



BNG Habitat Management & Monitoring Plan

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Report	Biodiversity Net Gain (BNG) Assessment & Habitats Management and Monitoring Plan (HMMP)
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Table of Contents

1.0 INTRODUCTION	3
1.1 BACKGROUND.....	3
1.2 SITE LOCATION AND DESCRIPTION.....	3
1.3 DEVELOPMENT PROPOSALS	4
2.0 METHODOLOGY	5
2.1 HABITAT ASSESSMENT	5
2.2 HABITAT DISTINCTIVENESS	5
2.3 HABITAT CONDITION	5
2.4 STRATEGIC SIGNIFICANCE	5
2.4.1 Ecologically Desirable Areas	6
2.5 LIMITATIONS.....	6
2.5.1 Habitat Assessment	6
2.5.2 Biodiversity Net Gain.....	6
3.0 EXISTING HABITATS AND DEVELOPMENT PROPOSALS.....	7
4.0 PROPOSED CREATED HABITATS & NET GAIN ASSESSMENT	11
4.1 ON-SITE PROPOSALS	11
4.1.1 Habitats.....	11
4.2 METRIC CALCULATION	14
5.0 HABITAT MANAGEMENT	15
5.1 PROTECTION OF RETAINED HABITATS	15
5.2 MODIFIED GRASSLAND	15
5.2.1 Habitat Creation.....	15
5.2.2 Management	15
5.3 SPECIES-RICH GRASSLAND	16
5.3.1 Proposed Planting	16
5.3.2 Management	16
5.4 INDIVIDUAL TREES	17
5.4.1 Proposed Planting	17
5.4.2 Management	17
5.4.3 Monitoring	18
5.5 COMPLIANCE CHECK	21
5.6 SAFEGUARDING	21
5.7 POST-CONSTRUCTION HABITAT CREATION	21
5.8 MANAGEMENT RESPONSIBILITIES	21
5.9 YEARS 2 – 30 MANAGEMENT / MONITORING TABLE	25
6.0 CONCLUSION	28
7.0 REFERENCES	29
APPENDIX I - BASELINE HABITATS MAP	30
APPENDIX II - POST-DEVELOPMENT HABITATS MAP	31
APPENDIX III - CONDITION ASSESSMENT SHEETS	32

1.0 INTRODUCTION

1.1 Background

Ecosupport Ltd. were commissioned by Halebourne Group to undertake a Biodiversity Net Gain Assessment of the development proposed at 'Land at Boorley Gardens' in Botley, Hampshire and detail the results within a Habitat Management and Monitoring Plan.

The purpose of the Biodiversity Net Gain (BNG) assessment is to quantify the biodiversity value of the site prior to its development, and the predicted value post development. This is measured in biodiversity units, calculated according to the habitats present based on their size, distinctiveness and condition. This enables the quantitative calculation of the predicted change in biodiversity value because of the proposed development, with the objective of achieving a net gain in biodiversity.

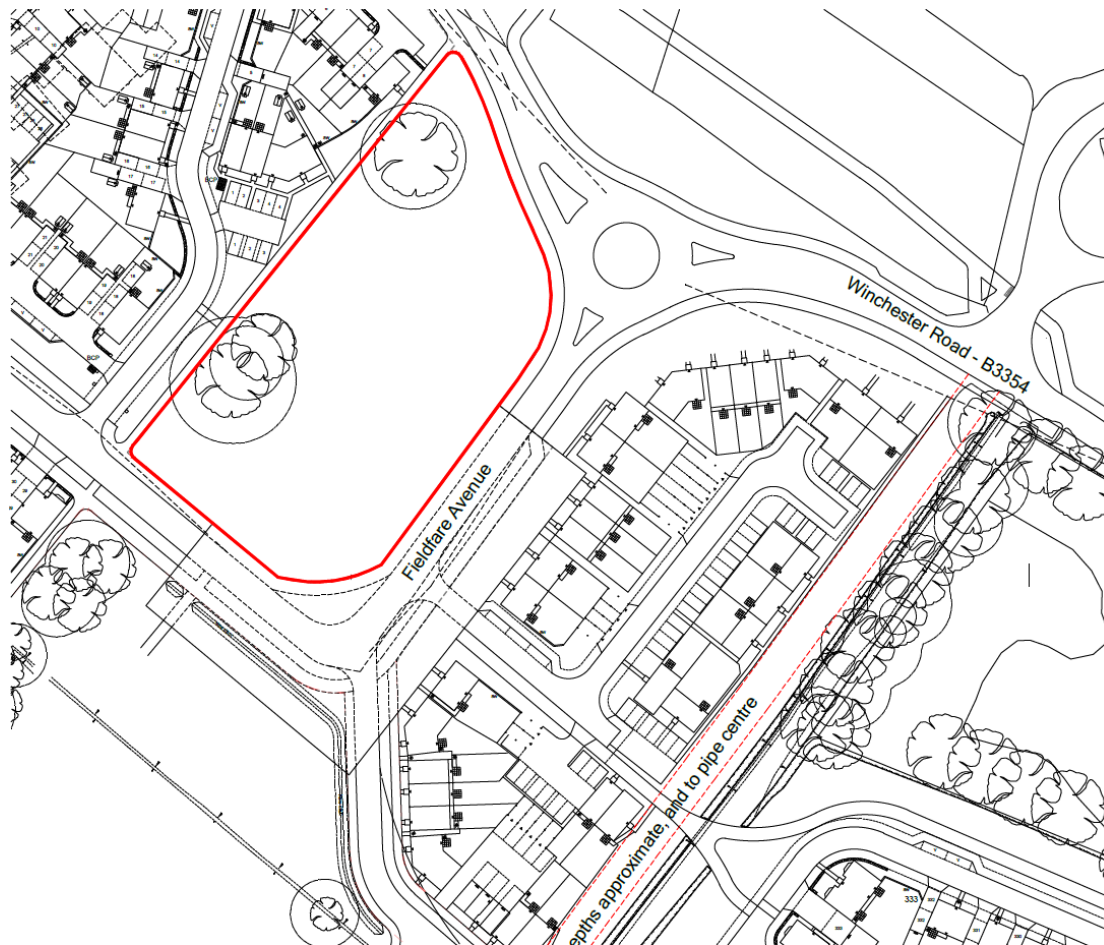
This report will also address how habitats will be enhanced and created to achieve a net gain in biodiversity units and how these habitats will be managed and monitored for at least 30 years. The following points will be covered (DEFRA, 2023a, updated 2024):

- How off-site gains and / or significant on-site enhancements will be managed, considering any legal restrictions and requirements
- When and how habitats will be monitored
- When and how monitoring results will be reported
- When and how management proposals will be reviewed
- How habitats will be restored if the management plan is not working

1.2 Site Location and Description

The site comprises of a parcel of land located within an existing development site located in Hedge End, Botley, Hampshire, SO32 2BX (centered on OS grid reference SU 5037114996) (**Figure 1**). The parcel consists of grassland with mature trees and disturbed ground around the boundaries as a result of construction activities. The site is bound by Fieldfare Avenue and an active development to the south with Winchester Road bordering the site to the east. A large grassland parcel and agricultural buildings bound the site to the north. The wider environ is mixed with grassland parcels and scattered mature trees located to the west, but residential and commercial development present to the east.

Figure 1. Location plan for the site with redline boundary shown (Halebourne Group, 2023).



1.3 Development Proposals

It is understood that the development entails the construction of a care home and associated parking, access and landscaping.

2.0 METHODOLOGY

The methodology for the assessment follows the Natural England Statutory Biodiversity Metric habitat condition assessment protocols and uses the Statutory Biodiversity Metric calculation tool to calculate biodiversity losses and gains (DEFRA, 2023b, updated 2024).

2.1 Habitat Assessment

Habitats on site pre-development were identified in accordance with the categories specified for a UK Habitats survey using Habitat Definitions Version 2.0 (UKHab Ltd., 2023). This was chosen as an appropriate habitat categorisation system as it fits within the Statutory Biodiversity Metric calculation. The habitat definitions used were based on those identified during a walkover carried out by Lewis Lakudzala BSc (Hons) MRes, ACIEEM on the 26th September 2023. The most recent walkover was carried out on 8th October 2025 by Lewis Lakudzala and Abby Woolston Bsc (Hons) MRes.

The initial condition assessment was carried by Lewis Lakudzala on the 26th September 2023. The most recent condition assessment, in line with the Statutory Biodiversity Metric Technical Annex 1, was carried out by Lewis Lakudzala and Abby Woolston on the 8th October 2025. The area of identified habitats is calculated in hectares (ha), ignoring linear features or ditches (the area is measured to the centre line of such features). The length of linear features is measured separately in kilometres (km). The dominant habitat type was selected, according to those defined by UKHab Ltd (2023). Where there was disparity between the UK classification for habitat type and those present within the Statutory Biodiversity Metric calculator tool, this was noted within the condition assessment tables.

2.2 Habitat Distinctiveness

Each habitat was assigned a score for distinctiveness, according to the Statutory Biodiversity Metric calculator tool (DEFRA, 2023b, updated 2024). This ranged from Poor - High for most habitats, or Not Applicable (e.g. Developed Land – Sealed Surface). Using the tool, habitats were assigned a score based on their distinctiveness.

2.3 Habitat Condition

The condition of each habitat was assessed following criteria set out in the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2023b, updated 2024), which includes detailed assessment criteria for different habitats. Full results of the condition assessments can be found within **Section 3.0**. The condition of each habitat was assessed individually on site but, where the condition was found to be the same across several parcels, these were grouped together.

2.4 Strategic Significance

Each habitat was assigned a strategic significance in line with the Statutory Biodiversity Metric User Guide (DEFRA, 2023b, updated 2024).

2.4.1 Ecologically Desirable Areas

Where ecologically valuable baseline and post-development habitats were located adjacent to or with connectivity to the ecological network these were listed as 'Location ecologically desirable but not in local strategy'.

2.5 Limitations

2.5.1 Habitat Assessment

The survey was conducted outside of the optimal season for vascular flowering plants, however given the nature of the habitat types present, and the species recorded this is not considered to have affected the accuracy of the site's valuation.

2.5.2 Biodiversity Net Gain

As the site is located within the larger Boorley Green development, some of the grassland on site has been damaged through construction related activities (**See 4.2.2**). As a result, the baseline habitats in the BNG have been assessed as those that were present in December 2021 prior to the commencement of construction.

3.0 EXISTING HABITATS AND DEVELOPMENT PROPOSALS

The vegetation within the site has been described below using the UK Habs Habitat Definitions Version 2.0 (UKHab Ltd., 2023) The below species noted should not be considered an exhaustive list and instead refer to dominant, characteristic and other noteworthy species associated with each community within the survey area (please refer to the Baseline Habitats map in **Appendix I** for information on the locations of these habitats on site). The habitat types on site comprise:

- *Modified grassland (g4) – with scattered rushes (14) - Figure 2 & Figure 3*
- *Individual trees - Figure 4 & Figure 5*

Figure 2. View of the modified grassland to the west of the site (taken October 2025).



Figure 3. View of the modified grassland to the east of the site (taken October 2025).



Figure 4. View of the three mature Oak trees along the northern boundary of the site (taken October 2025).



Figure 5. View of the fourth individual mature Oak trees to the east on the northern boundary of the site (taken October 2025).



Table 1. Existing habitats present on site including details as to their condition and the condition assessment criteria that have been met / failed as per the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b, updated 2024).

Habitat Type	Area (ha)	Condition	Condition Assessment Notes	Strategic Significance
Modified Grassland	0.657	Poor	Grassland habitat present in December 2020. In the condition assessment it passed 5 of 7 criteria (C, D, E, F, G) but failed essential criteria A.	Area/compensation not in local strategy/ no local strategy.
Individual Trees	0.3058	Good	Four Mature Oak trees along the north of the site are to all be retained. In the condition assessment they passed 5 of 6 criteria.	Location ecologically desirable but not in local strategy

4.0 PROPOSED CREATED HABITATS & NET GAIN ASSESSMENT

4.1 On-Site Proposals

Following consultation with Halebourne Group, to minimise the loss of biodiversity on site the following habitats are being *retained, enhanced and/or created* (please refer to the **Post-Development Layout in Appendix II** for information on the locations of these habitats). Tables have been provided as appropriate to indicate the targeted condition for each of the habitat types and which criteria will need to be met to achieve the desired condition.

Section 5.0 details the proposed planting and ongoing management required to ensure the stated condition criteria are met for each habitat type. ***A detailed landscape strategy (including planting and management specifications) has not been prepared at this stage.***

NB. Should planting and management prescriptions need altering slightly when drawing up the detailed landscape strategy, this will first be approved by an ecologist to ensure the recommendations are in line with the Biodiversity Net Gain Assessment.

4.1.1 Habitats

Table 2 indicates those habitats due to be *retained, enhanced and/or created* on site with details provided, where appropriate, as to how the necessary condition criteria will be met.

Table 2. Habitats to be retained, enhanced and created on site including details as to the condition assessment criteria that must be met in order to achieve the targeted condition.

Habitat Type	Action	Area (ha)	Target Condition	Condition Assessment Notes	Strategic Significance
Individual Trees	Retained	0.3058	Good	The Oak trees present on site will be retained with ongoing management to ensure its condition remains as 'Good'.	Location ecologically desirable but not identified in local strategy.
Other Neutral Grassland	Created	0.1724	Good	Other neutral grassland of Good condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b). Specifically, criteria A, B, C, D, E and F will be targeted for achievement with sowing of an appropriate seed mix and appropriate management to minimise bare ground, scrub and bracken and maintain a varied sward height.	Location ecologically desirable but not identified in local strategy.
Modified Grassland	Created	0.1005	Poor	Modified grassland of Moderate condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b). Specifically, criteria A, C, E, F and G will be targeted for achievement with sowing of an appropriate seed mix and appropriate management to minimise scrub and bracken and removal of any invasive species.	Area not in local strategy.
Individual Urban trees	Created	0.1018	Poor	25 Individual trees are proposed to be planted across the site. These will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b). These will be native trees. Specifically, criteria B and F will be targeted.	Area not in local strategy.

Species Rich Native Hedgerows	Created	0.3135	Moderate	Species rich native hedgerows proposed to be created around the boundaries of the site. The hedgerow will be maintained to a height and width of at least 1.5m. No gaps will be present within the hedgerow, nor between the hedgerow base and the ground. The hedgerow will be planted with native species and will not be subject to damage. Specifically, Criteria A1, A2, B1, B2, D1 and D2 will be met.	Area not in local strategy.
Non-native & Ornamental Hedgerows	Created	0.1791	Poor	Non-native and ornamental hedgerows are proposed to be created around buildings and along grass verges. No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b).	Area not in local strategy.
Developed Land; Sealed Surface	Created	0.1657	N/A – Other	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b).	Area not in local strategy.
Developed Land; Sealed Surface	Created	0.2242	N/A – Other	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (Defra, 2023b).	Area not in local strategy.

4.2 Metric Calculation

Following the incorporation of the above measures into the DEFRA Statutory Biodiversity Metric, on site **there is a net gain of 11.47% in habitats (or +0.61 habitat units) and an increase in hedgerow units (+2.27 units)** with all trading rules satisfied.

Figure 6. Screenshot of the 'headline results' output from the BNG assessment undertaken for the site using the DEFRA Statutory Biodiversity Metric. As there are no linear features on site there is no change to the hedgerow units.

On-site baseline	Habitat units	5.35	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	5.96	
	Hedgerow units	2.27	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.61	11.47%
	Hedgerow units	2.27	N/A
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.61	
	Hedgerow units	2.27	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.61	
	Hedgerow units	2.27	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	11.47%	
	Hedgerow units	N/A	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

5.0 HABITAT MANAGEMENT

In order to minimise the loss of biodiversity on site the following habitats are being provided / created. The below sections provide recommendations for the management of these habitats (please refer to the landscape areas plan in **Appendix II** below for information on the locations of these habitats on site):

5.1 Protection of Retained Habitats

All the habitats to be retained or enhanced will be protected from damage during the works. Where large mature trees are present, they will be protected using standard arboricultural tree protection measures which include protection of the canopy and prevention of root compaction.

No vehicles will enter the protective ring fencing, and no materials will be stored within their circumference. All protective fencing must be in place prior to any construction machinery arriving on site, before any works on site get underway, and will remain in place until all work is completed. This will minimise the level of disturbance within the ecological buffer zones during the works and ensure the habitats and any wildlife species that may be using them are protected.

5.2 Modified Grassland

5.2.1 Habitat Creation

0.1005ha of modified grassland will be sown with Emorsgate EL1 – Flowering Lawn Mixture. This seed mixture includes but is not limited to Common Knapweed (*Centaurea nigra*), Birdsfoot Trefoil (*Lotus corniculatus*), Ribwort Plantain (*Plantago lanceolata*), Cowslip (*Primula veris*), Meadow Buttercup (*Ranunculus acris*), Tufted Vetch (*Vicia cracca*), Common Bent (*Agrostis capillaris*), Crested Dogtail (*Cynosurus cristatus*) and White Clover (*Trifolium repens*). The sowing of these seeds will be completed either during the spring or the autumn when the temperatures are warm, and the ground is dry. The seed must be surface sown at an even distribution throughout the entire landscaped area.

5.2.2 Management

First year management: the landscaped areas must be regularly maintained to a height of 40-60mm every 3-4 weeks during the growing season to prevent the establishment of weeds. All arisings must be taken from site to prevent the addition of too many nutrients into the soil. If necessary, glyphosate-based weed killer can be used to spot treat any areas with dense patches of Nettles or Bramble.

Management Once Established: a management regime will be adopted to allow the flowering of herbaceous species to provide maximum benefit to local wildlife. Mowing is to be relaxed from late June for 4 – 8 weeks. However, regular mowing is expected within this habitat area which will cause sward height structure to vary throughout the management periods, cutting no lower than 25-40mm. All arisings should be collected and moved from the site.

5.3 Species-rich Grassland

5.3.1 Proposed Planting

0.1724 ha of species rich grassland is to be created around defined areas around the boundaries of the site, in particular on the northeast and around the SUDs. This will be achieved through sowing a wildflower mixture (e.g. Emorsgate EM4 – Meadow Mixture for Clay Soils) or sourcing a local grassland donor from a nearby site.

Recommended grass species for this habitat type may include Perennial Rye-grass (*Lolium perenne*), Common Bent (*Agrostis capillaris*), False Oat-grass (*Arrhenatherum elatius*), Yorkshire-fog (*Holcus lanatus*), Rough Meadow-grass (*Poa trivialis*) and Cock's-foot (*Dactylis glomerata*). Herb planting may include Yarrow (*Achillea millefolium*), Ribwort Plantain (*Plantago lanceolata*), Red Clover (*Trifolium pratense*), Common Knapweed (*Centaurea nigra*), Bird's-foot Trefoil (*Lotus corniculatus*), Common Mouse-ear (*Cerastium fontanum*), Meadow Buttercup (*Ranunculus acris*), Self-heal (*Prunella vulgaris*).

5.3.2 Management

Wildflower areas do not require additional watering or fertilizer. Cutting a meadow and removing the clippings retains low nutrient levels in the soil and suppresses out-competing coarse grasses. It is recommended the wildflower grassland undergoes two annual cuts. The growth should be cut back to a height no lower than 15cm, and this cut grass should be dried on site. Cuttings should be left in situ for approximately one week, after this the arisings must be removed from the site.

Due to the presence of reptiles on site, any cutting must be completed in a two-stage directional strim. This two-stage process requires the grassland to be cut primarily to 300mm and then to ground level following checks that no reptiles are present, and it is confirmed no reptiles are at risk of injury or death.

First year management: Perennial species take at least a full year to establish. For newly sown areas, weeds will dominate during the first summer, arising from the soil seed bank and by grass growth. Mowing should therefore be undertaken during the first year to control this, thereby minimising competition and weed seed production.

Management Once Established: The wildflower areas can undergo a spring cut in April of the second year to enhance wildflower growth. However, leaving it to flower and instead cutting it mid-summer is recommended, except if a retained buffer area is established. This buffer should not be cut in May or early June due to nesting birds. Mowing in mid-June brings a premature end to the flowers and can compromise the nesting birds that do not fledge until late July, as well as insects and other wildlife. If mowing is required, sections should be cut at different dates to prolong the overall flowering season and give wildlife a chance to move. The second annual cut should be undertaken during late Autumn.

To ensure maximum flowering and wildlife diversity, the buffer must be managed in sections at varying times between late June and the end of August as this will allow a diverse, balanced sward to be achieved. Consistently cutting late (August and September) allows coarse grasses and other dominant species to grow unchecked and is therefore not recommended.

5.4 Individual Trees

5.4.1 Proposed Planting

In addition to the 4 mature Oak trees that are to be retained, 25 individual small trees will be planted within the site, not inclusive of any ornamental or non-native species. Recommended species planting of tree/shrub species may include Hazel (*Corylus avellana*), Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), Field Maple (*Acer campestre*), Oak (*Quercus robur*), Rowan (*Sorbus aucuparia*), Silver Birch (*Betula pendula*), Wild Cherry (*Prunus avium*).

5.4.2 Management

Mycorrhizal Treatment: To ensure a successful establishment of the newly planted trees, it is recommended that mycorrhizal treatment to the tree roots is conducted during the planting, this would reduce the risk of tree mortality and increase the long-term tolerance of these trees to periods of drought or adverse soil conditions thus ensuring a higher chance of successful long-term establishment.

Weed Management: All newly planted trees must have a 1-metre exclusion zone whereby weeds are routinely and pro-actively removed for the first 2 – 3 years. Outlined within the section below, bark mulch is recommended around each tree and will act as an effective management method to also suppress weed colonisation.

Tree Protection (Tree Guards & Rabbit Mesh Guards): All trees must have a form of tree guards installed to act as a form of protection from extreme weather or excessive foraging from wildlife. It is recommended that the mesh is approximately 12.5mm x 12.5mm aperture of 0.61m in height; however, due to the suitability on site and the surrounding habitats, this site may be at risk of Roe Deer. Therefore, it is recommended that the form of tree guards suitable to mitigate excessive foraging from this species is installed at a height above 1.2m and comprised of a guard such as weld mesh tree shelter or a suitable alternative.

During aforementioned weed removal, all aspects of the 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 and consequently replaced where required.

The trees and newly planted shrubs on site will also be protected through the implementation of mesh rabbit guards, along with bark mulch at the base to suppress any grass and weed colonisation. Monthly inspections on the newly planted trees will be undertaken, with weed removal / tree guard replacement as required. The bark mulch will also be maintained at a minimum level of 50mm for the first 2 years of establishment.

Selective Thinning: Once the newly planted trees / shrubs are established, selective thinning of retained or established trees will be conducted to promote regeneration and a vigorous, dense regrowth. Such work must be undertaken during the period October – February to avoid the breeding bird season. It is considered likely a botanical survey will identify areas of highest botanical value and this will influence the location of thinning, conducted by a suitably qualified botanist.

Where practical to do so, as determined by the arborist, some potential selected trees may be cut at 3-5m height, and the standing stumps will be left in situ to rot as habitat for saprophytic invertebrates and a resource for woodland birds such as Woodpeckers and Nuthatch.

Rotational Coppicing: Occasional rotational coppicing may be required of the newly planted or retained trees on site to prevent overcrowding and promote natural new growth. All Hazel present on site will be managed on a rotational coppicing scheme. This involves cutting young trees down to a low level to promote new growth and prevent over-shading. This will be rotationally implemented, with only a small portion approximately 30% of Hazel coppiced every 3 years during winter months (November to March), but only once the Hazel has grown to a size that will be beneficial and appropriate.

Coppice management is best carried out on a rotation of approximately every 6-10 years for each tree, with timing staggered for plants to ensure there is continued connectivity at any given time. Retain some of the dead wood. Include some larger horizontal trunks and limbs as well as log piles and discarded brash. Leave wood piles in shady areas.

Invasive Species: Any invasive species, such as Japanese Knotweed (*Fallopia japonica*), Himalayan Balsam (*Impatiens glandulifera*), Rhododendron (*Rhododendron ponticum*), Giant Hogweed (*Heracleum mantegazzianum*), will be removed from the site, as these could have deleterious effects on native species. The removal of such species would open-up ground for restoration for natural regeneration. Invasive species will generally be removed by a combination of cutting back and removal of cut material from the site, followed by treatment of stumps, roots or regrowth using an approved systemic herbicide (such as glyphosate). This process may need to be repeated over the course of several years.

Contractors will need to be shown the locations of the species and mark these where needed to help avoid native species being removed accidentally. Areas of bare ground created by this work will be left for natural regeneration (described below).

Replacement of Trees, Shrubs and Natural Regeneration: Recommendations may also include that any plants (newly planted or retained) that are removed, die or become seriously damaged or defective during the 30-year monitoring period shall be replaced like for like in the next planting season. If any of the plants fail, they will be replaced like-for-like.

Similarly, scope for tree and shrub species to establish by natural regeneration should be permitted where possible e.g. by creating space for new regeneration around existing specimens of the desired trees and shrub species. Ash regeneration could be an important part of the mix, it should not be cut out or destroyed unless suffering from Ash Dieback and would benefit from being protected.

5.4.3 Monitoring

All the newly planted and retained trees within the site in communal areas (i.e., excluding all trees within privately owned gardens) are to be managed post-development for a period of at least 30 years. As part of the management regime, it is recommended that there are tree inspections done with the frequency determined by a suitably experienced arborist.

These inspections will be carried out by a suitably experienced arborist during late winter – early spring of each year when required. These monitoring visits will assess the general health of the trees and determine if any remedial action is required, including noting any presence of disease. As part of these monitoring visits, the arborist will produce a monitoring report which will be sent to the LPA outlining the results and appropriate recommendations (i.e. remedial works, removal /replacement).

NB Please note, all mature trees recommended for removal, remedial works or selective thinning will need to be surveyed for (potential roost features PRFs) that may be suitable for roosting bats. If any trees have PRFs, it is recommended they are retained if possible and alternative trees are selected where possible. This will be conducted by a suitably qualified ecologist.

5.5 Hedgerows

5.5.1 Proposed Planting

Species rich native hedgerows are proposed to be planted around the boundaries of the site. Additionally, some non-native and ornamental hedgerows are proposed within the development around the buildings and along grass verges.

Recommended species to be planted within the species rich hedgerow include: Hazel (*Corylus avellana*), Field Maple (*Acer campestre*), and Holly (*Ilex aquifolium*), interwoven with climbers including Traveller's-joy (*Clematis vitalba*) and Honeysuckle (*Lonicera periclymenum*). In addition, a mix of shrub and tree species should be planted, including: Blackthorn (*Prunus spinosa*), Pedunculate Oak (*Quercus robur*), Silver Birch (*Betula pendula*), Rowan (*Sorbus aucuparia*), Wild Cherry (*Prunus avium*), Dog rose (*Rosa canina*) and Butcher's-broom (*Ruscus aculeatus*).

5.5.2 Watering

During the establishment phase, newly planted hedgerows will be watered regularly throughout dry periods to promote strong root development. Watering will be undertaken to the full depth of the topsoil or to field capacity and repeated as required to ensure successful establishment and vigorous early growth.

5.5.3 Weeding and formative pruning

In addition to watering, maintenance during this period will focus on weed control, as necessary, to reduce competition. Formative pruning will also be undertaken to encourage dense branching and robust structure. For mixed native hedgerows, formative pruning will take place within the first two to three years following planting and will involve carefully facing up either side of the hedge to establish compact growth. All hedge cutting operations shall be undertaken with appropriate hand or power tools to avoid damage to the young plants.

5.5.4 Long-Term Maintenance

To enable a successful outcome, future management of the hedgerow will require ongoing management works. This will include monitoring, prescriptive tasks and implementation of necessary works. Elements of this future management are detailed below. The *Hedgerow Management and Wildlife* (Barr et al., undated) document outlines three important factors in how hedgerows are managed that affect resident mammal populations (and have therefore formed the basis of the recommendations in this section):

1. The type and amount of food available within the hedgerow. Favourable conditions being a large invertebrate population or prolific annual seed and berry crop.
2. The vegetation structure and composition of the hedgerow. For instance, a dense, herb- rich basal layer or a continuous line of hedgerow trees is preferred by several species.
3. The continuity and connectivity of the hedge within the landscape. For instance, a hedgerow that connects patches of small farm woodlands will have greater value as a corridor for the dispersal of mammals.

Once established, species rich native hedgerows will be maintained on a rotational cutting regime, with each hedge pruned every two to three years. Therefore, part of the hedge on-site will be cut during the first year, another part of the hedge will be cut during the second year, and no cutting will be done during the third year. It should be noted that the entirety of the hedgerow should not be cut in any one year, allowing some heavy fruiting hedges to always be present. Pruning will be undertaken to form an “A-shape”, helping to maintain a wide base that is valuable for bird nesting habitat, with the hedges managed to a general height of 3-4 metres. Importantly, a rotational approach will be adopted so that one side of the hedge remains uncut during each cycle, ensuring continuity of habitat and food resource. All management work will be undertaken using hand tools and coppicing or laying can be done to manage any hedgerows that become gappy.

Additional hedge cutting may be required where there are health and safety concerns, although this is unlikely within the initial years after planting. Such requirements will be monitored during routine monthly site inspections and addressed, if necessary, particularly where native hedgerows are positioned alongside footpaths. In these cases, cutting may occur annually to prevent encroachment and to ensure public access is not impeded.

All native hedgerow cutting will be scheduled outside of the bird nesting season. The preferred period for cutting will therefore be during the winter months, from November to early February, allowing for wildlife to forage undisturbed during late summer and autumn.

5.5.5 Monitoring

Annual monitoring will take place of the planted hedgerow for the first 3 years, with bi-annual monitoring between 4-10 years. This will be carried out by a suitably experienced ecologist during late winter – early spring of each year. These monitoring visits will assess the general health of the hedgerow and determine if any remedial action is required (some of which are outlined below, such as replacement planting or altering the frequency of cuts).

5.5.6 Replacement

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

If hedgerows become very thin, coppicing of selected plants or the laying of short lengths of hedgerow may be required, and will be beneficial to promote vigorous, dense regrowth. Such works must be undertaken between November and February, to avoid the breeding bird season.

5.6 Compliance Check

A compliance visit will be completed by a suitably qualified ecologist once the construction phase of the development has 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 the condition of all of the habitats on site to assess if they have been achieved 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, of which will be the central point of each land parcel per habitat type as listed in **Section 3.0**, during the first compliance check after the construction phase
- Detailed site notes including a condition assessment for each habitat type listed in **Appendix III** (where appropriate) using the condition criteria within the Technical Annex 1 (DEFRA, 2023b, updated 2024).
- Detailed specific recommendations on management actions to promote growth and establishment of target species / habitats including timescales for undertaking actions (if required) and marked site plans to show the actions
- Management of the above recommended actions must be carried out in the next phase and report of any details
- Each BNG monitoring report will be written up in accordance with the BNG Habitat Monitoring Report template provided by Natural England (2023) and will be sent to the LPA.

5.7 Safeguarding

The developer and project manager will be responsible for briefing all site personnel of the ecological sensitivities of the site and implementing the habitat enhancement, creation and management measures outlined within **Sections 4.0 & 5.0**. If any protected species are encountered during the construction works, it will be the responsibility of the project manager to cease works and immediately contact an ecologist for advice.

5.8 Post-Construction Habitat Creation

Table 3 below depicts the indicative timings associated with the habitat creation and enhancements to be undertaken after all construction works on site have been completed. This is considered to be year 1 of the management plan. For those activities that can be undertaken at any time of year, the earliest possible time is recommended.

5.9 Management Responsibilities

Halebourne Group will assume responsibility for the management and maintenance of the newly created and enhanced habitats. When required, responsibility will include ensuring all management

works are completed and qualified ecologists, arborists or landscape managers are contracted, etc. If the land is to be transferred, the new landlords shall bear responsibility for the management and maintenance of habitats within their curtilage. If not, the responsibility shall remain with Halebourne Group. All management works as described above will need to be secured by a Section 106 agreement for the site that will legally oblige Halebourne Group or other agreed party to carry out the works. An annual management timeline of all habitats has been provided in **Table 3** and management works should continue in perpetuity.

A formal review process will be implemented when objectives and management recommendations are not reached / roles and responsibilities are not fulfilled as agreed. The details of this formal review process are as below:

- A suitably qualified ecologist will visit the site to conduct the compliance check (detailed in **Section 5.5**).
- The compliance check will include the write up and submission of a BNG Habitat Monitoring report
- The ecologist will review the success for BNG that the previous recommendations or management actions have for the target species / habitats
- The project manager is contacted by the ecologist and is informed of the recommendations or management actions which have not been fulfilled to identify what or who is responsible
- The BNG Habitat Monitoring report will include a section addressing any raised issues identified during the compliance check
- The BNG Habitat Monitoring report is submitted to the LPA for review and comment

Table 3. Schedule of habitat retention, enhancement and/or creation works to be carried out in first year (as per Sections 4.0 and 5.0).

General Activity	Specific Activity	Dates / Timing	Description
Habitat Retention (Section 5.1)	Installation of Heras fencing for protection	Anytime	Heras fencing to be erected around all habitats to be retained / enhanced to prevent these areas from being damaged during works.
Habitat Creation Modified Grassland (Sections 5.2)	Planting	Ideally Autumn or Spring	Establish the grassland through sowing of Emorsgate EG22 – Strong Lawn Grass Mixture.
	Year 1 Management	Routinely as required	- Control annual weed growth by regular mowing throughout the first year to minimise competition and weed seed production. - If necessary, glyphosate-based weed killer can be used to spot treat any areas with dense patches of Nettles or Bramble.
	Weeding	Annually, outside of February to August.	- Cut the scrub back to prevent it becoming overgrown. Keep the bramble at a density of 15%. - Weeding should occur following the first planting. - Water when required.
Habitat Enhancement Other Neutral Grassland (Section 5.3)	Planting	Late Autumn or Spring	Establish grassland by planting Emorsgate EM4 – Meadow Mixture for Clay Soils or sourcing a local grassland donor from a nearby site.
Habitat Creation Individual Urban Trees (Section 5.4)	Planting	Late Autumn	Rootgrow or Bonemeal should be applied upon planting to promote root growth.
	Year 1 Management	Routinely as required	- Health inspections of each tree. - Replacement of dead or damaged trees. - Weeding at the tree base and input of wood chips or raked hay if suppression is required.

Habitat Creation Species Rich Native Hedgerow (Section 5.5)	Planting	Spring or autumn when the temperatures are suitable	Recommended species: Hazel (<i>Corylus avellana</i>), Field Maple (<i>Acer campestre</i>), and Holly (<i>Ilex aquifolium</i>), interwoven with climbers including Traveller's joy (<i>Clematis vitalba</i>) and Honeysuckle (<i>Lonicera periclymenum</i>). As well as shrub and tree species: Blackthorn (<i>Prunus spinosa</i>), Pedunculate Oak (<i>Quercus robur</i>), Silver Birch (<i>Betula pendula</i>), Rowan (<i>Sorbus aucuparia</i>), Wild Cherry (<i>Prunus avium</i>), Dog rose (<i>Rosa canina</i>) and Butcher's-broom (<i>Ruscus aculeatus</i>)
	Year 1 Management	Replacement: spring or autumn. Management: October	- Newly planted hedgerows re-firmed where necessary to maintain soil contact around roots. - Initial formative pruning planned to establish dense branch structure and desired shape. - Plants that are removed, that die or that become damaged will be replaced like-for-like. - Part of the hedge to be cut during the first year. - Management to be undertaken using hand tools. - A portion of the hedgerow should be left to grow for 7 to 10 years.
	Monitoring	Late Winter – Early Spring	Annual monitoring should be undertaken by an experienced ecologist to assess hedgerow health.

5.10 Years 2 – 30 Management / Monitoring Table

Once the initial works covering the first year of management / monitoring have been completed as outlined in **Table 3**, the longer-term management objectives for the ecological features on site will need to be implemented (which have been outlined in detail in the above sections). **Table 4** below provides an overview of the actions required and the timings of when they should be complete (covering years 2– 30 post construction).

Table 4. Schedule of monitoring and management in Years 2 – 30 for all habitats (as per Sections 4.0 and 5.0)

General Activity	Specific Activity	Dates / Timing	Description
Modified Grassland (Section 5.2)	Years 2-30 Management	Year-round	The grassland will be subject to regular strimming (not mowing due to reptile presence) to a height of 30-50mm during April-August and 50-70mm for the remainder of the year.
	Removal of undesirable species	Winter i.e. October - February (outside of bird nesting season)	Targeted scrub, Bracken and invasive species removal will be carried out as necessary.
Other Neutral Grassland (Section 5.3)	Annual cutting	First Cut: Mid-summer of Year 2 Second Cut: Late Autumn	- Spring cut of the wildflower areas. - Sections should be mowed on different dates. - Buffer areas must be managed at different times between late June and the end of August.
Individual Trees (Section 5.4)	3-5 Year Management	October	Pruning and replacement if required.
Species Rich Native Hedgerow (Section 5.5)	Years 2-30 Management	Monitoring: late winter – early spring Replacement: Autumn or spring Coppicing: October – February Management: late winter	- Annual monitoring for the first 3 years and bi-annual monitoring between years 4 and 10. - Any plants that are removed, that die or that become damaged will be replaced like-for-like. - If hedgerows become thin, coppicing of selected plants can be undertaken. - Cutting to be done on a 3-year cycle (part of the hedge cut in the first year, another part in the second year and no cutting in the third year). - Hedgerows will be left to develop to a height of 3-4m. - At least 30% of the hedgerow should be left to grow for 7-10 years. - Not all of the hedgerow will be cut in any one year. - Management will be undertaken using hand tools.

			• To reduce the size of the hedgerow, cut one side, not the top. • Any cutting must occur after fruiting occurs.
Compliance Check (Section 5.5)	Monitoring report	Annually for the first 5 years, then every 5 years until year 30 Must be conducted during a suitable time of year and weather conditions	• A report will be produced detailing assessment of habitats against criteria stipulated in Section 4.0 and any necessary remedial actions or adjustments to ongoing management. • The report will be submitted to the LPA. • Any necessary actions must then be completed prior to the next compliance check.

6.0 CONCLUSION

A Biodiversity Net Gain Assessment was undertaken for the 'Land at Boorley Gardens'. At this stage the assessment identified that based on plans currently available, the proposals will result in a **net gain of 11.47% in habitats (or +0.61 habitat units) and an increase in hedgerow units (+2.27 units)**, with all trading rules satisfied. Habitat creation on site includes modified grassland, species-rich grassland, individual trees and hedgerows. The manner in which the habitats should be managed is also detailed within this report, including how frequently and at what time of year maintenance should take place.

7.0 REFERENCES

DEFRA (2023a, updated 2024) *Creating a habitat management and monitoring plan for biodiversity net gain*. Available at: <https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain>

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UKHab Ltd. (2023). *The UK Habitat Classification – Version 2.0*.

APPENDIX I - Baseline Habitats Map



Legend

 Site Boundary

 Oak Trees

 Modified Grassland (g4)



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Map	Baseline Habitats Map
Site	Land at Boorley Gardens
Client	Halebourne Group
Date	01/10/2025
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APPENDIX II - Post-development Habitats Map



Legend

 Site Boundary

 Modified grassland (g4)

 Species rich grassland / Wildflower planting (g3)

 Hard standing (u1b)

 Buildings (u1b5)

 Non-native hedgerows (h2)

 Native hedgerow (priority habitat) (h2a)

 Retained trees

 Proposed trees



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Map Post-development Habitats Map

Site Land at Boorley Gardens

Client Halebourne Group

Date 29/07/2026

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APPENDIX III – Habitat Condition Assessment Sheets

Modified Grasslands:

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type(s)			
Grassland - Modified grassland			
Site name and location	Land at Boorley Gardens	On-site or off-site	On-site
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	
Grid reference	SU 5038015001	Habitat parcel reference	
Habitat Description			
Modified grassland on site			
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 (this 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	Based on aerial imagery and historic use it is unlikely for the parcel to support 6-8 species per m2. Site recently had ceased use as a horse pasture which likely subject the area to heavy grazing and regular management.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Sward height likely to be similar

C	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	No scrub present on aerial imagery or during most recent PEA
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	Small amount of physical damage likely present from grazing but amount likely less than 5%. No damage visible on aerial imagery
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	No bare ground visible on aerial imagery
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken present on aerial imagery or during recent PEA
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	No invasive species present during most recent PEA
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		

Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	X	
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Individual trees

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Type(s)			
Individual trees – Urban trees			
Habitat Description			
Four individual mature oak trees along northern boundary			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
Site name and location	Land at Boorley Gardens	On-site or off-site	On-site
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	YES	Mature oak (3)
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).	YES	No gaps recorded in canopy
C	The tree is mature (or more than 50% within the block are mature).	YES	All oak trees on site are mature
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.	YES	No signs of adverse impacts identified
E	Natural ecological niches for vertebrates and invertebrates are present, such as	NO	No ecological niches identified

	presence of deadwood, cavities, ivy or loose bark.		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	YES	
Number of criteria passed		5	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)	X	
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			