



Client Name	Botley Parish Council
Site Name	Botley Recreation Ground
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1.0 INTRODUCTION

1.1 Background

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

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

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

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

1.2 Site location

The site is located along the High Street in Botley, SO30 2ES (grid reference SU 50860 13140) (**Figure 1**). To the north lies a veterinary clinic and associated parking, with tennis courts to the west and the recreation ground extending along the eastern and southern boundary. The surrounding landscape is a mixture of rural and anthropogenic influences with residential development along with open field, hedgerow networks and patches of woodland.

Figure 1. Location of site (GoogleMaps, 2026).



1.6 Proposals

The proposals involve the demolition of the existing workshop and construct a replacement workshop. (**Figure 2**).

Figure 2. Proposals.



2.0 BASELINE HABITATS

The Condition Assessment took place on 1st July 2026. Weather conditions consisted of temperatures of 18°C, 10% cloud cover, no wind and no precipitation. Please see Habitat Map and Condition Assessment attached. Please note the tree had already been removed and thus 'good' condition is assumed.

2.1 Buildings (u1b5)

The key feature on site is the workshop itself (**Figure 3**). This is of concrete pre-fabricated construction with corrugated roof.

Figure 3. Existing workshope (July, 2026).



2.2 Modified Grassland (g4) secondary codes scattered tree (32) and introduced shrub (847)

The site also consists of modified grassland (**Figure 4**). Species Included Perennial Rye Grass, Wall Barley, Meadow Grass, Dandelion, Cats Ear, Ribwort and Greater Plantain, Daisy, Yarrow, Pineapple Mayweed, Red Dead Nettle, White Clover and Dock. A mature tree stump was recorded (present on aerial imagery post 2020).

Figure 4. Modified grassland (July, 2026).



The area behind the workshop consists of bare ground and introduced shrub with additional shrubs recorded adjacent to the car park (**Figure 5**).

Figure 5. Introduced shrub (July, 2026).



2.3 Developed land, sealed surface (u1b)

The parking areas and paths are tarmac with concrete hardstanding present in front of the building (evident in **Figures 3 - 5** above).

3.0 BNG CALCULATIONS

Proposals will see the permanent loss of modified grassland and introduced shrub. However net gain is achievable (12.72% and 0.04 units) on site via the implementation of native planting (**Figure 6**).

Figure 6. Headline Results of the BNG metric.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.04
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	12.72%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

The following sections details these on-site measures.

4.0 PROPOSALS FOR ON-SITE HABITAT CREATION

4.1 Individual Trees

4.1.1 Species

13 native species will be planted on site. Recommended species include Birch, Alder, Willow, Beech, Ash, Blackthorn, Dogwood, Elder, Elm, Hawthorn, Hazel, Holly, Hornbeam, Field Maple or Rowan.

NB - In order for trees to be classified as 'medium' the DBH must >7.5cm.

4.1.2 Timing

Bare-rooted (small) and rootballed (medium) trees become available during November and planting continues until March.

Medium trees are taken directly from the ground (as opposed to pot grown). To ensure most likely successful establishment, medium trees should be planted during winter.

4.1.3 Pre-planting preparation

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

4.1.4 Ground preparation

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

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

4.1.5 Pruning

For the medium trees, they should be pruned back at the time of planting. Up to a third of the growth can be cut back but even a small amount will 'readjust the balance' as plants that are dug up from open ground unavoidably lose some of their roots. Pruning ensures a greater root-to-shoot ratio and ultimately a better survival rate.

4.1.6 Anchoring

Trees will need to be secured. For small trees, atakes are driven firmly into the ground prior to backfilling, avoiding any roots. Stakes should be removed after the third season. Normally rootballed trees are double staked with a cross-rail, belt and rubber pad.

4.1.7 Top Dressing

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

4.1.8 Protection

To protect the medium trees, it may be deemed necessary to install a fence around each (an example is provided in **Figure 7** below). As per the anchoring system, this can be removed post year three of planting if required.

Figure 7. Example of fence to provide medium trees within increased protection (MerseyForest, 2026).



For the 'small trees', spirals of 60cm will provide protection.

4.1.9 Aftercare

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

4.1.10 Watering

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

4.2 General Ecological Enhancements

It is recommended a selection of bat and/or bird boxes be erected within the wider site. Schwegler bat boxes have proven successful throughout bat box monitoring in Hampshire. The 2FN has two entrances; one at the front and one at the rear against the tree provide alternative entrance and exit points (NHBS, 2026). The domed roof allows bats to form roosting clusters for warmth and the design is effective against



small predators and draughts. This design has proved highly successful for a number of species (NHBS, 2026). Due to the opening on the bottom, this bat box does not require cleaning and because it is manufactured from long-lasting woodcrete, it will last for at least 20- 25 years (NHBS, 2026). The bat box should be sited between 3m – 6m on the southern side of the tree.

Woodcrete bird nest boxes could also be introduced on site; ideally a mixture of open fronted, 32mm circle entrance and 26mm circle entrance hole.

A Sparrow Terrace could be attached to the rear of the new workshop. Schwegler 1SP Sparrow terrace provides opportunities not only for Sparrows but also other species. They can either be integrated into the wall or attached to the external at least 2m above ground level (Wildcare, 2026).

Table 1. Schedule of habitat creation.

HABITAT	Activity	Dates / Timing	Description
Individual trees	Planting	Late Autumn – March ideally, in suitable weather	- Native trees will be planted across site - Rootgrow or Bonemeal will be applied to the new plants to encourage healthy root growth.
	Year 1 Management	March/April	- Apply 'Fish, Blood and Bone' or 'Growmore' at the rate of 75g/m². - Watering during dry periods. - Hand pull/spray weeds and/or apply mulch to combat weeds. - Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.
	Year 1 Monitoring	Anytime	- The newly planted trees will be inspected to assess their condition and determine if any remedial action is required. - Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.
Bat and Bird Boxes	Install Ecological enhancements	Any time	- Bat Box at least 3m high to prevent disturbance in a position they receive partial sunlight. - Site bird boxes at a height of 1.5m to 3m with the front of the box angled vertically or slightly downwards to prevent rain from entering. The boxes will be sheltered from prevailing wind and direct sunlight.

5.0 MANAGEMENT OF ON-SITE HABITATS FOR BIODIVERSITY NET GAIN

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

5.1 Individual Trees

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

5.2 Management Responsibilities

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

The review process is as follows:

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

5.3 Years 2 – 30 Management and Monitoring

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

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

Habitat	Specific Activity	Dates / Timing	Description
Individual trees	Years 1 – 3 Management	Anytime	- The newly planted trees will be inspected annually to assess their condition. These monitoring visits will assess the general health of the trees and determine if any remedial action is required. - Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.
	Years 3 – 5 Management	October	- The trees will be subject to light pruning as required to ensure that they are developing healthy growth forms. - Dead or diseased trees will be replaced as outlined in Years 1 and 2. - Remove stakes
	Years 5 – 30 Management	October	- Trees require minimal management unless there are health and safety concerns. - Any management should avoid nesting bird season (March – September) and also hibernation season for bats (November – February)
Compliance Check	Monitoring report	Must be conducted during a suitable time of year and weather conditions	- A report will be produced by an ecologist to provide details on all management, assessment of habitats, additional management requirements (if required), management to be carried out in the next phase and reporting on any delays - Each report will be sent to the LPA

5.5 Summary

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

Table 3. Summary Table.

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

6.0 MONITORING

6.1 Compliance Check

A compliance visit will be completed by a suitably qualified ecologist once the works have been completed. The check will be conducted annually for the first 5 years post-completion, and every 5-years thereafter until year 30. The compliance check will be carried out during a suitable time of year and in suitable weather conditions. The ecologist will check all biodiversity ecological enhancements (as per the PEA report) and the habitat creation as specified within this report have been completed and make an assessment if any recommended changes are required to management.

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

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

6.2 Individual Trees

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

Table 4. Trees Condition Assessment.

Condition Assessment Criteria		Criteria on passed (Yes or No)
A	The tree is a native species (or at least 70% within the block are native species).	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	

D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	
Number of criteria passed		
Condition Assessment Score		Score Achieved x/√
Good: Passes 5 or 6 criteria		
Moderate: Passes 3 or 4 criteria		
Poor: Passes 2 or fewer criteria		

6.3 Risk and Remedial Measures

Table 5 highlights risks associated with the habitats to be created and general remediation actions.

Table 5. Risk and Remediation.

Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Individual Trees	Newly planted trees failing to establish	Any time a tree dies within the first 10 years.	Replace failed specimens on a like-for-like basis

7.0 CONCLUSION

Proposals will see a net gain of 12.72% (0.04 units). In addition, bat boxes and bird boxes have been recommended. Therefore, providing the measures detailed in this document are implemented, there will be a net gain on site in line with statutory requirements.

8.0 REFERENCES

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

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

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

Mersey Forest (2026) 'A boost for biodiversity' Available online at: <https://merseyforest.org.uk/a-boost-for-biodiversity-at-knowsley-estate/>

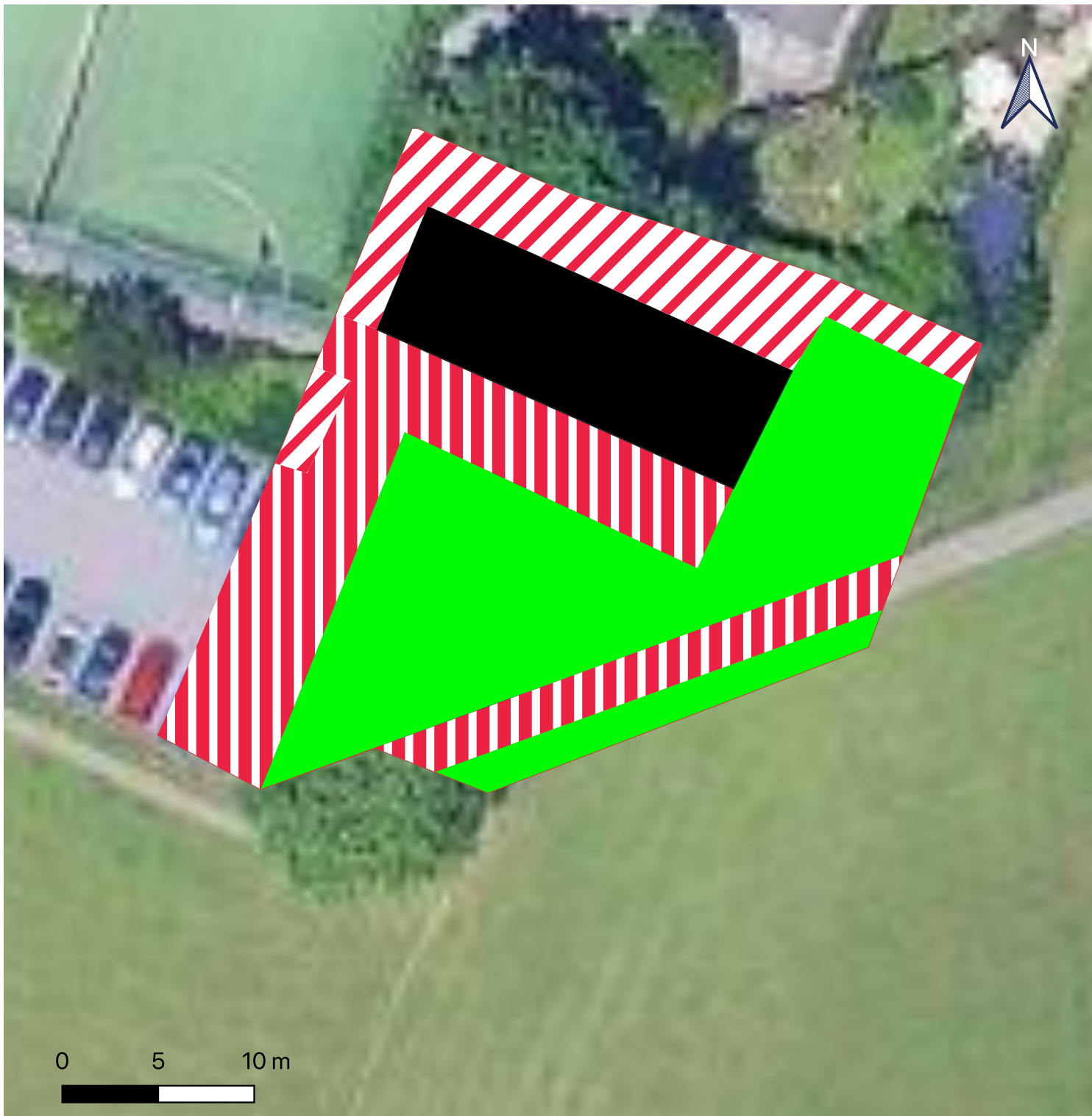
Natural England and Defra (2023) HMMP Template Version 1.0 November 2023

NHBS (2026) 'Schwegler 2FN' Available online at: <https://www.nhbs.com/2fn-schwegler-bat-box>

Wildcare (2025) 'Schwegler 1SP Sparrow terrace' Available online at: <https://www.wildcare.co.uk/sparrow-terrace.html>

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site, Botley Recreation Ground Workshop	Survey date and Surveyor name	01/07/2026 Tristanna Boxall BSc (Hons) MCIEEM
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	
Grid reference	SU 50860 13140	Habitat parcel reference	
Habitat Description			
Modified grassland			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Yes	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			6
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		

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



Legend

- Redline Boundary
- Modified grassland
- Introduced shrubs
- Developed land, sealed surface
- Buildings

Map	Pre-development Habitats
Site	Botley Recreation Ground Workshop
Client	Botley Parish Council
Date	03/07/2026



Legend

- Redline Boundary
- Modified grassland
- Developed land, sealed surface
- Buildings
- Native trees

Map	Post-development Habitats
Site	Botley Recreation Ground Workshop
Client	Botley Parish Council
Date	03/07/2026