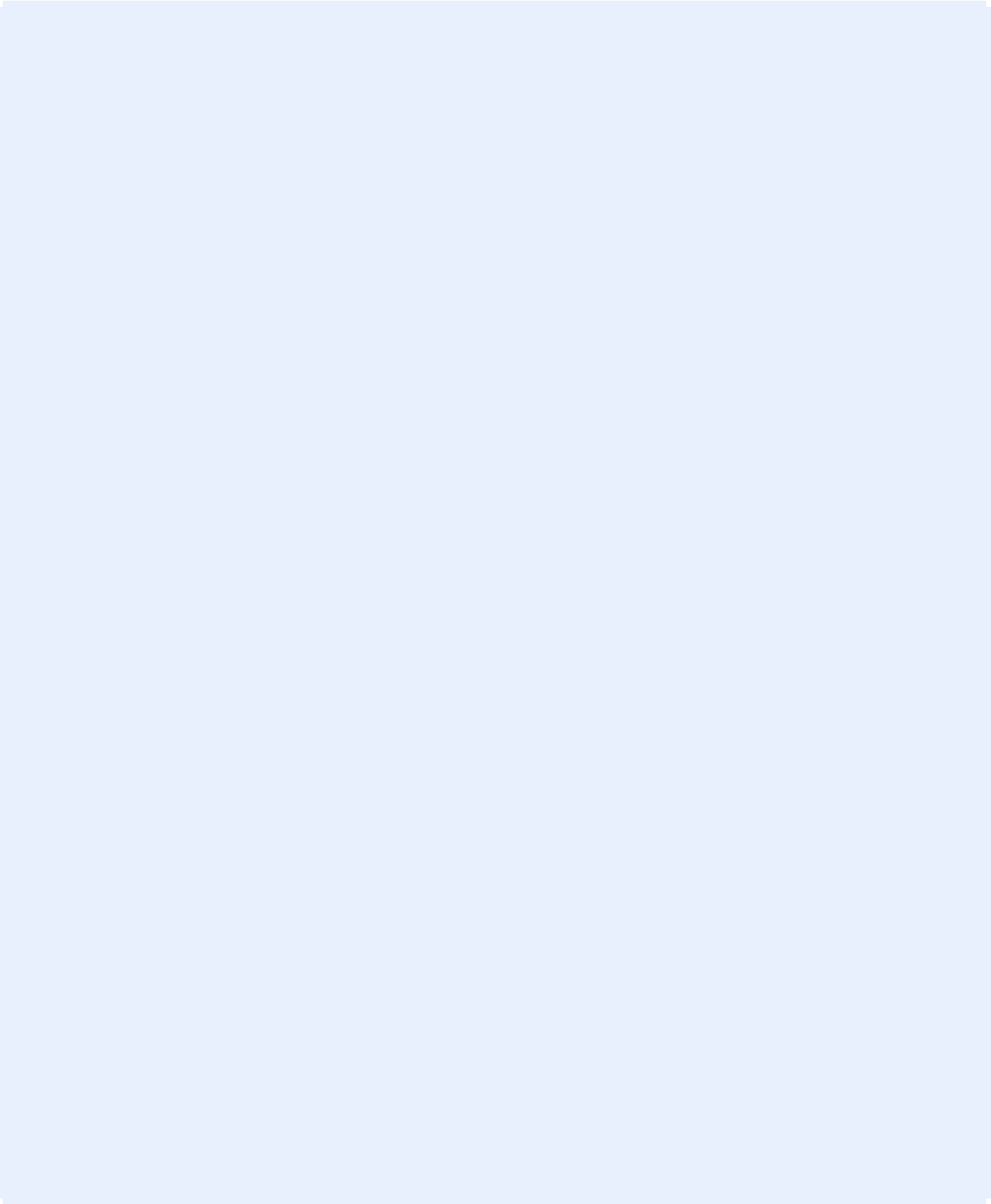




Habitat Management and Monitoring Plan

Site Name:	OPCC Netley Site Security
Date:	27/02/2026
Version:	00



Author:



Client:



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Version Control

Version	Issue Status	Prepared by / Date	Approved by / Date
00	Planning	Owen Beesley BSc (Hons) 27/02/2026	Catherine O'Reilly MCIEEM 27/02/2026

Document Details

Authorship Details
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1. Project Background

Site Overview PB-B01	
Project type	On-site
Development Name and Address	OPCC Netley Site Security
BNG Project Name and Address	N/A
Author Organisation	Lizard Landscape Design and Ecology (LLDE)
Landowner	Office of the Police and Crime Commissioner for Hampshire and the Isle of Wight
Land Manager	Office of the Police and Crime Commissioner for Hampshire and the Isle of Wight
Responsible person/organisation for creating or enhancing the habitat	TBC
Period covered by this management plan	As stated in the S106 agreement, this plan will cover a minimum of 30-years from the completion of all on-site habitats. Anticipated no later than December 2026.
Planning authority	Eastleigh Borough Council
Planning reference (if applicable)	F/25/98808
BNG register reference (if applicable)	N/A
Central OS grid reference	SU 46891 07930
Metric revision/title	Statutory Biodiversity Metric rev 04
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
This Habitat Management and Monitoring Plan (HMMP) covers significant on-site habitat enhancements , as per the wording of the planning condition. This HMMP encompasses the creation and enhancement measures to be implemented in year 0 (2026) and ongoing management and monitoring measures to be implemented throughout the statutory 30-year period. Enhancement of existing Modified Grassland to poor condition Other Neutral Grassland has been proposed. This shall be achieved through the preparation of the ground to minimise fertility and subsequent re-seeding with a high diversity grassland and wildflower mix, as well as ongoing management to prevent nutrient enrichment and undesirable weed colonisation. In addition, the enhancement of existing Lowland Mixed Deciduous Woodland (parcel W2) from a poor to a moderate condition is proposed through the removal of rhododendron and cherry laurel, and subsequent planting of native tree species. New habitat creation measures have focused on the creation of a section of Species-rich Native Hedgerow in targeted moderate condition. Retained habitats include small parcels of Modified Grassland in poor condition, Lowland Mixed Deciduous Woodland in moderate condition, Other Coniferous Woodland in poor condition, and all Bracken, Culvert and Developed Land; Sealed Surface (condition assessments N/A). Other non-significant habitat which is to be created as part of the proposed development includes Developed Land; Sealed Surface, for which habitat condition is not applicable. Detailed management and monitoring measures for these habitats are not considered appropriate and are not set out within this report.
Timescales for Actions PB-B03
This HMMP includes detailed management and monitoring plans for habitat creation and enhancement over the first five years (construction is anticipated to begin between spring 2026 and autumn 2026). It also includes general management specifications, which are likely to be required for the duration of the stated period within the S106 agreement, i.e., 30 years long-term management. However, the HMMP will need to be reviewed and amended, as is required at the end of the 5-year period. The management schedule includes routine visits on a monthly basis for the first year after any creation or enhancement. Thereafter, management will be focused on occasional visits during the growing season (March to September).
Monitoring Requirements PB-B04
This HMMP provides specifications for the monitoring strategy over the 30-year period. Detailed information on the monitoring schedule and methodology, to be completed by both the assigned landscaper and ecologist, is also included for the first five years. Details are set out for monitoring reports for them to be adequately reviewed by the LPA. After the 5-year period, the HMMP should be reviewed and amended to ensure the monitoring strategy is still appropriate.

Required Consents and Licences PB-B05

Consent from the landowner will be required to access the land within their ownership for monitoring.

Funding PB-B06

Initial habitat creation and enhancement of on-site habitats, as well as ongoing management and monitoring for the full duration of the HMMP shall be funded by the Office of the Police and Crime Commissioner for Hampshire and the Isle of Wight

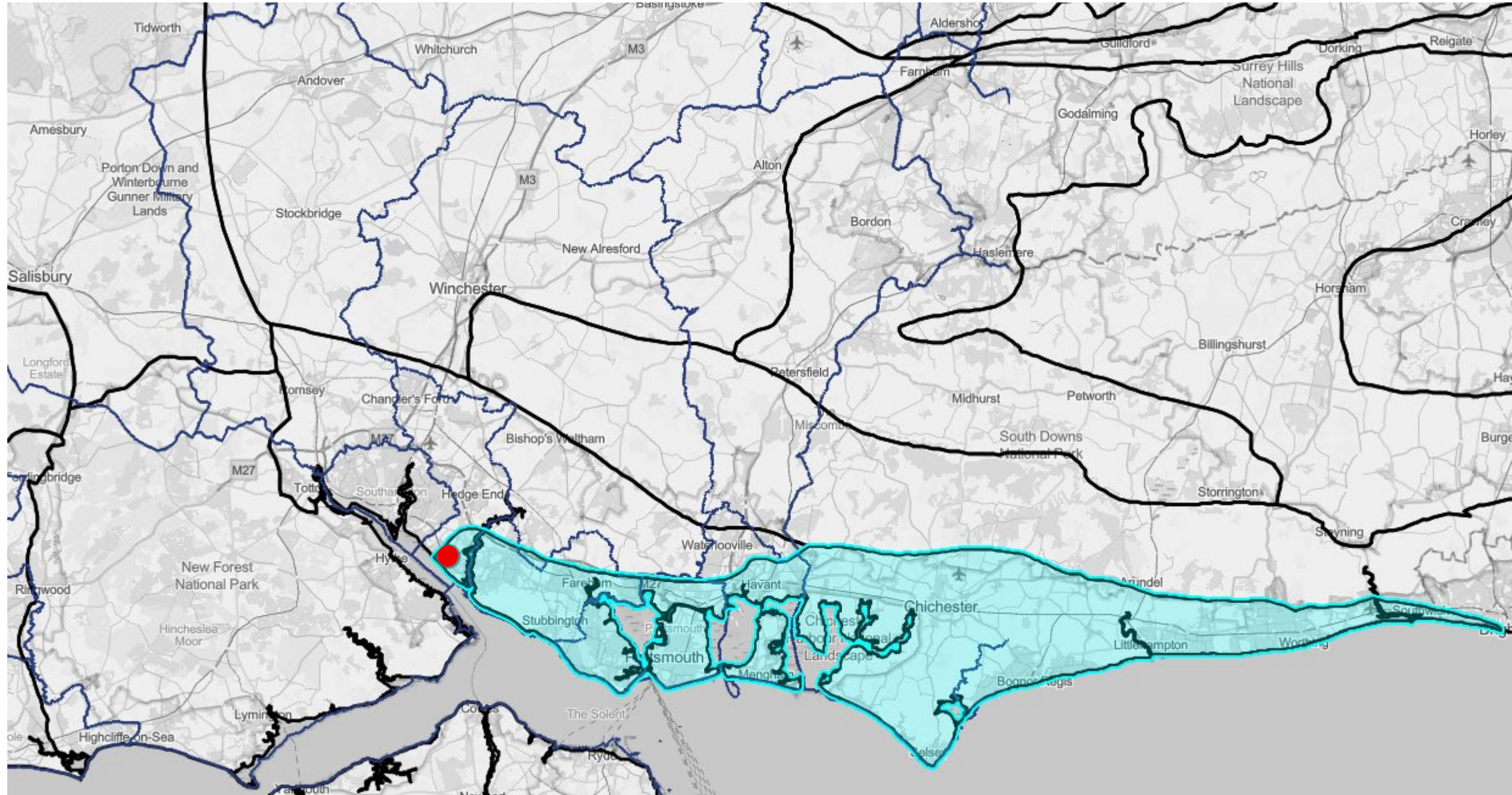
Legal Agreement PB-B07

A S106 is in place, which obligates the Landowner to be responsible for delivering the BNG objectives and implementation of the HMMP.

[illegible]

Site Context Plan PB-F02

The site is situated within Eastleigh District Council LPA, and within South Coast Plain National Character Area (NCA). Directly adjacent LPAs include Southampton City Council, Test Valley Borough Council, Winchester District Council, Fareham Borough Council and New Forest District Council. Directly adjacent NCAs include South Hampshire Lowlands, South Downs, New Forest and Isle of Wight.



Phasing strategy

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

Roles and Responsibilities

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		OB		
Organisation		Lizard Landscape Design Ltd.		
Responsibility	Start Date:	2026	End Date:	2031
Hereafter referred to as ‘the ecologist.’ Responsible for drafting the HMMP, monitoring report template and ensuring management meets the requirements set out in the BNG plan. Responsible for conducting ecological monitoring visits by assessing the species composition and percentage cover within each habitat parcel. Responsible for identifying the progress of habitats in reaching the desired distinctiveness and condition criteria for the first five years. Will produce monitoring reports which incorporate a summary of findings for the landowner with recommendations for adaptive management required to reach desired condition and distinctiveness if necessary. The ecologist will review and amend the HMMP at the end of the first five years. Thereafter, it will be the responsibility of the landowner to appoint a professionally qualified ecologist to conduct subsequent monitoring visits over the next 5-year period. Management is required to be appointed for the duration of the mandated 30-year timeframe.				
Statement of Competency				
OB has 2 years of professional experience in the ecological consultancy sector. OB has a wealth of experience in writing and producing ecological reports, including long-term habitat creation and management plans.				

Landowner or Land Manager PB-B10				
Name or Initials		N/A		
Organisation		Office of the Police and Crime Commissioner for Hampshire and the Isle of Wight		
Responsibility	Start Date:	2026	End Date:	2056
Hereafter referred to as ‘the landowner’. Responsible for funding and assignment of roles. Responsible for ensuring monitoring reports produced by the ecologist are provided to the LPA, for the full duration of the 30-period. Responsible for the appointment of the assigned landscaper, ecologist and third-party specialists. These should be professional, qualified, and responsible bodies to ensure effective implementation of the HMMP. At the end of the five-year monitoring and management period detailed herein the landowner must ensure that the HMMP is reviewed, before then appointing a professionally qualified ecologist and landscaper to conduct subsequent management and monitoring visits over the next 5-year period. Management and monitoring are required to be appointed for the duration of the full 30-year timeframe as detailed herein. Responsible for informal monitoring and enforcing any obvious deleterious impacts associated with increased levels of pressure / access to on-site habitats. In particular they are responsible for ensuring that impacts such as trespassing, trampling of vegetation, storage/dumping of materials, littering, arson, spread of non-native and invasive species (e.g. from ornamental garden planting) do not have any undesirable impacts on the habitats detailed herein and taking reasonable preventative measures to prevent and avoid these. Should landownership change, in part or in full, then it will be the responsibility of the Office of the Police and Crime Commissioner for Hampshire and the Isle of Wight to provide this document to the new owner. Thereafter, all responsibility will fall to the new landowner.				
Statement of Competency				
The Office of the Police and Crime Commissioner for Hampshire and the Isle of Wight is well aware of their obligations and responsibilities in regard to delivering BNG on the site. The management of the retained on-site habitats require simple management and it has been deemed that the landowner’s Facilities and Estate Management team are capable of the management techniques required to maintain the targeted conditions set out in the BNG metric. It is deemed that the landowner is capable of engaging with third party specialists and suitable landscapers to undertake works in relation to invasive shrub removal, grassland enhancement, woodland management and hedgerow planting, to ensure that all enhancements are completed in accordance with best practice methods.				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		TBC		
Organisation		TBC		
Responsibility	Start Date:	Spring 2026	End Date:	Autumn 2031
Hereafter referred to as ‘the assigned landscaper.’ Responsible for the implementation of habitat creation and management. Responsible for the soil preparation, planting, seeding, watering, and ongoing management of the habitats on-site for the first five years. Responsible for conducting routine management and monitoring whilst habitats establish and prescribing further adaptive measures as required. Will provide a summary of any recommendations and management actions taken to the landowner and ecologist to include in the ecological monitoring reports every year, for the first five years. The assigned landscaper will provide a review of actions taken over the first five years at the end of this period. Thereafter, it will be the responsibility of the landowner to appoint a competent landscape management organisation to conduct subsequent work over the next 5-year period. Management is required to be appointed for the duration of the full 30-year timeframe.				
Statement of Competency				

A suitably qualified landscape contractor(s) will be assigned to undertake the habitat creation works outlined herein.

The assigned landscape contractor(s) shall have the requisite knowledge and experience required to deliver the habitats outlined herein in line with the outlined management specifications. Full details of the appointed landscape contractor(s) and their competency (including competency of wildflower grassland management and invasive shrub removal) shall be provided to the local planning authority within 30 days of their appointment, anticipated to be in year 0 (2026).

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		EBC		
Organisation		Eastleigh Borough Council		
Responsibility	Start Date:	2026	End Date:	2056
Hereafter referred to as ‘the LPA.’ Responsible for approval of monitoring reports, approval of any additional remedial action and 5-year reviews of the management plan.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The red line covers an area of c. 2.01 hectares (ha) and consists of a section of the Netley Police Training Headquarters. The habitats within the red line are comprised of hardstanding and modified grassland interspersed with parcels of woodland, ornamental hedgerow and 1no. culvert running underneath a road. The red line is predominantly a thin strip running around the periphery of the headquarters. The red line borders an area of Wood-pasture and Parkland in the northwest which forms Royal Victoria Country Park. The adjacent area to the south and west of the site is comprised of a wider area of Lowland Mixed Deciduous Woodland.

The site is set within a semi-rural location between Netley Village and Hamble-le-Rice Village within the county of Hampshire, with Southampton Water SPA and Ramsar located c. 0.6km southwest. The surrounding landscape is comprised of a variety of rural, Wood-pasture and Parkland, woodland and suburban settlements.

Overview of Proposed Site Use PB-B14

The proposals include the installation of a 3m high security fence around the perimeter of the site, as well as widening of sections of the access road. The site will continue to be utilised as a Police Training Facility.

Tailored enhancements, planting and management regimes are prescribed to diversify the site in suitable parcels through the enhancement of grassland and woodland within areas of less frequent footfall, as well as the planting of a section of Species-rich Native Hedgerow, as detailed herein. Management of the ecological features will also be secured and prescribed by the assigned landscaper and ecologist during monitoring visits, as detailed herein.

Site Context Photos PB-F03



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

Baseline and Environmental Information	Justification	Check box if included	Document Reference
Statutory / Non-statutory Designated Sites	There are no designated sites within the Zol of the proposed works. No impacts to designated sites are anticipated during site clearance, construction, or operational phases of the development.	☒	Hampshire County Council Ecology Team. (2024). <i>Ecological Appraisal – Netley Police Training College</i> . Hampshire County Council, Elizabeth II Court, 1st Floor West, Winchester, Hampshire SO23 8UD.
Protected and Notable Species	The PEA survey identified habitat suitable for breeding birds and badgers in the wider woodland, with no setts found near the proposed fenceline. Bat roosts were likely present within woodland trees, with suitable habitat for reptiles, amphibians and small mammals on and adjacent to site. Further ecological surveys at the site identified the probable absence of GCN and Dormouse. Habitat enhancement of grassland and lowland mixed deciduous woodland, as well as creation of species-rich native hedgerow, has been designed to benefit a range of these species groups, including increased foraging, commuting and hibernation opportunities. The scheme has been designed to minimise disruption to commuting mammals by providing badger gates and installing the fence in line with the ground to allow burrowing, as well as incorporating RAMs to minimise impact on protected species.	☒	Hampshire County Council Ecology Team. (2024). <i>Ecological Appraisal – Netley Police Training College</i> . Hampshire County Council, Elizabeth II Court, 1st Floor West, Winchester, Hampshire SO23 8UD.
Invasive Non-Native Species (INNS)	Ecological surveys identified the presence of cherry laurel <i>Prunus laurocerasus</i> , and rhododendron <i>Rhododendron ponticum</i> on-site. Dense areas of invasive shrub are proposed to be removed. Ongoing habitat management has been designed to eradicate regrowth of these species within a specific woodland parcel and remove any potential future encroachment of INNS onto this habitat.	☒	Hampshire County Council Ecology Team. (2024). <i>Ecological Appraisal – Netley Police Training College</i>. Hampshire County Council, Elizabeth II Court, 1st Floor West, Winchester, Hampshire SO23 8UD. LLDE. (2026). <i>Biodiversity Net Gain Statement. OPCC Netley Site Security</i>. Date: 06.02.2026. Report Ref: LLD3738-ECO-REP-001-00-BNG
Biological Records Plan - Sites and Species	Records were returned by Hampshire Biodiversity Information Centre (HBIC). Habitat creation and ongoing management has been designed to benefit species identified to be present in surrounding landscape including reptiles, foraging / commuting bats, hedgehogs, widespread mammals, birds, and invertebrates.	☒	Hampshire County Council Ecology Team. (2024). <i>Ecological Appraisal – Netley Police Training College</i> . Hampshire County Council, Elizabeth II Court, 1st Floor West, Winchester, Hampshire SO23 8UD.
Baseline Habitats Survey	Habitat assessments provided in initial ecological assessments and verified in updated assessments. Post-intervention habitats designed in accordance with the Biodiversity Gain Hierarchy. Figures are provided below.	☒	Hampshire County Council Ecology Team. (2024). <i>Ecological Appraisal – Netley Police Training College</i>. Hampshire County Council, Elizabeth II Court, 1st Floor West, Winchester, Hampshire SO23 8UD. LLDE. (2026). <i>Biodiversity Net Gain Statement. OPCC Netley Site Security</i>. Date: 06.02.2026. Report Ref: LLD3738-ECO-REP-001-00-BNG
Public Access	Site is private with no public access permitted.	☒	OPCC Head of Estates and Facilities Management. (2025). <i>Letter from OPCC</i> . Date: 13.03.25.

Climate	Proposed species composition and habitat types designed to align with surrounding landscape, appropriate for local climate. Native species-diverse wildflower mixes to be used, alongside diverse assemblage of native tree and shrub species proposed to increase tolerance to future climate change.	☒	Hampshire County Council Ecology Team. (2024). <i>Ecological Appraisal – Netley Police Training College</i>. Hampshire County Council, Elizabeth II Court, 1st Floor West, Winchester, Hampshire SO23 8UD. LLDE. (2026). <i>Biodiversity Net Gain Statement. OPCC Netley Site Security</i>. Date: 06.02.2026. Report Ref: LLD3738-ECO-REP-001-00-BNG
Geology and Topography	Underlying soil geology is identified as freely draining slightly acid loamy soils. There is no risk from groundwater flooding across development site as the lowest point in the site naturally drains into a watercourse. No specific constraints / opportunities identified.	☒	Hampshire County Council Ecology Team. (2024). <i>Ecological Appraisal – Netley Police Training College</i>. Hampshire County Council, Elizabeth II Court, 1st Floor West, Winchester, Hampshire SO23 8UD. Cranfield Environment Centre, Cranfield University. <i>LandIS Soilscales Viewer, available at [https://www.landis.org.uk/soilscales/]</i> Hampshire County Council. (2024). <i>Flood Risk Assessment – Security improvements at Southern Support and Police Training Headquarters, Hamble Lane, Netley</i>. Date: 27.01.25. Report Ref: HCC Flood Risk Assessment.
Agricultural Land Status	The site has no historical usage as agricultural land.	☐	N/A
Soils and Substrates	Underlying soil geology is identified as freely draining slightly acid loamy soils. Whilst the topsoil within the area proposed for grassland enhancement has not been tested, the wildflower grassland mixture selected will be appropriate for the soil geology. If the enhancement is failing to achieve required levels of floral diversity then the area will be re-seeded with a more generalised wildflower seed mix.	☒	Hampshire County Council Ecology Team. (2024). <i>Ecological Appraisal – Netley Police Training College</i>. Hampshire County Council, Elizabeth II Court, 1st Floor West, Winchester, Hampshire SO23 8UD. LLDE. (2026). <i>Biodiversity Net Gain Statement. OPCC Netley Site Security</i>. Date: 06.02.2026. Report Ref: LLD3738-ECO-REP-001-00-BNG Cranfield Environment Centre, Cranfield University. <i>LandIS Soilscales Viewer, available at [https://www.landis.org.uk/soilscales/]</i>
Contaminated Land	No land on site is known or suspected to be contaminated.	☒	The Police and Crime Commissioner for Hampshire and Isle of Wight. (2025). <i>Application Form Redacted</i> . Date: 27.01.25
Hydrology and Drainage	The scheme incorporates the installation of a French drain along the additional area access road which will aid drainage and reduce risk of surface flooding to compensate for the addition of non-permeable surfacing. The development is not considered to cause any other physical changes to site hydrology and drainage. No major constraints or opportunities identified.	☒	Hampshire County Council. (2024). <i>Flood Risk Assessment – Security improvements at Southern Support and Police Training Headquarters, Hamble Lane, Netley</i> . Date: 27.01.25. Report Ref: HCC Flood Risk Assessment.
Flood Risk Zones	The site is situated within Flood Zone 1, and there are no mitigation measures proposed for the development as the majority of the site is freely draining, and the areas of roadway will be resistant to floodwater.	☒	Hampshire County Council. (2024). <i>Flood Risk Assessment – Security improvements at Southern Support and Police Training Headquarters, Hamble Lane, Netley</i> . Date: 27.01.25. Report Ref: HCC Flood Risk Assessment.
Landscape Character and Designations	The proposed fenceline will be largely screened from outside by existing tree and vegetation line to minimise visual impact, with the fence designed to retain existing habitat features. No ecological constraints or opportunities identified.	☒	Hampshire County Council Property Services. (2025). <i>HCC Design Access Statement</i> . Date: 27.01.25. Report Ref: E05535 Design & Access Statement.

Historic Land Use	The historic land usage for the site is a military hospital. Current land usage is an active police training headquarters with constant access. No ecological constraints or opportunities identified.	☒	Ordnance Survey (1937-1961). <i>OS 1:25,000, 1937-61</i>. Available at the National Library of Scotland [maps.nls.uk] Hampshire County Council Property Services. (2025). <i>HCC Design Access Statement</i>. Date: 27.01.25. Report Ref: E05535 Design & Access Statement.
Historic Environment and Earth Heritage	No specific historic environment designations. No constraints / opportunities identified.	☐	N/A



Legend

- Red Line Boundary
- Non-native and ornamental hedgerow
- Culvert
- Bracken
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Modified grassland
- Other coniferous woodland

Baseline Habitat Condition

- Moderate
- Poor

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Client
UBU Design Ltd

Project Title & Location
OPCC Netley Site Security

Drawn by	Approved by	Rev	Date
OB	HS	00	05/02/26

Figure No. 01 - Baseline Site Habitat Plan

2. Planned Management Activities

Management Plan Aims and Objectives PM-B01

The following overarching aims have been identified and are required to address the requirements of potential planning obligations:

- Provide detailed specifications of the new medium distinctiveness habitat proposed on-site and how these will be created.
- Provide detailed specifications of the enhancement and ongoing management of the significant on-site habitats for a minimum period of 30 years, in order for them to achieve at least their target condition.
- Provide a mechanism for adaptive management, through which the progression of the habitats may be monitored and amended, if required.
- Provide a plan for monitoring and reviewing the proposed and enhanced habitats to check that they are meeting the vision of this document and to determine how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- Provide suitably robust measures to ensure that invasive non-native species are eradicated from woodland parcel W2 and ongoing management to ensure no future encroachment.

Principles Informed by Design Stage

Design Principles Informed by Baseline Information PM-B02

The scheme has been designed to avoid impacts to the majority of the Lowland Mixed Deciduous Woodland and off-site individual trees (high and medium distinctiveness habitats respectively) on and adjacent to the red line boundary through adjustment of the fenceline to avoid tree root areas, and cutting of individual fence panels to ensure post locations can be hand-dug to avoid roots. The scheme has also sought to avoid, retain and protect high and medium distinctiveness habitats wherever possible, however removal of a small area of Lowland Mixed Deciduous Woodland was required to facilitate the proposals, as well as a section of ornamental privet hedgerow. Full details of all tree protection measures are included within the arboricultural package which accompanied the planning application.

Enhancement of existing Lowland Mixed Deciduous Woodland is proposed through removal of rhododendron and cherry laurel, followed by an assessment to determine a suitable planting plan to improve the native diversity of the canopy, as well as potential halo-thinning of existing trees. Enhancement of a section of Modified Grassland into Other Neutral Grassland is proposed through the preparation of the ground to minimise fertility and subsequent re-seeding with a high diversity grassland and wildflower mix, as well as ongoing management to prevent nutrient enrichment and undesirable weed colonisation.

A section of Species-rich Native Hedgerow is to be created, planted in triple staggered rows set 0.45-0.5m apart, using a range of mixed native species to increase foraging, commuting and hibernating resource.

When determining strategic significance for habitats within the BNG metric the Hampshire LNRS was consulted. The site is located within an Area that Could become Important for Biodiversity (ACIB) within the LNRS, where **Potential Measure PP1 – Restoration and Management of lowland wood pasture, wooded common and historic parkland including the planting of new trees to ensure succession** is mapped. The proposed Lowland Mixed Deciduous Woodland enhancement intervention is consistent with this potential measure and therefore has been assigned a ‘high’ strategic significance within the post-development section within the metric. All baseline and other proposed habitats were assigned ‘low’ strategic significance.

Invasive species, including rhododendron and cherry laurel have been identified on-site. Removal and management measures were therefore included as a priority within woodland parcel W2, with adaptive remedial measures proposed to account for potential future encroachment. Protected species were also considered likely to be on-site and in the immediate surrounds, including invertebrates, reptiles, breeding birds, foraging, and commuting bats, badgers, and numerous other mammal species. The ecological report details mitigation to be followed to ensure there are no impacts to these taxa. Suitable on-site habitat is to be maintained, with new opportunities to be provided within the scheme including woodland and grassland enhancement and native hedgerow creation which will provide opportunities to a range of taxa.

Habitat and Condition Targets PM-T01

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Modified Grassland	Other Neutral Grassland	G2	Poor	Poor	1	Habitat enhancements will target a distinctiveness change from a low distinctiveness to a medium distinctiveness habitat. Although poor condition has been proposed, the following criteria have been targeted: B, C, D and E.	On-site habitat enhancement
Lowland Mixed Deciduous Woodland	Lowland Mixed Deciduous Woodland	W2	Poor	Moderate	20	Woodland enhancements will target moderate condition by improving the following scores: criteria C, H, E and I. The remaining criteria scores are targeted to be maintained at their current level.	On-site habitat enhancement
N/A	Species-rich Native Hedgerow	H2	N/A	Moderate	5	Habitat creation will target the following criteria: A2, B1, B2, D1	On-site habitat creation
Modified Grassland	Modified Grassland	G1	Poor	Poor	N/A	Habitat to be retained in poor condition therefore no criteria have been targeted. Habitat to be maintained according to current management.	On-site habitat retention
Other Coniferous Woodland	Other Coniferous Woodland	N/A	Poor	Poor	N/A	Habitat to be retained in poor condition therefore no criteria have been targeted. Habitat to be maintained according to current management.	On-site habitat retention
Lowland Mixed Deciduous Woodland	Lowland Mixed Deciduous Woodland	W1	Moderate	Moderate	N/A	Habitat to be maintained in moderate condition. All criteria to continue to achieve current score under continued management.	On-site habitat retention

Habitat and Condition Targets Further Comments

A habitat creation approach is set out for where new habitats are to be created, and a habitat management approach is set out for habitats that are to be enhanced. All high and medium distinctiveness habitats have an ongoing management approach set out for the duration of the 30-year period.

All Bracken, Culvert and Developed Land; Sealed Surface is to be retained within the scheme, for which there are no applicable condition assessments. In addition, a small area of urban habitat is proposed to be created on-site. This comprises Developed Land; Sealed Surface, which includes the road widening and increased turning area. Therefore, these are considered non-significant retention and creation.



Legend

- Red Line Boundary
- Species-rich native hedgerow
- Culvert
- Bracken
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Modified grassland
- Other coniferous woodland
- Other neutral grassland

Proposed Habitat Condition

- Moderate
- Poor

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Client
UBU Design Ltd
Project Title & Location
OPCC Netley Site Security

Drawn by	Approved by	Rev	Date
OB	HS	00	05/02/26

Figure No. 02 - Proposed Site Habitat Plan

Habitat Retention

Measures to be Implemented to Protect Retained Habitats PM-03

The Applicant’s scheme has sought to avoid impacts to habitats wherever possible whilst working within the parameters of the site requirements. This has included designing the scheme to retain as much area of high distinctiveness habitats from within the baseline as possible including Lowland Mixed Deciduous Woodland.

As set out within the *Ecological Appraisal* (HCC, 2024), avoidance and mitigation measures are required to provide protection to the woodland, stream and trees both throughout construction and post-development. This will ensure that there is no incidental loss of trees and shrubs, and that there is no subsequent degradation of habitat condition to retained habitats during construction and operation. A full *Arboricultural Impact Assessment* and *Arboricultural Method Statement* (Hampshire Highways Arboriculture, 2025) have been provided detailing how this is proposed to be implemented.

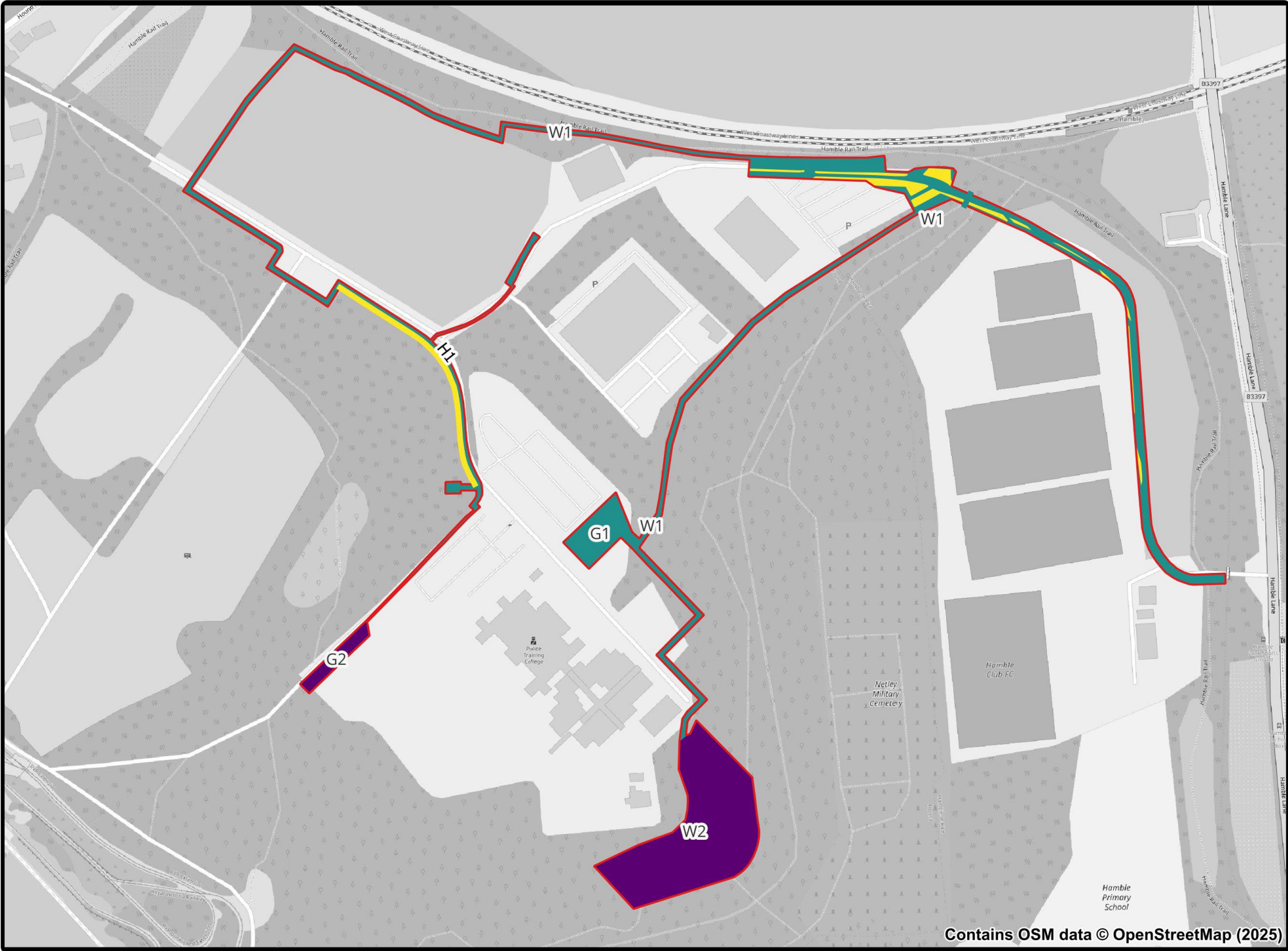
In summary, all construction will be undertaken in accordance with best practice guidelines with regards to control of dust, noise and emissions. Where appropriate, measures such as tree protection barriers and no-dig areas will be used to prevent unnecessary damage to trees, hedgerow, or scrub.

Specification of Protective Measures to be Used PM-04

On-site and adjacent trees and woodland will be protected throughout development through the use of protective measures such as Tree Protection Barriers, ‘No Dig’ Construction Zones within RPAs, polythene-lined posts to avoid chemical leakage into soil, manual excavation methods and supervised clearance, in accordance with *BS 5837:2012* and outlined in the *Arboricultural Impact Assessment* and *Arboricultural Method Statement* (Hampshire Highways Arboriculture, 2025). The timeline of implementation is also detailed within these documents.

Where trees are to be retained and protected, they will not be pruned unless crown lifting works have been agreed as per the *Arboricultural Impact Assessment* and *Arboricultural Method Statement* or otherwise managed, and a small amount of vegetation removal from beneath the canopy shall occur, which will ensure that the woodland contains areas of open ‘ride’ type habitat while also delivering the required fence.

Fence installation has been designed to avoid impacts to the majority of the trees through adjustment of the fenceline to avoid tree root areas, and cutting of individual fence panels to ensure post locations can be hand-dug to avoid roots.



Legend

Red Line Boundary

Habitats Retention

Enhanced

Retained

Lost

Hedgerow Retention

Lost

Watercourse Retention

Retained

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Client

UBU Design Ltd

Project Title & Location

OPCC Netley Site Security

Drawn by	Approved by	Rev	Date
OB	HS	00	05/02/26



Figure No. 03 - Habitat Retention Plan

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Target Habitat				Other Neutral Grassland in Poor 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.	No	G2	N/A	N/A – Criteria precautionarily not targeted. However, there is potential that this could be met, provided the underlying geology is suitable and a low-intensity mowing regime propagates the required species diversity. Habitat enhancement will include sowing of a suitable native seed mix such as <i>Emorsgate EM5 Meadow Mixture for Loamy Soils</i>, or similar. This mix includes a wide range of generic grassland species appropriate for the underlying geology. The suggested mix includes a minimum 28no. species of forbs and grasses, none of which are sown for agricultural production. The species composition is 20% wildflowers by weight, which may ensure greater than 20% cover of broadleaved herbs and sedges, including several species considered indicators for this type of grassland and does not include any rye grasses or white clover. The full species list for this mix is detailed below.	Management will ensure that cover of broadleaved herbs and sedges does not go below 20% cover. Initial management may require ‘topping’ for the first few years if the initial growth of grasses is particularly vigorous. However, after a sward has established, mowing will be less frequent, and preferably done after flowers have set seed, to allow the meadow mixture to propagate and maintain itself. All arisings will be removed to avoid nutrient enrichment, and transition to a ‘modified grassland’. If large areas of bare ground occur (as small areas are acceptable and desirable), then the area may be scarified and resown with an appropriate seed mix. Monitoring visits will identify the species present and provide advice on any adaptive management that may be required.
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	G2	N/A	Initial enhancement shall include seeding of a range of species with differing growth densities, appropriate for the underlying geology. The initial sward shall be permitted to develop naturally and given time to fully establish before implementing management, where necessary, to ensure a diverse sward.	Once a distinct grassland sward has been established, a variable mowing regime will be initiated to provide areas of short and long grass, to offer a range of opportunities for biodiversity. Areas of short height will be managed (no lower than 50mm) through regular mowing once a month using a cut and collect method. Areas of long height will receive little management and should not require mowing more than twice a year. These areas should be alternated every year to ensure that wildflowers can successfully flower and set seed across the entire sward.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	G2	N/A	Areas are to be seeded with wildflower species appropriate to the soil type.	If the required proportion of bare ground is not naturally present, this will be provided through adaptive management. This will include scarifying the ground (or removal of bare ground through sowing additional wildflower seed, as required).

						Additional management, including the removal of leaves on grassland from adjacent woodland or trees, will be completed between mid-summer and autumn to ensure that flowering species can successfully germinate, and extensive bare ground areas do not form.
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	G2	N/A	Bracken was identified in the baseline surveys, however it was absent from the grassland parcel, with a small area of bramble scrub located within the parcel. Ground preparation will include the removal of any bracken or scrub identified, prior to wildflower seeding.	Bracken and scrub will be kept in check through regular management and spot treatment.
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.	Yes	G2	N/A	The proposed enhancement mix does not contain any species indicative of suboptimal conditions and / or physical damage. Baseline species are to be overseeded and slowly removed through subsequent management. Any invasive species present will be eradicated prior to the commencement of any seeding.	Any flora indicative of suboptimal conditions will be reduced from the baseline through regular management and spot treatment during the establishment phase, with invasive non-native species noted and removed as soon as possible. The grassland areas will consider the use of fencing and / or signs if physical damage from machine usage, storage, excessive access, or other damaging activities persists. All arisings from mowing will also be removed to avoid nutrient enrichment.
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	G2	N/A	N/A – Criteria not targeted. However, there is potential that this could be met, provided the underlying geology is suitable and a low-intensity mowing regime propagates the required species diversity.	The grassland will be managed to propagate the meadow mix by allowing flowers to set seed. If any species begin to dominate the ground, these areas will be scarified and left to be colonised through natural succession from the surrounding sward. Should the whole sward begin to lose diversity, then areas will be sown with additional wildflower seed mix or plug planting may be considered to incorporate species which are difficult to germinate. Further remedial action is also considered below.

Additional Management Prescriptions (GH-B01)

The grassland is to be allowed to grow to a varied height, but is not to be trimmed lower than 50mm in the shorter areas. The grassland shall be managed such that it provides opportunities for various fauna, including reptiles, invertebrates, and small mammals. Variation in height is important to providing a range of opportunities, but cutting should be mindful of these species, and a visual inspection should be done to ensure that none of these species are present. Where these species are identified, they should be allowed to move away prior to the commencement of any management.

Grassland (Medium, High, and Very High Distinctiveness)

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

Action	Relevant Parcels	Responsibility and Timing	Prescriptions
Soil preparation – Enhanced habitat area	G2	This will be completed by the assigned landscaper prior to the commencement of laying and sowing. This will be conducted whilst weather conditions are still suitable in early autumn or mid-spring (i.e. before October or before May respectively) and is expected to be completed no later than the end of December 2026.	Any litter, metal, glass, and / or decayed vegetation will be removed from the site to suitable processing / disposal facilities. Where appropriate, waste materials shall be recycled, such as by using an on-site crusher to recycle any waste concrete. If weed growth has developed, then they should be manually pulled or dug out; herbicide should not be used at any time. Earth-moving works will be carried out while soil and weather conditions are suitable, i.e., not during or shortly after rainfall or during high winds. Where existing topsoil and subsoil, outside any contaminated areas, are to be moved and reused, the topsoil and subsoil will be kept separate, tested, and deposited in the same profile as the existing ground. A weed and vegetation-free substrate will be prepared through a phased clearance, avoiding the use of vehicles and plant wherever possible. The soil is to be very lightly cultivated by hand, and the use of herbicides and pesticides should be avoided, to avoid damaging the adjacent woodland tree's root systems. The cultivation will produce a 'breadcrumb' like texture with a medium tilth, and any large stones / other debris shall be removed.
Enhancement – Laying and sowing	G2	This will be completed by the assigned landscaper following the completion of the above soil preparations. This will be conducted whilst weather conditions are still suitable in early autumn or mid-spring (ideally in September or April) and is expected to be completed no later than the end of December 2026.	Enough seed should be prepared to cover the area in question, given a sowing rate of 5g per square metre. In mid-spring or early autumn (ideally in April or September), half the seed mix should be broadcast by hand, or by using a broadcast spreader, onto the freshly prepared ground, which will already have a little loose soil on the surface 10-20mm deep. The seeds will then be lightly worked into the loose soil using a firm rake or harrow. The remaining half of the seed mix will then be broadcast onto the tilth and worked into the soil using the same process above. Following this, the surfaced soil will be rolled to squeeze the seeds and tilth down into the seedbed. This method ensures the wildflower seeds are evenly spread, set at different depths and in good contact with the soil.
Management – Watering	G2	This will be the responsibility of the assigned landscaper. This action will be completed monthly for the first year. Where dry / hot spells occur, more regular watering will be required.	Immediately after sowing, the grassland areas should be kept well-watered as most of the sown seed species are perennial and are slow to establish. During the first year, it may be necessary to supplement the grassland with additional watering to ensure the young plants do not dry out before fully establishing, in light of any unseasonably hot / dry spells.
Management – Initial growth and weeding	G2	This will be the responsibility of the assigned landscaper. They will inspect every two months over the growing season (April to September inclusive) during the first year. Where additional management is required, it will be the responsibility of the landowner to prescribe further inspections.	Most of the sown seed species are perennial and are slow to establish. In the first year, soon after sowing, there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are beneficial for invertebrates and will die before the year is out. Any perennial weeds, such as docks, thistles, bindweed, rank grasses, nettles and brambles should be spot treated through manual cutting, pulling, or dug out. The use of herbicides and pesticides should be avoided unless all other methods prove untenable. Once the annual plants die out and all perennial weeds are removed, the young ground flora will be revealed.
Management – Topping	G2	This will be the responsibility of the assigned landscaper. Where additional management is required, it will be the responsibility of the landowner to prescribe further inspections.	In order to manage the growth and reduce the nutrient levels over time, it will be necessary to 'top' / mow the growth regularly for the first few years, starting in spring. Ideally, once in early March and again in September, the grassland should not be cut between these months to give the plants

Action	Relevant Parcels	Responsibility and Timing	Prescriptions
		The assigned landscaper will inspect in early March and September during the first year to top the grassland. Management checks will also be completed every month during the growing season (April – September) to identify if extensive weeding or further topping is required.	time to flower and provide opportunities for invertebrates. However, the growth might be particularly vigorous during the first few years, and it may be necessary to cut the grass in April or May. In each instance, the grassland should be cut to a height of no less than 7cm. After topping / mowing it is important that any cuttings are removed to prevent nutrients from returning to the soil and to prevent weeds from dropping seed and restabilising. A closed grassland sward will take time to develop, and the right time to ‘top’ or mow will depend on the growth rate of the vegetation and the need to control weeds. Before perennial weeds (e.g., docks, thistles, nettles, bramble, etc.) cover greater than 30% of the site area and before they set seed is a suitable time to intervene with topping; this should be done regularly in the first year, as and when required, though topping in late June is of particular importance for controlling thistles. Any growth should be topped to a height between 7cm and 10cm; if the regrowth is very vigorous, it will be necessary to top the site again. This method should be effective for controlling most weeds and rank grasses, although any pernicious or problematic weeds, such as ragwort and bramble, should be spot-treated with manual cutting, pulling, or dug out in early August. The use of herbicides and pesticides shall be avoided unless all other methods prove untenable, and should any areas of bare ground develop, these will be reseeded in line with the aforementioned ‘Laying and Sowing’ methodology.
Management – Mowing regime	G2	The establishment of the sward is expected to be stable by year 3, with the responsibility falling on the assigned landscaper. Where additional management is required, it will be the responsibility of the landowner to prescribe further inspections. Once the sward is established, the landowner will mow the grassland twice a year in March and September.	Once a distinct grassland sward has established, a low-intensity mowing regime will be initiated. The habitat will receive little management, kept to a height of c. 300mm, and should not require mowing more than twice a year, taking place in early spring (March) and early autumn (September). After topping / mowing, it is important that any cuttings are removed to prevent nutrients from returning to the soil and to prevent weeds from dropping seed and restabilising.
Management – Ongoing invasive species monitoring	G2	Checks for invasive species will be completed for the first five years by the landowner, with the ecologist responsible for identifying required remedial measures following routine monitoring visits. The landowner will be responsible for arranging access and contracting further management visits as required. Monitoring visits will be completed by the ecologist once per year for the first five years. Spot checks are to be completed by the landowner wherever possible.	The presence of invasive non-native species will be noted and removed as soon as possible. This should be completed by the appointed landscape contractor in line with the best industry practice guidance for the removal of the invasive species in question. During the monitoring checks, the ecologist will assess the grassland to identify any undesirable species present, which may require subsequent removal. For invasive species, this will be done through spot treatment, using pulling where new seedlings are growing. Should seedlings become too large to pull, then a foliar spray will be required. A mix of glyphosate (20% solution), triclopyr (8% solution) or ammonium sulphate (40% solution) is known to be effective during suitable weather conditions, i.e., dry weather. The herbicide concentration and timing of application vary according to the chemicals used. Should seedlings reach a mature stage, then specialist advice will need to be sought for further removal works.

Other Neutral Grassland Species Lists (GH-T03)

Common Name	Scientific Name	Abundance / %	Comments
Emorsgate EM5 Meadow Mixture for Loamy Soils			A loamy soil mix selected due to underlying soil geology. If the desired species diversity is not achieved then a more general purpose meadow mix will be selected, such as Emorsgate EM3 Special General Purpose Meadow Mixture.
Grass composition 80%			
Common Bent	Agrostis capillaris	6.40%	
Meadow Foxtail (w)	Alopecurus pratensis	1.20%	
Crested Dogstail	Cynosurus cristatus	40.00%	
Sheep’s-fescue (w)	Festuca ovina	4.00%	
Red Fescue	Festuca rubra	22.00%	
Smaller Cat’s-tail (w)	Phleum bertolonii	4.00%	
Tall Fescue (w)	Schedonorus arundinaceus	0.80%	
Meadow Fescue	Schedonorus pratensis	1.60%	
Wildflower composition 20%			
Yarrow	Achillea millefolium	1.20%	
Agrimony	Agrimonia eupatoria	0.20%	
Betony	Betonica officinalis	1.60%	
Common Knapweed	Centaurea nigra	2.40%	
Wild Carrot	Daucus carota	0.60%	
Lady’s Bedstraw	Galium verum	1.40%	
Meadow Crane’s-bill	Geranium pratense	0.60%	
Oxeye Daisy	Leucanthemum vulgare	1.60%	
Musk Mallow	Malva moschata	1.00%	
Black Medick	Medicago lupulina	1.00%	
Ribwort Plantain	Plantago lanceolata	0.40%	
Salad Burnet	Poterium sanguisorba	1.00%	

Common Name	Scientific Name	Abundance / %	Comments
Cowslip	<i>Primula versis</i>	1.00%	
Selfheal	<i>Prunella vulgaris</i>	1.60%	
Meadow Buttercup	<i>Ranunculus acris</i>	2.00%	
Bulbous Buttercup	<i>Ranunculus bulbosus</i>	0.40%	
Yellow Rattle	<i>Rhinanthus minor</i>	0.40%	
Common Sorrel	<i>Rumex acetosa</i>	0.40%	
Bladder Campion	<i>Silene vulgaris</i>	0.60%	
Dandelion	<i>Taraxacum officinale</i>	0.60%	

Woodland Enhancement

Creation, Enhancement and Management Summary (WO-T01)

Target Habitat:			Lowland Mixed Deciduous Woodland in Moderate condition			
Condition Assessment Criteria			Target Score	Relevant Parcels	Enhancement Approach	Management Approach
A	Age distribution of trees	Three age classes present	2	W2	N/A - This criterion will be maintained from the baseline by protecting existing trees during development. This will ensure that the existing age classes can persist. Rhododendron and cherry laurel removal and selective tree thinning will also set the conditions for seedlings and saplings to begin setting roots so that the natural growth of a sapling layer can occur over time.	Any maintenance will ensure that existing age distribution of trees are not removed unless absolutely necessary. Removal of invasive shrubs followed by halo thinning will ensure intermediate trees are well maintained. Saplings will be allowed to settle naturally and will not be disturbed or uprooted, as well as new native tree planting to regenerate the woodland. Over time it is likely 3 age classes will be present, but this may not be achieved within the desired timeframe due to the absence of mature trees.
		Two age classes present				
		One age class present				
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	2	W2	N/A - This criterion will be maintained from the baseline. Deer are present in the area so a complete lack of browsing damage cannot be guaranteed.	Ongoing monitoring of existing on-site woodland to be undertaken and deer-fencing installed if damage by deer browsing is identified as a significant issue.
		Evidence of significant browsing pressure is present in 40% or less of whole woodland				
		Evidence of significant browsing pressure is present in 40% or more of whole woodland				
C	Invasive plant species	No invasive species present in woodland	2	W2	Will be enhanced through eradication of rhododendron and cherry laurel, and invasive species management will continue until completely eradicated. Precautionary score given due to current abundance of invasive species.	Woodland will be monitored for the presence of any invasive non-native species which will be removed as soon as possible after identification. Monitoring visits will identify the presence of any other suboptimal species that may require removal.
		Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, other invasive species <10% cover				
		Rhododendron or laurel present, or other invasive species) 10% cover				
D	Number of native trees species	Five or more native tree or shrub species found across woodland parcel	3	W2	Will be enhanced by native tree planting following removal of invasive shrub layer. Native species appropriate for the woodland type present will be selected.	Following removal of invasive shrub layer, a review of the woodland will be conducted followed by a tree and shrub planting strategy, with native species selected appropriate to the woodland with the aim of encouraging a greater native species diversity.
		Three to four native tree or shrub species found across woodland parcel				
		Two or less native tree or shrub species present across woodland parcel				

E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understorey shrubs are native	3	W2	Will be enhanced by rhododendron and cherry laurel removal, which are currently extensive through the parcel. Monitoring of non-native regrowth and removal of saplings will also be undertaken. Native tree and shrub planting will follow which will increase native canopy and understorey cover.	Invasive shrub understorey will be eradicated, with monitoring to ensure any invasive non-native regrowth is removed as soon as possible after identification. Monitoring visits will identify the presence of any other non-native species that may require removal. Subsequent native tree and shrub planting will be completed to allow structural diversity with areas of taller trees, shrub layers and open ride and glade areas. Where new trees fail or require removal owing to disease or safety concerns remedial measures will be undertaken to replace trees and will seek to maintain or improve the existing species diversity.
		50 – 80% of canopy trees and 50-80% of understorey shrubs are native				
		<50% of canopy trees and <50% understorey shrubs are native				
F	Open space within woodland	10-20% of woodland has areas of temporary open space.	3	W2	N/A - Criteria will be maintained as the parcel is <10ha in size, with introduction of a small area of glades and rides to increase woodland ecotone.	The tree and shrub planting strategy following invasive shrub removal will be designed to create a small area of open glades and rides within the woodland, with 0-20% open space delivered within the parcel.
		Unless woodland <10ha in which case 0-20% temporary open space is permitted.				
		21-40% of woodland has areas of temporary open space				
		<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.				
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth	2	W2	N/A - Criteria will be maintained as tree and shrub planting strategy will ensure at least two classes are present following invasive shrub removal.	Tree and shrub planting strategy will create a small proportion of open rides and glades, with ongoing monitoring to enable woodland regeneration and a distinctive ground community to form. Where the woodland cover becomes particularly dense then remedial measures such as pruning or selective thinning will be implemented to allow natural regeneration to occur.
		One or two classes only present in woodland				
		No classes or coppice regrowth present in woodland				
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	3	W2	N/A - Criteria will be maintained as trees shall be inspected for pests, diseases, and dieback. Where concerns over longevity are identified a professionally qualified tree surgeon will be consulted and will aim for pruning over removal.	If any pests, diseases or die back is noted to affect more than 10% of trees then remedial measures shall be prescribed by the appointed ecologist. Some dieback is natural and a desirable result of natural regeneration.
		11% to 25% mortality and/or crown dieback or low risk pest or disease present				
		Greater than 25% tree mortality and or any high risk pest or disease present				
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	2	W2	Rhododendron and cherry laurel are currently extensive within the woodland and will be eradicated. Woodland seed bank will be allowed to develop, with supplemental seeding with suitable woodland mix if deemed necessary.	Following invasive shrub removal and introduction of glades and rides, the woodland seed bank will be allowed to develop a W8 variant NVC community. If a recognisable ground flora does not develop within several years after invasive shrub removal alternative interventions shall be considered, which could include further thinning to open up the canopy and encourage regeneration, as well as the sowing of an appropriate woodland seed mix such as Emorsgate EW1 Woodland Mixture.
		Recognisable NVC plant community at ground layer present				
		No recognisable NVC plant community at ground layer present.				

J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	2	WM1	N/A - The woodland structure will be maintained through lack of active management of trees. Removal of rhododendron and cherry laurel prior to shrub planting will ensure at least two storeys are present.	Invasive shrub removal and native tree and shrub planting strategy will produce two or more storeys across the parcel.
		Two storeys across all survey plots				
		One of less storey across all survey plots				
K	Veteran trees	Two of more veteran per hectare	1	W2	N/A - No significant veterans are currently on site or likely to develop.	Not targeted.
		One veteran tree per hectare				
		No veteran trees present in woodland				
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems and stumps, or an abundance of small cavities.	1	W2	N/A - Small amounts of deadwood currently present and will be retained, however significant increase not anticipated.	Woodland should be allowed to develop and form deadwood. Should pruning be required, deadwood should be left within the woodland to provide opportunities for wildlife.
		Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.				
		Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.				
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	2	W2	N/A - Criteria will be maintained through ongoing maintenance to prevent disturbance.	Woodland within low footfall area within private curtilage. Estates management will ensure no nutrient enrichment or disturbance will occur. Should damage or significant enrichment be identified then adaptive remedial measures will be prescribed.
		Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground				
		More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground				

Additional Management Prescriptions (WO-B01)

Significant management is not prescribed for the retained woodland unless there are concerns over damaged, failing, or diseased trees that are associated with safety risks. Where this is necessary a professionally qualified tree surgeon should be contacted alongside the ecologist. If remedial action is necessary to be taken in the bird nesting season (March – September inclusive), then a visual inspection for nesting birds should be undertaken prior to commencement of any works. All birds and their nests are protected under the *Wildlife and Countryside Act* (1981) and so management should be mindful to avoid disturbing and destroying the nests of these species. The landowner will continue to monitor the presence of invasive non-native species on and adjacent to site in the form of rhododendron and cherry laurel, to ensure they don't spread further into any retained woodland habitats.

Woodland Enhancement

Enhancement and Management Detailed Methods (WO-T02)

Action	Relevant Parcels	Timing	Prescriptions
Enhancement – Rhododendron and cherry laurel removal	W2	This will be completed by the assigned invasive weed specialist, appointed by the landowner. All removal will be completed as soon as possible prior to any habitat creation / enhancement. Subsequent spot checks will be completed by the landowner for regrowth in the proceeding five years whenever possible.	A specialist contractor shall be consulted to initiate a safe rhododendron and cherry laurel eradication plan within the woodland habitats prior to commencement of any works, which shall be undertaken in line with best practice guidance <i>Managing and Controlling Invasive Rhododendron</i> (Edwards, 2006). Rhododendron and cherry laurel removal will be completed prior to the completion of new habitat creation and/or enhancements. An invasive weed specialist may need to be consulted for additional advice or to conduct the removal works should the species persist after intervention.
Enhancement – Tree planting	W2	An assessment will be completed by an ecologist and planting will be completed by the assigned landscaper, both appointed by the landowner. An assessment of the woodland and subsequent planting strategy will occur once invasive shrub has been cleared and ongoing management of regrowth has commenced.	Once the areas of rhododendron and cherry laurel have been removed and ongoing management of regrowth has commenced, a review of the woodland area will be completed by an ecologist to determine an appropriate tree planting strategy. This will include introducing a range of native tree and shrub species suitable for the woodland. The tree planting strategy will be completed by the assigned landscaper and will be planted to allow structural diversity with areas of taller trees, a shrub layer, and more open ride and glade areas. New trees will be protected with tree guards. Created glades and rides are to be monitored with select thinning / re-coppicing taking place on a ~7 year cycle to ensure that open areas of the woodland are always present. Works are to be agreed with the supervising ecologist following monitoring visits.
Management – Selective thinning	W2	An assessment will be completed by an ecologist and works will be completed by the assigned arborist / landscaper, both appointed by the landowner. An assessment of the woodland and subsequent work will occur once invasive shrub has been cleared and ongoing management of regrowth has commenced.	Once the areas of rhododendron and cherry laurel have been removed and ongoing management of regrowth has commenced, a review of the remaining tree stock within the woodland will take place, to identify any suitable semi-mature or mature trees for future veteranisation. ‘Halo’ thinning around suitable trees may be carried out to allow for healthy stem growth and preventing stems from becoming too ‘drawn up’. Works shall be completed by the assigned arborist / landscaper.
Management – Selective pruning	W2	It will be the responsibility of the landowner to identify if initial tree management may be required. Spot checks of the trees should be undertaken every five years by the landowner, at a minimum.	Any tree management should only be conducted when absolutely necessary (e.g. presence of disease, pests, or owing to significant safety risks). Where tree health becomes a concern a professionally qualified arborist will be consulted and will aim for pruning over removal. Where tree management is required, deadwood should be left on-site wherever possible. This should be left undisturbed to settle within the vegetation and allowed to provide natural opportunities for wildlife. Deadwood from felled diseased trees will be removed from the site to be disposed of and will not be used for log piles.
Management – Tree Restocking	W2	It will be the responsibility of the landowner to identify if initial tree management may be required. Spot checks of the trees should be undertaken every five years by the landowner, at a minimum.	Where tree management is required, deadwood should be left on-site wherever possible. This should be left undisturbed to settle within the vegetation and allowed to provide natural opportunities for wildlife. Any tree removal required (e.g. owing to safety concerns) must be replaced like-for-like with new tree planting.

		Any works to be undertaken by the assigned arborist.	
Management – Damage, disease and pests	W2	It will be the responsibility of the landowner to identify if initial tree management may be required. Spot checks of the trees should be undertaken every five years by the landowner, at a minimum.	All existing trees within the woodland are to be retained according to the woodland management strategy and any management should only be conducted when absolutely necessary (e.g. presence of disease, pests, or owing to significant safety risks). Where tree health becomes a concern a professionally qualified arborist will be consulted and will aim for pruning over removal. Where tree management is required, deadwood should be left on-site wherever possible. This should be left undisturbed to settle within the vegetation and allowed to provide natural opportunities for wildlife. Deadwood from felled diseased trees will be removed from the site to be disposed of and will not be used for log piles.
Management – Ongoing invasive species monitoring	W2	Subsequent checks on invasive species will be completed for the first five years by the appointed landscaper and landowner. The ecologist will be responsible for identifying required remedial measures and the landowner will be responsible for arranging access and appointing further management visits as required. Monitoring visits will be completed by the ecologist once per year for the first five years. Spot checks are to be completed by the landowner wherever possible.	The woodland will be monitored for the presence of any invasive non-native species, which will be removed as soon as possible after identification. This will be done through spot treatment, using pulling where new seedlings are growing. Should seedlings become too large to pull then a foliar spray will be required. A mix of glyphosate (20% solution), Triclopyr (8% solution) or ammonium sulphate (40% solution) are known to be effective during suitable weather conditions i.e., dry weather. The herbicide concentrations used, and timings of applications vary according to which chemical is used. Should seedlings reach a mature stage then specialist advice will need to be sought for further removal works.

Lowland Mixed Deciduous Woodland Species Lists (WO-T02)

Common Name	Scientific Name	Abundance / %	Comments
Silver birch	<i>Betula pendula</i>	TBC (Following woodland review)	Planting to include a range of sizes: Extra Heavy Standard; 14-16 cm girth; 4.0-4.5 m height; Min. 2.0 m clear stem height. Multistem stock; 1.5 – 2.0m height. Whip stock; 0.5 – 1.0m height.
Pedunculate oak	<i>Quercus robur</i>	TBC (Following woodland review)	
Wild cherry	<i>Prunus avium</i>	TBC (Following woodland review)	
Hazel	<i>Corylus avellana</i>	TBC (Following woodland review)	
Spindle	<i>Euonymus europaeus</i>	TBC (Following woodland review)	
Common lime	<i>Tilia x europaea</i>	TBC (Following woodland review)	
Yew	<i>Taxus baccata</i>	TBC (Following woodland review)	
Additional species TBC (Following woodland review)	-	-	

Other Supporting Information

Supporting Information (WO-B02)
The factors affecting the quality of woodland can be delicate and, therefore, a precautionary approach has been devised, which will initially focus on managing disease, pests, and removing invasives such as cherry laurel and rhododendron, followed by a woodland review to determine appropriate tree and shrub planting strategy. It may be the case that this would be the only catalyst needed to achieve further habitat enhancement than required. Therefore, after 5 years the approach will be reviewed, and additional management options will be considered, such as seeding with an appropriate mix if a woodland ground flora has not started to establish from the existing woodland seedbank.

Species-rich Native Hedgerow Creation

Creation and Management Summary (HD-T01)

Target Hedgerow Type:			Species-rich Native Hedgerow in Moderate Condition		
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach	Management Approach
A1	Height >1.5m average along length.	No	H2	N/A – cannot be targeted	N/A – Cannot be targeted in new hedgerows within desired timeframe. However, ongoing management will look to maintain a height of at least 1.5m through annual pruning once established.
A2	Width >1.5m average along length.	Yes	H2	Planting will include whips in triple rows, across the entire length of the created hedgerow, to provide a wide, dense and continuous canopy.	If greater than 10% of shrubs fail in the first five years, then they will be replaced on a like-for-like basis to ensure that the hedgerow remains dense and gap free. Pruning will cut growth after it reaches a width of 1.5m.
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	H2	Selected shrub species are known to respond well to pruning and form a low canopy base.	If greater than 10% of shrubs fail in the first five years, then they will be replaced on a like-for-like basis to ensure that the hedgerow remains dense and gap free. Pruning will foster a dense canopy by pruning growth to the ground.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	H2	Planting will include 5-6 whips per metre in triple rows, across the length of the hedgerow, to provide a dense and continuous canopy.	If greater than 10% of shrubs fail in the first five years, then they will be replaced on a like-for-like basis to ensure that the hedgerow remains dense and gap free.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	No	H2	Hedgerow will be located adjacent to car parking area and amenity grassland.	Hedgerow is proposed adjacent to car parking area and amenity grassland, therefore lack of undisturbed ground cannot be guaranteed.
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	H2	Hedgerow to be created adjacent to modified grassland.	Cannot be guaranteed due to proximity of modified grassland adjacent, currently subject to frequent mowing regime. Encroachment of adjacent plant species indicative of nutrient enrichment will aim to be avoided but may occur.
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	H2	No planting of non-native or invasive non-native species in the hedgerow are prescribed.	The hedgerow and adjacent areas will be monitored for the presence of any non-native species, and which will be removed as soon as possible after identification. No additional planting of non-native species is to be included within the hedgerow after initial establishment.

D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	No	H2	Ground preparation to remove any existing rubbish, metal, glass, and decayed vegetation, however hedgerow located adjacent to car park and amenity grassland.	Cannot be guaranteed due to close proximity to adjacent car park and amenity grassland. However, minimal pruning regime is proposed, as well as ongoing management to remove any arisings from pruning alongside any existing rubbish, metal, glass, or decayed vegetation.
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Additional Management Prescriptions (HD-B01)

Regular management is provided via a single pruning cut in January to maintain hedgerow shape and maximise gains for biodiversity such as wintering birds. This is outside of bird nesting season but a visual inspection for nesting birds should still be undertaken prior to commencement of any works. All birds and their nests are protected under the Wildlife and Countryside Act (1981), and management should be mindful of trying to avoid disturbing or destroying the nests of these species.

Hedgerow

Creation and Management Methods (HD-T02)

Action	Relevant Features	Responsibility and Timing	Prescriptions
Creation – Soil preparation	H2	This will be completed by the assigned landscaper prior to shrub planting. This will be conducted whilst weather conditions are still suitable in mid-autumn or early-spring (i.e. before November or before April respectively). This is expected to be completed no later than the end of December 2026.	Any rubbish, metal, glass, and decayed vegetation will be removed from the site. If weed growth has developed, then they should be manually pulled or dug out, and herbicide should not be used. Any earth moving works will be carried out while soil and weather conditions are suitable i.e., not during or shortly after rainfall or during high winds. Where existing topsoil and subsoil outside the contaminated areas are to be moved and re-used, the topsoil and subsoil will be kept separate, tested, and deposited in the same profile as the existing ground. A weed and vegetation free substrate will be prepared through a phased clearance, avoiding the use of vehicles and plant wherever possible. Mechanical / physical cultivation and the use of herbicides and pesticides should be avoided. The lightest machine practicable to complete the job should be used in order to limit the adverse impacts of soil compaction. The soil will be lightly cultivated to produce a ‘breadcrumb’ like texture with a medium tilth, and any large stones / other debris shall be removed. Cultivation close to established trees and shrubs will be avoided as this can cause damage to their root systems.
Creation – Planting specification	H2	This will be completed by the assigned landscaper. This will be conducted whilst weather conditions are still suitable in mid-autumn or early-spring (ideally in November or March). This is expected to be completed no later than the end of December 2026.	Planting pits shall be excavated to a depth and size that contains the tree/shrub whip root system and allows the collar of the plant (<i>the mark on the whip where it has been growing above ground</i>) to be level with the top of the soil. A minimum soil depth of 900mm should be provided within 1m radius of each whip. Plant whips of local provenance will be secured for planting, wherever possible. The tree/shrub whip will be planted during the planting season (November-March inclusive) and only when the soil is free from frost and waterlogging. The soil shall be carefully backfilled in layers, ensuring the plant is held upright, and each layer should be carefully firmed down. A cane or timber stakes with ties will be used to support individual plant and ensure upright stable growth. A mesh guard and ties will be used on any whips to prevent animals from browsing, fraying, and stripping newly planted shrubs, which should be a suitable size for the size of shrub planted. The pit will be supplemented with a generous amount of mulch to limit weed growth at the base and insulate the roots. Whips are to be watered immediately after planting. Whips should be planted in triple rows, at a density of five-six whips planted per metre, in a zig zag fashion, with a gap of 450-500mm between each whip in each row.
Management – Watering	H2	This will be the responsibility of the assigned landscaper, as all planting will be within defects. It will be the responsibility of the landowner/ land manager to arrange access. Where additional management is required, it will be the responsibility of the land manager to prescribe further visits. This will be completed by the assigned landscaper monthly for the first year. Where dry / hot spells occur, this will be required more often.	Whips should be watered regularly for the first 6 months after planting to encourage establishment. Thereafter it will only be necessary to water during excessively hot / dry spells.

Action	Relevant Features	Responsibility and Timing	Prescriptions
Management – Stakes, canes, and ties	H2	This will be the responsibility of the assigned landscaper once the plants have successfully established. Any broken stakes, canes, ties, and mesh shall be replaced as soon as possible after identification by the assigned landscaper. The removal of all supports and shelters is expected to be complete no later than year 5.	Within the first two years all stakes, canes and ties will be checked in each season and after particularly intense winds to ensure that the ties are still effective. Any stakes, canes or ties found not fit for purpose will be adjusted, replaced, or removed. After 2 years all stakes, canes and ties should be removed, which should be determined based on whether the whip is tall enough to withstand browsing impacts from deer / rabbits.
Management – Initial weeding	H2	This is the responsibility of the assigned landscaper. This will be undertaken twice in the growing season (April to September inclusive) in the first three years.	The area around the base of the shrubs should be weeded by hand on a biannual basis for the first three years of growth and be topped up with additional wood chipping as required. This also ensures that plants indicative of damage and sub-optimal condition do not begin to dominate the adjacent grassland whilst establishing.
Management – Pruning and trimming	H2	This is the responsibility of the assigned landscaper. This is to be undertaken once per year in January.	Pruning and trimming of the hedgerows should be carried out in January, thus avoiding the main bird nesting season whilst giving wintering birds opportunity to maximise the foraging resource. Cuts should be undertaken on alternate sides of the hedgerow on alternate years to maximise opportunities for biodiversity, so that one side of the hedgerow is always left grown out over winter. Pruning every year for the first 3 years will encourage bushy growth. When hedgerow trimming is required after this, this should be done such that the front and back of the hedge are near vertical, with the top 500mm of the hedge tapering to an apex. Pruning of hedgerows should be carried out in such a way to achieve a dense hedgerow.

Species-rich Native Hedgerow (HD-T03)

Common Name	Scientific Name	Abundance / %	Comments
Shrubs			
Hawthorn	<i>Crataegus monogyna</i>	33no. (15%)	Triple staggered rows at 450-500mm apart and 400mm centres. 80-100 cm height feathered bare root stock.
Hazel	<i>Corylus avellana</i>	33no. (15%)	
Field Maple	<i>Acer campestre</i>	33no. (15%)	
Blackthorn	<i>Prunus spinosa</i>	33no. (15%)	
Pedunculate oak	<i>Quercus robur</i>	22no. (10%)	
Spindle	<i>Euonymus europaeus</i>	33no. (15%)	
Holly	<i>Ilex aquifolium</i>	33no. (15%)	

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

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
	Other Neutral Grassland (G2)	Wildflower grassland fails to establish.	Percentage cover of grasses in growing season (April to September inclusive) exceeds 80% after year 5.	Management of grassland to include watering, removal of perennial weeds, adaptive management, and topping in growing season during first two years after seeding. Monitoring visits will identify species composition and cover. Recommendations will be made on adaptive management and whether scarification of the ground is required. Should grassland continue to fail, wildflower mix will be tailored to a more generalised mix such as <i>Emorsgate EM3 Special General Purpose Meadow Mixture</i> .
	Other Neutral Grassland (G2)	Overshading causes excessive bare ground.	Bare ground within grassland exceeds 5% in growing season after year 5.	Management of grassland includes mowing regime and adaptive management to allow grassland to establish with a varied structure and areas of bare ground. Should excessive amounts of bare ground be present then the areas will be scarified and reseeded with the wildflower mix. Monitoring visits will estimate cover of bare ground and make recommendations for reseeded when appropriate. Should adaptive management and reseeded fail to reduce amount of bare ground then the wildflower mix will be tailored to a more generalised mix such as <i>Emorsgate EM3 Special General Purpose Meadow Mixture</i> .
	Other Neutral Grassland (G2)	Overshading or edge effect reduces species diversity of grassland.	Species diversity per m ² is lower than 8 species after year 3	Management of grassland includes removal of leaves, mowing regime, and adaptive management to allow grassland to establish with a varied structure and minimal areas of bare ground. Ground to be scarified and reseeded with additional diverse seed mixture if required. If the sward continues to lose diversity, then a different wildflower mix that is more generalised will be considered such as <i>Emorsgate EM3 Special General Purpose Meadow Mixture</i> .
	Other Neutral Grassland (G2)	Bracken encroaches on neutral grassland.	Bracken cover within grassland exceeds 20% in growing season.	Soil preparation includes clearance of all existing vegetation and cultivation prior to planting. Areas will be seeded immediately after cultivation to ensure that they can grow. Monitoring visits will identify ground cover of bracken and advise on if spot treatment is required through cutting and topping.
	Other Neutral Grassland (G2)	Scrub encroaches on neutral grassland.	Scrub cover exceeds 5% cover in growing season after year 2.	Soil preparation includes clearance of all existing vegetation and cultivation prior to planting. Areas will be seeded immediately after cultivation to ensure that they can grow. Monitoring visits will identify percentage ground cover of scrub and advise on if spot treatment is required through cutting and topping.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
	Other Neutral Grassland (G2)	Inappropriate usage of meadow as an amenity space results in transition to a modified grassland.	Combined cover of species indicative of suboptimal condition / physical damage accounts for more than 5% of total area in growing season after year 2.	Access to the grassland will be reduced by using a low-level fence to provide a barrier. This will dissuade usage of the area for storage, excessive mowing, amenity use and incidental damage. Monitoring visits will identify percentage ground cover of species indicative of suboptimal condition / physical damage and prescribe adaptive management. Where required areas will be scarified and reseeded. Should the grassland continue to fail, then alternative wildflower mixes will be considered.
	Lowland Mixed Deciduous Woodland (W2)	Rhododendron and/or cherry laurel is not effectively eradicated or begins encroaching from adjacent areas.	Presence of rhododendron and/or cherry laurel regrowth or seedlings identified on-site.	A prescribed rhododendron and cherry laurel removal plan produced prior to any planting within the woodland W2, in line with best practice guidance and tailored advice from an invasive species specialist. No further rhododendron or cherry laurel will be planted as an ornamental species within vegetated gardens. Management to include pulling and treatment of any further growth, provided by invasive species specialist where required. Regrowth and seedlings to be identified in proceeding spring for following 4 years as part of monitoring visits.
	Lowland Mixed Deciduous Woodland (W2)	Natural colonisation within the ground community does not occur.	Ground flora cover does not have any indicators of a recognised NVC subcommunity by year 5.	Rhododendron and cherry laurel clearance will be undertaken and ongoing invasive monitoring will identify further encroachment that requires removal. This will enable natural succession to occur within the woodland from adjacent woodland habitats, as well as from existing woodland seedbank. Absence of ground flora to be identified within monitoring visit within year 5. Should monitoring visits identify failure to establish after 5 years, then adaptive management measures such as thinning and sowing an appropriate woodland seed mix shall be considered.
	Lowland Mixed Deciduous Woodland (W2)	Trees become diseased and begin to fail.	Existing trees in woodland identified to be failing.	If tree health becomes a concern a professional arborist will be consulted and will advise on whether removal is required. Deadwood from felled diseased trees will then be removed from the site to be disposed of and will not be used for log piles on site, to limit the spread of pests and diseases.
	Lowland Mixed Deciduous Woodland (W2)	Newly planted trees fail to establish	Any number of newly planted trees found to be dead during years 1-10.	Plant a larger number of trees initially within woodland areas as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis as required. Failure to be identified within monitoring visit within year 5.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
	Lowland Mixed Deciduous Woodland (W2)	Significant browsing damage present from wild or feral herbivores.	Frequent evidence of deer browsing identified in the parcel.	Routine monitoring of existing on-site woodland to be undertaken. Implementation of deer-scarers or installation of deer-fencing to be considered if damage by deer browsing is identified as a significant issue.
	Lowland Mixed Deciduous Woodland (W2)	Nutrient enrichment or woodland disturbance present.	Greater than 20% of woodland area has evidence of enrichment or damaged ground after year 3.	Presence of nutrient input would be searched for and removed. This could include run off, fertiliser usage in vicinity of the area, or high levels of organic matter entering the woodland (such as dumping of compost or grass clippings). If disturbance is present, then implementation of fencing should be considered to avoid further footfall within the woodland area.
	Species-rich Native Hedgerow (H2)	Newly planted shrubs fail to establish.	Any number of newly planted whips found to be dead during years 1-10.	Plant a larger number of whips initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis as required. Failure to be identified within monitoring visit within year 5.
	Species-rich Native Hedgerow (H2)	Hedge gaps occur – base or canopy.	Gaps make up >10% of the length of the hedge.	Appropriate hedgerow species have been selected to favour bushy growth. Large gaps should be filled with new planting of whips.
	Badger Gates	Become blocked.	All badger gates will be inspected to check if blocked or nonfunctional.	Unblock / fix.

3. Monitoring Schedule

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)	
The assigned landscaper will undertake initial monitoring when providing ongoing management of the proposed habitats. This will include conducting the predefined management measures outlined herein. The ecologist will be responsible for identifying any habitat failures, loss of habitat areas and any identifying adaptive prescriptions that may be required to ensure the successful development of each habitat type. The ecologist shall also advise of any additional measures implemented or required so that it can be included in their own monitoring review. The landowner will also be responsible for arranging access to the assigned landscaper and ecologist within the required timeframe. Specialist monitoring may also be required for rhododendron and cherry laurel eradication for the first five years, as advised by an invasive weed specialist within an invasive species removal plan. The ecological monitoring strategy will include visits undertaken by the ecologist annually from year 0 (est. 2026) until year 2 (est. 2028) to ensure the successful planting and establishment of the proposed habitats and enhancement strategy. In year 0 this will be undertaken several weeks after all planting and landscaping has taken place. For the subsequent surveys these will be preferentially conducted in May, or, if access cannot be arranged at this time, then it will be conducted at another point in the peak growing season (May-August). After this time monitoring visits will be conducted every 3-5 years to provide the landowner with adaptive management prescriptions which may be required for the habitats to reach the targeted distinctiveness and condition. These checks will be undertaken in years 5, 7, 10, 15, 20, 25 and 30 (est. 2031, 2033, 2036, 2041, 2046, 2051 and 2056 respectively). These will be preferentially conducted in May, or, if access cannot be arranged, between May-August. The final check will be to ensure all habitats have met their target condition at the end of the 30 years. The monitoring visits will include an assessment of the habitat types present on-site in line with current best practice guidance (UKHabs, 2023). This will include taking before-and-after photos from prespecified locations, to be determined in year 0 after planting has been completed. The ecologist will then score the conditions of each habitat according with current condition assessment criteria guidance (DEFRA, 2024), and provide species lists with DAFOR scale or percentage cover estimates, as required for each condition. A review of the progress and change of each habitat area, or individual tree will then be estimated from previous reports. At this time, any remedial measures which could be implemented in further management will be identified. Following the monitoring visit the suitably qualified ecologist will provide a short report in line with the Natural England Habitat Management and Monitoring Plan template framework, to the landowner summarizing the results of the survey and highlighting any recommendations to ensure the habitats achieve the distinctiveness and condition targeted in the Biodiversity Net Gain Assessment and outlined herein. It would then be the responsibility of the landowner to provide a copy of this report to the Local Planning Authority to review who would then be responsible for enforcing further actions.	

Monitoring Methods and Intervals MS-T01

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other Neutral Grassland (G2)	Routine monitoring for establishing the grassland is to be undertaken by the assigned landscaper. If grassland is failing, or is becoming dominated by enriched grassland species, bracken, or scrub, this will be reported to the ecologist, and adaptive management measures may be prescribed as per the remedial risk measures (% cover of these groups), or it shall be picked up during the ecologist's monitoring visits. Ecological monitoring will be undertaken on grassland parcels by a suitably qualified ecologist during establishment period. They will undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m². They will then estimate the % cover of bare ground, bramble, and bracken cover. Lastly, they will accumulate a botanical species list across the grassland to check against the target species list. This will be used to confirm presence / absence of planted species, non-native invasive species, and those indicative of sub-optimal conditions.	Ad hoc failure and management checks to be completed monthly by the assigned landscaper for the first six months after seeding, as part of their routine watering schedule, to be reported to the ecologist if problematic. Additional management checks to be undertaken as part of the routine mowing, in March and September, for the first five years, by the appointed landscape contractor. Ecological monitoring checks as per the above monitoring strategy.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Lowland Mixed Deciduous Woodland (W2)	Routine monitoring for rhododendron and cherry laurel will be undertaken by the assigned landscaper and the invasive weed specialist, as required. Ecological monitoring will be undertaken regularly over the first five years by a professionally qualified ecologist. They will score the on-site woodland in a radius of 10m around five survey points according to the woodland condition criteria. This will include a visual inspection for the following: age classes of tree, herbivore browsing, presence of woodland regeneration, number of canopy storeys, deadwood, and presence of disturbed ground. Additionally, they will estimate % cover of open space, and % of canopy cover for each species. They will also accumulate a botanical species list of the canopy, understorey, and ground layer across the woodland compare against possible NVC communities. Lastly, they will identify the presence of invasive non-native species and note percentage cover, location, and age ranges.	Rhododendron and cherry laurel checks completed by the assigned landscaper as part of monthly checks by the assigned landscaper for the first six months. Checks completed by the invasive weed specialist if required. Ecological monitoring checks as per above monitoring strategy.
Species-rich Native Hedgerow (H2)	Routine monitoring for failed shrubs will be undertaken by the assigned landscaper. Where shrubs have died and failed, they should be reported to the ecologist. Restocking shall take place in the first planting season after failure, or adverse impact on growth from disease, watering or browsing etc. The landowner and their landscaper shall be responsible for restocking failed plants in the native hedgerow on an annual basis. Additional planting will be prescribed, as per the remedial risk measures (10% failure of whips / gaps make up 10% of the hedge length). Ecological monitoring will also be undertaken on the hedgerow by a professionally qualified ecologist during establishment period. They will identify the species present and estimate the percentage cover of each to confirm the hedgerow type established. They will collect a botanical species list across it to confirm the absence of non-native and invasive species. They will also measure the approximate height and width of the hedgerow. The distance of any gaps present will be measured, then subsequently compared against the length of the hedgerow.	The assigned landscaper will complete failure and management checks monthly for the first six months, as part of their routine watering schedule. Ecological monitoring checks as per the above schedule.

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
Y0-5 – Monitoring reports produced by Lizard Landscape Design Ltd, and submitted by The Office for the Police Commissioner for Hampshire and the Isle of Wight	Landowner and Eastleigh Borough Council
Y5+ - Monitoring reports produced by a professionally qualified ecologist assigned by the landowner and submitted by The Office for the Police Commissioner for Hampshire and the Isle of Wight	Landowner and Eastleigh 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 Est 2027	September	October	Report on results of initial habitat creation and enhancement. Ensure any planting failures have been replaced. Advise if any adaptive measures should be undertaken. Confirm presence/absence of invasive species on-site, and identify any locations needing further treatment if applicable. Photos taken by the ecologist, landscaper and land manager are to be included in the reports submitted to the LPA. The landowner should advise the LPA of changes to the ecologist or assigned landscapers as well as changes in ownership or land manager if required.
Y3 Est. 2029	September	October	Confirm establishment of hedgerow, grassland and woodland measures. Compare habitats to previous years’ photographs, composition and percentage cover to identify trends. Review success of previous management and whether further measurements are required. Ensure any planting failures have been replaced. Confirm presence / absence of invasive species on-site and identify any locations needing treatment if applicable. Assess woodland parcel W2 and establish an appropriate tree and shrub planting strategy. The landowner should advise the LPA of changes to the ecologist or assigned landscapers as well as changes in ownership or land manager if required.
Y5	September	October	Report on overall results of habitat creation and enhancement and assess habitats on-site, and what conditions are being met. Compare habitats to previous visit’s photographs, composition and percentage cover to identify trends. Review success of previous management

Est. 2031			and whether further measurements are required. Ensure any planting failures have been replaced. Confirm presence / absence of invasive species on-site and identify any locations needing treatment if applicable. Review woodland ground flora development to determine if a woodland seed mix needs to be sown. Review the HMMP and confirm if the management plan is still appropriate, and identify further measures required to implement habitats over the next 5 years. In order to revise the HMMP formal approval must be provided by the LPA. Photographs taken by the ecologist, landscaper, landowner and land manager are to be included in the reports submitted to the LPA. The landowner should advise the LPA of changes to the ecologist or assigned landscaper as well as changes in ownership or land manager if required.
Y10 Est. 2036	September	October	Report on overall results of habitat retention and creation and assess habitats on-site, and what conditions are being met. Compare habitats to previous visit's photographs, composition and percentage cover to identify trends. Review success of previous management and whether further measurements are required. Ensure any planting failures have been replaced. Confirm presence/ absence of invasive species on-site and identify any locations needing treatment if applicable. Review the HMMP and confirm if the management plan is still appropriate, and identify further measures required to implement habitats over the next 5 years. In order to revise the HMMP formal approval must be provided by the LPA. Photographs taken by the ecologist, landscaper, landowner and land manager are to be included in the reports submitted to the LPA. The landowner should advise the LPA of changes to the ecologist or assigned landscaper as well as changes in ownership or land manager if required.
Y15 Est. 2041	September	October	Report on overall results of habitat retention and creation and assess habitats on-site, and what conditions are being met. Compare habitats to previous visit's photographs, composition and percentage cover to identify trends. Review success of previous management and whether further measurements are required. Ensure any planting failures have been replaced. Confirm presence/ absence of invasive species on-site and identify any locations needing treatment if applicable. Review the HMMP and confirm if the management plan is still appropriate, and identify further measures required to implement habitats over the next 5 years. In order to revise the HMMP formal approval must be provided by the LPA. Photographs taken by the ecologist, landscaper, landowner and land manager are to be included in the reports submitted to the LPA. The landowner should advise the LPA of changes to the ecologist or assigned landscaper as well as changes in ownership or land manager if required.
Y20 Est. 2046	September	October	Report on overall results of habitat retention and creation and assess habitats on-site, and what conditions are being met. Compare habitats to previous visit's photographs, composition and percentage cover to identify trends. Review success of previous management and whether further measurements are required. Ensure any planting failures have been replaced. Confirm presence/ absence of invasive species on-site and identify any locations needing treatment if applicable. Review the HMMP and confirm if the management plan is still appropriate, and identify further measures required to implement habitats over the next 5 years. In order to revise the HMMP formal approval must be provided by the LPA. Photographs taken by the ecologist, landscaper, landowner and land manager are to be included in the reports submitted to the LPA. The landowner should advise the LPA of changes to the ecologist or assigned landscaper as well as changes in ownership or land manager if required.
Y25 Est. 2051	September	October	Report on overall results of habitat retention and creation and assess habitats on-site, and what conditions are being met. Compare habitats to previous visit's photographs, composition and percentage cover to identify trends. Review success of previous management and whether further measurements are required. Ensure any planting failures have been replaced. Confirm presence/ absence of invasive species on-site and identify any locations needing treatment if applicable.

			Review the HMMP and confirm if the management plan is still appropriate, and identify further measures required to implement habitats over the next 5 years. In order to revise the HMMP formal approval must be provided by the LPA. Photographs taken by the ecologist, landscaper, landowner and land manager are to be included in the reports submitted to the LPA. The landowner should advise the LPA of changes to the ecologist or assigned landscaper as well as changes in ownership or land manager if required.
Y30 Est. 2056	September	October	Report on overall results of habitat retention and creation and assess habitats on-site, and what conditions are being met. Compare habitats to previous visit's photographs, composition and percentage cover to identify trends. Review success of previous management and whether further measurements are required. Ensure any planting failures have been replaced. Confirm presence/ absence of invasive species on-site and identify any locations needing treatment if applicable. Review the HMMP and confirm if the management plan is still appropriate, and identify further measures required to implement habitats over the next 5 years. In order to revise the HMMP formal approval must be provided by the LPA. Photographs taken by the ecologist, landscaper, landowner and land manager are to be included in the reports submitted to the LPA. The landowner should advise the LPA of changes to the ecologist or assigned landscaper as well as changes in ownership or land manager if required.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)
Regular robust monitoring is set out above, with regular visits to be completed by the assigned landscaper whilst new habitats are establishing. The landscaper will be made aware of all remedial measures outlined herein and will advise the ecologist if they are undertaking such actions, or if any additional minor remedial actions are required. They will also advise on the schedule and date of their visits, including where they have prescribed additional monitoring. Ecological monitoring visits are proposed in this time to identify if any major intervention is required, including if the adaptive management prescriptions set out above are required. Further long-term monitoring from the ecologist is set out to confirm appropriate habitat management has continued, ensure retention of all features on site, and identify if gradual declines in condition criteria are occurring or requiring intervention. The ecologist will then set out further adaptive management to ensure that the habitats achieve or maintain their target condition for the duration of the 30+ year monitoring period. Adaptive management for the Lowland Mixed Deciduous Woodland (W2) depends on the success of invasive shrub removal and subsequent development of woodland ground flora, as well as production of a native tree and shrub planting strategy. Key remedial measures are set out above, but in summary additional prescriptions will require the landowner to focus on replacing failed saplings and whips, and to provide additional watering in dry periods. The ecologist will be looking for herbivore browsing, signs of disease or stress, and whether inappropriate land usage or human activity has affected growth and needs to be addressed. Adaptive management for the Other Neutral Grassland (G2) depends on the success of the establishment of the newly seeded grassland. Key remedial measures are set out above, but in summary additional prescriptions will require the landowner to focus on adhering to the mowing regime and reseedling of any bare areas, as well as removal of any invasive species. The ecologist will monitor the grassland species present, percentage cover and other indications of grassland condition. The ecologist will determine if the seed mix is appropriate or whether a more generalised meadow mixture will be required. Adaptive management for the Species-rich Native Hedgerow (H2) depends on the success of the establishment of newly planted whips. Key remedial measures are set out above, but in summary additional prescriptions will require the land manager to focus on replacing failed saplings and whips, and to provide additional watering in dry periods. They will also need to monitor any physical damage caused by human activity and to address sources of damage appropriately, such as through additional signage and/or fencing. The ecologist will monitor the hedge condition, species coverage and adjacent vegetation. All remedial measures and/or adaptive management undertaken will be summarised within the ecologist’s monitoring report to the LPA.