



**Sholing Football Club,
Portsmouth Rd,
Southampton,
SO19 9PW**

Draft Habitat Management and Monitoring Plan

Report Number: 0795

Issue Number: 01

Date of Issue: 24th June 2026

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1 Introduction

Background

- 1.1 This draft Habitat Management Monitoring Plan (HMMP) has been prepared for Sholing Football Club to inform ongoing management, monitoring and maintenance operations for the proposed padel court development at Mackoy Stadium, VT Sports Ground, Portsmouth Road, Bursledon, SO19 9PW (central Grid Reference: SU 4655 1055) (Planning ref: F/26/100816).
- 1.2 The site was first visited in August 2024 and repeat site visits were undertaken in December 2025, January 2026, and February 2026. The site is comprised of an area of grassland, mixed scrub, boundary hedgerows and a line of trees (Appendix A). The surrounding area is characterised by sports and recreational land uses, including football and cricket pitches, with residential properties to the west beyond Portsmouth Road. The proposed development has been designed to largely avoid impacts to the most sensitive ecological features, with retention and protection of boundary vegetation and trees. The proposals include the enhancement of existing hedgerows through native planting and improved management, the enhancement of areas of mixed native scrub, establishment of six fruit trees, the installation of a wet detention basin and the installation of bat and bird boxes.
- 1.3 This HMMP describes the range of proposed landscape mitigation, biodiversity planting and amenity planting, its objectives and post construction aftercare required to safeguard future establishment.
- 1.4 This draft Habitat Management and Monitoring Plan (HMMP) has been prepared to:
“...provide an indication at application stage that any proposed habitat enhancement is feasible and deliverable e.g. details of changes in management or restoration/ uplift works.”
- 1.5 The purpose of this HMMP is to provide a framework for the establishment, long-term management, maintenance and monitoring of the retained and created habitats within the site. The HMMP has been prepared to ensure that the wildlife areas and associated habitats are managed to maintain and enhance their ecological value for the lifetime of the development.
- 1.6 The HMMP also sets out the responsibilities for management, monitoring requirements and remedial measures necessary to ensure that the biodiversity objectives for the site are achieved.
- 1.7 The existing habitats are shown in Appendix A and baseline information is based on the associated Ecological Assessment (Peach Ecology 2026).

2 Management Aims and Objectives

- 2.1 The aim is to formulate a management regime to protect and enhance the ecology of the site. The land will be enhanced for wildlife and managed in a way that will provide a 33.10% gain in habitat units and 11.19% in hedgerow units.
- 2.2 Management will be based on an 'adaptive management' principle whereby the effectiveness of management is monitored, assessed and adapted if necessary. This management plan prescribes management for a period of 30 years.
- 2.3 To achieve the necessary Biodiversity Net Gain the habitats and conditions outlined in the Biodiversity Net Gain Assessment need to be achieved. Below is a table summarising those habitats.

Habitat	Retained/Created/Enhanced	Proposed Condition	Area (ha)/Length (km)
Modified Grassland	Enhanced	Good	0.9224
Mixed Scrub	Retained	Moderate	0.0437
Individual Tree	Retained	Good – Poor	0.0814
Modified Grassland	Created	Moderate	0.1537
Ponds (non-priority)	Created	Poor	0.0439
Individual tree	Created	Moderate	0.0244
Native Hedgerow	Enhanced	Good	0.033
Native Hedgerow	Created	Moderate	0.04

Management Objectives and Condition Targets for created/enhanced habitats

Modified Grassland

- 2.4 The enhanced modified grassland around the site must achieve a condition of 'Good' and the created areas a condition of 'Medium'. To achieve Good, >6 and Moderate, >5 of the following criteria must be met:

Criteria	Achievable	Actions
There are 6-8 vascular plant species per m ² present, including at least 2 forbs	Likely	During the initial establishment of the grassland, the area will be over sown with an appropriate grassland seed mix and managed through a rotational cutting regime. Promoting increased species diversity.
Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm)	Likely	A rotational cutting regime creating a varied sward height across the habitat will be in place.
Cover of Any scrub present accounts for less than 20% of the total grassland area.	Likely	Scrub management activities to limit scrub encroachment will be in place.
Cover of bare ground is between 1% and 10%, including localised areas	Likely	A pathway will be mown through the site to limit footfall across the habitat. Remedial measures such as resowing and protection measures will be in place should patches of bare ground develop.
Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Likely	Bracken management activities to limit bracken growth will be in place.
There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4).	Likely	There is currently an absence of invasive non-native plant species. This will be maintained via management activities outlined in the HMMP

Native Hedgerow

- 2.5 The newly created native hedgerow is to achieve 'Moderate' condition and the enhanced native hedgerow will achieve a condition of 'Good'. To achieve 'Moderate' condition there must be no more than four fails in total and it must not fail both attributes in more than one functional group (A, B, C, D) and to achieve Good condition no more than two fails and no more than 1 fail in any functional group.

Criteria	Achievable	Actions
A1 Height >1.5 m average along length	Likely	Additional planting and sensitive cutting regime will ensure a height >1.5m
A2 Width >1.5 m average along length	Likely	Additional planting and sensitive cutting regime will ensure a width >1.5m
B1 Gap between ground and base of canopy <0.5 m for >90% of length	Likely	A sensitive cutting regime, and isolation from human activities will ensure a gap of <0.5m
B2 Gaps make up <10% of total length; and No canopy gaps >5 m	Likely	Initial planting and a sensitive cutting regime as well as replanting if necessary, will ensure no canopy gaps
C1 >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:	Likely	The hedgerows will border grassland under ecological management.
C2 Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Likely	The hedgerows will border grassland under ecological management.
D1 >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species	Likely	The hedgerows will border grassland under ecological management.
D2 >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Likely	The hedgerows will border grassland under ecological management.

Individual Trees

- 2.6 Individual trees will be planted and maintained to achieve 'Moderate' condition, >3 of the following criteria:

Criteria	Achievable	Actions
Native species – The tree is a native species	Likely	All individual trees planted will be native
Continuous canopy cover – The tree canopy is predominantly continuous, (Individual trees automatically satisfy this criterion.)	Likely	Individual trees automatically satisfy this condition
Maturity – The tree is mature	Likely	The trees will be mature in 30 years
Tree health – There is little or no evidence of adverse impacts on tree health from human activities, and the tree retains more than 75% of the expected canopy cover for its age and height.	Likely	The trees will be planted in grassland under ecological management
Ecological features present	Unlikely	It is unlikely the trees will have developed ecological features in 30 years.
Oversailing vegetation	Likely	The trees will be planted in grassland under ecological management

Pond

- 2.7 A detention basin has been included in the proposals to satisfy the drainage requirements of the development. The detention basin is designed to retain an area of water permanently creating a pond in poor condition, which passes 5 or fewer of the following;

Criteria	Achievable	Actions
The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Possible	The pond may show signs of pollution as it will fill with water run off from the padel courts.
There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No	The pond will be surrounded by modified grassland (low distinctiveness) and the padel courts (low distinctiveness) are within 10m
Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Possible	This may be the case due to previous nutrient enrichment of the surrounding field.
The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	No	The pond will be connected to other waterbodies
Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	No	The pond is designed to fluctuate unnaturally.
There is an absence of listed non-native plant and animal species.	Likely	The pond will be planted with native species. Management of non-native species will be outlined in the HMMP
The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Likely	The pond will not be stocked with fish
Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep.	Unlikely	The pond may not retain enough water throughout the year to support submerged or floating plants
The pond surface is no more than 50% shaded by adjacent trees and scrub.	Likely	The pond will be surrounded by modified grassland.

3 Establishment & Maintenance

Habitats Retained

- 3.1 The retained habitats within the site comprise of retained trees, mixed scrub, artificial unvegetated, unsealed surface, developed land sealed surface, line of trees and hedgerows as shown in the BNG assessment.

Retained Trees and hedgerows

- 3.2 The retained trees and boundary hedgerows will continue to provide foraging, commuting and sheltering opportunities for wildlife including birds and bats.
- 3.3 The retained trees and hedgerows will be protected during construction through the implementation of the approved Tree Protection Plan and Arboricultural Method Statement. Protective fencing will be installed in accordance with BS5837:2012 and all retained trees will be safeguarded through the establishment and maintenance of Root Protection Areas (RPAs) for the duration of construction works.

Mixed scrub

- 3.4 The mixed scrub onsite lies in the southwest corner of the site, separated from the development footprint. Due to its proximity to the veteran oak, it will benefit from the tree protection plan. To ensure the condition of the scrub remains at moderate or improves the scrub will include additional planting and occasional selective cutting.

Habitats Enhanced

- 3.5 A large area of modified grassland as well as a length of native hedgerow are proposed for enhancement.

Modified Grassland

- 3.6 The modified grassland onsite is in poor condition due to its regular use as a football pitch and overflow car park. Enhancement to good condition will primarily occur as these activities stop. To ensure the good condition is met, initially the area will be over sown with a mix of native forbs and then managed with an ecologically sympathetic mowing regime.

Native Hedgerow

- 3.7 Currently a line of hawthorn runs along the northern boundary of the site. With additional planting, sensitive management and a reduction in human activities, the condition of this hedge will improve.

Habitats Created

- 3.8 The development proposals include the creation of small areas of modified grassland, a pond, rural tree planting, and native hedgerow planting.

Modified Grassland

- 3.9 Areas of modified grassland will be created to the east of the proposed padel courts. The grassland within these areas is expected to reach moderate condition. During construction these areas will be protected due to their proximity to the line of retained mature cherry trees. Post construction they will be sown with an appropriate grassland seed mix and managed through a rotational cutting regime.

Native Hedgerow

- 3.10 Currently a non-native privet hedgerow runs along the southern boundary. It is proposed that this privet is slowly removed and native species are planted in place. This will retain the screening and ecological connectivity this hedge currently provides.
- 3.11 The hedgerow will be managed to establish to approximately 2m in height and thereafter managed on a rotational basis to allow flowering and fruiting opportunities for wildlife. Newly planted sections will not be cut during the first 10 years of establishment.

Individual Trees

- 3.12 The proposals include six fruit trees planted between the scrub habitat and pond, providing structural diversity, habitat connectivity and additional foraging and nesting opportunities for wildlife in the long term.

Pond

- 3.13 To comply with the proposals drainage responsibilities a detention basin is required in the center of the enhanced modified grassland. This detention basin has been designed to retain a small area of water at its lowest point creating a pond.
- 3.14 The condition of the pond will be limited to poor due to pipework connection to a stream to the north. However, as an enhancement, beyond the permanently wet area, this will be planted with native emergent vegetation.

Additional Enhancements

- 3.15 Additional biodiversity enhancement measures will include the installation of bird boxes, bat boxes, and a log to provide additional nesting, refuge and sheltering opportunities for wildlife.

Roles & Responsibilities

- 3.16 Sholing Football Club are responsible for all periodic maintenance as set out in this document with any resulting changes incorporated into the subsequent years' programme. The review will be in consultation with the Local Planning Authority (LPA) and other interested parties and will provide an updated management plan for on-going management.

4 Monitoring

Monitoring/inspection checks will be carried out by a suitably qualified ecologist

Project Year	Month Report to be Submitted	Report Content	Report Created by	Report Submitted to
Y1 - Y5	September	Report on results of initial grassland enhancement, scrub, tree planting, pond creation and hedgerow enhancements as well as installation of integrated bat and bird boxes.	Sholing Football Club	Eastleigh County Council
Y10	September	Report on management activities and habitat conditions	Sholing Football Club	Eastleigh County Council
Y15	September	Report on management activities and habitat conditions	Sholing Football Club	Eastleigh County Council
Y20	September	Report on management activities and habitat conditions	Sholing Football Club	Eastleigh County Council
Y25	September	Report on management activities and habitat conditions	Sholing Football Club	Eastleigh County Council
Y30	September	Report on management activities and habitat conditions	Sholing Football Club	Eastleigh County Council

Appendix A: Existing Habitats on Site



Appendix B: Proposals



