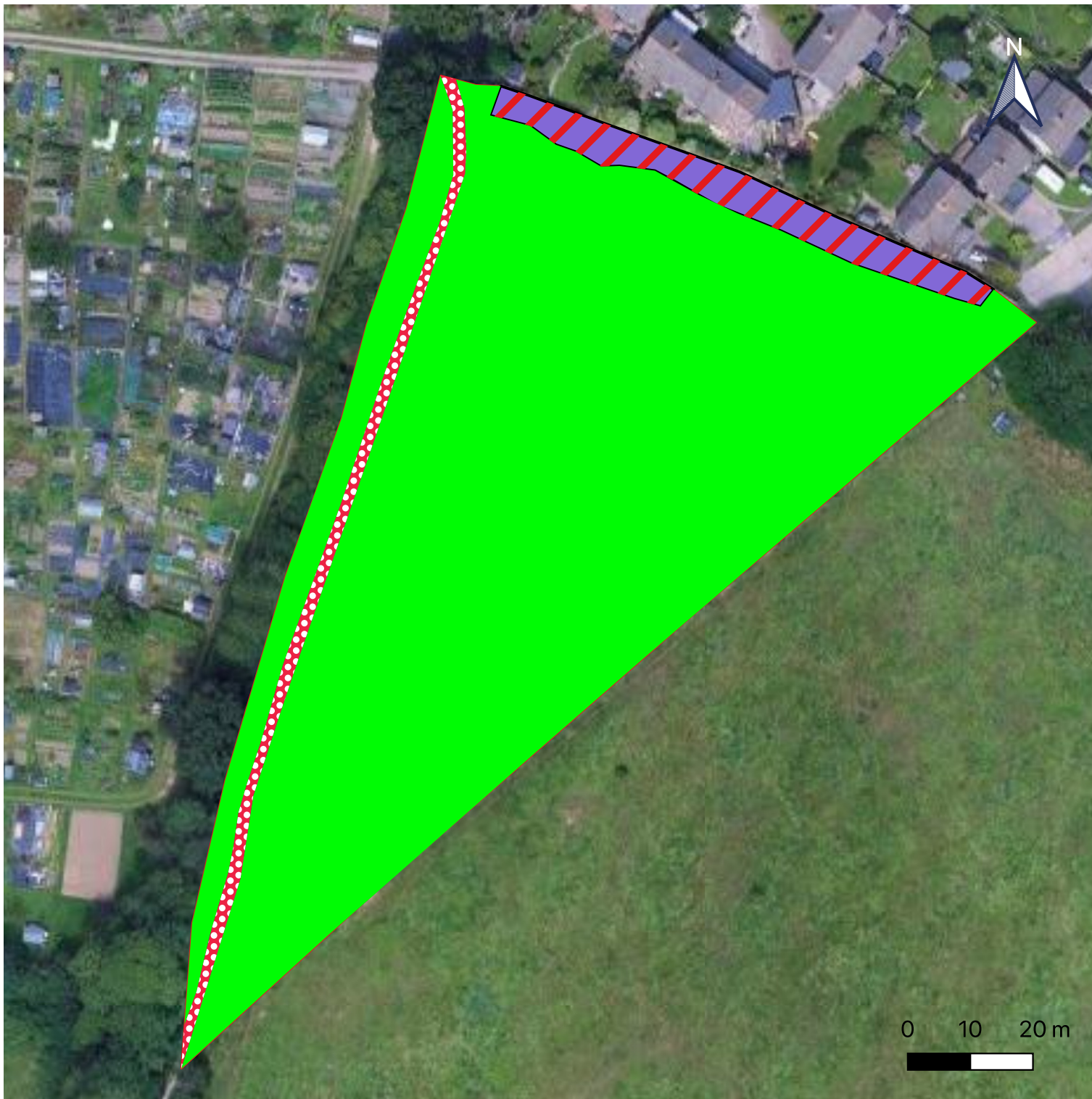
Natural England (2024). *The Biodiversity Metric 4.0 (JP039)*. Available from:
<http://publications.naturalengland.org.uk/publication/6049804846366720>

UKHab Ltd. (2020). *UK Habitat Classification – Habitat Definitions Version 1.1*
(September 2020).

Natural England and Defra (2023) HMMP Template Version 1.0 November 2023

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Land south of Athelstan Way (on site).	Survey date and Surveyor name	26/08/2025 Tristanna Boxall BSc (Hons) MCIIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ1801229862	Habitat parcel reference	
Habitat Description			
Modified grassland			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). 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 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead 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.	No	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	
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	
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.	Yes	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		

Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	X	
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			



Legend

-  Modified grassland
-  Mixed scrub
-  Artificial unvegetated unsealed surface
-  Redline Boundary

Map	Pre-development habitats
Site	Land South of Athelstan Way
Client	Mr Brazil
Date	15/01/2026



Legend

-  Modified grassland
-  Mixed scrub
-  Artificial unvegetated unsealed surface
-  Vegetated garden
-  Other neutral grassland
-  Developed land, sealed surface
-  SUDS
-  Buildings
-  Native hedgerow
-  Small native tree
-  Redline Boundary

Map	Post-development habitats
Site	Land South of Athelstan Way
Client	Mr Brazil
Date	15/01/2026