

Ecological Design, Management, & Monitoring Strategy

Ecosupport Ltd
K4 Keppel,
Daedalus Park,
Lee-on-the-Solent
PO13 9FX

[redacted]

VAT: 228 4313 18

ecosupport

Report	Ecological Design, Management, and Monitoring Strategy (EDMMS)
Site Name	Land East of Wandleys Lane, Fontwell
Author(s)	Grace Roberts MSci (Hons)
Checked by	Darla Brown BSc (Hons) ACIEEM
Client	Bellway Homes Limited (Wessex)
Date of Issue	June 2026
Status	***Final***

Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
[redacted] *www.ecosupport.co.uk*

Table of Contents

EXECUTIVE SUMMARY 5

1.0 INTRODUCTION 6

1.1 Aim 6
1.2 Objectives 7
1.3 Site Location and Description 8
1.4 Development Proposals 8

2.0 METHODOLOGY 10

2.1 Habitat Assessment / Field Survey 10
2.2 Habitat Distinctiveness 10
2.3 Habitat Condition 10
2.4 Strategic Significance 10
2.5 Mitigation Hierarchy 10
2.6 Limitations 11

3.0 BASELINE DATA 12

3.1 Baseline Habitats 12
3.1.1 Habitat Description 12
3.1.2 Baseline Condition Assessment 14
3.2 Bats 19
3.2.1 Pre-existing Data 19
3.2.2 Pre-existing Ecological Survey Work 20
3.2.3 Site Assessment – Roosts 21
3.2.4 Site Assessment – Ground Level Tree Assessment 23
3.2.5 Site Assessment - Foraging and Commuting 23
[redacted]
3.4 Reptiles 24
3.4.1 Pre-existing Data 24
3.4.2 Pre-existing Data – Ecological Survey Work 25
3.4.3 Site Assessment 25
3.5 Great Crested Newts 25
3.5.1 Pre-existing Data 25
3.5.2 Pre-existing Data – Ecological Survey Work 26
3.5.3 Site Assessment 26
3.6 Hazel Dormice 27
3.6.1 Pre-existing Data 27
3.6.2 Pre-existing Data – Ecological Survey Work 27
3.6.3 Site Assessment 28
3.7 Notable and Birds of Conservation Concern (BoCC) 28
3.7.1 Pre-existing Data 28
3.7.2 Pre-existing Data – Ecological Survey Work 28
3.7.3 Site Assessment 29

4.0 PROPOSED CREATED HABITATS & NET GAIN ASSESSMENT 30

4.1 Onsite Proposals 30
4.1.1 Non-Linear Habitats 30

4.1.2 Linear Habitats *34*
4.2 Metric Calculation **37**
4.3 Mitigation Hierarchy **37**
5.0 MITIGATION, COMPENSATION AND ENHANCEMENTS **39**
5.1 Ancient Woodland Buffer **39**
5.2 CEMP – Condition 21 ..... **39**
5.3 Bats **40**
5.3.1 Precautionary Working Method Statement – B3 ..... *40*
5.3.2 Trees *40*
5.3.3 Sensitive Lighting – Condition 7 ..... *41*
5.3.4 Site Design *42*
[redacted]
5.5 Reptiles **44**
5.5.1 Introduction *44*
5.5.2 Receptor Area *44*
5.5.3 Exclusion Fencing *46*
5.5.4 Capture *47*
5.5.5 Destructive Search *48*
5.5.6 Protection of Receptor *48*
5.5.7 Post-completion Monitoring *48*
5.6 Great Crested Newts – PWMS **48**
5.7 Hazel Dormice **49**
5.7.1 European Protected Species Licence *49*
5.7.2 Vegetation Clearance *49*
5.7.3 Minimising Disturbance *53*
5.7.4 Habitat Compensation / Connectivity *53*
5.7.5 Mitigating Operational Impacts *54*
5.7.6 Responsibility *54*
5.7.7 Precautionary Approach – Scrub Management *55*
5.8 Notable and Birds of Conservation Concern **55**
5.9 Enhancements **55**
5.9.1 Bats *55*
5.9.2 Birds *56*
5.9.3 Hedgehogs *57*
5.9.4 Reptiles *59*
5.9.5 Hazel Dormouse *59*
6.0 HABITAT CREATION, ENHANCEMENT & MANAGEMENT **60**
6.1 Protection of Retained Habitats **60**
6.2 Other Neutral Grassland **60**
6.2.1 Proposed Planting *60*
6.2.2 Management *61*
6.3 Modified Grassland **61**
6.3.1 Proposed Planting *61*
6.3.2 Management *62*
6.4 Traditional Orchard **62**
6.4.1 Proposed Planting *62*
6.4.2 Management *63*
6.5 SUDs and Rain Gardens **63**
6.5.1 Considerations for Construction *63*
6.5.2 Proposed Planting *64*

6.5.3 Management *64*
6.6 MIXED SCRUB **65**
6.6.1 Proposed Planting *65*
6.6.2 Management *65*
6.7 ALLOTMENTS **65**
6.7.1 Proposed Planting *65*
6.7.2 Management *66*
6.8 INDIVIDUAL (URBAN) TREES **66**
6.8.1 Proposed Planting *66*
6.8.2 Management *66*
6.9 HEDGEROWS **67**
6.9.1 Proposed Planting (Created) *67*
6.9.2 Hedgerow Management *67*
6.9.3 Monitoring *68*
6.9.4 Replacement *68*
6.10 COMPLIANCE CHECK **68**
6.11 SAFEGUARDING **69**
6.12 POST-CONSTRUCTION HABITAT CREATION **69**
6.13 MANAGEMENT RESPONSIBILITIES **69**
7.0 IMPLEMENTATION PLAN **70**
8.0 REFERENCES **89**
9.0 APPENDIX **91**

EXECUTIVE SUMMARY

Ecosupport Ltd were commissioned by Bellway Homes Limited (Wessex) to produce an Ecological Design, Management, and Monitoring Strategy for the development at Land East of Wandleys Lane, Fontwell, as required by Condition 22 of the outline planning permission for the development (WA/35/23/OUT).

Previously, The Ecology Partnership undertook two Ecological Appraisals (2017 and 2018) followed by several Phase II surveys to inform an Ecological Impact Assessment (2022) were undertaken between 2017 – 2022, with the following surveys undertaken:

- Ecological Appraisal (The Ecology Partnership, 2017 & 2018);
- Bat Activity Surveys (2022);
- [redacted]
- Dormouse Surveys (2017 & 2022);
- Reptile Surveys (2017 & 2022);
- GCN eDNA (207, 2018, & 2022); and
- Biodiversity Net Gain Assessment (2022).

As part of the updated assessment to support the full application, the following surveys were undertaken (Ecosupport, 2026):

- Updated data request from Sussex Biodiversity Records Centre (Feb 2026);
- Updated walkover survey with UK Habs habitat assessment (Jan 2026);
- Ground Level Tree Assessment (GLTA) of trees on site (Jan 2026); and
- Updated Preliminary Roost Assessment of buildings on site (Jan 2026).

These reports address, and update, the necessary mitigation and compensation for protected species present on site and also include a series of management prescriptions to enhance the site for biodiversity. Furthermore, the report also updates the current Biodiversity Net Gain Assessment.

This report incorporates and expands on the measures detailed within the above-named reports and, in particular, covers the prescription management of the habitats within the site post-development for a period of at least 30 years. Extensive biodiversity enhancement measures are also described.

1.0 INTRODUCTION

1.1 Aim

The aim of this report is to supply a Biodiversity Net Gain (BNG) Assessment in order to quantify the biodiversity value of the site prior to its development and the predicted value post development, as well as to provide a prescription of the design, management, and monitoring of habitats in perpetuity (of at least 30 years) within the site, and to bring together all relevant sections of the previous ecological reports associated with the site called 'Land East of Wandleys Lane, Fontwell' to inform a site-wide Ecological Design, Management, and Monitoring Strategy. This will ensure the creation, management, and monitoring of habitats, including retained habitats, are suitable and beneficial to biodiversity within the site, and all features of ecological value are protected and conserved. This report will meet the requirements of Condition 22 of the full planning approval for the site with ref WA/35/23/OUT.

Condition 22 states:

"No development shall take place until an Ecological Design, Management and Monitoring Strategy (EDMMS) for the provision of a minimum 10% onsite biodiversity net gain, has been submitted to and approved in writing by the Local Planning Authority. The EDMMS shall include the following:

1. *Description and evaluation of habitat/features proposed (to include full Metric (using most current version) and details of condition assessments).*
2. *Identification of adequate baseline conditions (for management and monitoring purposes) prior to the start of works (to include full Metric (using most current version) and details of condition assessments).*
3. *Aims and objectives for the proposed works.*
4. *Site specific and wider ecological trends and constraints that might influence works.*
5. *Details of the body/organisation/person/s responsible for undertaking the works and lines of communication.*
6. *Details of the legal and funding mechanism(s) by which the implementation of the EDMMS will be secured by the developer with those responsible for its delivery*
7. *Detailed design(s) and/or working method(s) to achieve stated objectives including type/source of materials, disposal of any wastes arising from works and appropriate scale plans showing location/area of proposed works.*
8. *Works Schedule, aligned with any proposed phasing and including an annual work plan capable of being rolled forward over a five-year period.*
9. *9. Prescriptions for initial aftercare and long-term management that will ensure the aims/objectives are met.*
10. *Details for on-going monitoring in years 2, 5, 10, 15, 20, 25 and 30, including:*
    a. *Appropriate success criteria, thresholds, triggers, and targets against which the effectiveness of the work can be measured.*
    b. *Methods for data gathering and analysis.*
    c. *Location, timing, and duration of monitoring*
    d. *Review, and where appropriate, publication of results and outcomes, including when monitoring reports will be submitted to the Local Planning Authority.*

e. *How contingencies and/or remedial action will be identified, agreed with the Local Planning Authority, and implemented so that the original aims/objectives of the approved scheme are met.*

The EDMMS shall be implemented in accordance with the approved details and all habitats/features shall be retained in that manner thereafter."

The management outlined within this report includes the following:

- Implementation of sensitive lighting across the site, during both construction and occupation phases;
- Erection of integrated and tree-mounted bat and bird bricks / boxes;
- Translocation for reptiles;
- Precautionary Working Method Statement for GCN;
- EPS Licence for Hazel Dormice;
- Installation of 5 No. Dormice Boxes;
- Precautionary clearance methodology for nesting birds;
- Creation of 2 No. Log / Brash Pile;
- Installation of 1 No. Hedgehog Home;
- Provision of Hedgehog fence gaps;
- Retention, enhancement and management of the native hedgerows and lines of trees along the site boundaries;
- Creation and management of wildflower grassland throughout the site;
- Creation and management of traditional orchards to the west of the site;
- Creation and management of allotments to the west of the site;
- Creation and management of individual trees throughout the site;
- Creation and management of native hedgerows across the site;
- Creation and management of two SUDs features to the south-east of the site; and
- Creation and management of mixed scrub along the boundaries of the site.

The baseline assessments relevant to this report were undertaken by The Ecology Partnership in 2023.

This report should be read in conjunction with the associated Technical Note (Ecosupport Ltd, 2026).

1.2 Objectives

The following objectives are considered for this report in order to protect and enhance the ecology on site:

1. To preserve and protect wildlife and the ecological environment.
2. To preserve existing habitat and create and manage new habitats to provide the greatest benefit to bats, birds, and other mammals.
3. To ensure the created and retained habitats within the site fulfil their ecological function and remain in good condition to provide a benefit to biodiversity.
4. To create and maintain new habitat features for bats, birds and other mammals.
5. To detail management responsibilities and practices, including ongoing monitoring and remedial measures.

1.3 Site Location and Description

The site lies to the east of Wandleys Lane, in Fontwell, West Sussex (centred on grid reference SU 95648 06681) (**Fig 1**). The site comprises approximately 7ha of land, supporting grazed grassland with areas of bracken and scrub, buildings, and treelines / hedgerow bordering the site. Furthermore, the site is bound by ancient woodland, known as Wandleys Copse, to the south. The wider environment comprises of semi-urban settlements, agricultural land, and woodland.

Figure 1. Aerial image of the site with approximate redline boundary (Google Satellite, 2026).



1.4 Development Proposals

The proposals entail the construction of 95 dwellings, with associated access, infrastructure, Sustainable Urban Drainage system, and landscaping (**Fig 2**).

Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
[redacted] *www.ecosupport.co.uk*

Figure 2. Site Layout (carlton design partnership 2026. Drawing No: 250515/SL10 Rev F).



2.0 METHODOLOGY

The methodology for the Biodiversity Net Gain 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, 2024).

2.1 Habitat Assessment / Field Survey

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 an updated walkover undertaken on the 29th January 2026 by Ecosupport Ltd.

A condition assessment, in line with the Statutory Biodiversity Metric Technical Annex 1, was carried out on site by Adam Jessop MSc MCIEEM (Managing Director with Ecosupport Ltd) and Darla Brown BSc (Hons) ACIEEEM (Project Ecologist with Ecosupport Ltd) on the 29th January 2026. 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, 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, 2024), which includes detailed assessment criteria for different habitats. Full results of the condition assessments can be found within **Section 3.1**. 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

Habitat significance was assigned based on the approved metric within the outline application. With all baseline habitats listed as the lowest strategic significance. The post development habitats, other neutral grassland, mixed scrub, traditional orchards, individual trees, and post development linear features have been listed as 'ecologically desirable, not within a local strategy'.

2.5 Mitigation Hierarchy

The proposed development has been designed to follow the biodiversity gain hierarchy as described in paragraph 192 of the National Planning Policy Framework (DLUHC), which sets out a list of actions when achieving a net gain on site:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

2.6 Limitations

Although the survey was taken outside the optimum timing for the identification of botanical interest species, it was considered that the majority of species present could be suitably identified in line with the species and habitats recorded by The Ecology Partnership (2023); this was therefore not considered to represent a significant limitation to the overall assessment. This survey does not constitute a full site assessment for invasive species, such as Japanese Knotweed (*Reynoutria japonica*).

3.0 Baseline Data

3.1 Baseline Habitats

The habitats identified onsite were considered to be broadly similar to those identified by The Ecology Partnership (2023), with these described in further detail below. Although not present on site, it is important to note that Wandleys Copse ancient woodland lies to the south of the site, which includes a dry ditch between the site and woodland edge. Furthermore, a second ditch is present beyond the eastern line of trees. The habitats on site were categorised according to UK Hab Ltd. Habitat Definitions Version 2.0 (2023) as listed below (please refer to the **Pre-Development Baseline Habitats map appended** for information on the locations of these habitats on site):

- Modified Grassland (g4) – Sheep Grazed (102);
- Bracken (g1c);
- Tall Forbs (16) under g4 – Modified Grassland;
- Mixed Scrub (h3h);
- Line of Trees (33) under w1g – Other Woodland Broadleaved;
- Native hedgerow (h2a) – hedgerow with trees (11);
- Non-native and Ornamental Hedgerow (h2b);
- Developed Land; Sealed Surface (u1b); and
- Buildings (u1b5).

3.1.1 Habitat Description

3.1.1.1 Modified Grassland (g4) – Sheep Grazed (102)

The majority of the site comprises of modified grassland. The field parcel is managed for hay production during the summer and used as grazing for sheep over the winter. Species noted within the modified grassland field parcel included Yorkshire Fog *(Holcus lanatus)*, Sweet Vernal-grass *(Anthoxanthum odoratum)*, Perennial Rye-grass *(Lolium perenne)*, Cock's-foot *(Dactylis glomerata)*, Annual Meadow Grass *(Poa annua)*, Yarrow *(Achillea millefolium)*, Field Bindweed *(Convolvulus arvensis)*, Creeping Buttercup *(Ranunculus repens)*, Common Sorrel *(Rumex acetosa)*, Creeping Thistle *(Cirsium arvense)*, Cat's-ear *(Hypochaeris radicata)*, Ground Ivy *(Glechoma hederacea)*, Creeping Cinquefoil *(Potentilla reptans)*, Red Fescue *(Festuca rubra)*, and White Clover *(Trifolium repens)*.

3.1.1.2 Tall Forbs (16) under g4 – Modified Grassland

The tall forbs are present to the north of the site, surrounding the buildings on site and along the earth mound comprise predominantly of Common Nettle *(Urtica dioica)*, with Perennial Rye-grass, Yorkshire Fog, Common Ragwort *(Senecio jacobaea)*, Common Sorrel, White Goosefoot *(Chenopodium album)*, Ivy *(Hedera helix)*, Green Alkanet *(Pentaglottis sempervirens)*, Burdock *(Arctium lappa)*, Common Daisy *(Bellis perennis)*, Broadleaved Dock *(Rumex obtusifolius)*, Bramble *(Rubus fruticosus)*, Greater Plantain *(Plantago major)*, Black Medick *(Medicago lupulina)*, Bindweed *(Convolvulus* sp.*)*, and Groundsel *(Senecio vulgaris)*.

3.1.1.3 Bracken (g1c)

Two parcels of dense Bracken *(Pteridium aquilinum)* are present on site, with one at the north-east and one along the eastern boundary.

3.1.1.4 Mixed Scrub (h3h)

Mixed scrub was present mostly along the north of the site, surrounding the buildings, with a further scrub parcels located along the western boundary. Scrub was dominated by Bramble *(Rubus fruticosus)*, with Blackthorn *(Prunus spinosa)*, Cherry Laurel *(Prunus laurocerasus)*, and Common Nettle *(Urtica dioica)*.

3.1.1.5 Line of Trees (33) under w1g – Other Woodland; Broadleaved

A mature line of trees is present, forming part of the north-western and eastern site boundary, with the eastern boundary line of trees connecting to the adjacent southern ancient woodland. The easter line of trees comprises predominantly Pedunculate Oak *(Quercus robur)* with Willow *(Salix* sp.*)*, Hazel *(Corylus avellana)*, Hawthorn, Field Maple *(Acer campestre)*, Cherry Laurel, Holly *(Ilex aquifolium)*, and Sycamore *(Acer pseudoplantanus)*. The north-western boundary comprises coppiced Hazel, Field Maple, Elder *(Sambucus nigra)*, Ash *(Fraxinus excelsior)*, Cherry Laurel, Pedunculate Oak, and Holly.

3.1.1.6 Native Hedgerow (h2a) – hedgerow with trees (11)

A gappy and defunct hedgerow was present at the south of the site, connecting to the adjacent ancient woodland parcel. Species identified comprised Bramble *(Rubus fruticosus)*, Hawthorn *(Crataegus monogyna)*, Blackthorn *(Prunus spinosa)*, Sycamore *(Acer pseudoplantanus)*, and Spindle *(Euonymus europaeus)*, with an understorey of Hedge Bedstraw *(Galium album)*, and Common Nettle *(Urtica dioica)*.

3.1.1.7 Non-native and Ornamental Hedgerow (h2b)

The north-eastern site boundary comprises a heavily managed non-native and ornamental hedgerow forming a barrier between the site and adjacent residential properties. Species noted include Hawthorn, Cherry Laurel, Holly, and Bramble.

3.1.1.8 Developed Land; Sealed Surface (u1b)

This habitat was present at the north of the site forming the access and land around the buildings.

3.1.1.9 Buildings (u1b5)

Two metal containers and three buildings were present at the north of the site, with one of the metal containers heavily encroached by scrub.

Figure 3. The habitats identified on site during January 2026 (taken January 2026).



3.1.2 Baseline Condition Assessment

The following tables provide details as to the condition assessments undertaken of the non-linear (**Table 1**) and linear (**Table 2**) habitats present on site, with reference to the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). All habitats which required assessment for conditions were determined to be in line with the Biodiversity Net Gain Assessment undertaken by The Ecology Partnership (2023), meeting the same criteria as with the 2023 assessment.

NB. The only habitat types which were not subject to a condition assessment were Bracken, Developed Land; Sealed Surface, Buildings, and Non-native and Ornamental Hedgerow, as they have a predetermined condition of 'Condition Assessment N/A' or 'Poor' under current guidance within the Statutory Biodiversity Metric.

Table 1. Existing non-linear 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, 2024).

Habitat Type	Area (ha)	Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Modified Grassland	6.532	Moderate	The grassland consistently comprised of 6-8 species per m^2 across the site, with noted species typical of modified grassland habitat, with the site grass dominant. The sward height was uniform throughout due to grazing. Furthermore, scattered scrub accounted for <20% of the area, physical damage was <5 of the area, bracken was <20% of the area, and bare ground was >10% of the total area. Additionally, no invasive non-native species were present. Specifically, criteria A, C, D, F, and G were met.	Area not in local strategy	MG1
Tall Forbs	0.085	Poor	The structure of the tall forbs on site was not varied; it also had limited species with the habitat predominantly Common Nettle. No invasive non-native species were identified during the habitat condition assessment. Specifically, criteria C was met.	Area not in local strategy	TF1
Bracken	0.181	Condition Assessment – N/A	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy	B1-2
Mixed Scrub	0.104	Moderate	The scrub represents a good example of its habitat type, >80% comprised of >3 native species. There is a range of age classes, ranging from seedlings to mature shrubs. Invasive non-native species comprise of <5%. A well-developed edge is not present between neighbouring habitat types. Additionally, there are no glades or rides present. Specifically, criteria A, B, C, and D were met	Area not in local strategy	MS1 – 3

Developed Land; Sealed Surface	0.046	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy	N/A – Access
Developed Land; Sealed Surface	0.016	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy	N/A – Buildings

Table 2. Existing linear 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, 2024).

Habitat Type	Length (km)	Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Line of Trees	0.275	Moderate	The lines of trees on site are comprised of >70% native trees, with a continuous canopy, ecological niches present (i.e. ivy, loose bark) and are of healthy condition. However, a 6m naturally unvegetated strip is not present of both sides of the feature. Specifically, all criteria were met.	Area not in local strategy	LT1-2
Native Hedgerow with Trees	0.184	Good	The native hedgerows with trees are on average >1.5m in height but not in width, gaps make up <10% of the total length, and the gap between the ground and the hedge is <0.5m on average. There is not a 1m undisturbed strip on one side of the hedge; however, species indicative of nutrient enrichment are not present. No non-native invasive species were present and >90% of the hedgerows and trees are free from damage. Furthermore, there was not one mature tree per 30m stretch. Specifically, criteria A1, B1, B2, C2, D1, D2, and E2 were met	Area not in local strategy	H1, 2, 5, & 6

Native Hedgerow	0.031	Moderate	The native hedgerows are on average >1.5m in height but not in width, it is gappy in their length, with gaps >10% of the total length, but the gap between the ground and the hedge is <0.5m on average. There is not a 1m undisturbed strip on one side of the hedge; however, species indicative of nutrient enrichment are not present. No non-native invasive species were present; however, <90% of the hedgerow is free from damage. Specifically, criteria A1, B1, C2, D1, were met	Area not in local strategy	H4
Non-native and Ornamental Hedgerow	0.016	Poor	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy	H7

3.2 Bats

3.2.1 Pre-existing Data

The data request from SxBRC returned the following bat records within 2km of the site (**Table 3**). The location of the Annex II species: Barbastelle and Bechstein's records are shown below in **Fig 4.**

Table 3. List of bat records within 2km of the site provided by SxBRC (2026).

Taxon Name	Species Name	Number of Records	Further Information
Barbastella Barbastellus	Barbastelle	76	Records from aural bat detectors, bat detectors, bat survey, bat trapping, harp traps, radio-tracking, and unknown.
Chiroptera	Bat	60	Bat surveys, building inspections, droppings, field observations, and harp traps.
Eptesicus serotinus	Serotine	41	Aural bat detectors, bat detectors, surveys, trapping, building inspecitions, harp traps, roost exit counts, and unknown.
Myotis sp.	Myotis species	16	Aural bat detectors, bat detectors, surveys, building inspections, and harp traps.
Myotis alcathoe	Alcathoe's	8	Records from trapping and harp traps.
Myotis bechsteinii	Bechstein's	17	Bat surveys, harp traps, roost exit counts, and trapping.
Myotis brandtii	Brandt's	2	Records from bat trapping.
Myotis daubentonii	Daubenton's	5	Aural bat detectors, bat traps, and harp traps.
Myotis mystacinus	Whiskered	15	All records from trapping.
Myotis mystacinus/brandtii	Whiskered/Brandt's	5	Aural bat detectors, bat traps, and harp traps.
Myotis nattereri	Natterer's	27	Bat detectors, surveys, trapping, roost exit counts, anfd visual ID.
Nyctalus noctule	Noctule	20	Aural bat detectors, bat detectors, surveys, harp traps, and roost exit counts.
Pipistrellus spp.	Pipistrellus species	942	Aural bat detectors, bat surveys, building inspections, grounded bats, and roost exit counts.
Pipistrellus nathusii	Nathusius Pipistrelle	6	Records from bat detectors and harp trap.
Pipistrellus pipistrellus	Common Pipistrelle	362	Aural bat detectors, bat detectors, survyes, trapping, building inspections, emergence and re-entry surveys, roost exit counts, unknown, and visual ID.
Pipistrellus pygmaeus	Soprano Pipistrelle	773	Aural bat detectors, bat detectors, survyes, trapping, emergence surveys, field observations, roost exit counts, and unknown.
Plecotus	Long-eared species	22	Aural bat detectors, bat detectors, surveys, building inspections, droppings, and unknown.

Plecotus auritus	Brown Long-eared	88	Aural bat detectors, bat detectors, surveys, trapping, building inspections, unknown, and visual ID.

Figure 4. The Barbastelle and Bechstein's bat records as provided by SxBRC within 2km of the site (Google Satellite, 2026).



Following a review of freely available online resources, four bat European Protected Species Licences (EPSL) were identified from within 2km of the site boundary (including one of which was a modification). One EPSL was identified for the damage of a resting place of Common Pipistrelle, Soprano Pipistrelle, and Brown Long-eared bat, a second EPSL (modified) was identified for the destruction of a resting place of Common Pipistrelle, and a third EPSL was identified for the destruction of a breeding site of Brown Long-eared bat. The nearest EPSL lies approximately 1.54km north-east of the site.

3.2.2 Pre-existing Ecological Survey Work

A preliminary roost assessment was undertaken on two buildings on site in 2022 by The Ecology Partnership (2023). All buildings, including the metal containers, were considered to offer negligible potential for roosting bats and no further surveys were recommended.

A preliminary roost assessment of the trees (now known as a ground level tree assessment) on site identified several trees as supporting potential roosting features, ranging from low to high bat roosting potential.

The site was offering suitability to support commuting and foraging bats and as such, monthly Phase II transect and static surveys were undertaken between May to September 2022. The transects identified a minimum of nine bat species utilising the site, including Common Pipistrelle, Soprano Pipistrelle, Nathusius' Pipistrelle, Serotine, Noctule, Leisler's, Brown Long-eared, Barbastelle, and *Myotis* species. Common Pipistrelle was the most frequently recorded species identified on site (73.14% of calls), followed by Serotine (10.8% of calls). Low numbers of the remaining species were identified, with Soprano Pipistrelle accounting for 5.36% of the calls, Barbastelle accounting for 4.9% of the calls, *Myotis* species accounting for 2.23% of the calls, Noctule accounting for 1.68% of the calls, Leisler's accounting for 0.94% of the calls, Brown Long-eared accounting for 0.71% of the calls, and Nathusius' Pipistrelle accounting for 0.08% of the calls. In conclusion, the site was considered to be of **Local value** for commuting and foraging bats.

The Ecology Partnership (2023) also noted the presence of Slindon Estate, approximately 500m north and functionally connected to the site, known to support a maternity colony of Barbastelle.

3.2.3 Site Assessment – Roosts

Three buildings and two metal containers are present at the north of the site. The location of the buildings are located in **Fig 5 & 6**, with further photos of the buildings present, below. No potential roosting features (PRFs) were identified on either container, with container 2 mostly encroached by Bramble. As such, containers 1 & 2 were considered to offer ***negligible potential*** to support roosting bats.

B1 comprises a stone built barn utilised for storage, with a slanted corrugated asbestos roof (**Fig 7**). Internally, the roof is not lined and is gappy, allowing for light infiltration and unstable unsuitable internal conditions. In combination with the lack of PRFs and absence of bats or evidence of bats, B1 was considered to offer ***negligible potential*** for roosting bats.

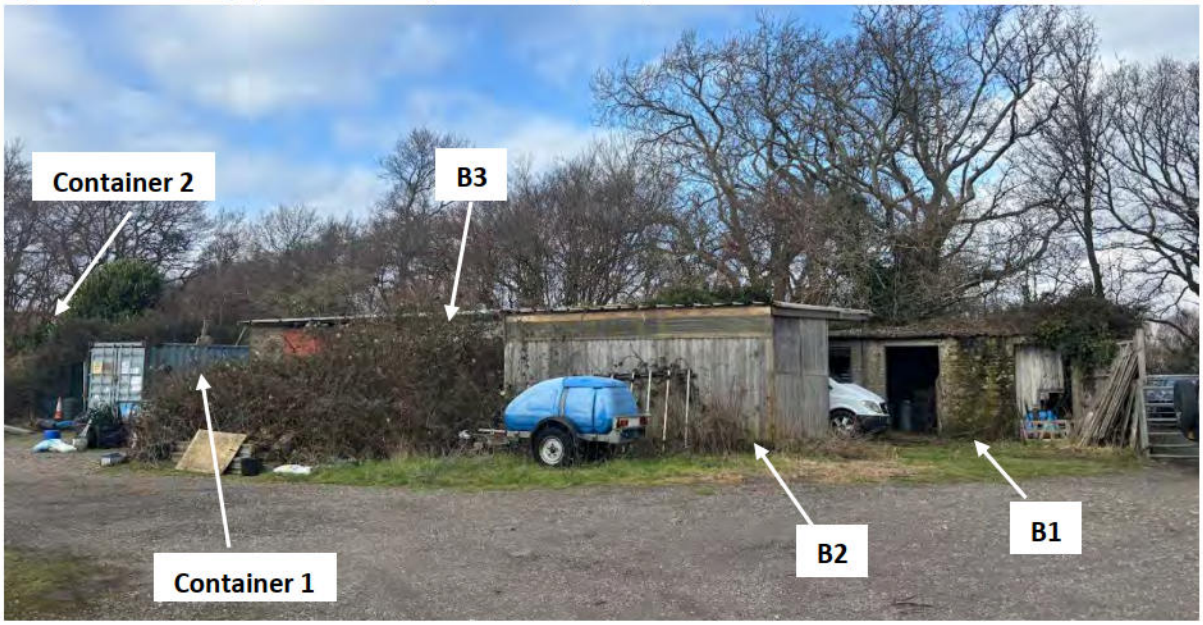
B2 is a further barn utilised as storage, comprising a wooden cladding and breezeblock wall with a flat corrugated metal roof (**Fig 7**). Similarly to B1, a large gap at the top of the cladding and open-fronted nature of the building allows for light infiltration and unstable unsuitable internal conditions. In combination with the lack of PRFs and absence of bats or evidence of bats, B2 was considered to offer ***negligible potential*** for roosting bats.

B3 comprises breezeblock walls with a slightly metal roof with a foam layer. Externally, the ridge comprises of thin metal. One minor PRF was identified at the south-western elevation through a gap beneath the ridge (**Fig 8**). This potential roosting feature is considered to have resulted from recent wear of the building, as it was not previously identified by The Ecology Partnership (2023). No further PRFs, bats, or evidence of bats was identified within B3 and as such, this building was considered to offer ***low potential*** for roosting bats

Figure 5. Annotated building locations (Google Satellite, 2026).



Figure 6. The buildings present on site (taken January 2026).



Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
[redacted] www.ecosupport.co.uk

Figure 7. Internal view of B1 (a) and B2 (b) (taken January 2026).



Figure 8. South-western elevation of B3 showing annotated PRFs (taken January, 2026).



3.2.4 Site Assessment – Ground Level Tree Assessment

In the absence of a tree survey plan which indicates tree numbers and any trees that may be removed as part of the development, it was not possible to identify specific trees around the site or site boundary that require further assessment. Notwithstanding this, a number of trees scattered throughout the site were noted to contain PRFs in the form of knot holes, woodpecker holes, and decay. As such, pending a tree removal plan, the trees on site may require further assessment in regard to roosting bats.

3.2.5 Site Assessment - Foraging and Commuting

The site is dominated by modified grassland, managed as a hay cut throughout the summer months and grazed in the winter, and is likely to support a rich supply of invertebrates for local foraging bats. Furthermore, a mixture of hedgerows and mature line of trees are present around the site boundaries, connecting to suitable habitat within the local and winder environment including ancient woodland to the south and a known maternity roost of Barbastelle to the north. The updated walkover identified minimal change in habitats and their condition and as such, it is considered that the site remains as being of **Local value** for commuting and foraging bats.

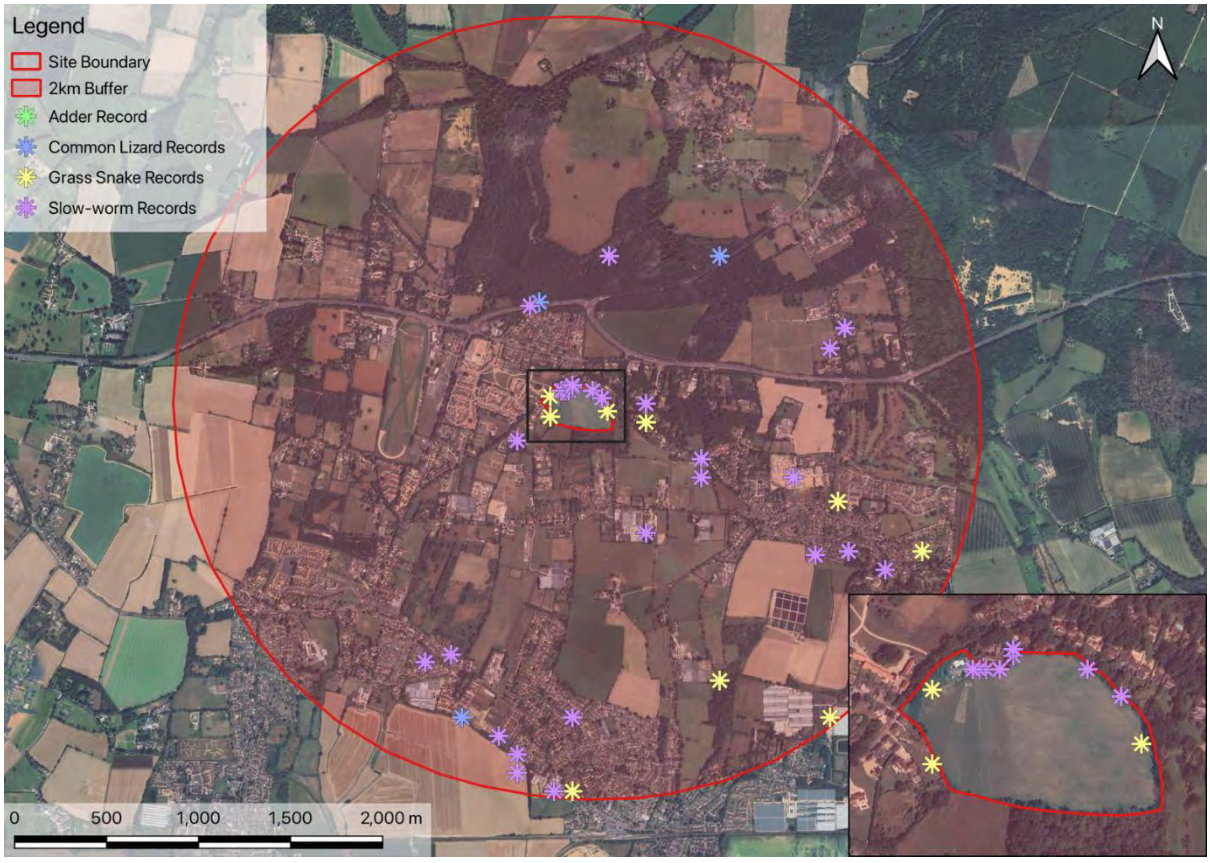
[redacted]

3.4 Reptiles

3.4.1 Pre-existing Data

SxBRC returned 31 records of Grass Snake (*Natrix natrix*), 1 record of Adder (*Vipera berus*), 20 records of Common Lizard (*Zootoca vivipara*), and 364 records of Slow-worm (*Anguis fragilis*) from within 2km of the site, shown in **Figure 9**.

Figure 9. The GCN records as provided by SxBRC from within 2km of the site (Google Satellite, 2026).



3.4.2 Pre-existing Data – Ecological Survey Work

The Ecology Partnership (2023) noted that reptile surveys were previously undertaken on site in 2017. The 2017 survey effort concluded a 'good' population of Slow-worm and a 'low' population of Grass Snake. The Ecology Partnership undertook updated reptile surveys throughout August to October 2022, using a total of 70 refugia mats distributed along the field margins, around scrub, and around tall forb vegetation. The updated survey effort in 2022 concluded that the site supported a 'low' population of Slow-worm and a 'low' population of Grass Snake. The site was not considered to be a key reptile site and as such, was considered to be of **Local value** for common reptiles.

3.4.3 Site Assessment

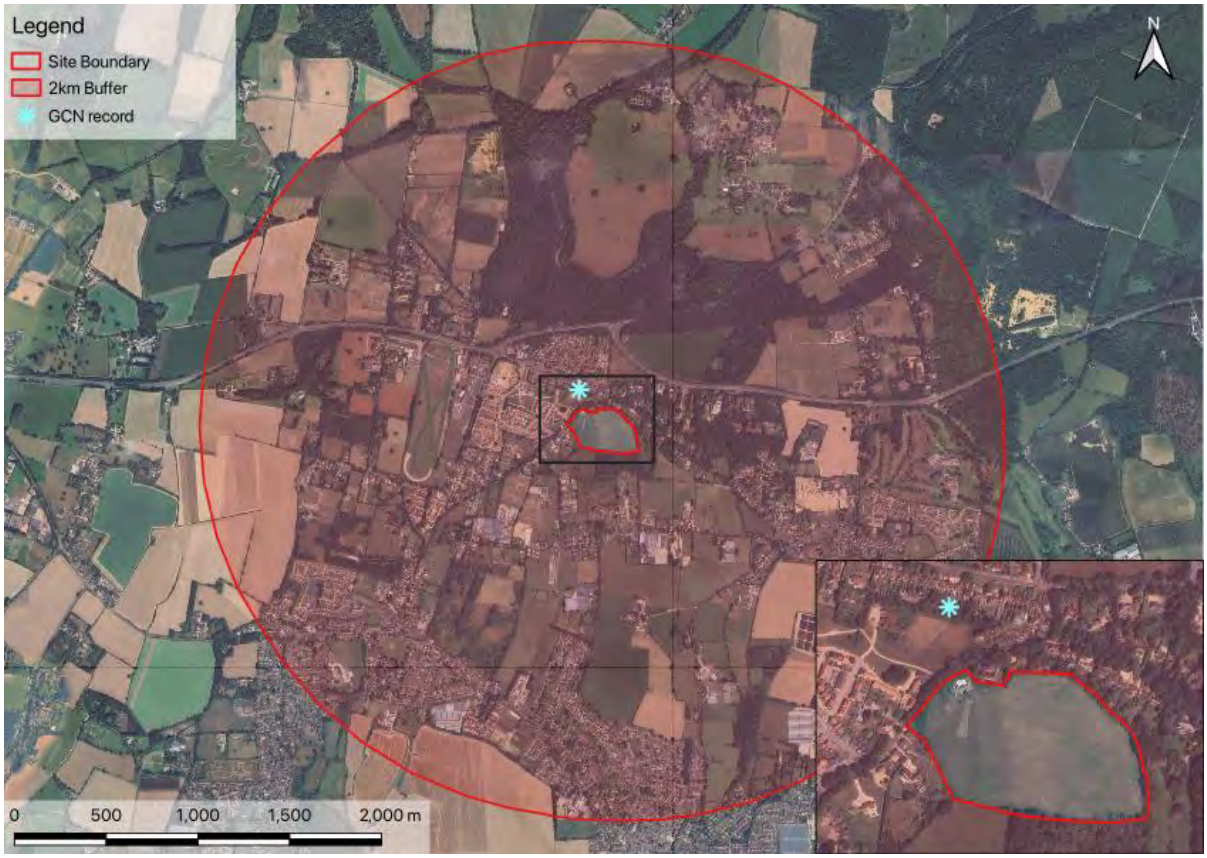
The majority of the grassland on site was grazed by either sheep or horse at the time of the walkover survey, resulting in short-sward grassland. However, there were some aspects of longer-sward tussocky grassland, particularly the field margins and to the north of the site, considered to offer suitable habitat for common reptile species, offering the structure and heterogeneity needed by foraging and sheltering reptiles (Edgar et al., 2010). The updated walkover identified minimal change in habitats and their condition and as such, it is considered that the site remains as being of **Local value** for common reptiles.

3.5 Great Crested Newts

3.5.1 Pre-existing Data

SxBRC returned 1 record of Great Crested Newt (*Triturus cristatus*) (GCN) within 2km of the site, shown in **Figure 10**. Furthermore, no EPSLs for GCN were identified within 2km of the site.

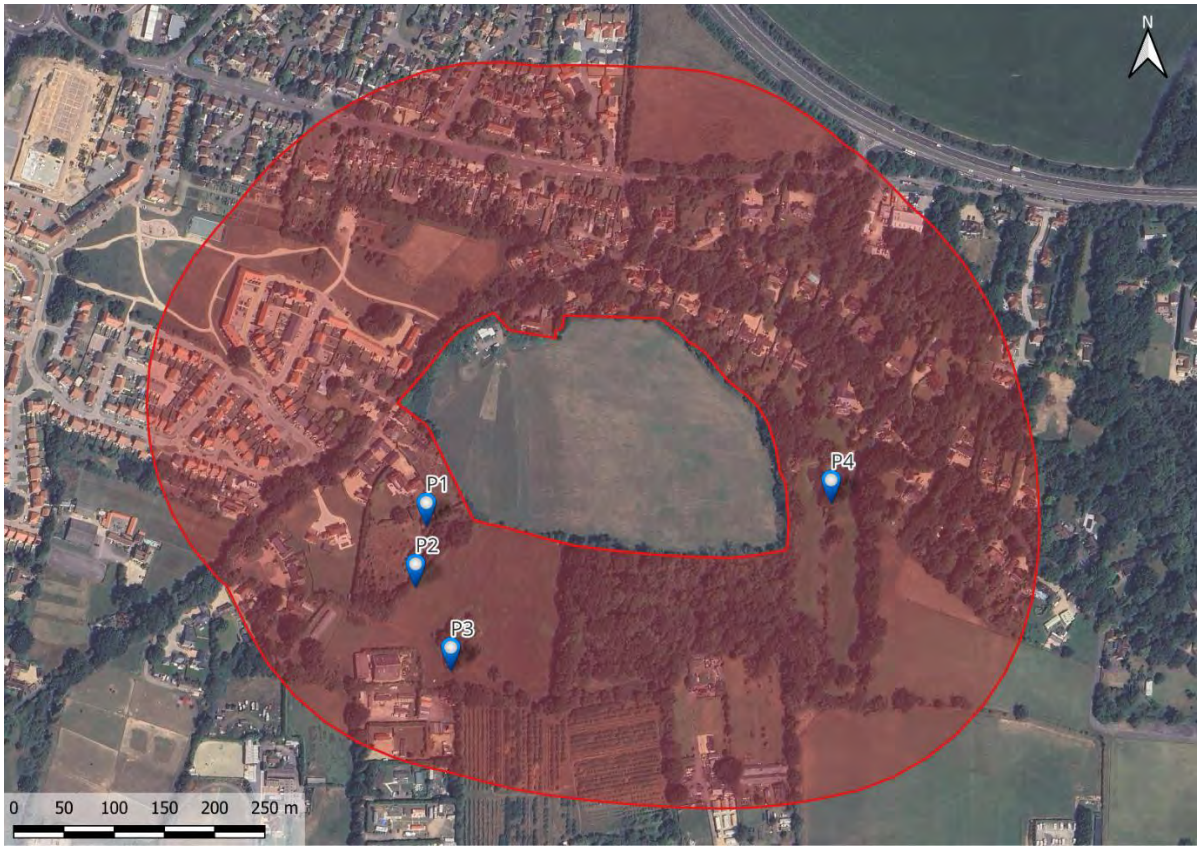
Figure 10. The GCN records as provided by SxBRC from within 2km of the site (Google Satellite, 2026).



3.5.2 Pre-existing Data – Ecological Survey Work

The Ecology Partnership (2017, 2022 & 2023) identified a total of four waterbodies within 250m of the site (**Fig 11**). Pond 1 (P1) tested negative for eDNA indicating GCN absence in 2018 and The Ecology Partnership noted this pond appears to have been dried since September 2019. Pond 2 (P2) tested positive for eDNA indicating GCN presence in 2017, but negative for eDNA indicating absence in 2022. Pond 3 (P3) tested negative for eDNA indicating absence in 2017, 2018, and 2022. GCN surveys were undertaken on Pond 4 (P4) in 2014 which concluded the likely absence of GCN, however, access has not been permitted since. As such, considering the restriction of suitable habitat to the site boundaries and with assistance of the Natural England risk calculator, the potential for GCN to be present on site was considered to be limited and of **Site level** only. Consequently, The Ecology Partnership have recommended reasonable avoidance measures.

Figure 11. The waterbodies identified and surveyed by The Ecology Partnership from 2014 to 2022 (Google Satellite, 2026).



3.5.3 Site Assessment

As outlined above, a total of four waterbodies were identified within 250m of the site. No waterbodies are present on site. Following a review of aerial imagery and OS mapping, Pond 1 no longer appears to be present. All four waterbodies have historically been subject to an EDNA survey, with all ponds returning as negative for GCN presence (including Pond 2 testing as negative in 2022, despite testing as positive in 2017). It is important to note that access to Pond 4 has not been permitted since 2014 and as such, a worst case scenario is presumed. Notwithstanding this, similarly to reptiles, to the site is considered to offer suitable commuting and foraging habitat around the site boundaries. However, the main body of the land is considered to lack the structure and heterogeneity to support GCN. The

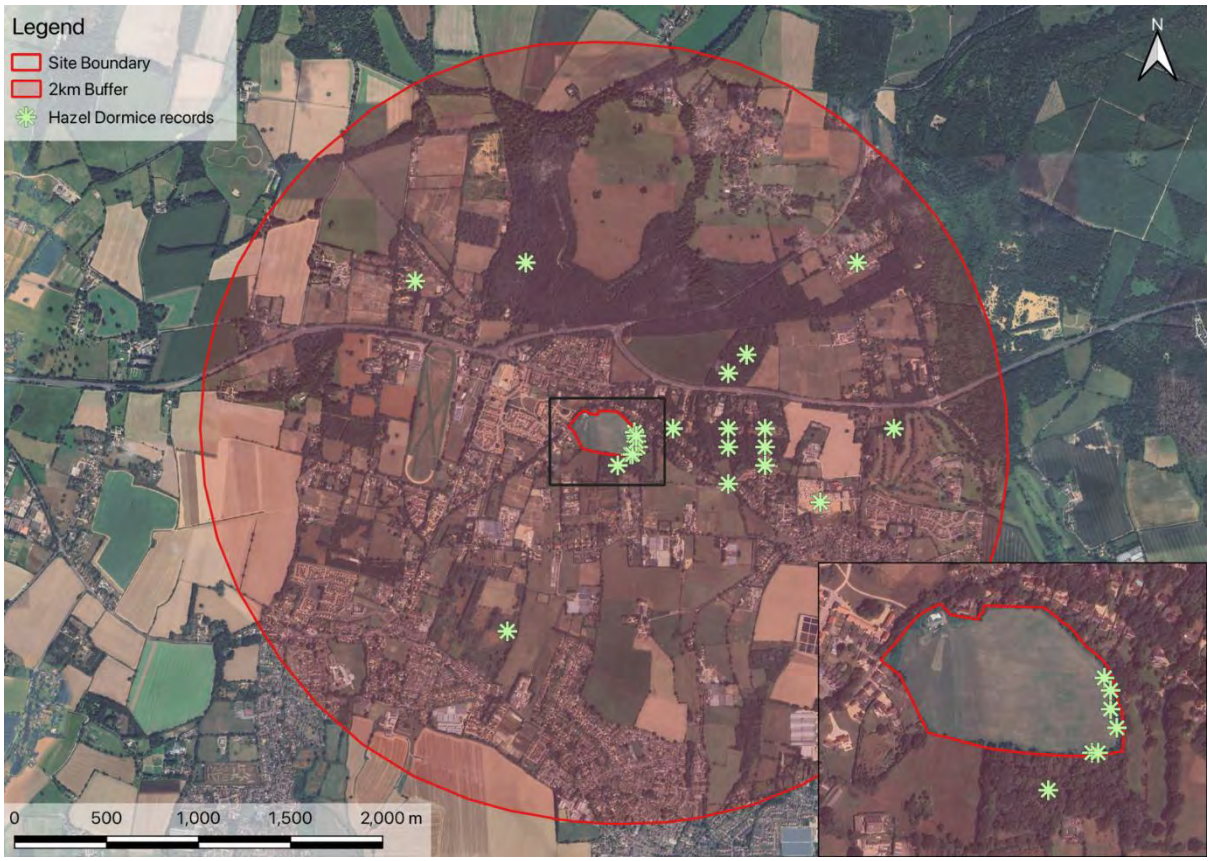
updated walkover identified minimal change in habitats and their condition and as such, it is considered that the site remains as being of **Site value** for GCN.

3.6 Hazel Dormice

3.6.1 Pre-existing Data

SxBRC returned 280 records of Hazel Dormouse (Muscardinus avellanarius) from within 2km of the site, locations shown in **Figure 12**.

Figure 12. The Hazel Dormouse record as provided by SxBRC from within 2km of the site (Google Satellite, 2026).

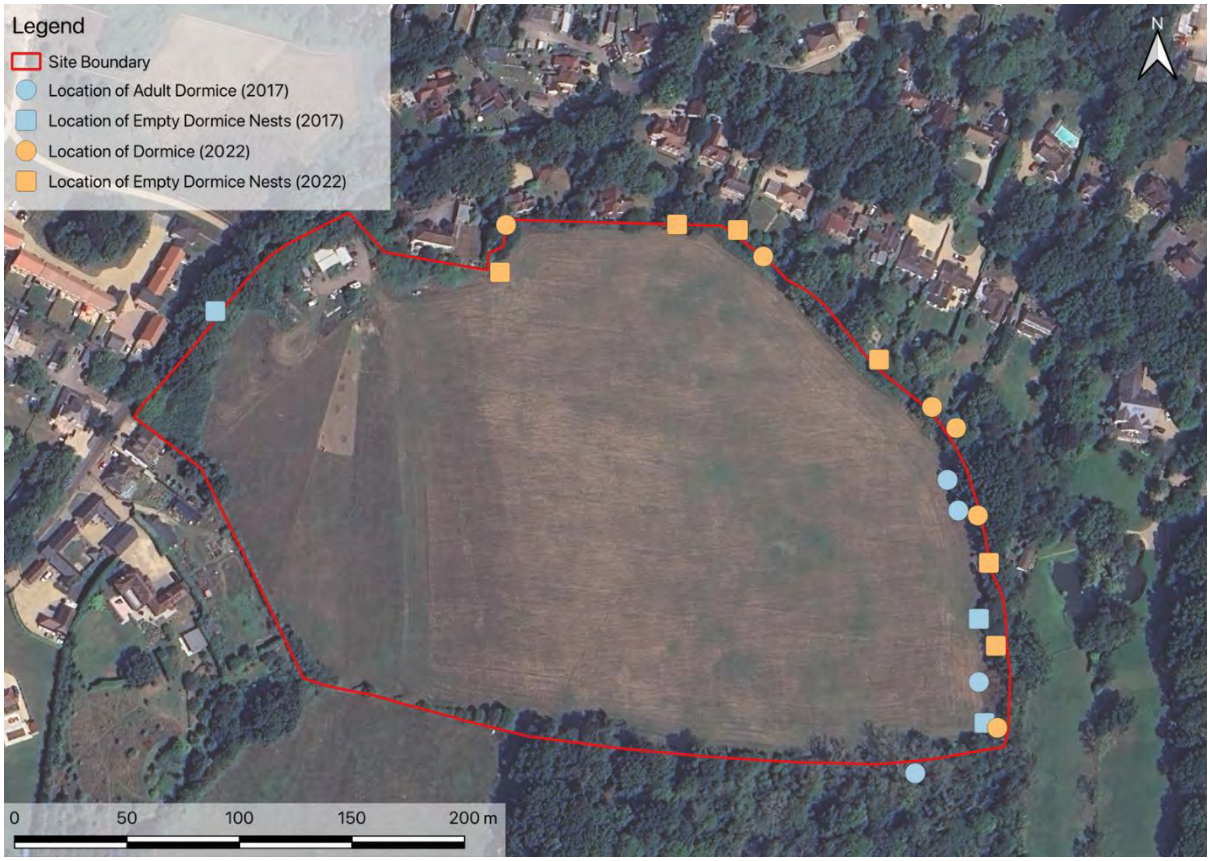


Furthermore, a total of four licences allowing for the damage and destruction of breeding and non-breeding sites for Hazel Dormice were identified within 2km of the site, with the nearest approximately 216m north-east of the site.

3.6.2 Pre-existing Data – Ecological Survey Work

The Ecology Partnership (2023) identified suitable habitat present on site to support Hazel Dormice and subsequently undertook Phase II Dormouse surveys in 2017 and updated in 2022. The 2017 survey effort concluded a least four individual Dormice on site, with a total of three nests in the south-eastern site corner and northern treeline. The 2022 updated survey effort between April – October 2022 concluded a minimum of five individual Dormice on site, with an additional eight nests across the eastern and northern site boundaries. The locations of the Dormice and Dormouse nests are located in **Figure 13**, below. Due to the presence of Hazel Dormice, a Natural England licence was recommended.

Figure 13. The location of the Hazel Dormouse individuals and nests throughout the 2017 and 2022 Dormouse surveys undertaken by The Ecology Partnership (Google Satellite, 2026).



3.6.3 Site Assessment

The woodland and native hedgerows around the site boundary are considered favourable for Dormice as they provide key food sources (Bright et al., 2006), with opportunities for dispersal within the wider landscape with linear connectivity along all aspects of the site. Of particular note, the site connects to ancient woodland to the south of the site. Furthermore, a population of Dormice has already been established on site through previous survey work undertaken by The Ecology Partnership (2023). The updated walkover identified minimal change in habitats and their condition and as such, it is considered Dormice are still likely present on site and a licence from Natural England will be required for any works to the treeline, scrub, and hedgerows.

3.7 Notable and Birds of Conservation Concern (BoCC)

3.7.1 Pre-existing Data

SxBRC returned a variety of records of birds of conversation concern within 2km of the site (the list has not been reproduced here due to high quantity of records).

3.7.2 Pre-existing Data – Ecological Survey Work

The Ecology Partnership (2023) identified suitable habitat on site to support breeding and nesting birds, predominantly within the boundary habitats, buildings, and scrub. The buildings were not considered suitable to support Barn Owls (*Tyto alba*), however, old bird nests were present. A low number of bird pellets were recorded at the south of the site, considered to belong to Buzzard (*Buteo buteo*), with three individuals noted flying over the site on various occasions/ Other species The

Ecology Partnership recorded on or around the site included Robin (*Erithacus rubecula*), Marsh Tit (*Poecile palustris*), and Wood Pigeon (*Columba palumbus*). Marsh Tit are red listed Birds of Conservation Concern (BoCC) however this species was only recorded once. As such, it was concluded that the site offers **Site value** for BoCC.

3.7.3 Site Assessment

The hedgerow, trees, scrub, and buildings on site and around the site boundary provide suitable habitat for breeding and nesting birds. Furthermore, the site is situated within an ideal environment, with a mosaic of woodland, agricultural, and urban habitats within the local vicinity, including ancient woodland to the south. Several disused birds' nests were identified on site, notably within the buildings and mature line of trees, at the time of the walkover surveys. As such, as there has been minimal change in habitats on site, the site is still considered to retain its status of being of **Site value** for BoCC.

4.0 PROPOSED CREATED HABITATS & NET GAIN ASSESSMENT

4.1 Onsite Proposals

Following consultation with Bellway Homes Limited (Wessex), in order to minimise the loss of biodiversity on site, the following habitats are being retained, enhanced and created (please refer to the **Post-Development Layout appended** 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 in order to achieve the desired condition.

Section 6.0 details the proposed planting and ongoing management required to ensure the stated condition criteria are met for each habitat type.

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 Non-Linear Habitats

Table 4 indicates those habitats due to be retained, enhanced and created on site with details provided, where appropriate, as to how the necessary condition criteria will be met.

Table 4. Non-linear habitats to be created on site including details as to the condition assessment criteria that must be met in order to achieve the targeted condition (the necessary planting and management required to achieve the stated condition criteria is detailed in **Section 6.0**).

Habitat Type	Action	Area (ha)	Target Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Allotments	Created	0.083	Moderate	The allotments on site will be created in moderate condition will be created in line with the Statutory Biodiversity Metric Condition Assessments (DEFRA, 2024). Specifically, Criteria B and C will be targeted for achievement. Management will be implemented to prevent invasive species through prohibiting invasive species and controlling them if they arise and having areas with designated wildflowers to provide nectar sources for pollinators.	Area not in local strategy.	AL1
Other Neutral Grassland	Created	1.227	Moderate	Other neutral grassland of moderate condition will be created in line with the Statutory Biodiversity Metric Condition Assessments (DEFRA, 2024). Specifically, Criteria A, C, and D will be targeted for achievement with a suitable species-rich seed mix chosen and replacement planting to minimise bare ground. Also, management implemented to minimise cover of scrub, bracken and invasive species.	Location ecologically desirable but not in local strategy	ONG1 – 6
Other Neutral Grassland	Created	0.419	Moderate	Other neutral grassland of moderate condition will be created in line with the Statutory Biodiversity Metric Condition Assessments (DEFRA, 2024). Specifically, Criteria A, C, and D will be targeted for achievement with a suitable species-rich seed mix chosen and replacement planting to minimise bare ground. Also, management implemented to minimise cover of scrub, bracken and invasive species.	Location ecologically desirable but not in local strategy	SuDS
Modified Grassland	Created	0.284	Moderate	Modified grassland of moderate condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). Specifically, Criteria A, C, F, and G will be targeted for achievement with management implemented to minimise cover of scrub, bracken and invasive species.	Location ecologically desirable but not in local strategy	MG2 – 7

Traditional Orchards	Created	0.208	Moderate	A traditional orchard parcel of moderate condition will be created in line with Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024) within the western portion of the site. Specifically, Criteria C, F, G, and H will be targeted for achievement. The area will be seeded with a species-rich grassland mix and management will be implemented to reduce scrub encroachment, prevent grazing and poaching, and invasive species will be controlled.	Location ecologically desirable but not in local strategy	OR1
Mixed Scrub	Created	0.858	Good	Mixed scrub of good condition is to be created in line with the Statutory Biodiversity Metric Condition Assessments (DEFRA, 2024) will be created throughout the site. Specifically, Criteria all criteria will be targeted for achievement. Through planting a mix of native species of varying age-classes, and management implemented to minimise invasive species. Furthermore, the edge of the scrub will be managed to provide a rough grassland edge, and areas will be cleared to create glades and rides.	Location ecologically desirable but not in local strategy	MS4 – 7
Rain Garden	Created	0.29	Moderate	Rain gardens of moderate condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). Specifically, Criteria A and C will be targeted for achievement of a varied vegetation structure (with a single structural habitat component not accounting for 80% of the total habitat area), plants comprising of mostly native species (if non-native they should not be detrimental to the habitat or native wildlife) and appropriate management to ensure invasive non-native species do not exceed 5% of the total vegetated area.	Area not in local strategy.	RG1 – 2
Introduced Shrub	Created	0.114	N/A – Other	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).	Area not in local strategy.	N/A – Created introduced shrub parcels

Vegetated Gardens	Created	1.148	N/A – Other	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).	Area not in local strategy.	N/A – Created gardens
Developed Land; Sealed Surface	Created	1.48	N/A – Other	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).	Area not in local strategy.	N/A – Developed land (e.g. access, driveways, etc)
Developed Land; Sealed Surface	Created	0.807	N/A – Other	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).	Area not in local strategy.	N/A – Created buildings throughout
Artificial Unvegetated; Unsealed Surface	Created	0.049	N/A – Other	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).	Area not in local strategy.	LEAP & LAP
Individual Trees (Urban)	Created	1.2907	Moderate	89 No. small & 57 No. medium urban trees of moderate condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). Specifically, criteria B, D and F will be targeted for achievement with appropriate management implemented to prevent adverse impacts to health and maintain a continuous canopy. Trees will be planted within suitable green space areas where at least 20% of the canopy will oversail vegetation beneath. Where possible planted trees will comprise of native species to achieve criterion A.	Location ecologically desirable but not in local strategy	N/A – 146 No. trees to be planted throughout the site

4.1.2 Linear Habitats

Table 5 indicates those linear habitats due to be retained, enhanced and created on site with details provided, where appropriate, as to how the necessary condition criteria will be met.

Table 5. Linear 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 (the necessary planting and management required to achieve the stated condition criteria is detailed in **Section 6.0**).

Habitat Type	Action	Length (km)	Target Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Line of Trees	Retained	0.151	Moderate	Line of trees to be retained in its current moderate condition in line with the Statutory Biodiversity Metric Technical Annexe 1 (DEFRA, 2024).	Location ecologically desirable but not in local strategy	LT1
Species-rich Native Hedgerow with Trees	Enhanced	0.075	Moderate	The line of trees will be enhanced with species-rich native hedgerow planting, which will be enhanced to a moderate condition in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). Specifically, criteria B1, B2, C1, D1, and D2 will be targeted for achievement with management implemented to maintain a strip of undisturbed ground >1m in width with perennial herbaceous vegetation for >90% of its length, limit horizontal and vertical gappiness, remove invasive species and prevent damage.	Location ecologically desirable but not in local strategy	H8
Native Hedgerow with Trees	Retained	0.184	Moderate	The native hedgerows with trees are to be retained in their current moderate condition in line with the Statutory Biodiversity Metric Technical Annexe 1 (DEFRA, 2024). Specifically, criteria A1, B1, B2, C2, D1, D2, and E2 are to be maintained. With management implemented to maintain a height >1.5m, limit horizontal and vertical gappiness with replacement / plug planting, remove invasive species and prevent damage.	Location ecologically desirable but not in local strategy	H1, 2, 5, & 6
Native Hedgerow	Retained	0.031	Moderate	The native hedgerows are to be retained in their current moderate condition in line with the Statutory Biodiversity Metric Technical Annexe 1 (DEFRA, 2024). Specifically, criteria A1, B1, B2, C2, D1, and D2 are to be maintained. With management implemented to maintain a height >1.5m, limit horizontal and vertical gappiness with replacement / plug planting, remove invasive species and prevent damage.	Location ecologically desirable but not in local strategy	H4

Non-native and Ornamental Hedgerow	Created	0.182	Poor	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).	Location ecologically desirable but not in local strategy	H9

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 +10.34% in area habitats (or +2.86 habitat units), a net gain of +13.09% in linear habitats/hedgerows (or +0.35 hedgerow units), and the trading rules are satisfied*** (**Fig 14**). A gain for biodiversity has been achieved on site for both linear/hedgerow and area habitats within the proposed development scheme so no further actions are required.

Figure 14. Screenshot of the 'headline results' output from the BNG assessment undertaken for the site using the DEFRA Statutory Biodiversity Metric.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	2.86
	Hedgerow units	0.35
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	10.34%
	Hedgerow units	13.09%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

4.3 Mitigation Hierarchy

The proposed habitat retention, enhancement, and creation described in the above sections follows the Biodiversity Gain Hierarchy as detailed within paragraph 192 (a) of the National Planning Policy Framework (DLUHC, 2024). The below sections cover each of the elements of the hierarchy and how we have sought to address them in this scheme (as there is a desire for offsite enhancements to reach a higher biodiversity net gain):

- **Avoid:** The habitats of highest value have, where possible, been retained, and will be enhanced and restored as necessary. This includes the majority of the linear features on site, including the lines of trees and hedgerows. The majority of the habitats lost comprises of low value modified grassland. Further habitats could not be retained, due to the quantum of residential development that the site needed to deliver. Not achieving the number of residential units would have rendered the development unviable and prejudiced the Local Authority's ability to deliver much needed housing in the area.
- **Mitigate:** In order to mitigate the small losses of mixed scrub on site, all boundaries will be planted up with large mixed scrub buffers, which will in turn buffer the linear features and adjacent ancient woodland. Furthermore, the loss of low distinctiveness habitats such as modified grassland, tall forbs, and bracken, will be mitigated by the creation of habitats such as other neutral grassland, which is of a higher distinctiveness, and traditional orchards. Additionally, extensive tree planting has been proposed throughout the development parcels and green spaces alongside the creation of hedgerows and introduced shrub, and SUDS within the POS will also boost biodiversity on site. Lost linear habitats will be mitigated by the creation of various native hedgerows planted throughout the site. Finally, the loss of the linear

features on site will be mitigated by the enhancement of the line of trees along the access with hedgerow planting.

- **Offset:** Due to the aforementioned reasons, the site has achieved a >10% gain in hedgerow and area habitats. Therefore, the Biodiversity Gain Hierarchy has been followed when addressing the BNG requirements for the site.

5.0 MITIGATION, COMPENSATION AND ENHANCEMENTS

This chapter deals with mitigation, compensation and enhancement. Mitigation refers to measures that can be undertaken to avoid or reduce ecological impacts. Compensation refers to measures taken in order to offset potential significant impacts, and finally enhancements contribute towards a net gain for ecology.

5.1 Ancient Woodland Buffer

Due to the presence of replanted ancient woodland at the south of the site, in line with the advice from the UK Gov website the following will be implemented:

"For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic."

No development is proposed within the root protection zones of the ancient woodland, and the woodland will be fenced off for protection during development, with no access post development. A 15m buffer has been incorporated into the design, with the proposed buffer comprising of a mix of native scrub planting and tree planting, then further buffered by a strip of species-rich wildflower grassland. This will ensure no adverse impacts to the woodland during the construction and operational phase.

5.2 CEMP – Condition 21

A Construction Environmental Management Plan (CEMP) is recommended to ensure appropriate mitigation measures to protect the ecological features on site. This is required to discharge Condition 21 of Appeal Ref: APP/C3810/W/24/3349836, which states:

"21. No development shall take place, (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until a construction environmental management plan (CEMP: Biodiversity) has been
submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following.

1. Risk assessment of construction activities potentially damaging to biodiversity.
2. Identification of "biodiversity protection zones".
3. Practical measures (both physical measures and sensitive working practices) to avoid or reduce ecological impacts during construction (may be provided as a set of method statements).
4. The location and timing of sensitive works to avoid harm to biodiversity features.
5. The times during construction when specialist ecologists need to be present on site to oversee works.
6. Responsible persons and lines of communication.
7. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

8. Use of protective fences, exclusion barriers and warning signs.
9. Containment, control, and removal of any invasive non-native species present on site.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority."

5.3 Bats

5.3.1 Precautionary Working Method Statement – B3

B3 at the north of the site was considered to offer low potential for roosting bats. No evidence of potential use by bats was found and only one external PRF was identified. Therefore, while there is potential for bats, it is not considered highly likely and therefore a precautionary method statement is considered to be a suitable mitigation measure.

Precautionary measures will be employed during works impacting the roof on B3. The following measures will be carried out:

- Prior to the commencement of works, a licensed ecologist will provide a Toolbox Talk which will detail best practice methods of sensitive stripping/removal of roofing and identifying signs of bats. Personnel will be educated on signs of bats and that in the unlikely event a bat is found whilst the licensed ecologist is not on site, that all works must stop immediately and the licensee contacted immediately.
- The materials and PRF will be removed via sensitive methods by the licensed ecologist with help from the contractors. Scaffolding will be put in place to facilitate the removal of material by hand, if needed.
- These works will be carried out in suitable weather conditions, with temperatures >10ºC
- In the unlikely event a bat is identified, all works will stop immediately and a mitigation licence will be required to continue (which will require three emergence / re-entry surveys to inform requirements).

5.3.2 Trees

A number of trees were identified as supporting several potential roost features on site. Should any further trees not presently identified as requiring removal or remedial works, an updated Ground Level Tree Assessment will be undertaken on the subjected trees.

Following this, a single PRF inspection survey will be required for each tree (BCT, 2023) to record characteristics of the PRFs and categorise them according to **Table 7** below. This can be conducted at any time of year by a suitably qualified ecologist and entails a more detailed assessment of the likely suitability of a PRF for roosting bats as well as searching for evidence of bats (e.g. droppings) within the PRF via an endoscope. Access equipment (such as ladders, climbing equipment using qualified climbers, MEWPS or scaffold towers) may be required to gain access to PRFs.

Table 7. Categorisation of PRFs (from Table 6.2, BCT 2023).

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

For those trees noted to only possess PRF-Is, the Roost Resource Approach will be followed in which no further surveys are required, and a precautionary working method statement will be adhered to (BCT, 2023).

For those trees noted to possess PRF-Ms, the Further Surveys Approach will be followed in which a total of three PRF inspection surveys will be required between May – September (with at least two between May – August), with these visits spaced at least 3 weeks apart (BCT, 2023).

5.3.3 Sensitive Lighting – Condition 7

In order to avoid any disturbance to bats (and other potential nocturnal wildlife), construction works should be limited to daylight hours and should not be undertaken 30 minutes prior to dusk through to dawn. All lighting should be sensitive to the use of the site by nocturnal wildlife, for example by including low-level downward-facing / hooded lights that are sensor-operated where possible.

Using the results of the existing ecological information, a sensitive lighting strategy complying with *Guidance Note 08/23 Bats and Artificial Lighting at night* (ILP / BCT, 2023) and 'dark corridors' around the site boundaries is recommended. This is particularly important to ensure there is no light spill on the woodland and hedgerows, and mature trees on site. This is required to discharge Condition 7 of Appeal Ref: APP/C3810/W/24/3349836, which states:

"7. Details to be submitted pursuant to condition 1 shall include full details of all new external lighting (including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage). This submission should also cover new streetlighting if required. The scheme should seek to conform with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) but also be designed to be sensitive to bats.

The lighting scheme shall include a bat friendly Lighting Plan. The recommended lighting specification shall use LED's (at 3 lux) with the recommended spectrum being 80% amber and 20% white with a clear view, no UV, a horizontal light spread of less than 70 degrees and a timer. A 3D plan of the illumination level should be supplied so that the Local Planning Authority can assess the potential impact on protected species. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority."

5.3.4 Site Design

The site was noted to have ***Local*** value for commuting and foraging bats. As part of the site design, high value habitats are to be retained and enhanced, such as hedgerows and tree lines, shown in **Figure 15**.

As part of the proposals. The majority of the boundary habitats will be retained, which were noted to be of high importance to local bat species, with only a small section of the line of trees to be removed to facilitate access. Furthermore, a minimum of 15m buffer will be implemented along the ancient woodland along the south of the site, as well as buffers along the other linear features on site. This, in combination with a sensitive lighting strategy, means that flight-paths are retained and bats are still able to commute freely to and from the nearby ancient woodland.

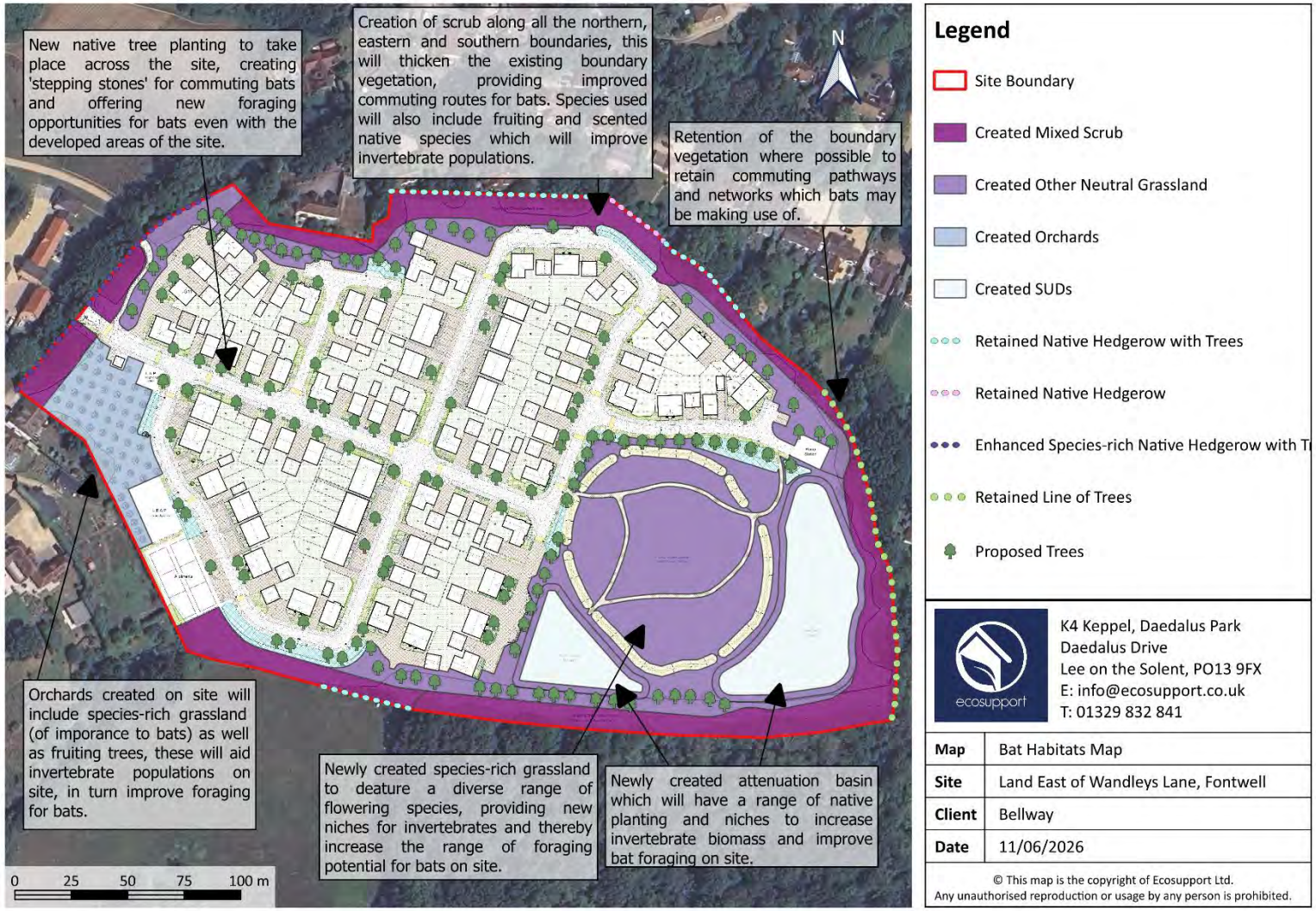
Works will require the loss of modified grassland, mixed scrub, and tall forbs located across the site; these habitats attract a range of invertebrates, which provide an important food source for Bats.

The scrub currently present on site is scattered and limited in size. The landscape plans propose large areas of created scrub along the northern, eastern, and southern boundaries. This will provide a dense buffer between the ancient woodland and the development. Further increasing foraging resources as well as increasing commuting routes. As such, the poor-quality scrub lost will be compensated for through species-rich scrub planting. Full details on scrub planting within **Section 6.6**.

Areas of wildflower meadows will be created throughout the open space and around the SUDs. This will include the sowing of species-rich seed mixes, including a wetland mix for the SUDs, which will increase the quantity and encourage a diverse variety of invertebrates, in turn increasing foraging resources on site for local bats compared to the present modified grassland on site.

To compensate for the loss of the line of trees along the access, tree planting will be incorporated throughout the site, providing a landscape link to the woodland. Furthermore, the access line of trees will be enhanced with species-rich native hedgerow planting. The newly planted tree and hedge network in combination with the retained trees throughout the centre of the site and around the newly built dwellings will act as 'stepping stone' habitats to enhance connectivity throughout the site (Gunnell et al., 2012). These stepping stones will maintain the existing flight paths, as structural landscape connectivity is vital for the movement of bats.

Figure 15. Overview of site design plan indicating those features of particular benefit to foraging and commuting bats.





5.5 Reptiles

5.5.1 Introduction

Due to the legal protection relating to reptiles, it is necessary to implement mitigation to ensure these animals are not harmed as a result of the impending construction works and to ensure that there is no net reduction in the conservation status of reptiles in the local area. Therefore, this mitigation strategy has been produced in accordance with best practice guidelines relating to reptiles and development, published by Gent & Gibson (1998) and the HGBI (1998). The desirable approach is to avoid development within the areas used by reptiles. If this is not possible, reptiles should be moved to areas within the site that are to be retained, enhanced and managed to provide suitable habitat (relocation).

5.5.2 Receptor Area

5.5.2.1 Location & Description

The Herpetofauna Workers Manual (Gent & Gibson 2003) recommends that *in situ* relocations are always preferable and as such, the proposals have sought to retain as much of the existing habitat within which reptiles were recorded as possible. An area along the northern and eastern site boundary will be managed and retained as an on-site reptile receptor during the construction period, as shown in **Figure 16**, below. The receptor area will not be fully enclosed during the construction period to allow for the dispersal of reptiles towards the wider site and adjacent habitats including ancient woodland, scrub, hedgerow, and adjacent residential gardens.

Once the construction period is complete, the exclusion fencing will be removed allowing for dispersal back into the site and public open space, particularly at the south-east of the site (**Fig 17**). Due to the presence of Grass Snakes on-site, the SUDs feature will be planted with a species-rich wetland seed mixture, with marginal plug planting. The SUDs and surrounding wildflower grasslands will be managed and maintained as a species-rich long-sward. Although this area is not included within the 'reptile receptor area', this area will be secured for a minimum of 30 years through Biodiversity Net Gain.

Figure 16. Location of the reptile receptor during the construction phase (Google Satellite, 2026).



Figure 17. Location of the reptile receptor during the operational phase (Google Satellite, 2026).

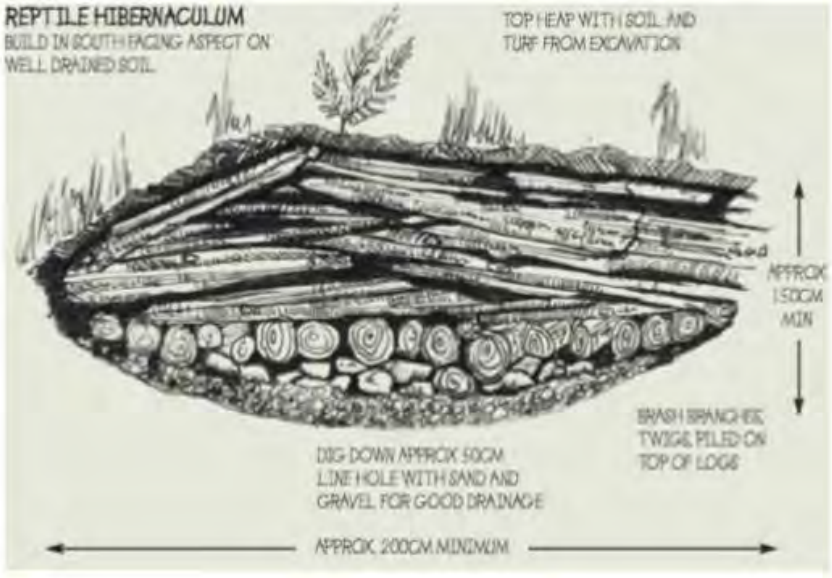


5.5.2.2 Enhancement

To further improve the habitat within the receptor area, the grassland within the receptor area will be allowed to grow prior to the translocation of reptiles to provide additional cover. Additionally, 2 hibernacula will be created following the specification outlined within Reptile Habitat Management: Guidelines for Landowners (HART, 2009) (**Figure 18**). This will provide shelter and hibernation opportunities as well as providing a significant habitat resource for invertebrates (a food resource for reptiles).

Any habitat enhancements must take place prior to the capture and translocation of reptiles.

Figure 18. Reptile hibernaculum design as provided in HART (2009).



5.5.2.3 Management

The grassland receptor area on site will be managed specifically to benefit reptiles (whilst also benefiting the wildflowers on site and providing resources for a range of other species). The grassland will be cut twice a year (late July – Sept and Autumn) to a height of 30cm using hand held tools (such as a strimmer). This will allow the grassland to develop structure at ground level to provide enhanced levels of cover for reptiles whilst also ensuring that reptiles are not harmed during the cutting process. This will be undertaken yearly to ensure that scrub doesn't become dominant and ensure the long-term suitability of the area for reptiles. Some informal grass paths will be maintained in these areas providing basking opportunities and a varied sward height.

All management works as described above should be secured through an appropriate agreement such as a planning condition, that will oblige the developer to carry out the works. The responsibilities for the long-term management will be adopted by a (yet to be appointed) management company.

5.5.3 Exclusion Fencing

Reptile exclusion fencing will be installed to provide a division between the 'working' areas (i.e. those areas where humans and machinery will disturb the ground) and the retained habitats surrounding

the development area. Fencing will not be installed within the root protection zone of the wood pasture or other tree / woodland habitat to avoid any damage to tree roots. The location of the fencing can be seen in **Figure 4**, above. The proposed location of the reptile fencing aligns with the tree protection plan.

The fencing will remain in place and will not be breached until all works are completed. Any breaches will need to be repaired immediately.

5.5.4 Capture

5.5.4.1 Method

The methodology used for the capture of reptiles will be the same as that used during survey. Artificial refugia, made from materials such as roofing felt or corrugated metal, allow reptiles to be detected and captured relatively easily. HGBI guidelines (1998) state artificial refugia should be distributed across the site at a minimum density of 50/ha. However, a considerably higher density of refugia will be used (approx. 100/Ha) in order to maximise the catching potential. These will be distributed across the suitable areas of habitat for reptiles on site. Reptile captures will take place during suitable weather conditions (i.e between 10 – 20 degrees, dry and with no – low levels of wind). Captured reptiles will then be placed within the protected receptor area.

To assist with the capture process the habitat on site can be manipulated to increase capture rate and encourage reptiles into the surrounding areas prior to the installation of the fencing. This can be done through sensitive strimming directionally towards the boundaries of the site to a height of 10cm and then to ground level under the supervision of an ecologist.

5.5.4.2 Timing

The optimum period for capture of reptiles is April to June and September, however it is possible to capture reptiles outside of this period providing weather conditions are suitable. By ensuring that all reptiles are translocated by mid-October, it will allow sufficient time for reptiles to find suitable hibernation sites within the receptor site.

5.5.4.3 Capture Effort

The recent survey data indicates that there is a ***'low'*** population of Slow Worm and a ***'low'*** population of Grass Snake and present on site. The HGBI (1998) and Natural England (2011) guidelines recommend a minimum of 30 capture effort days are to be expended (**Table 8**) (however should capture rates be higher than anticipated this may need to be extended). Reptile mats will be deployed at an increased density of >50 / ha and habitats will be sensitively manipulated prior to the installation of fencing. This will increase the capture rate and encourage reptiles to naturally disperse into the retained habitats and help reduce the number of capture days required. The capture effort will be reviewed on an *ad hoc* basis during the translocation (i.e. when 5 consecutive visits have been carried out in ideal weather conditions[1] where no reptiles are captured (or seen), it is considered that the relocation can come to an end).

[1] Suitable weather conditions are generally considered to be between 10 and 18°C with intermittent sunshine and little or no wind and rain (see Froglife 1999).

Table 8. The minimum capture effort for common reptile species based on HGBI (1998). The figures relevant to this scheme are emboldened and italicised.

Species	Population Size (adult density)	Refugia Density / ha	Minimum No of Trapping Days in Good Weather
Common Lizard	High (>80 / ha)	100	All suitable days between March and September (min 90 suitable days)
	Medium (>40 / ha)	100	All suitable days between march and September (min 70 suitable days)
	Low (<20 / ha)	***50***	***60 Suitable days***
Grass Snake	High (>4 / ha)	100	All suitable days between March and September (min 90 suitable days)
	Moderate (2-4 / ha)	100	All suitable days between march and September (min 70 suitable days)
	Low (<2 / ha)	***50***	***60 Suitable days***
Slow Worm	High (> 100 / ha)	100	All suitable days between March and September (min 90 suitable days)
	Medium (> 50 / ha)	100	All suitable days between march and September (min 70 suitable days)
	Low (< 50 / ha)	***50***	***60 Suitable days***

5.5.5 Destructive Search

Following the conclusion of the relocation, a destructive search of the site may be necessary. This would entail the sensitive stripping of vegetation on site using a toothed bucket where habitat is suitable for reptiles and can be focused on areas where reptile numbers were highest.

5.5.6 Protection of Receptor

The receptor area for both GCN and reptiles lies adjacent to the tree protection fencing and nearby the ancient woodland buffer zone, ensuring protection both during construction and during occupation. Therefore, it will be safeguarded from future development. The receptor site will need to be managed and secured for a minimum period of 30 years.

5.5.7 Post-completion Monitoring

Given the low population of common reptiles present on site, it is not considered necessary to conduct any monitoring post completion.

5.6 Great Crested Newts – PWMS

The site is considered to offer site value for Great Crested Newts, with suitable habitat restricted to the site boundaries. In line with the Ecological Impact Assessment (The Ecology Partnership, 2023), a Precautionary Working Method Statement is considered the most practical approach as outlined below.

Before any works commence an ecologist holding a GCN license must brief all site operatives. This briefing must include details of the legal protection of GCN, all precautionary steps that must be taken during the proposed works, an annotated key detailing the appearance, characteristics and optimal habitat of GCN as well as what actions need to be taken if a GCN is found on site.

Any scrub, trees or shrub requiring removal will be reduced in height gradually (50cm and then 10cm) under the direct supervision of an ecologist which will encourage any sheltering amphibians to move out of the area prior to removal of the scrub. An ecologist will undertake a fingertip search of the remaining scrub stalks / vegetation bases prior to clearance to ground level. Where amphibians or reptiles are found, they will be moved to the adjacent line of trees under cover.

Once the reptile capture works have concluded, any longer areas of grass must be strimmed / cut to a length of 6 inches followed by a fingertip search focusing on optimal GCN habitat such as tussocks. This must be carried out by a suitably qualified ecologist holding a Natural England survey licence. Following this, the remaining vegetation can be gradually removed (to a depth of 1 to 2 inches), by a digger with a toothed bucket, which will allow any amphibians on site to be removed if discovered. This work must be supervised by a suitably qualified ecologist searching each bucket of removed vegetation and must be undertaken during the GCN active period (between March and October depending on the weather).

In the unlikely instance that a GCN is found during any works, all works must immediately stop and the project ecologist must be informed. Natural England will then need to be contacted in order to obtain a European Protected Species development licence before any further works proceed. If any GCN are found on site updated GCN surveys will be required for all water bodies within 500m of the site to establish the population size present. It is essential that these processes are immediately followed to ensure that no offence is committed under the Wildlife and Countryside Act 1981 or the Conservation of Habitats and Species Regulations 2017.

5.7 Hazel Dormice

5.7.1 European Protected Species Licence

The proposed plans will require removal of some areas of some mixed scrub at the north and south west of the site, as well as a section of the line of trees along the access. Throughout the 2017 and 2022 Dormouse surveys (The Ecology Partnership, 2023), Dormouse were predominantly found along the northern, eastern, and southern linear features and scrub; however, an empty nest was also identified on the western line of trees, and as such, other habitat may contain Hazel Dormice (**Fig 19**). Therefore, Dormice should be assumed to be present within all areas of the site and a European Protected Species Licence (EPSL) will be required for any works impacting the mixed scrub (and the hedgerow if this becomes necessary).

5.7.2 Vegetation Clearance

It is expected that a total of 0.105 ha of suitable Hazel Dormouse habitat in the form of mixed scrub and line of trees will be cleared under a single / two stage methodology (see **Fig 19** for location of sensitive vegetation removal). Furthermore, works will take place adjacent to retained suitable habitat (total 0.216 ha suitable habitat retained (including 0.077 ha enhanced)). Any Dormice discovered during the works will either be left undisturbed in place (if deemed safe by the ecologist) or will be relocated to a retained habitat in a similar location to where they were found (e.g. if the animal is found within leaf litter, then the animal will be placed in leaf litter). 5 No. Dormouse nest boxes (2 No. Mitigation and 3 No. Enhancement) will be placed into the retained scrub / linear features to act as receptors in the unlikely event of any Dormice being found (**Fig 20**).

Figure 19. Location of retained, enhanced, created, and lost dormouse habitat with directions of proposed single / two stage clearance indicated (Google Satellite, 2026).

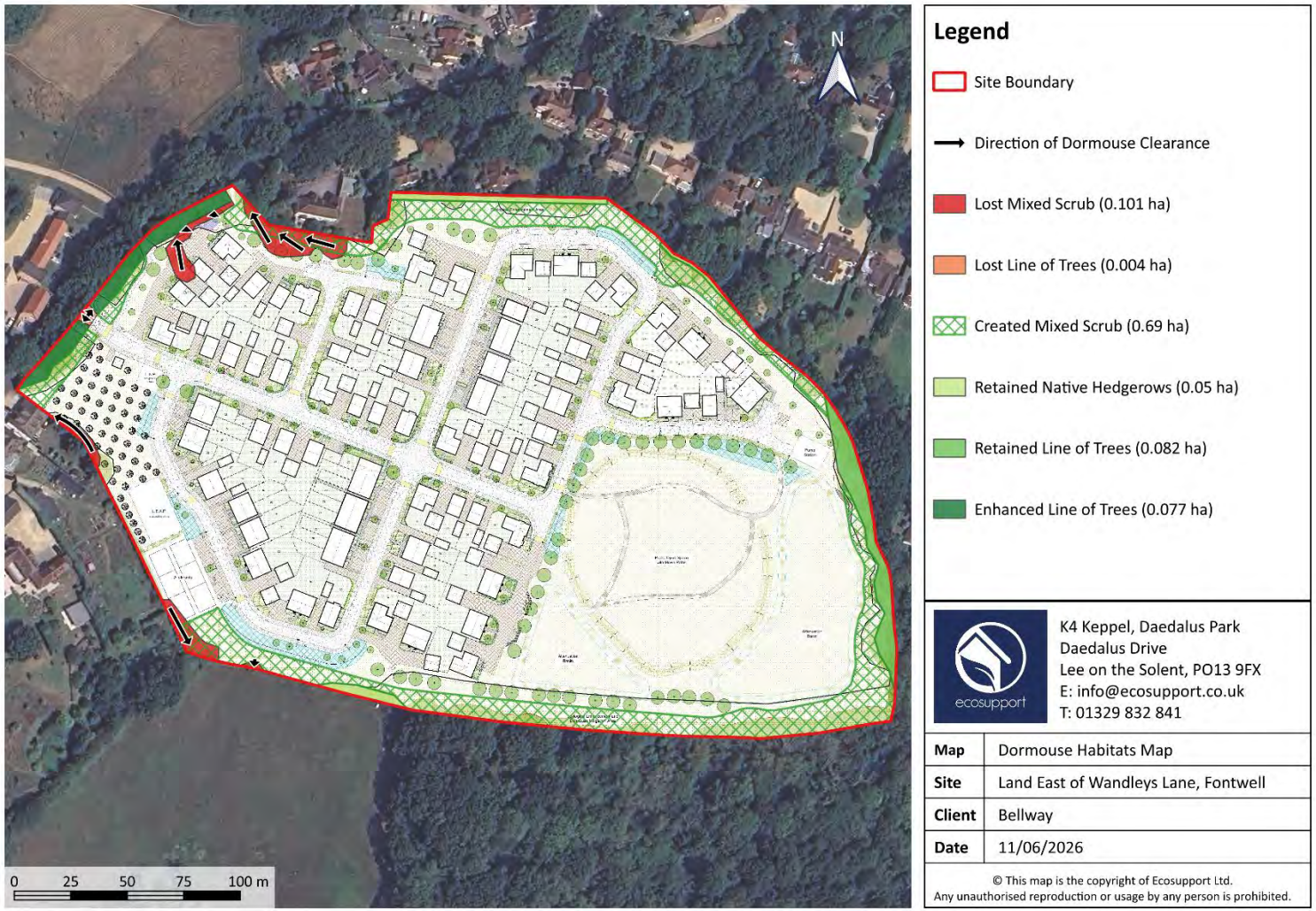
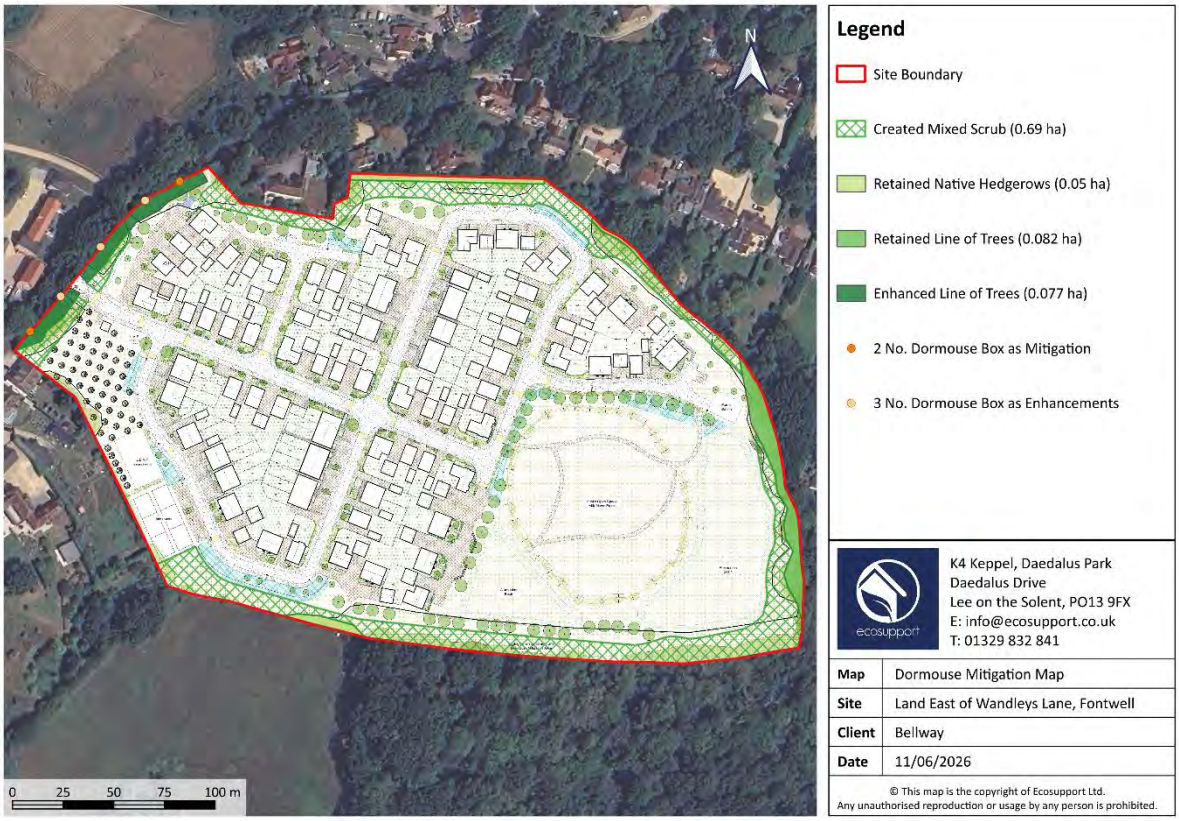


Figure 20. Proposed location of 5 No. Dormouse boxes (2 No. for mitigation and 3 No. for enhancement) to be erected within the retained line of trees on site (Google Satellite, 2026).



5.7.2.1 Clearance Methodology

The following methodologies outline both a single stage option and two stage option for the clearance work to be carried out once a NE EPSL has been granted.

Single stage methodology:

- Fingertip search of all vegetation to be cleared, by the licenced ecologist, immediately prior to clearance commencing (on the same day and every day clearance occurs).
- Prior to works commencing, the named ecologist or accredited agent will provide all site operatives with a toolbox talk to inform them of the potential presence of dormice, their legal status, means of identification, habitat requirements, the methodologies required to avoid impacts on the species and what they should do if a dormouse is found. A written record that this has been undertaken, signed by attendees, will be kept and made available to Natural England should it be required.
- Hand tools will be utilised to sensitively cut vegetation down to ground level in ***a single stage***. This will be undertaken in a directional fashion to passively encourage Dormice to move away from the works area towards retained, suitable hedgerow / treeline habitat. Where areas of scrub are being cut, this will be done directionally towards the retained habitats. All arisings will be chipped on site immediately.
- Cut material will be removed from the areas and chipped and removed from site or area of working operations.

- 2 Dormouse nest boxes will be placed into the areas of retained scrub / woodland around the site to act as receptors in the event of any Dormice being found (**Fig 20**). An additional 3 will be erected as an enhancement measure.
- Works will take place outside of the core breeding periods (June - September inclusive) and avoid the hibernation period (late November – March) and as such, the most appropriate timings would be April - May and late September - October
- ***No more than 50m^2 of habitat will be cleared in a single day***

Two Stage methodology:
Clearance of the vegetation within the site will be carried out sympathetically and under the supervision of a Licenced Ecologist (LE) who will search for nests by hand and capture Dormice (if necessary) before and during clearance works. If any active animals are discovered during the works, then these animals will be captured and placed, with their original nest where present, within previously erected nest boxes (outlined above). If any hibernation nests/potential hibernation nests are identified during the first stage of the clearance over winter, these will be left undisturbed, with vegetation retained in a buffer around the nest, due to the vulnerable nature of hibernating or torpid Dormice. All arisings / cuttings will also be removed from site each day following a hand search by the licenced ecologist to prevent re-occupation.

- The licenced ecologist will deliver a toolbox talk to the vegetation clearance contractors, detailing the sensitive measures required. The ecologist will then supervise all vegetation clearance. No clearance will be undertaken without the supervision of the ecologist.
- To avoid any impacts to Dormice the removal of all vegetation will adopt a two staged approach with the upper sections removed over winter (when Dormice may be hibernating in the lower parts) and the trunk and roots removed during spring.

<u>Winter clearance</u>
This should remove sufficient vegetation to persuade Dormice emerging from hibernation in April or May to move to more appropriate habitat nearby. Once emergence is complete, by the end of May, full clearance of the area can continue. Winter clearance should thus be planned as a two- stage process.

Trees and shrubs within the area in question should be cut down between November and March inclusive, to avoid both the bird nesting season and the majority of the period when Dormice might be found in nests above ground. Clearance should be done by hand and in a sensitive manner, to minimise the likelihood of disturbing or killing hibernating Dormice. Similarly, the process of removing the cut material should, as far as possible, be designed to protect Dormice hibernating on the ground. This can involve such techniques as:

- Sacrificing a single ‘haul- route’, which has first been cleared by hand if necessary;
- Using a long-reach mechanical grab and/or limiting the number of ‘drag-lines’ along which stems are removed; and/or
- Directional felling to minimise the ground impact.

In addition to the above, all vegetation being removed, and the ground beneath, will first be hand searched as far as possible to identify the presence of any hibernation nests. Similarly, any proposed drag/haul routes will first be searched by hand before such usage commences. If any hibernation nests are identified, these will be retained and protected and, if present within a haul/drag routes these will be re-routed to avoid the retained nest.

Spring clearance

Once the above works have been completed, the roots will be removed using hand tools where possible or with a digger using a toothed bucket under the supervision of the licenced ecologist from mid-April onwards (provided the temperatures have been warm enough for Dormice to emerge from hibernation at the discretion of the ecologist).

5.7.3 Minimising Disturbance

Prior to construction works commencing the retained scrub / treelines and the adjacent woodland will be protected from damage during the works. They will be fenced using Heras fencing or similar with a tarpaulin screen to prevent the spread of dust and access by machinery. 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. Access will not be permitted behind this fencing by construction personnel. This will protect Dormouse habitat from direct damage/disturbance and dust. Signage will also be added (on top of the usual warnings for tree protective fencing) stating things such as:

Protected Dormouse Habitat

It is an Offence to Damage / Disturb this Habitat

This will also provide protection for wildlife species, including Badgers, that may be using the margins of the site as well as bats, invertebrates and other mammals. 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 boundary habitat / buffer areas during the works and ensure the habitats and any wildlife species that may be using them are protected.

5.7.4 Habitat Compensation / Connectivity

The permanent loss of approximately 0.105 ha of mixed scrub and line of trees will be compensated for through the creation of 0.69 ha of mixed scrub and the enhancement of the line of trees with hedgerow planting on the east (0.077 ha), 0.767 ha total. Specifically, mixed scrub comprising a variety of species of known benefit to Hazel Dormice (e.g. Hazel, Hawthorn, Blackthorn) will be created along the southern, eastern, and northern boundary of the site to reinforce and enhance the area where the Dormice and nests were found and provide long-term food sources (**Fig 20**). The retained line of trees along the access will be enhanced planting of native species (Hawthorn, Blackthorn, Holly, Dog-rose), to provide a dense vegetation, with appropriate management to ensure a mixture of species is maintained without a single species dominant, resulting in an increase in foraging resources for Hazel

Dormice and other protected species (**Fig 19**). Given the extensive scrub creation along the boundaries and the enhancement of linear features, it is expected that the loss (in ha) of suitable habitat is considered acceptable at a landscape scale.

The areas of mixed scrub being removed are on the periphery of the existing suitable Dormouse habitat on site with little connectivity into further suitable habitat within the wider environment. The majority of the Dormouse habitat, which is connected to the wider landscape (i.e. the retained site boundaries) is to be retained with the proposed compensatory Dormouse habitat being planted to increase commuting opportunities. Vegetation is proposed to be removed for access; however, this is a mature line of trees, and extensive scrub and hedgerow planting is proposed along this area and the existing arboreal connection should still be maintained providing connectivity over the new access road. Therefore, it considered that there will be no residual loss of connectivity for Hazel Dormice using the site.

5.7.5 Mitigating Operational Impacts

5.7.5.1 Lighting

A sensitive lighting scheme for the site will be implemented as described in **Section 5.3.3 and Condition 7** which includes specific recommendations for lighting types to mitigate against the impact of artificial lighting on nocturnal species, including further information on dark corridors. Furthermore, where there is any light spill into the newly created and retained Dormouse habitats, this will also be kept to a minimum level of no higher than 0.5 Lux.

5.7.5.2 Cat Predation

To minimise the risk of cat predation once the houses have been completed and the new occupants moved in, thorny species (such as *Prunus spinosa*, as listed within **Section 6.6**) will be planted up within the retained scrub along the edges / newly planted mixed scrub on site (with known Hazel Dormouse presence) at a minimum density of 1 per linear metre. As these species mature, they will provide a natural deterrent to cats moving into the Dormouse areas on site.

5.7.5.3 Monitoring

As iterated in the above sections, prior to the commencement of vegetation removal, at least 5 No Dormouse boxes will be installed by a suitably qualified ecologist in suitable habitat to be retained to enhance the site for Dormice (as per **Fig 20**). The boxes will be checked at years 1 – 10 post clearance works by a licenced ecologist and the data submitted to the National Dormouse Monitoring Programme (NDMP).

5.7.6 Responsibility

The retained and newly created habitats will be managed for a minimum period of 12 months by the developer post completion of development, covering the first part of the establishment period. Ownership / management responsibilities will then be transferred to a management company which is as yet unappointed, when required.

5.7.7 Precautionary Approach – Scrub Management

It will be necessary to limit scrub encroachment within areas of bordering species-rich grassland that will be managed to benefit common reptiles and encourage a range of invertebrates. Therefore, any ongoing scrub management on site will take place during late September – October and will follow the precautionary measures outlined in **Table 9** below in order to avoid harm coming to any Hazel Dormice that may be present within the vegetation.

Table 9. Precautionary approach to managing scrub with Dormouse presence (reproduced from Forestry Commission, 2019).

Scrub Vegetation Management	May to mid-Sept	Avoid cutting taller vegetation and areas of shrubs. Any areas with a short sward may be mowed.
	Mid-Sept to end of Oct	Any areas with a short sward may be mowed. For areas of tall sward or woody vegetation, treat 25% or less of favourable or marginal habitat. For areas of shrubs, cut a maximum of 50 m by 10 m segments, working less than 10% of the area of favourable or marginal habitat and leaving the worked area uncut for a minimum of 8 years. Maintain branch connectivity at intervals over rides and tracks.
	Nov to end of March	Any areas with a short sward may be mowed. For areas of tall sward or woody vegetation, treat 25% or less of favourable or marginal habitat. For areas of shrubs, cut a maximum of 50 m by 10 m segments, working less than 10% of the area of favourable or marginal habitat and leaving the worked area uncut for a minimum of 8 years. Maintain branch connectivity at intervals over rides and tracks.
	April	Avoid cutting taller vegetation and areas of shrubs. Any areas with a short sward may be mowed.

5.8 Notable and Birds of Conservation Concern

In order to avoid disturbance of breeding and nesting birds or damage to their nests, works to the buildings and any works to the trees/hedgerow on site will avoid bird nesting season (typically March – August, dependent on weather). If this is not possible, the buildings / trees will be thoroughly checked by an ecologist immediately prior to works. If any active nests are found, they should be left undisturbed with a suitable buffer within which works cannot take place (ca. 5m) until nestlings have fledged.

5.9 Enhancements

5.9.1 Bats

5.9.1.1 Bat Bricks

In order to enhance the site for bats, a total of 48 bat bricks will be incorporated into the new dwellings (approximate locations indicated in the appended **Enhancement Plan**). The Ibstock bat bricks are

recommended, these features are entirely self-contained and available in a variety of different colours to match different construction materials. They should ideally be placed on an elevation which will benefit from some degree of sunlight exposure and be located away from windows.

Figure 21. Ibstock bat brick 'B' which will be integrated into the gable walls of the newly built dwellings.



5.9.1.2 Bat Boxes

Furthermore, it is recommended that 4 no. bat boxes are to be erected onto suitable retained trees around the site's boundary (**Fig 22,** locations shown in the appended **Enhancement Plan**):

- 2 No. Vivara Pro Miramare Large WoodStone bat box
- 2 No. Vivara Pro Multi Chamber WoodStone bat box
-

Figure 22. Miramare Large WoodStone bat box (left) and Large Multi Chamber Woodstone bat box (right) to be erected on mature trees on site (NHBS, 2026).



The woodcrete bat boxes will be erected by or under the supervision of an ecologist to ensure they are placed in the most appropriate / effective locations.

5.9.2 Birds

5.9.2.1 Swift Bricks

As a further enhancement, a total of 48 No. swift bricks will be incorporated into the new dwellings. The Ibstock 'Eco Home for Swifts' bricks will be installed (**Fig 23**) as they are a discreet and attractive box ideal for new dwellings. The boxes should be installed under the eaves or in high walls in shaded areas out of direct sunlight and away from windows. The installation of such boxes has also been

shown to be beneficial for House Sparrows (*Passer domesticus*) which are a nationally declining species.

Figure 23. Ibstock eco home for swifts that will be incorporated into the newly built dwellings.



5.9.2.2 Bird Boxes

Furthermore, 4 no. bird boxes will be erected on site onto suitable retained trees around the site boundary. The following boxes are recommended to provide roosting resources for both crevice and void dwelling species, all year round:

- 1 No Schwegler 1B
- 1 No Schwegler 2H
- 2 No Schwegler 2M

The 1B is the most popular box for garden birds and appeals to a wide range of species. The 2H is attractive to Robins, Pied Wagtails, Spotted Flycatcher, Wrens and Black Redstarts whilst the 2M is an example of a general-purpose design (***NB is there are issues obtaining these boxes, alternatives can be used if first agreed with the ecologist***). The bird boxes will be erected by or under the supervision of an ecologists to ensure they are placed in the most appropriate / effective locations.

5.9.3 Hedgehogs

5.9.3.1 Hedgehog Home

To the south-east of the site, will be 1 No Hedgehog home (**Fig 24**) (such as the Igloo Hedgehog home or Hogitat Hedgehog house). This will be provided within or adjacent to areas of retained trees / shrubs and will provide a rapidly declining species with a place to shelter / hibernate.

It is recommended that the hedgehog homes are maintained to ensure they remain suitable for use by Hedgehogs. The hibernation period for Hedgehogs typically spans from October – April, therefore it is recommended that the hedgehog homes are inspected every year in mid to late-April, after hibernation but prior to the nesting period. During these inspections the hedgehog homes should be checked for any damage and replaced/repaired where necessary.

Additionally, the hedgehog homes should be cleared of any old nesting material and would be beneficial to be replaced with fresh, dry hay. The hedgehog homes should be placed back in their original location, unless the hedgehog homes have been interfered with by the public or not utilised by any Hedgehogs, an alternative discrete location should be considered.

Figure 24. Example of the Igloo Hedgehog Home.



5.9.3.2 Gaps in Garden Fencing

The garden fences within the site will also ensure at least 1 gap is present within the gravel boards to allow for movement of Hedgehogs between gardens and into the wider area. The gaps should be at least 15 cm high by 15 cm wide with permeability for small mammals. Guidance for these gaps will be included in the Home Users Guide.

Small signage could be installed at these points to ensure they remain open upon completion of the development. The People's Trust for Endangered Species provide such signage, the purchase of which also supports conservation efforts (**Fig 25**).

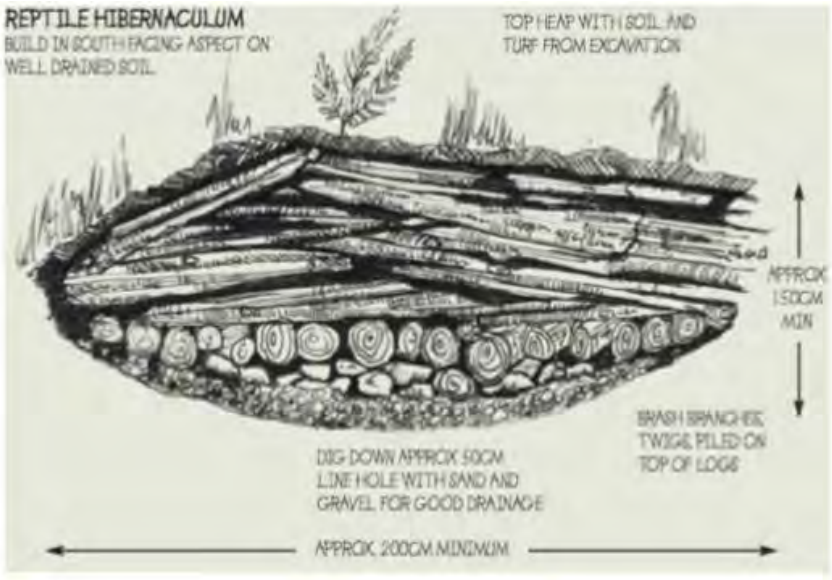
Figure 25. Example of Hedgehog Highway signage to be placed above fence gaps provided to allow movements between gardens (PTES, 2019).



5.9.4 Reptiles

As mentioned within the reptile mitigation strategy, 2 hibernacula will be created following the specification outlined within Reptile Habitat Management: Guidelines for Landowners (HART, 2009). These are recommended to be provided within the southern woodland buffer to further enhance the site for reptiles as well as mammals, invertebrates and amphibians. The log / brash piles will be created from vegetation removal and/or habitat management on site. This may use a combination of logs, branches, brash and grass cuttings from the sensitive clearance above and any tree surgery. An example of a log pile hibernaculum is shown in **Fig 26** below. These should be located within areas receiving partial sun / partial shade.

Figure 26. Reptile hibernaculum design as provided in HART (2009).



5.9.5 Hazel Dormouse

In order to enhance the site further for the population of dormice on site, the following are recommended;

- Erection of 3 No. Dormouse boxes (further to the 2 No for mitigation) to further enhance nesting opportunities for Dormice (total of 5 boxes);
- Planting new areas of native trees, hedgerows and shrub across the development to provide cover and additional foraging opportunities concentrating mainly around the site boundaries;
- Planting a range a native food plants across the site beneficial to dormice including; Ivy (*Hedera helix*), Honeysuckle (*Lonicera periclymenum*) and Wild Clematis (*Clematis virginiana*) can provide good links between the shrub and canopy layer as well as providing additional habitat and autumn food; and
- Planting Bramble (*Rubus fruticosus*) within the woodland's areas in low densities as it produces flowers and supports a high number of insects that dormice feed on.

6.0 HABITAT CREATION, ENHANCEMENT & MANAGEMENT

As part of the proposed development, retention of existing habitat, habitat creation, and management will be undertaken within the site. This section includes details on how habitat creation works will be carried out, managed, and monitored for long-term biodiversity improvement. The following habitat creation and management works will be undertaken:

- Retention, enhancement and management of the native hedgerows and lines of trees along the site boundaries;
- Creation and management of wildflower grassland throughout the site;
- Creation and management of individual trees throughout the site;
- Creation and management of mixed scrub throughout the site;
- Creation and management of hedgerows across the site;
- Creation and management of SUDS basins throughout the site;
- Creation and management of amenity grassland throughout the site; and
- Creation and management of native and ornamental shrubs throughout the site.

6.1 Protection of Retained Habitats

All of the habitats to be retained or enhanced will be protected from damage during the works. The retained linear features, woodland, individual trees, and grassland will be fenced using Heras fencing or similar to prevent access by machinery. 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. This will be in line with the AIA report (Aspect Arboriculture, 2023).

No vehicles will enter the protective ring fencing, and no materials will be stored within its 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.

6.2 Other Neutral Grassland

6.2.1 Proposed Planting

Other neutral grassland will be created throughout the site (Parcel reference: ONG1-6 and SuDs) of moderate condition. These grassland areas will be enhanced/established via sowing of a suitable wildflower mix such as Emorsgate EM4 – Meadow Mixture for Clay Soils Mixture for parcels ONG1-6 and SuDs, which comprises of other neutral grassland indicator species including Yarrow (*Achillea millefolium*), Agrimony (*Agrimonia eupatoria*), Betony (*Botanica officinalis*), Common Knapweed (*Centaurea nigra*), Lady's Bedstraw (*Galium verum*), Meadow Crane's-bill (*Geranium pratense*), Field Scabious (*Knautia arvensis*), Meadow Vetchling (*Lathyrus pratensis*), Rough Hawkbit (*Leontodon hispidus*), Oxeye Daisy (*Leucanthemum vulgare*), Black Medick (*Medicago lupulina*), Cowslip (*Primula veris*), Selfheal (*Prunella vulgaris*), Meadow Buttercup (*Ranunculus acris*), Bulbous Buttercup (*Ranunculus bulbosus*), Common Sorrel (*Rumex acetosa*), Pepper-saxifrage (*Silaum silaus*), Ragged Robin (*Silene flos-cuculi*), Dandelion (*Taraxacum officinale*), Tufted Vetch (*Vicia cracca*), Common Bent

(*Agrostis capillaris*), Crested Dogstail (*Cynosurus cristatus*), Tufted Hair-grass (*Deschampsia cespitosa*), Sheep's-fescue (*Festuca ovina*), Red Fescue (*Festuca rubra*), Tall Fescue (*Schedonorus arundinaceus*), and Meadow Fescue (*Schedonorus pratensis*).

The sowing of these seeds will be completed either during the Spring (March-May) or the late Summer (August-October) 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.

6.2.2 Management

Wildflower areas do not require any additional watering or fertiliser. Cutting a meadow and removing the clippings retains low nutrient levels in the soil and suppresses coarse grasses, which would otherwise out-compete the wildflowers. It is recommended that the wildflower grassland undergoes two annual cuts. The cut grass should be dried on site. Cuttings should be left in situ for approximately one week; after this, the arisings are to be removed from site.

First year management: Perennial species take at least a full year to establish. For newly sown areas the first summer will be dominated by annual weeds (species indicative of sub-optimal condition) arising from the soil seed bank and by grass growth. This should be controlled by mowing in mid to late summer, this is because weeds offer shelter to more desirable seedlings. Cut and remove cuttings, ideally early August. This can then be regularly mowed till following March, with targeted weed removal to minimise competition and weed seed production.

Management Once Established: After the first year, the wildflower areas will be mown in Spring to 100mm and will then be left to flower through to late July/August. This is beneficial for nesting birds, which do not fledge until late July, as well as insects and other wildlife. After flowering, the area will undergo a hay cut with growth reduced to 50mm.

To maintain maximum flowering interest and a varied sward height, sections of each grassland parcel should be managed at different times between August and September. Varying the mowing times from year to year is the best way to maintain a diverse balanced sward and minimise cover of sub-optimal species.

Targeted scrub and bracken removal will also need to be carried out as necessary to prevent encroachment into the grassland.

6.3 Modified Grassland

6.3.1 Proposed Planting

Parcels of modified grassland will be created throughout the site, of moderate condition (Parcel Reference: MG2-7). These grassland parcels will be seeded with Emorsgate EL1 – Flowering Lawn Mixture or similar (approved by an ecologist). This comprises of species that are tolerant of regular mowing which includes Kidney Vetch (*Anthyllis vulneraria*), Betony (*Betonica officinalis*), Common Knapweed (*Centaurea nigra*), Hedge Bedstraw (*Galium album*), Oxeye Daisy (*Leucanthemum vulgare*), Birdsfoot Trefoil (*Lotus corniculatus*), Black Medick (*Medicago lupulina*), Ribwort Plantain (*Plantago*

lanceolata), Cowslip (*Primula veris*), Selfheal (*Prunella vulgaris*), Meadow Buttercup (*Ranunculus acris*), Bladder Campion (*Silene vulgaris*), Dandelion (*Taraxacum officinale*), White Clover (*Trifolium repens*), Common Bent (*Agrostis capillaris*), Crested Dogstail (*Cynosurus cristatus*), Red Fescue (*Festuca rubra*), Smaller Cat's-tail (*Phleum bertolonii*), and Smooth-stalked Meadow-grass (*Poa pratensis*).

Sowing of the seeds will ideally be completed in autumn or spring, though it may be permitted other times of the year if it is warm and moist enough. The seed must be surface sown at an even distribution throughout the entire landscaped area.

6.3.2 Management

The sowing of these seeds will be completed either during the Spring (March-May) or the late Summer (August-October) 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.

First year management: During the first year, all of the created grassland areas must be regularly maintained to a height of 40-60mm every 3-4 weeks (or more frequently as needed) 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: Once the seed is established after the first year, regular mowing is still expected, which will result in a shorter sward height; however, grass should not be cut lower than 25mm. However, some areas (such as along edges) within the grassland will be left to grow longer, and mowing will also be relaxed in various areas from late June for 4-8 weeks to encourage floral diversity.

Targeted scrub, bracken and invasive plant removal should also be carried out as needed to prevent encroachment into the grassland.

6.4 Traditional Orchard

6.4.1 Proposed Planting

6.4.1.1 Trees

Native fruit trees will be planted throughout the orchard areas (minimum of five trees required within each parcel) with recommended species including Apple (*Malus spp.*), Plum (*Prunus spp.*), Cherry (*Prunus spp.*), and Pear (*Pyrus spp.*) Trees will ideally be planted with 10m spacing although they may be planted closer together on poor soils or with slow growing species (Natural England, 2010a).

Planting will be carried out in the first year. The best time to plant is late autumn and it is recommended to avoid freezing temperatures or heat. Rootgrow or Bonemeal will be applied to the new plants to encourage healthy root growth.

6.4.1.2 Species-Rich Grassland

Species-rich grassland will be created at the ground layer. This will be established via sowing of a wildflower mix such as Emorsgate EM4 – Meadow Mixture for Clay Soils (species and sowing mentioned in **Section 6.2.1**).

6.4.2 Management

6.4.2.1 Trees

Years 1 – 10 (Support and Protection): Newly planted trees will require regular watering within the first few weeks. Weeding will be undertaken around the base of the trees in all years. Wood chips or raked hay can be used to suppress weed growth, if desired, deposited around the base of the scattered trees as mulch.

New trees will also be supported with stakes no more than 30cm high and protected by timber and wire guards. The guards need to be spacious enough to allow access for management and are recommended to be at least 2m high where Deer are a concern. On this site it would also be prudent to include rabbit fencing around the base of the guard.

Stakes can be removed after 2 years or once the stem is sufficiently strengthened. Guards will need to be in place for at least 10 years (Natural England, 2010a).

Years 1 – 10 (Formative Pruning): During the first 8-10 years, formative pruning will need to be undertaken as per the principles outlined in 'Traditional orchards: formative pruning of young trees' (Natural England, 2010b). This type of pruning involves the cutting back of side shoots each Winter in order to promote well-balanced growth and strong branches capable of bearing fruit.

Year 10 Onwards: At this point, management will then shift to maintenance pruning which aims to balance fruit production and vegetative growth. This will follow the principles outlined within 'Traditional orchards: maintenance pruning' (Natural England, 2010c) however, as a general rule, maintenance pruning will be carried out annually with strongly growing shoots (>25cm annual growth) left alone, moderately growing shoots (10-25cm annual growth) pruned lightly and poorly growing shoots (<25cm annual growth) pruned hard.

6.4.2.2 Species-Rich Grassland

Species-rich grassland will follow the management set out within **Section 6.2.2**.

6.4.2.3 Scrub Management

Any scrub that establishes within the orchard will be cut back annually, as needed, to maintain a maximum of 10% ground cover.

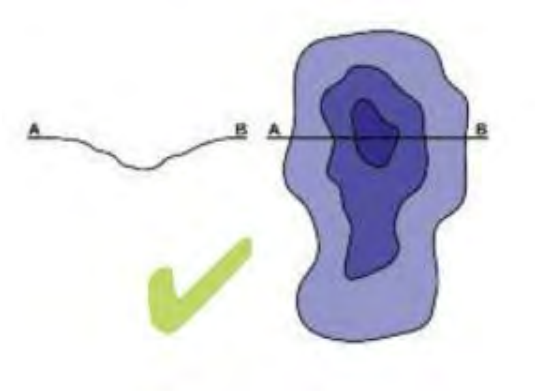
6.5 SUDs and Rain Gardens

6.5.1 Considerations for Construction

Ideally the margins of the SUDs should be shallow. The best ecologically valuable SUDs have 'gentle' shelving edges. Therefore, whilst excavating the SUDs it will be ensured that the SUDs have sloping

edges to ensure there is a shallow water environment at less than 1:5 (12°) and preferably less than 1:20 (3°) (Freshwater Habitats 2013) (**Fig 27**). The SUDs depth will vary across the SUDs. Creating shelves is one option for obtaining different depths.

Figure 27. Design of SUDs showing varying depths at a gently sloping level (Freshwater Habitats 2013)



6.5.2 Proposed Planting

The SuDs basins are expected to be mostly dry throughout the year; therefore, they will be planted and managed as per other neutral grassland, planting in **Section 6.2.1** and management in **Section 6.2.2**.

The rain gardens will be planted with marginal plug planting, with the following species recommended: Yellow Flag Iris (*Iris pseudocorus*), Meadow Cranesbill (*Geranium pratense*), Soft Rush (*Juncus effusus*), Purple loosestrife (*Lythrum salicaria*), Pendulous sedge (Carex pendula), Tufted Hair-grass (*Deschampsia cespitosa*), Red Fescue (*Festuca rubra*), and Elder (*Sambucus nigra*).

The sowing of these seeds will be completed either during the Spring (March-May) or the late Summer (August-October) 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.

6.5.3 Management

First year management: During the first-year annual weed growth will be targeted to encourage the development of perennial ground cover.

Management Once Established: Once the seed is established (it may take several years for full colonisation to be successful), minimal management will be required, as dense tussocks should form. A yearly cut will be done after flowering, with arisings left in-situ for 2 weeks before removal. Variation in structure may be created by rotational cutting every 2-3 years between September and November.

Targeted scrub, bracken and invasive plant removal should also be carried out as needed to prevent encroachment into the habitat.

6.6 Mixed Scrub

6.6.1 Proposed Planting

Areas of mixed scrub will be created along the site boundaries of the site within the dark corridor to enhance habitat connectivity across the site and provide fruiting vegetation that will in turn increase foraging resources. The following species are proposed to be planted: Hazel (*Corylus avellana*), Common Hawthorn (*Crataegus monogyna*), Holly (*Ilex aquifolium*), Elder (*Sambucus nigra*), Blackthorn (*Prunus spinosa*), Field Rose (*Rosa arvensis*), and Guelder-rose (*Viburnum opulus*).

Shrubs will be planted in staggered rows to avoid creating dense clusters. The best time to plant is late autumn and it is recommended to avoid freezing temperatures or heat. The scrub will become denser and more connected as it grows up.

The scrub will be maintained at a maximum height of 1.8m along the access road and pavement.

6.6.2 Management

Following establishment, scrub will require minimal ongoing management however the following measures can be employed as necessary:

- New scrub will be weeded whenever necessary and watered every week through the first six months if the soil is dry.
- Scrub will be cut back annually as needed to ensure the area does not become overgrown and thinned every five years. Different areas of scrub will be cut back / thinned on rotation in order to ensure a diverse age range (seedlings, sapling, young shrubs and mature shrubs) persists.
- Rotational cutting will also allow creation of glades and shelved edges within the scrub, make sure to cut about one third of the scrub in these areas every 3-5 years.
- Any existing or later establishing Bramble will be reduced in density and will be maintained at approximately 15% density within the scrub patches.
- Ongoing management will be undertaken to prevent successional scrub developing within the adjacent grassland areas.
- Management must take into account the requirement for maintaining habitat connectivity across the site. Should any such vegetation die or its density become sparse, additional planting will be undertaken, replacing like-for-like.
- Should any invasive species establish, an invasive species specialist will be contacted and these will be removed accordingly.

All management of trees and scrub will be undertaken outside of the bird nesting season, which spans February – August inclusive (Natural England, 2015).

6.7 Allotments

6.7.1 Proposed Planting

Allotments will be incorporated into the new recreational area on site. It is anticipated that a range of species will be planted that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.

6.7.2 Management

Given that the majority of the invasive non-native plant species in the UK are inedible or are not commonly consumed, it is considered highly unlikely that they would be planted by residents using the allotments. However, as a precaution, signage will be erected informing allotment users of the ecological risks associated with planting of invasive non-native species.

If any invasive, non-native plant species are to establish, targeted removal will be undertaken.

6.8 Individual (Urban) Trees

6.8.1 Proposed Planting

A total of 146 No. trees will be planted across the site, comprising 89 small and 57 medium trees. Recommended species planting includes Alder (*Alnus glutinosa*), Beech (*Fagus sylvatica*), Hazel *(Corylus avellana)*, Oak (*Quercus robur*), Wild Cherry (*Prunus avium*), Crab Apple (*Malus sylvestris*), Elder (*Sambucus nigra*), Field Maple (*Acer campestre*), or Small-leaved Lime (*Tilia cordata*). Weeding will be undertaken around the base of the trees in all years. Trees that are fruiting will not be cut to ensure the formation of fruiting bodies.

Planting will be carried out in the first year. The best time to plant is late autumn and it is recommended to avoid freezing temperatures or heat. Rootgrow or Bonemeal will be applied to the new plants to encourage healthy root growth.

6.8.2 Management

6.8.2.1 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.

6.8.2.2 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**. Bark mulch is recommended around each tree and will act as an effective management method to also supress weed colonisation.

6.8.2.3 Pruning

The trees will be subject to light pruning as required in October to ensure that they are developing healthy growth forms (but pruning will not be extensive enough to restrict expected canopy or height for their species).

6.8.2.4 Monitoring and Replacement

Trees will be inspected every 3 years 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).

Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.

6.9 Hedgerows

6.9.1 Proposed Planting (Created)

The line of trees will be enhanced to a species-rich native hedgerow. Species must comprise of a minimum of 5 species; recommended species comprise of:

- Hawthorn (*Crataegus monogyna*);
- Hazel (*Corylus avellana*);
- Hornbeam (*Carpinus betulus*);
- Holly (*Ilex aquifolium*);
- Guelder Rose (*Viburnum opulus*);
- Alder Buckthorn (*Frangula alnus*);
- Wild Cherry (*Prunus avium*);
- Crab Apple (*Malus sylvestris*);
- Elder (*Sambucus nigra*);
- Dogwood (*Cornus sanguinea*);
- Privet (*Ligustrum vulgare*); and
- Dog Rose (*Rosa canina*).

Alongside appropriate management to ensure that the hedgerow remains as over 2m in height, over 30m in length of continuous vegetation and no wider than 5m at the base.

6.9.2 Hedgerow Management

The most favourable approach to managing hedgerows for the benefits of biodiversity is to encourage minimal interference and ensure when there is any cutting, it does so after autumn fruiting (so late winter is preferable). The key points of the management prescriptions will therefore be as follows (adopting recommendations as outlined within Bright and MacPherson 2002):

- Cutting will be done on a 3-year cycle (part of the hedges on site cut during the first year, another part of the hedges cut during second year and no cutting during the third year), to provide sustained foraging opportunities across the site every active season. Hedgerows will be allowed to develop into a tall, dense, bushy structures and maintained at a height of 3 – (preferably 4) meters.
- A proportion of hedges (at least 30%) should be left to grow for at least 7 – 10 years.
- Not all hedgerows should be cut in any one year, so some heavy fruiting hedges are always present. Flails should not be used if possible meaning management works will likely involve cutting using hand tools
- Coppicing or laying should be used to manage any of the hedgerows on site which become gappy or sparse
- If the size of the hedgerow needs to be reduced, avoid cutting the top and cut one side.

Targeted removal of invasive species will be carried out as necessary.

6.9.3 Monitoring

Annual monitoring will take place of the newly 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).

6.9.4 Replacement

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

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

NB. Retained hedgerows will follow management set out in Section 6.9.2 – 6.9.3 and planting / management of trees within the hedgerow will follow Section 6.8.

6.10 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 4.0,** during the first compliance check after the construction phase;
- Detailed site notes including a condition assessment for each habitat type listed in **Section 4.0** (where appropriate) using the condition criteria within the Technical Annex 1 (DEFRA, 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.

6.11 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 & 6.0**. 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.

6.12 Post-Construction Habitat Creation

Table 9 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.

6.13 Management Responsibilities

Bellway Homes Limited (Wessex) 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 Bellway. All management works as described above will need to be secured by a Section 106 agreement for the site that will legally oblige Bellway Homes Limited (Wessex) or other agreed party to carry out the works. An annual management timeline of all habitats has been provided in **Table 9** 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 6.10**);
- 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; and
- The BNG Habitat Monitoring report is submitted to the LPA for review and comment.

7.0 IMPLEMENTATION PLAN

Schedule of ecological enhancement feature installation and monitoring in perpetuity (for 30 years).

General Activity	Year	Specific Activity	Dates / Timings	Description
Species-specific Enhancements				
Protection of Retained Habitats (Section 5.1)	Year 1	Arboricultural Fencing (**Section 5.1**)	Set up pre-commencement to works and retained throughout the works	• The adjacent habitats and site boundaries will be retained and protected from damage during the works. They will be retained using the methods outlined within **Section 5.1 & 6.1.**
Bats (Section 5.2)	Prior to operation	Precautionary Working Method Statement – B3	Anytime – within suitable weather conditions	• Prior to the commencement of works, a licensed ecologist will provide a Toolbox Talk which will detail best practice methods of sensitive stripping/removal of roofing and identifying signs of bats. Personnel will be educated on signs of bats and that in the unlikely event a bat is found whilst the licensed ecologist is not on site, that all works must stop immediately and the licensee contacted immediately. • The materials and PRF will be removed via sensitive methods by the licensed ecologist with help from the contractors. Scaffolding will be put in place to facilitate the removal of material by hand, if needed. • These works will be carried out in suitable weather conditions, with temperatures >10ºC • In the unlikely event a bat is identified, all works will stop immediately, and a mitigation licence will be required to continue (which will require three emergence / re-entry surveys to inform requirements)
	Prior to operation	Updated GLTA	Anytime	• A number of trees were identified as supporting several potential roost features on site. Should any further trees require removal or remedial works, an updated Ground

				Level Tree Assessment will be undertaken on the subjected trees. • Following this, a single PRF inspection survey will be required for each tree (Collins (ed), 2023) to record characteristics of the PRFs and categorise them. This can be conducted at any time of year by a suitably qualified ecologist and entails a more detailed assessment of the likely suitability of a PRF for roosting bats as well as searching for evidence of bats (e.g. droppings) within the PRF via an endoscope. Access equipment (such as ladders, MEWPS or scaffold towers) may be required to gain access to PRFs. • For those trees noted to only possess PRF-Is, the Roost Resource Approach will be followed in which no further surveys are required and a precautionary working method statement will be adhered to (Collins (ed), 2023). For those trees noted to possess PRF-Ms, the Further Surveys Approach will be followed in which a total of three PRF inspection surveys will be required between May – September (with at least two between May – August), with these visits spaced at least 3 weeks apart (Collins (ed), 2023).
	During Construction	Lighting During Construction	Construction period	• In order to avoid any disturbance to bats (and other potential nocturnal wildlife) construction works should be limited to daylight hours and should not be undertaken 30 minutes prior to dusk through to dawn. All lighting should be sensitive to the use of the site by nocturnal wildlife, for example by including low-level downward-facing / hooded lights that are sensor-operated where possible. • No lighting will be facing the boundaries of the site (particularly the northern and southern woodland SINCs).

	During Operation	Lighting During Operation	Operational Period	• It is recommended that any lighting complies with the following the published *Guidance Note 08/23 Bats and Artificial Lighting at night* (ILP / BCT, 2023) produced via a collaboration between the Institute of Lighting Professionals (ILP) and the Bat Conservation Trust (BCT), which outlines the latest recommendations to minimise the impacts of increased artificial lighting on bats. • Dark corridors will be incorporated along the northern, eastern, and southern site boundaries, forming the buffers adjacent to the woodland and linear features. It is recommended that no lighting is incorporated within these areas. Should any lighting be necessary, it will follow the recommendations as set out in **Section 5.3.3**, above. The buffers will be planted with native tree, scrub, and species-rich wildflowers, with a minimum of a 10m buffer provided from the site boundary to the development edge for the majority of the site. The ancient woodland will not be subject to any lighting. • Further details to lighting will be addressed within Condition 7.
	Year 1	Installation of bat bricks and boxes	Anytime, prior to site operation	• 48 No. Ibstock bat brick will be incorporated into the residential dwellings. • As a general enhancement following bat boxes to be erected onto mature retained trees around the site boundaries: - 2 No. Vivara Pro Miramare Large WoodStone bat box - 2 No. Vivara Pro Large Multi Chamber WoodStone bat box
	Year 1	Habitat Enhancements	During Habitat Creation / Management	• Boundary features retained and enhanced.

				• Buffers implemented along the ancient woodland edge and southern, eastern, and northern boundaries, planted with native scrub and wildflower mix. • Creation of wildflower meadows and SUDs. • Extensive tree planting throughout the site. ***For management / creation of these habitats please see below.***
	Year 2, then once Annually	Bat Brick/Box Integrity Check	Winter (December - February)	• All ecological enhancements will be checked to ensure they do not require replacement
[redacted]				
Reptiles (Section 5.5)	Prior to commencement	Reptile Fencing	Prior to Translocation	• Reptile exclusion fencing will be installed to provide a division between the 'working' areas (i.e. those areas where humans and machinery will disturb the ground) and the retained habitats surrounding the development area. Fencing will not be installed within the root protection zone of the wood pasture or other tree / woodland habitat to avoid any damage to tree roots. The location of the fencing can be seen in **Figure 16**. The proposed location of the reptile fencing aligns with the tree protection plan.

				The fencing will remain in place and will not be breached until all works are completed. Any breaches will need to be repaired immediately.
		Reptile Receptor	Prior to Translocation	• An area along the northern and eastern site boundary will be managed and retained as an on-site reptile receptor during the construction period, as shown in **Figure 16**, below. The receptor area will not be fully enclosed during the construction period to allow for the dispersal of reptiles towards the wider site and adjacent habitats including ancient woodland, scrub, hedgerow, and adjacent residential gardens.
		Reptile Translocation	April – June and September Or, if suitable weather conditions, all reptiles are translocated by mid-October	• Artificial refugia should be distributed across the site at a minimum density of 50/ha. However, a considerably higher density of refugia will be used (approx. 100/Ha) in order to maximise the catching potential. These will be distributed across the suitable areas of habitat for reptiles on site. • Reptile captures will take place during suitable weather conditions (i.e between 10 – 20 degrees, dry and with no – low levels of wind). Captured reptiles will then be placed within the protected receptor area. • To assist, the habitat on site can be manipulated to increase capture rate and encourage reptiles into the surrounding areas prior to the installation of the fencing. This can be done through sensitive strimming directionally towards the boundaries of the site to a height of 10cm and then to ground level under the supervision of an ecologist. • The optimum period for capture of reptiles is April to June and September, however it is possible to capture reptiles outside of this period providing weather conditions are suitable. By ensuring that all reptiles are translocated by

				mid-October, it will allow sufficient time for reptiles to find suitable hibernation sites within the receptor site. • Due to low populations of Slow Worms and Grass Snake, HGBI (1998) and Natural England (2011) guidelines recommend a minimum of 30 capture effort days are to be expended (**Table 8**) (however should capture rates be higher than anticipated this may need to be extended). The capture effort will be reviewed on an *ad hoc* basis during the translocation (i.e. when 5 consecutive visits have been carried out in ideal weather conditions[2] where no reptiles are captured (or seen), it is considered that the relocation can come to an end). • Following the conclusion of the relocation, a destructive search of the site may be necessary. This would entail the sensitive stripping of vegetation on site using a toothed bucket where habitat is suitable for reptiles and can be focused on areas where reptile numbers were highest. ***Given the low population of common reptiles present on site, it is not considered necessary to conduct any monitoring post completion.***
	Post Construction	Reptile Receptor	Post Construction	• Once the construction period is complete, the exclusion fencing will be removed allowing for dispersal back into the site and public open space, particularly at the south-east of the site (**Fig 17**). Due to the presence of Grass Snakes on-site, the SUDs feature will be planted with a species-rich wetland seed mixture, with marginal plug planting. The SUDs and surrounding wildflower grasslands will be managed and maintained as a species-rich long-sward. Although this area

[2] Suitable weather conditions are generally considered to be between 10 and 18°C with intermittent sunshine and little or no wind and rain (see Froglife 1999).

				is not included within the 'reptile receptor area', this area will be secured for a minimum of 30 years through Biodiversity Net Gain. • The grassland receptor area on site will be managed specifically to benefit reptiles (whilst also benefiting the wildflowers on site and providing resources for a range of other species). The grassland will be cut twice a year (late July – Sept and Autumn) to a height of 30cm using hand held tools (such as a strimmer). This will allow the grassland to develop structure at ground level to provide enhanced levels of cover for reptiles whilst also ensuring that reptiles are not harmed during the cutting process. This will be undertaken yearly to ensure that scrub doesn't become dominant and ensure the long-term suitability of the area for reptiles. Some informal grass paths will be maintained in these areas providing basking opportunities and a varied sward height. • All management works as described above should be secured through an appropriate agreement such as a planning condition, that will oblige the developer to carry out the works. The responsibilities for the long-term management will be adopted by a (yet to be appointed) management company.
	Year 1	Creation of reptile Hibernacula / log piles	During Habitat Management	• 2 No. log / brash pile to be created in southern buffer. They will be created from vegetation removal and/or habitat management on site. This may use a combination of logs, branches, brash and grass cuttings from the sensitive clearance above and any tree surgery. It should be located within areas receiving partial sun / partial shade.

Great Crested Newts (Section 5.6)	Prior to commencement	Precautionary Working Methods Statement – Vegetation Removal	April – September	• Before any works commence an ecologist holding a GCN license must brief all site operatives. This briefing must include details of the legal protection of GCN, all precautionary steps that must be taken during the proposed works, an annotated key detailing the appearance, characteristics and optimal habitat of GCN as well as what actions need to be taken if a GCN is found on site. • Any scrub, trees or shrub requiring removal will be reduced in height gradually (50cm and then 10cm) under the direct supervision of an ecologist which will encourage any sheltering amphibians to move out of the area prior to removal of the scrub. An ecologist will undertake a fingertip search of the remaining scrub stalks / vegetation bases prior to clearance to ground level. Where amphibians or reptiles are found, they will be moved to the adjacent line of trees under cover. • Once the reptile capture works have concluded, any longer areas of grass must be strimmed / cut to a length of 6 inches followed by a fingertip search focusing on optimal GCN habitat such as tussocks. This must be carried out by a suitably qualified ecologist holding a Natural England survey licence. Following this, the remaining vegetation can be gradually removed (to a depth of 1 to 2 inches), by a digger with a toothed bucket, which will allow any amphibians on site to be removed if discovered. This work must be supervised by a suitably qualified ecologist searching each bucket of removed vegetation and must be undertaken during the GCN active period (between March and October depending on the weather).

				• In the unlikely instance that a GCN is found during any works, all works must immediately stop and the project ecologist must be informed. Natural England will then need to be contacted in order to obtain a European Protected Species development licence before any further works proceed. If any GCN are found on site updated GCN surveys will be required for all water bodies within 500m of the site to establish the population size present. It is essential that these processes are immediately followed to ensure that no offence is committed under the Wildlife and Countryside Act 1981 or the Conservation of Habitats and Species Regulations 2017.
Hazel Dormice (Section 5.7)	Years 1 – 2	Vegetation Clearance	During the construction phase Single stage clearance (April / May OR Oct / Sept) Two-stage clearance (Stage 1 Winter, Stage 2 Summer)	• Works to be undertaken in accordance with EPS License • Works impacting the hedgerows situated around the site to be done in accordance with EPS license. • Works to be supervised by a suitably qualified ECoW, with works undertaken slowly, with periodic checks. • Works to be carried out during a single stage clearance (April / May or Sept / Oct) OR in two stages (stage 1 Winter, stage 2 Summer) *Full methodology stated in **Section 6.7.2**.*
	Years 1 – 30	Lighting	Prior to occupation	• A sensitive lighting scheme for the site will be implemented as described in **Section 6.3.3 and Condition 7** which includes specific recommendations for lighting types to mitigate against the impact of artificial lighting on nocturnal species. Furthermore, where there is any light spill into the newly created and retained Dormouse habitats, this will also be kept to a minimum level of no higher than 0.5 Lux**.**
	Year 1	Cat Predation	Prior to occupation	• To minimise the risk of cat predation once the houses have been completed and the new occupants moved in, thorny

				species (such as Prunus spinosa, as listed within **Section 5.7**) will be planted up within the retained scrub along the SINC edges / newly planted mixed scrub on site and along the new western scrub dark corridor (with known Hazel Dormouse presence) at a minimum density of 1 per linear metre. As these species mature, they will provide a natural deterrent to cats moving into the Dormouse areas on site.
	Year 1	Responsibility	As required	• The retained and newly created habitats will be managed for a minimum period of 12 months by the developer post completion of development, covering the first part of the establishment period. Ownership / management responsibilities will then be transferred to a management company which is as yet unappointed, when required.
	Prior to commencement	Installation of Dormouse Boxes	Prior to clearance	• 5 No. dormouse boxes to be erected before clearance.
	Year 1	Habitat Enhancements	During Habitat Creation / Management	• Planting new areas of native trees, hedgerows and shrub across the development to provide cover and additional foraging opportunities concentrating mainly around the site boundaries (with species selected of particular benefit to Dormice, as described in **Sections 5.7, 6.6, 6.8 and 6.9**) ***For management / creation of these habitats please see below.***
	Year 2, then once Annually for 10 years	Dormouse Box Integrity Checks	Winter (December - February)	• All ecological enhancements will be checked to ensure they do not require replacement • The boxes will be checked at years 1 – 10 post clearance works by a licensed ecologist and the data submitted to the National Dormouse Monitoring Programme (NDMP).
Notable Birds of Conservation Concern (BoCC) (Section 5.8)	Year 1	Vegetation Removal	March – August (depending on weather) with supervision	• In order to avoid disturbance of nesting birds or damage to their nests, clearance of any vegetation and demolition of the building will be undertaken outside of the bird nesting season (typically March – August dependent on weather). If

			September – February (depending on weather) without supervision	this is not possible, sections to be cleared should be thoroughly checked by a suitability qualified ecologist immediately prior to clearance. If any active nests are found they should be left undisturbed with a suitable buffer of vegetation (5m) until the nestlings have fledged.
	Year 1	Installation of bird boxes and bricks	Anytime, prior to site operation	• 4 No. compensatory bird boxes to be erected on site onto suitable retained trees, comprising of the following: - 1 No Schwegler 1B - 1 No Schwegler 2H - 2 No Schwegler 2M • 48 of the newly built dwellings will incorporate one of The Ibstock 'Eco Home for Swifts' bricks.
	Year 2, then once Annually	Bird Box/Brick Integrity Checks	Winter (December - February)	• All ecological enhancements will be checked to ensure they do not require replacement
Hedgehogs (Section 5.9)	Year 1	Installation of Hedgehog Homes	Anytime prior to occupation	• 1 No Hedgehog homes (such as the Igloo Hedgehog home or Hogitat Hedgehog house). This will be provided within or adjacent to areas of retained trees / shrubs and will provide a rapidly declining species with a place to shelter / hibernate. • It is recommended that the hedgehog homes are maintained in perpetuity to ensure they remain suitable for use by Hedgehogs. The hibernation period for Hedgehogs typically spans from October – April, therefore it is recommended that the hedgehog homes are inspected every year in mid to late-April, after hibernation but prior to the nesting period
	Year 1	Gaps in garden fencing	Anytime prior to occupation	• Garden fences within the site will also ensure at least 1 gap is present within the gravel boards to allow for movement of Hedgehogs between gardens and into the wider area. • The gaps should be at least 15 cm high by 15 cm wide with permeability for small mammals.

	Year 2, then once Annually	Hedgehog Homes and Highways Integrity Checks	Mid to late April	• All ecological enhancements will be checked to ensure they do not require replacement.
Habitat Retention / Creation / Enhancement & Management				
Species-rich Grassland (Section 6.2)	Year 1	Creation/ Enhancement of grassland	Ideally Autumn or Spring	• The areas scheduled to be enhanced or created to form other neutral grassland will be sown with Emorsgate EM4 – Meadow Mixture for Clay Soils.
	Year 1	Year 1 Management	Routinely as required	• Control annual weed growth by mowing in mid to late summer. Cut and remove cuttings, ideally early August. • This can then be regularly mowed till following March, with targeted weed removal to minimise competition and weed seed production.
	Years 2-30	Years 2 – 30 Management	Spring and mid to late Summer	• Mow to 100mm in Spring. • Leave to flower until late July / August. • Conduct single hay cut after flowering with growth reduced to 50mm. • Manage sections of each grassland parcel at different times from late June to the end of August.
	Years 2-30	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.
Modified Grassland (Section 6.3)	Year 1	Enhancement/creation of grassland	Ideally Autumn or Spring	• Establish the grassland through sowing of Emorsgate EL1 – Flowering Lawn Mixture (or similar as approved by an ecologist)
	Year 1	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.
	Years 2-30	Years 2-30 Management	Routinely as required	• Within the more formal sections of grassland, control annual weed growth by regular mowing to a height of 40-60mm every 3-4 weeks throughout the first year to minimise competition and weed seed production. • Leave some areas longer. In order to maintain flowering diversity, mowing will be relaxed in various 'moderate condition' areas from late June for 4-8 weeks.
	Years 2-30	Removal of undesirable species	Late September – October	• Targeted scrub, bracken and invasive species removal will be carried out as necessary.
	Years 2-30	Weed management	Routinely as required	• Remove weeds from a 1m area around the base of the trees for the first 2-3 years.
Traditional Orchards (Section 6.4)	Year 1	Planting - Trees	Late Autumn ideally, in suitable weather	• Native fruit trees will be planted with 10m spacing. • Rootgrow or Bonemeal will be applied to the new plants to encourage healthy root growth.
	Year 1	Planting – Grassland	Ideally Autumn or Spring	• The species-rich grassland created as the ground layer will be sown with Emorsgate EM4 – Meadow Mixture for Clay Soils .
	Year 1	Year 1 Management – Trees (Support and Protection)	Anytime, immediately after planting	• Regular watering for the first few weeks. • Weeding around the base of the trees. • Wood chips or raked hay deposited as mulch around the base of the trees can be used to suppress weed growth. • Support with stakes no more than 30cm high. • Erect guards at least 2m high.
	Year 1	Year 1 Management – Trees (Formative Pruning)	Winter i.e. October - February (outside of bird nesting season)	• Commence formative pruning practices to encourage balanced and strong growth form.

	Year 1	Year 1 Management – Grassland	Routinely as required	• Control annual weed growth by mowing in mid to late summer. Cut and remove cuttings, ideally early August. • This can then be regularly mowed till following March, with targeted weed removal to minimise competition and weed seed production.
	Years 1-10	Years 1-10 Management – Trees (Support and Protection)	Anytime	• Monitor stakes to ensure they are still supporting the tree and that the tie is not digging into the stem – loosen as needed. • Remove stakes after 2 years or once stem is sufficiently strengthened. • Leave guards in place for 10 years with regular checks to ensure integrity is maintained.
	Years 1-10	Years 1-10 Management – Trees (Formative pruning)	Winter i.e. October - February (outside of bird nesting season)	• Continue formative pruning practices to encourage balanced and strong growth form.
	Years 10-30	Years 10-30 Management – Trees (Maintenance pruning)	Winter i.e. October - February (outside of bird nesting season)	• Shift to maintenance pruning to balance fruit production and vegetative growth.
	Years 10-30	Years 2 – 30 Management	Mid-summer and late Autumn	• Mow to 100mm in Spring. • Leave to flower until late July / August. • Conduct single hay cut after flowering with growth reduced to 50mm. • Manage sections of each grassland parcel at different times from late June to the end of August.
	Years 2-30	Scrub Management	Winter i.e. October - February (outside of bird nesting season)	• Targeted scrub removal will be carried out as necessary to maintain a maximum of 10% ground cover.
SUDs and Rain Gardens	Year 1	Excavation of SUDs	Anytime	• The SuDS will have a varying depth across the SUDs. Creating shelves is one option of obtaining different depths.

(Section 6.5)	Year 1	Planting	Ideally Autumn or Spring	• The SuDS will be established with Emorsgate EM4 (and will be managed as per the other neutral grassland management) • The rain gardens will be planted with native marginal plug planting, as specified in **Section 6.5.2**.
	Year 1	Year 1 Management	Routinely as required	• Annual weed growth will be targeted to encourage the development of perennial ground cover.
	Years 2-30	Years 2 – 30 Management	September – November	• Minimal management will be required, as dense tussocks should form. • Yearly cut after flowering, arisings to be left in situ for 2 weeks. • Variation in structure may be created by rotational cutting every 2-3 years between September and November.
	Years 2-30	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.
Native Scrub (Section 6.6)	Year 1	Planting	Late Autumn ideally, in suitable weather	• Native scrub species (seedlings, saplings, young shrubs) will be planted throughout the scrub area. • The scrub planting will not be dense to avoid the area becoming overly vegetated, but it will be allowed to establish in sparse patches.
	Year 1	Year 1 Management	Winter Months	• Scrub management will be undertaken annually (as needed) to maintain a suitable matrix between grassland, scrub and other habitats. • This can be achieved by manual cutting as well as mechanical clearance.
	Years 2-30	Invasive species removal	Winter i.e. October - February (outside of bird nesting season)	• Removal of invasive species will be undertaken as necessary if they establish on site.

	Years 2-30	Shrub replacement	Late Autumn	• Any dead shrubs or areas that become sparse will be planted with new native shrubs, replacing like-for-like.
	Years 2-30	Cutting back / thinning	May to mid-Sept	• Avoid cutting taller vegetation and areas of shrubs. Any areas with a short sward may be mowed.
			Mid-Sept to end of Oct Nov to end of March	• Any areas with a short sward may be mowed. • For areas of tall sward or woody vegetation, treat 25% or less of favourable or marginal habitat. • For areas of shrubs, cut a maximum of 50 m by 10 m segments, working less than 10% of the area of favourable or marginal habitat and leaving the worked area uncut for a minimum of 8 years. Maintain branch connectivity at intervals over rides and tracks. • Cut rotationally every 3-5 years to create and maintain glades.
			April	• Avoid cutting taller vegetation and areas of shrubs. Any areas with a short sward may be mowed.
Allotments (Section 6.7)	Year 1	Proposed Planting	Ideally Autumn or Spring	• Allotments will be incorporated into the new recreational area on site. It is anticipated that a range of species will be planted that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.
	Years 2-30	Invasive Species Management	Routinely as required	• Given that the majority of the invasive non-native plant species in the UK are inedible or are not commonly consumed, it is considered highly unlikely that they would be planted by residents using the allotments. However, as a precaution, signage will be erected informing allotment users of the ecological risks associated with planting of invasive non-native species.

				• If any invasive, non-native plant species are to establish, targeted removal will be undertaken.
Tree planting (Section 6.8)	Year 1	Planting	Late Autumn	• Plant native tree species. • Apply Rootgrow or Bonemeal to encourage healthy root growth. • Apply Mycorrhizal treatment to the tree roots.
	Year 1	Weed management	Routinely where required	• Weeding will be undertaken around the base of the trees in all years. • Wood chips or raked hay can be used to suppress weed growth, if desired, if deposited around the base of the scattered trees as mulch. • 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.
	Years 2-30	Weed management	Routinely as required	• Remove weeds from a 1m area around the base of the trees for the first 2-3 years.
	Years 2-30	Pruning	October	• The trees will be subject to light pruning as required in October to ensure that they are developing healthy growth forms
	Years 2-30	Monitoring	Every 3 years, late Winter – early Spring	• Trees will be inspected by a suitably experienced arborist. • General health will be assessed with remedial action recommended as necessary. • Arborist will produce a monitoring report to be sent to the LPA. • Any plants that are removed, die, or become seriously damaged shall be replaced like-for-like in the next planting season.

Hedgerows (Section 6.9)	Year 1	Planting	Late Autumn	• Prepare ground by removing all weeds and digging a strip approx. 60-90cm wide. • Plant with a minimum of 5 native shrub species. • For the enhancement of the existing tree lines, targeted planting will be undertaken within the understory to infill the existing gaps within this feature.
	Year 1	Year 1 Management	Winter i.e. October - February (outside of bird nesting season)	• Begin 3 year cutting cycle in which a portion of the hedges on site are cut in the first year, another portion in the second year and no cutting in the third year. • Use hand tools and avoid the use of flails.
	Year 1	Year 1 Monitoring	Late Winter – Early Spring	• Hedgerows will be inspected by a suitably experienced ecologist to assess the general health of the hedgerow. • Remedial action will be taken as necessary. • Any plants that are removed, die or become seriously damaged will be replaced like-for-like in the next planting season.
	Year 1	Year 1 Management	Routinely as required	• Control annual weed growth by mowing to 50-75mm throughout the first year to minimise competition and weed seed production.
	Year 2-30	Years 2-30 Management	Winter i.e. October - February (outside of bird nesting season)	• Continue the 3 year cutting cycle. • A proportion of hedges (at least 30%) should wherever possible be left to grow for 7-10 years. • Maintain a height of 3-4m wherever possible. • Use hand tools and avoid the use of flails. • Use coppicing or laying to fill gaps. • If hedgerow size needs to be reduced (e.g. in more formal areas), avoid cutting the top and cut only one side.
	Years 1-10	Monitoring	Late Winter – Early Spring	• Suitably qualified ecologist will assess the health of the hedgerow and recommend any necessary remedial action

Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
[redacted] www.ecosupport.co.uk

			Annually in Years 1-3 Bi-annually in Years 4-10	
	Years 2+	Replacement Planting	Late Autumn ideally, in suitable weather (for planting) Winter i.e. October - February (outside of bird nesting season) (for coppicing / laying)	• Removed, dead or damaged specimens will be replaced like for like in the next planting season. • Coppicing / laying will be used to gap up / thicken any thin hedgerows.
Compliance Check (Section 6.10)	Years 1-30	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.

8.0 REFERENCES

DEFRA (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

DEFRA (2024) *The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology.* July 2024 (v1.0.2).

DEFRA (2024) *Statutory Biodiversity Metric Tools and Guides.* Available at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

DLUHC (2024) National Planning Policy Framework. Available at: https://www.gov.uk/government/publications/national-planning-policy-framework--2

The Ecology Partnership (2023). Bat Activity Surveys 2022. April 2023.

The Ecology Partnership (2023). Biodiversity Net Gain Assessment. April 2023.

The Ecology Partnership (2023). Ecological Impact Assessment. April 2023.

The Ecology Partnership (2023). Land east of Wandleys Lane update eDNA surveys. 23rd November 2022.

The Ecology Partnership (2023). Reptile Survey 2022. April 2023.

The Ecology Partnership (2023). Technical Note to Inform Habitat Regulations Assessment. April 2023.

The Ecology Partnership (2023). Update Dormouse Survey 2022. April 2023.

The Ecology Partnership (2023). Update Preliminary Ecological Appraisal. April 2023.

Emorsgate Seeds (2026) *EL1 Flowering Lawn Mixture. Available at:* https://wildseed.co.uk/product/mixtures/complete-mixtures/special-habitat-mixtures/flowering-lawn-mixture/

Emorsgate Seeds (2026) *EM4 Meadow Mixture for Clay Soils. Available at:* https://wildseed.co.uk/product/mixtures/complete-mixtures/meadow-mixtures-for-specific-soils/meadow-mixture-for-clay-soils/

Natural England (2010a) Traditional orchards: planting and establishing fruit trees. Available at: https://publications.naturalengland.org.uk/publication/26001

Natural England (2010b) Traditional orchards: formative pruning of young trees. Available at: https://publications.naturalengland.org.uk/publication/23006

Natural England (2010c) Traditional orchards: maintenance pruning. Available at: https://publications.naturalengland.org.uk/publication/25004

Natural England (2023) *BNG Habitat Monitoring Report Template.* Available at: https://publications.naturalengland.org.uk/publication/5813530037846016

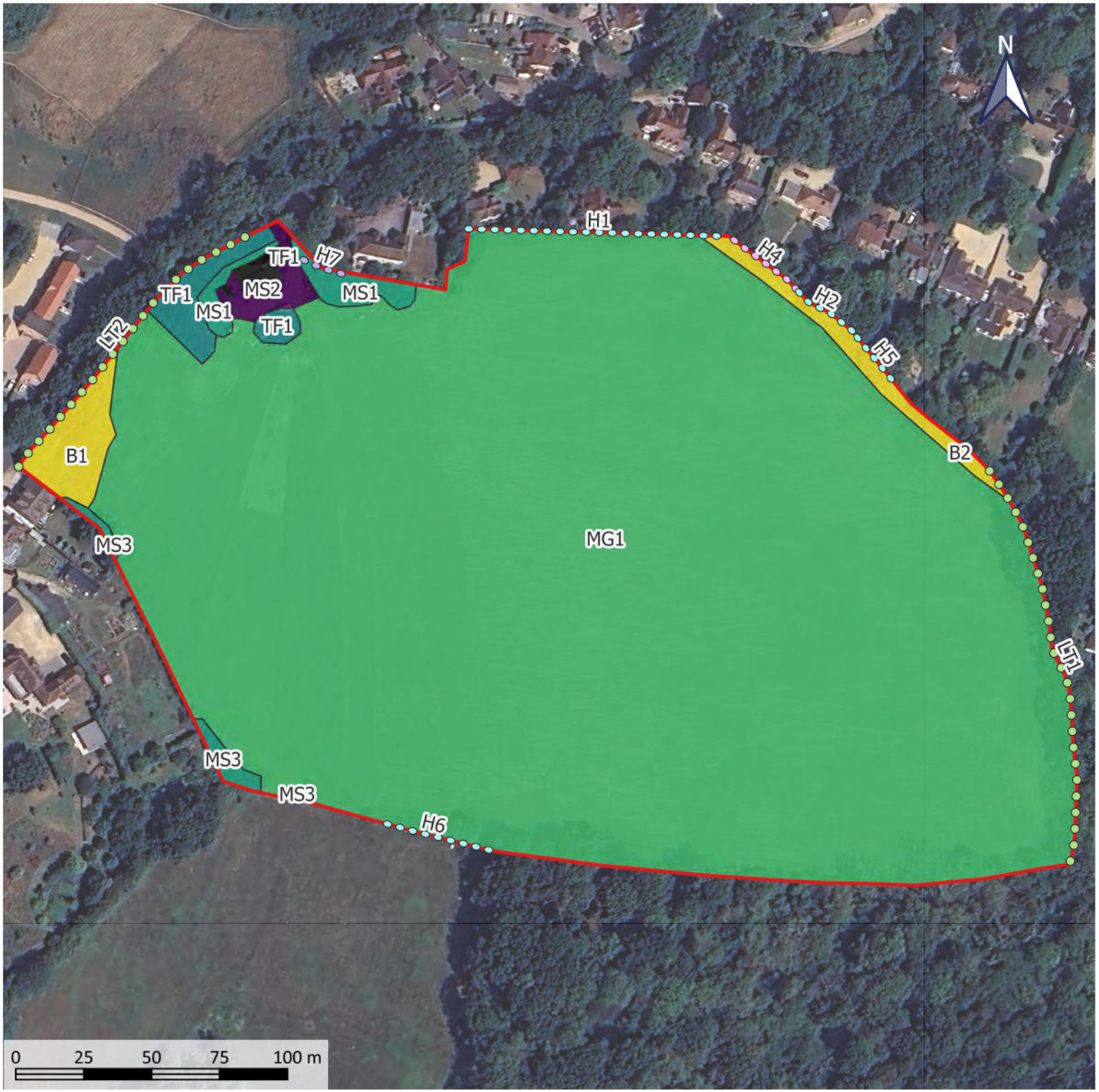
Natural England (2023) BM 4.0 – Technical Annex 1 – Condition Assessment Sheets. Available at: https://publications.naturalengland.org.uk/publication/5850908674228224

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

9.0 APPENDIX

Appendix A – BNG Baseline Habitats Map
Appendix B – BNG Post-Development Layout
Appendix C – Biodiversity Enhancement Plan

Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
[redacted] *www.ecosupport.co.uk*



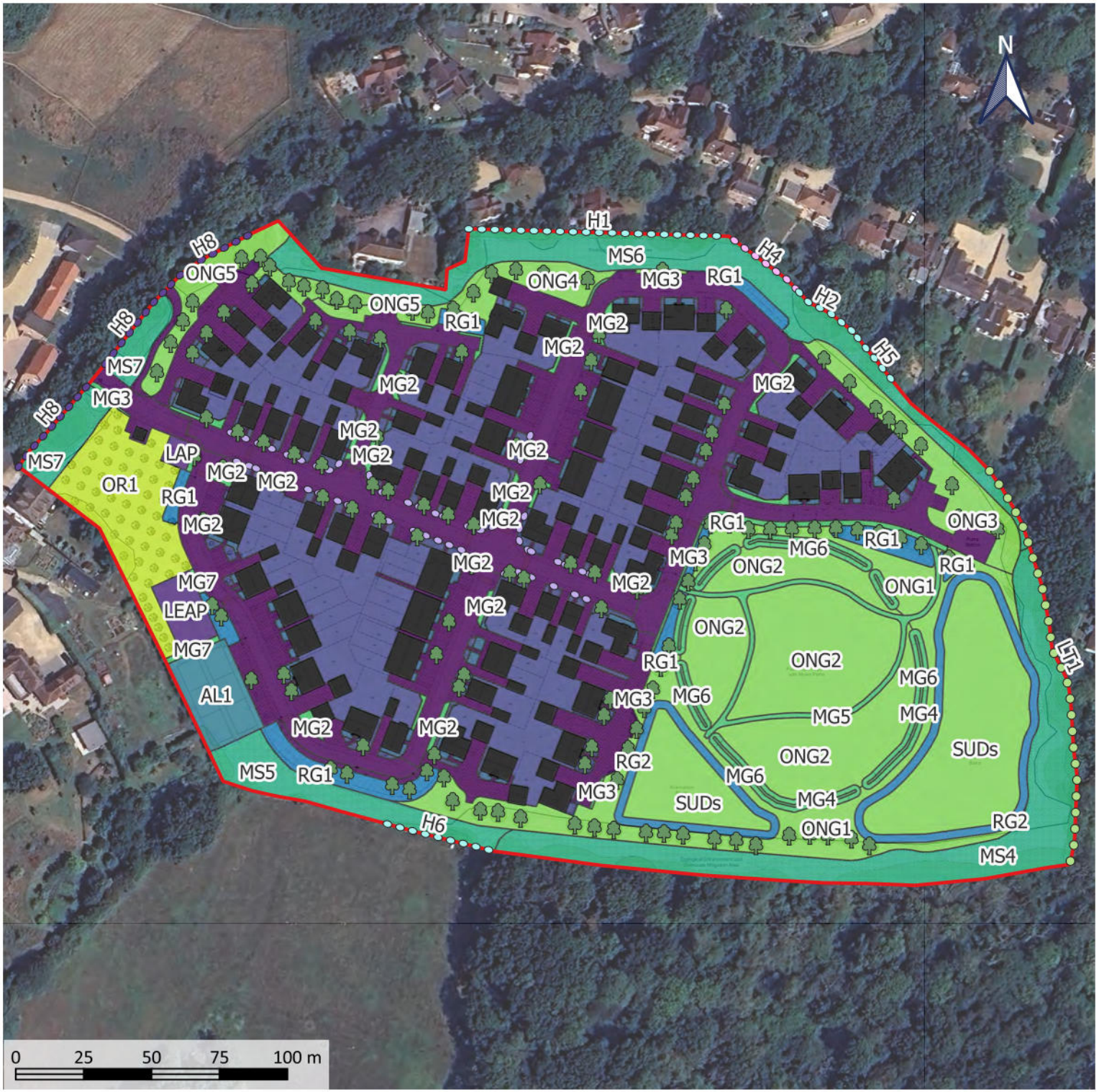
Legend

- Site Boundary
- Bracken
- Modified Grassland
- Mixed Scrub
- Tall Forbs
- Developed Land; Sealed Surfaces
- Buildings
- Native Hedgerow with Trees
- Native Hedgerow
- Non-native and Ornamental Hedgerow
- Line of Trees

ecosupport
K4 Keppel, Daedalus Park
Daedalus Drive
Lee on the Solent, PO13 9FX
E: info@ecosupport.co.uk
T: 01329 832 841

Map	Pre Development Map
Site	Land East of Wandleys Lane, Fontwell
Client	Bellway
Date	27/05/2026

© This map is the copyright of Ecosupport Ltd.
Any unauthorised reproduction or usage by any person is prohibited.



Legend

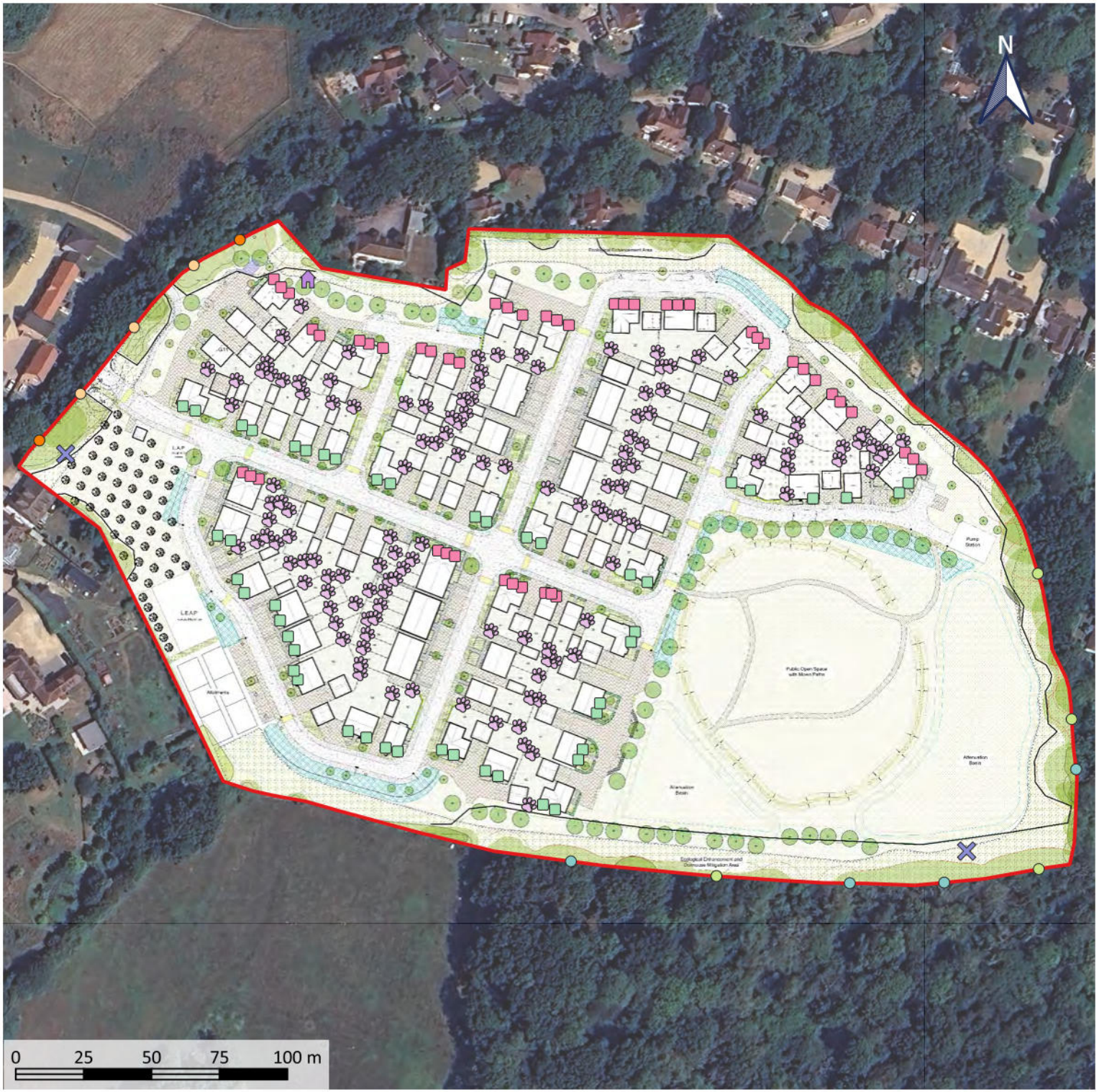
- Site Boundary
- Traditional Orchards
- Other Neutral Grassland
- Modified Grassland
- Mixed Scrub
- Tall Forbs
- Allotments
- Introduced Shrub
- Vegetated Gardens
- Artificial Unvegetated; Unsealed Surface
- Developed Land; Sealed Surfaces
- Buildings
- Rain Garden
- Native Hedgerow with Trees
- Native Hedgerow
- Non-native and Ornamental Hedgerow
- Species-rich Native Hedgerow with Trees
- Line of Trees
- Proposed Trees

ecosupport

K4 Keppel, Daedalus Park
Daedalus Drive
Lee on the Solent, PO13 9FX
E: info@ecosupport.co.uk
T: 01329 832 841

Map	Post Development Map
Site	Land East of Wandleys Lane, Fontwell
Client	Bellway
Date	15/06/2026

© This map is the copyright of Ecosupport Ltd.
Any unauthorised reproduction or usage by any person is prohibited.



Legend

- Site Boundary
- Hedgehog Highway
- No. Hedgehog Home
- 2 No. Log Piles
- 4 No. Bat Box on Tree
- 48 No. Bat Bricks
- 4 No. Bird Box on Trees
- 48 No. Swift Bricks
- 2 No. Dormouse Box as Mitigation
- 3 No. Dormouse Box as Enhancements

ecosupport
K4 Keppel, Daedalus Park
Daedalus Drive
Lee on the Solent, PO13 9FX
E: info@ecosupport.co.uk
T: 01329 832 841

Map	Enhancement Plan
Site	Land East of Wandleys Lane, Fontwell
Client	Bellway
Date	15/06/2026

© This map is the copyright of Ecosupport Ltd.
Any unauthorised reproduction or usage by any person is prohibited.