

Draft Habitat Management and Monitoring Plan



**Land at Halsnead Graden
Village, Phase 3
23rd February 2026**



**Tyler
Grange**

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Summary

- S.1. This draft Habitat Management and Monitoring Plan (HMMP) has been prepared by Tyler Grange Group Ltd. (TG) on behalf of Taylor Wimpey UK Limited. It has been prepared to set out management and monitoring prescriptions for retained and created habitats associated with a proposed development at Land at Halsnead Garden Village, Knowsley, known as Phase 3 which is centred on OS Grid Reference SJ 47202 89844, hereafter referred to as 'the site'. It also evidences how the monitoring and management will ensure the retained and created habitats reach their target condition, as detailed within the accompanying Statutory Biodiversity Metric (16692_The_Statutory Metric_18.02.26) and BNG report (16692_R01).
- S.2. Detail is also given regarding the organisations responsible for the funding, delivery, monitoring and remedial measures set out in this document.
- S.3. **Table S.1** below summarises the content of this document.

Table S.1 – Draft HMMP Summary

Development Site Owner	Taylor Wimpey UK Limited
Organisation responsible for delivery of the HMMP	Taylor Wimpey UK Limited
Period covered within HMMP	0-30 years Commence in Autumn 2026
Development Site Planning Authority	Knowsley Metropolitan Borough Council
BNG Report and Statutory Biodiversity Metric Reference	16692_The_Statutory Metric_18.02.26 16692_R01_BNG Report
Other Permits	S106 to secure significant on-site enhancements

- S.5. With the successful implementation of the measures detailed in this report and remedial measures dictated by future monitoring, it is considered that the habitat retention/creation measures at the site would deliver and maintain the necessary number of biodiversity units to achieve a minimum 10% net gain in biodiversity value associated with the development project.



Section 1: Introduction and Site Context

Purpose

- 1.1. This draft Habitat Management and Monitoring Plan (HMMP) has been prepared by Tyler Grange Group Ltd. (TG) on behalf of Taylor Wimpey UK Limited. It has been prepared to set out management and monitoring prescriptions for retained and created habitats associated with a proposed development at Land at Halsnead Garden Village, Knowsley, known as Phase 3 which is centred on OS Grid Reference SJ 47202 89844, hereafter referred to as 'the site'. It also evidences how the monitoring and management will ensure the retained and created habitats reach their target condition, as detailed within the accompanying Statutory Biodiversity Metric (16692_The_Statutory Metric_18.02.26) and BNG report (16692_R01).
- 1.2. Detail is also given regarding the organisations responsible for the funding, delivery, monitoring and remedial measures set out in this document over the 30-year period.
- 1.3. It has been produced to detail the habitat measures required to ensure the development will deliver the necessary number of Biodiversity Units (BU) targeted to achieve a minimum 10% net gain in biodiversity value.

Coverage

- 1.4. This draft HMMP relates to habitats retained/created within the site, the extent of which is shown below in **Figure 2.1** in **Section 2** of this report, and in the proposed site plans provided at **Appendix 1**.
- 1.5. The planning application for the site will be a hybrid application for the erection of up to 190 residential dwellings comprising:
 - Phase A – Full planning application for the erection of 93 dwellings with associated works (including access, public open space, landscaping, sustainable urban drainage systems and other associated works) within the southern section of the site; and
 - Phase B – Outline planning application for up to 97 dwellings (with all matters reserved for future approval) within the northern section of the site.
- 1.6. As such, detailed landscape plans (1008-04F Landscape Masterplan) are available for the southern parcel and the parameter plans (1474-PMP-3-01b Halsnead Parameters Plans 2025-11-21) are available for the northern parcel, both of which have been used to inform the habitat creation and BNG assessment detailed in this draft HMMP and are shown at **Appendix 1**.
- 1.7. This report sets out details of the initial habitat interventions and subsequent long-term management of habitats and is set out as follows:
 - **Section 2** describes the site including baseline ecological/ground conditions;



- **Section 3** sets out management objectives for the draft HMMP and describes ecological/ground constraints to be factored into the proposed management prescriptions;
- **Section 4** describes the management prescriptions to achieve the objectives set out in **Section 3**;
- **Section 5** describes the monitoring programme over the 30 year period, along with indications of mechanisms for remedial measures; and
- **Section 6** describes who will be responsible for implementing the plan and how arrangements for funding will be organised

- 1.8. For the purposes of this report, Year 0 is defined as the year of the initial habitat interventions (Autumn 2026) and Year 1 refers to the following year/planting season (2027). Implementation of the plan will be iterative in the management prescriptions and will be refined as necessary based on the condition of the site and outcomes following the first cycle of the implemented management and ongoing monitoring.
- 1.9. This report must be read alongside the submitted Statutory Biodiversity Metric (16692_The_Statutory Metric_18.02.26) and BNG report (16692_R01).



Section 2: Site Context

Site Location

- 2.1 The extent of the site is denoted by the red line boundary as shown in **Figure 2.1** and is centred on (OS) Grid Reference SJ 47202 89844. The site is bound to the north by Halsnead Caravan Park, and beyond lies a field and the Land south of Lickers Lane residential scheme which is under construction (under planning application reference 20/00399/OUT). To the east, the site is bound by the consented and under construction Fox's Lane residential scheme (under planning application reference 20/00417/FUL), beyond which lies Fox's Bank Lane and Blundell's Hill Golf Club. The M62 Motorway bounds the south of the site, beyond which lies Symmetry Park. To the west, the site is bound by an area of woodland (with an associated pond known as 'Big Water') which forms Big Water and Big Water Wood Local Wildlife Site (LWS), beyond which lies the consented and under construction land north of M62 motorway residential scheme (under planning application reference 18/00283/HYB), with Windy Arbor Road and the M62 Motorway further west.
- 2.2 The site is proposed to be accessed via Taylor Wimpey's Fox's Lane Phase 2a scheme which is approved and currently under construction (planning application reference 20/00417/FUL).
- 2.3 All of the completed or under construction schemes set out in the above paragraph form part of the wider South of Whiston and Land South of M62 SUE2c Allocation.
- 2.4 The wider area beyond the site is predominantly residential in nature, further characterised by pockets of woodland, industrial development, the local and strategic road network, and open fields.



Figure 2.1 – Red Line Boundary © Google Earth



Existing Land Tenure and Management

- 2.5 All land within the site is owned by and within the control of Taylor Wimpey UK Limited.

Baseline

- 2.6 Full ecological baseline details of the development site are given in the accompanying ES chapter (Chapter 7-P24-1099), which should be read alongside this report for full context.
- 2.7 The site was subject to a UK Habitat survey and associated Condition Assessment by Tyler Grange on 18th June 2024 by Olivia Mckechnie-Downing BSc (Hons), a suitably experienced ecologist and associate member of CIEEM. **Table 2.1** below summarises the baseline ecological/ground conditions of the site.

Table 2.1 Baseline Ecological/Ground Conditions of the Site.

Statutory/Non-statutory Sites	The data search returned two internationally designated sites within 10 km of the site, Mersey Estuary Ramsar and Mersey Estuary Special Protection Area (SPA), both located 6.2 km south of the site at the closest point. No nationally designated sites were identified within 2 km of the site. The closest non-statutory designated sites are The Old Wood Local Wildlife Site (LWS), and Big Water and Big Water Wood LWS, both located directly adjacent to the west of the site. Impacts of the development on these designated sites are further discussed in the ES Chapter (Chapter 7-P24-1099).
Protected and Notable Species	The site comprises a large formally arable field that has been left fallow, currently comprising modified grassland and tall ruderal vegetation. Small areas of mixed and bramble scrub are located around the boundaries of the site, as well as a small area of broadleaved woodland, nine scattered trees, two treelines and a non-native ornamental hedgerow. The location of baseline habitats are shown on the Habitat Features Plan (16692/P01) appended to this report. As such, the majority of the value for protected species will be located at the site boundary features, which will be retained through development. A full assessment for protected species is presented in the ES Chapter (Chapter 7-P24-1099).
Invasive Species	Rhododendron was recorded in the woodland copse in the north-west of the site.
Baseline Habitats	The site comprises a large formally arable field that has been left fallow, currently comprising modified grassland and tall ruderal vegetation. Small areas of mixed and bramble scrub are located around the boundaries of the site, as well as a small area of broadleaved woodland, nine scattered trees, two treelines and a non-native ornamental hedgerow. The location of baseline habitats are shown on the Habitat Features Plan (16692/P01) appended to this report.



Public Access	There are no public rights of way within the site, however there are public footpaths within the LWSs adjacent to the west of the site. A residential housing development is proposed on-site and therefore, the site will be accessible to the public post-development.
Topography	The site slightly inclines from south to north and therefore is suitable for the habitats proposed.
Current Use	The site was previously an arable field which has been left fallow.
Soils and Substrates	The site is located within Soilscape 18¹ which is slowly permeable, seasonally wet slightly acid but base-rich loamy and clayey soils, and therefore is suitable for the habitats proposed. Please note: this is a very high-level analysis and is not considered to be site-specific.
Hydrology/Flood Risk	The site is not located within a flood zone ² and therefore is suitable for the habitats proposed.
Landscape Character	The site is located within the Lancashire Coal Measures - 56 National Character Area (NCA) ³ and therefore is suitable for the habitats proposed.
Climatic Data	The site lies within the North West England and Isle of Man Met Office climate maps ⁴ which is suitable for the habitats proposed.
Strategic Location	The site is located within the Liverpool City Region Local Nature Recovery Strategy (LNRS)⁵. At the time of writing (February 2026), the LNRS has not currently been published. The site is allocated for development within the Knowsley Local Plan Core Strategy (January 2016) under Policy SUE2c.
Irreplaceable Habitats	No irreplaceable habitats are present on-site.

¹ LandIS (2026) Soilscales Viewer. Available at: <https://www.landis.org.uk/soilscales/> [accessed 04/02/2026]

² Gov.uk (2026) Flood Map for Planning. Available at: <https://flood-map-for-planning.service.gov.uk/map?cz=573459,220648,15> [accessed 04/02/2026]

³ Natural England (2025) NCA Profile: 56 – Lancashire Coal Measures. Available at: <https://nationalcharacterareas.co.uk/Lancashire-Coal-Measures/> [accessed 04/02/2026]

⁴ Met Office (2025) Available at: https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/weather/learn-about/weather/regional-climates/north-west-england--isle-of-man_-climate-met-office.pdf [accessed 04/02/2026]

⁵ Liverpool City Region Combined Authority (2026) Available at: <https://www.liverpoolcityregion-ca.gov.uk/local-nature-recovery-strategy> [accessed 04/02/2026]



Section 3: Management Objectives and Biodiversity Net Gain

Management Considerations

- 3.1. The habitat creation and management undertaken will be considerate of protected species, as outlined in ES Chapter (Chapter 7-P24-1099), to ensure any protected species that currently use the site, or may use the site in the future, are not impacted by the works.
- 3.2. The removal or cutting of any vegetation that holds suitability for nesting birds should occur outside of the 'core' nesting bird period (September – March inclusive). Due diligence is also required by maintenance staff to avoid the disturbance of nesting birds, which can also nest outside the core period. Should vegetation clearance works be required between the months of March to September inclusive, a Suitably Qualified Ecologist (SQE) should inspect the vegetation to assess presence of nesting birds.

Management Objectives

- 3.3. Considering the habitats and key fauna known to be present within/adjacent to the site, the following objectives for nature conservation management have been set:
 - Objective 1: To create a gain of +1.87 habitat biodiversity units equating to a +10.01% gain and a gain of +2.65 hedgerow units equating to a +109.37% gain, in accordance with the Statutory Biodiversity Metric;
 - Objective 2: To ensure the retained/created habitats achieve the target conditions set out in the accompanying Statutory Biodiversity Metric; and
 - Objective 3: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment.
- 3.4. In considering options for management of the habitats within the site, the following factors were considered:
 - The existing land use and character of the site;
 - The habitat requirements of species currently present within the site, in particular protected species and species of principal importance (SoPI) as defined in section 41 of the Natural Environment and Rural Communities Act 2006;
 - Knowsley Metropolitan Borough Council Local Plan Core Strategy (2016) detailing current planning policy within Knowsley Metropolitan Borough Council;
 - Opportunities to contribute towards priority habitats and species within Liverpool City Region Local Nature Recovery Strategy which includes priority habitats and species;



- The sustainability of habitats to be created, taking into account natural processes (such as succession) and management inputs required to maintain them;
- Opportunities to enhance structural variety within habitats through new habitat planting;
- Opportunities to strengthen green corridors across and around the site through new habitats and retention of habitats to maximise connectivity for wildlife; and
- Landscape enhancements as well as biodiversity enhancements to maximise both amenity and biodiversity value.

Biodiversity Net Gain

- 3.5. The overarching objective of this draft HMMP is to deliver the required number of biodiversity units within the site, taking account of the site-specific constraints to management. **Table 3.3** overleaf provides a summary of the created habitats and their associated condition assessments, with the post-development habitats shown at **Appendix 1. Tables 3.1 and 3.2** below show the biodiversity net gain summaries of proposed habitat creation and retention for the site.



Table 3.1 – Summary of Proposed Habitat Creation and Retention

Landscaping Plan Reference	Broad Habitat	Proposed habitat	Area (ha)	Created/ Retained	Distinctiveness	Target condition	BNG unit Value
Phase A-Detailed Application							
N/A	Heathland and shrub	Mixed scrub	0.091	Retained	Medium	Poor	0.36
N/A	Urban	Developed land; sealed surface	2.395	Created	V.Low	N/A - Other	0.00
N/A	Urban	Vegetated garden	0.966	Created	Low	Condition Assessment N/A	1.86
Proposed wear tolerant amenity grass	Grassland	Modified grassland	0.6	Created	Low	Poor	1.16
Proposed wildflower/meadow grassland Proposed native marginal planting	Grassland	Other neutral grassland	1.219	Created	Medium	Moderate	8.16
Proposed native scrub whip planting	Heathland and shrub	Mixed scrub	0.238	Created	Medium	Moderate	1.59
N/A	Urban	Sustainable drainage system	0.233	Created	Low	Moderate	0.56
Proposed Trees	Individual trees	Urban tree (218 small)	0.8876	Created	Medium	Moderate	2.71
Phase B-Outline Application							
N/A	Woodland and forest	Other woodland; broadleaved	0.09	Retained	Medium	Moderate	0.72
N/A	Heathland and shrub	Bramble scrub	0.01	Retained	Medium	Condition Assessment N/A	0.04



Landscaping Plan Reference	Broad Habitat	Proposed habitat	Area (ha)	Created/Retained	Distinctiveness	Target condition	BNG unit Value
N/A	Individual trees	Rural tree (8 small, 1 large)	0.0692	Retained	Medium	Moderate	0.55
Development parcel	Urban	Developed land; sealed surface	1.6457	Created	V.Low	N/A - Other	0.00
Development parcel	Urban	Vegetated garden	0.7053	Created	Low	Condition Assessment N/A	1.36
Green Infrastructure, including POS, amenity space and BNG	Grassland	Modified grassland	0.519	Created	Low	Poor	1
Proposed Trees	Individual trees	Urban tree (39 small)	0.1558	Created	Medium	Moderate	0.49

Table 3.2 Summary of proposed hedgerow creation and retention

Landscaping Plan Reference	Habitat Type	Length (km)	Created/Retained	Distinctiveness	Target Condition	BNG unit Value
N/A	Non-native and ornamental hedgerow	0.0246	Retained	V.Low	Poor	0.02
N/A	Line of trees	0.384	Retained	Low	Moderate	1.54
N/A	Ecologically valuable line of trees	0.108	Retained	Medium	Moderate	0.86
Proposed hedge	Species-rich native hedgerow	0.687	Created	Medium	Poor	2.65



Table 3.3 – Proposed Habitats and Condition Assessment

Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
Developed land; sealed surface	N/A	0	N/A	There are no anticipated constraints which would preclude the creation and long-term success of the proposed habitats. Considerations are summarised below: - Initial ground works should remain cognisant of the presence of ground nesting birds, and may require a nesting bird check if completed in the core nesting bird season (March-August inclusive); - The habitat creation and management undertaken will be considerate of protected species, as outlined in ES Chapter (Chapter 7-P24-1099), to ensure any protected species that currently use the site, or may use the site in the future, are not impacted by the works.
Vegetated Garden	N/A	1	N/A	As above
Modified Grassland	Poor	1	<u>Statutory Biodiversity Metric Condition Assessment Criteria for Modified Grassland</u> A) There are 6-8 vascular plant species per m2 present, including at least 2 forbs Expected to fail – Not anticipated to pass due to seed mix/turf used. B) Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm)	As above



Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
			creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed. Expected to fail – Managed as a short sward C) Any scrub present accounts for less than 20% of the total grassland area. Expected to pass – Not currently an issue and controlled via management/monitoring if it becomes an issue. D) Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities. Expected to fail – Failed on a precautionary basis. E) Cover of bare ground is between 1% and 10%, including localised areas. Expected to pass – Anticipated that bare ground will be below limits, with any bare ground reseeded F) Cover of bracken is less than 20%. Expected to pass – Considered achievable with correct management.	



Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
			G) There is an absence of invasive non-native plant species. Expected to pass – Not currently an issue and can be controlled via ongoing management/monitoring and spot treatment where necessary.	
Other Neutral Grassland	Moderate	5	<u>Statutory Biodiversity Metric Condition Assessment Criteria for Neutral Grassland</u> A) The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Expected to pass – with an appropriate seedmix and ground preparation (detailed in following section). B) Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) Expected to pass – Through an appropriate cutting regime (see Management Prescriptions), this is considered achievable. C) Cover of bare ground is between 1% and 5% Expected to pass – Through an appropriate management regime (see Management	As above



Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
			Prescriptions), this is considered achievable. Bare ground to be reseeded. D) Cover of bracken is less than 20% and cover of scrub is less than 5% Expected to pass – Not currently an issue and controlled via management/monitoring if it becomes an issue. E) Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any INNS are present, this criterion is automatically failed Expected to pass – Suboptimal and invasive species controlled via management. No damaging activities to be undertaken in grassland F) There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type. Expected to fail – Fail on a precautionary basis.	
Mixed Scrub	Moderate	5	<u>Statutory Biodiversity Metric Condition Assessment Criteria for Scrub</u>	As above



Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
			A) The parcel represents a good example of its habitat type, the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, -No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i>, which can be up to 100% cover). Expected to pass – achieved through chosen species mix. B) Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present. Fail on a precautionary basis – It is unknown if mature shrubs will be present. C) There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover. Expected to pass –Considered achievable with correct management. D) The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	



Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
			Expected to pass – Considered achievable with correct management and planting. E) There are clearings, glades or rides present within the scrub, providing sheltered edges. Fail on a precautionary basis – due to smaller area of scrub proposed.	
Sustainable Urban Drainage Systems	Moderate	3	<u>Statutory Biodiversity Metric Condition Assessment Criteria for Sustainable Urban Drainage Systems</u> A) Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area. Expected to fail – One habitat structure to be created B) The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year. Expected to pass – Considered achievable with correct management and planting.	As above



Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
			C) Invasive non-native plant species and other which are to the detriment of native wildlife cover less than 5% of the total vegetated area. Expected to pass – Considered achievable with correct management and planting. E1) Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife. Expected to pass – Considered achievable with correct management and planting. E2) The vegetation is comprised of plant species suited to wetland or riparian situations. Expected to pass – Considered achievable with correct management and planting.	
Urban Trees	Moderate	27	<u>Statutory Biodiversity Metric Condition Assessment Criteria for Urban Trees</u> A) The tree is a native species (or at least 70% within the block are native species). Expected to pass – Native trees to be planted. B) The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area	As above



Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
			and no individual gap being >5 m wide (individual trees automatically pass this criterion). Expected to pass – Automatically pass this criteria for individual trees. C) The tree is mature (or more than 50% within the block are mature). Expected to fail – Unlikely to reach maturity within timeframe. D) There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. Expected to fail – Pruning regime is expected due to public access E) Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. Expected to fail – Failed on a precautionary basis	



Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
			F) More than 20% of the tree canopy area is oversailing vegetation beneath Expected to pass – Trees largely oversailing vegetation	
Species-rich Native Hedgerows	Poor	1	<u>Statutory Biodiversity Metric Condition Assessment Criteria for Hedgerows</u> A1) Height >1.5 m average along length Expected to fail – Failing on a precautionary basis. A2) Width >1.5 m average along length Expected to fail – Failing on a precautionary basis. B1) Gap between ground and base of canopy <0.5 m for >90% of length Expected to pass – Through an appropriate cutting regime (see Management Prescriptions), this is considered achievable. B2) Gaps make up <10% of total length; and No canopy gaps >5 m Expected to pass –any gaps will be infilled C1) >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: Measured	As above



Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
			from outer edge of hedgerow, and is present on one side of the hedgerow (at least). Expected to fail – Failed on a precautionary basis C2) Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground. Expected to fail – Failing on a precautionary basis. D1) >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species. Expected to pass – Considered achievable with correct management. D2) >90% of the hedgerow or undisturbed ground is free of damage caused by human activities. Expected to fail – Located within public areas so potential for damage on precautionary basis.	



Section 4: Management Prescriptions

- 4.1. The management prescriptions for the site are set out in **Table 4.1** within the subsequent pages of this section of the report. The draft HMMP will be implemented in stages as indicated in the timings column in accordance with the management task, as will the appropriate timing of required habitat maintenance once established.
- 4.2. The prescriptions seek to cover a period equating to a 30-year period and include both the start-up works and continued management post intervention. This is inclusive of primary establishment of habitats and subsequent management regimes. These actions are set out under the individual objective headings set out in **Section 3**.
- 4.3. It is expected that the initial habitat groundworks will commence in Autumn 2026, meaning that Year 1 will be the growing season (April – September) of 2027.
- 4.4. The habitats referenced are shown on the landscape plans at **Appendix 1**.



Table 4.1 Management Prescriptions for Created Habitats

Objective 1: To create +10.10% gain in habitat and +109.37% gain in hedgerow units in accordance with the Statutory Biodiversity Metric Objective 2: To ensure the created habitats achieve the target conditions set out in the accompanying Statutory Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
Other neutral grassland	To create a species diverse grassland	Species mix as per planting plans	<u>Preparation</u> Prior to sowing the seed mix, the ground will need to be prepared by cultivation whereby weeds will be removed by hand or spot treated with herbicide. Following this the soil will then be harrowed or raked to provide a medium tilth then rolled. <u>Sowing-Year 0</u> - The seed mix will be sown in Autumn/Spring in accordance with the manufacturer's specifications. Care will be taken to ensure the seeds are not covered but are 'firmed' in and have good contact with the soil. <u>Management-Year 1</u> - It is expected in the first year following sowing that the slower-growing perennials will not establish, and it is more likely that the faster growing grasses and weed species will establish first. This will be controlled via regular monthly cuts in the growing season. <u>Management-Years 2 – 30</u> - Once established, the grassland will be subject to a traditional meadow cut comprising a summer hay cut in late July/August once species have had	Autumn/Spring Autumn/Spring Summer Cut – late July – Mid August



Objective 1: To create +10.10% gain in habitat and +109.37% gain in hedgerow units in accordance with the Statutory Biodiversity Metric Objective 2: To ensure the created habitats achieve the target conditions set out in the accompanying Statutory Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			opportunity to flower and set seed. The grass will be cut down to 50 mm and arisings left for a week to set seed and dry before removal. • A second cut will also be taken in later Autumn (September/October). The second cut in each year will either be undertaken with machinery and arisings removed. • Annual management between Years 2 – 30 will also comprise the hand digging of undesirable species, such as docks, to maintain their coverage below 5%. • The frequency of cutting will also be dictated by monitoring in early years 1 – 5; should weed/ fast growing grass species be more prevalent than anticipated, more regular monthly cuts will be taken to control their coverage and encourage the slower-growing perennials to grow. The frequency of mowing will be dictated by the monitoring and under the direction of the appointed Suitably Qualified Ecologist (SQE).	Autumn Cut – late September/Early October Growing season – April-September
Modified grassland	To provide areas of grassland for amenity use	Species mix as per planting plans	<u>Preparation</u> Prior to sowing the seed mix, the ground will need to be prepared by cultivation whereby weeds will be removed by hand or spot treated with herbicide. Following this the soil will then be harrowed or raked to provide a medium tilth then rolled. <u>Sowing-Year 0</u> • The seed mix will be sown in Autumn/Spring in accordance with the manufacturer's	Autumn/Spring



Objective 1: To create +10.10% gain in habitat and +109.37% gain in hedgerow units in accordance with the Statutory Biodiversity Metric Objective 2: To ensure the created habitats achieve the target conditions set out in the accompanying Statutory Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			specifications. Care will be taken to ensure the seeds are not covered but are 'firmed' in and have good contact with the soil. <u>Management-Years 1 – 30</u> • Reseeding to be completed in any areas of failure. • Once established, the grassland will be subject to a regular cut approximately every 2 weeks throughout the growing seal (April – October).	Growing season – April-September
Urban trees	Providing amenity trees which also provide wider environmental functions such as landscape, shade and habitat connectivity.	Species mix as per planting plans	<u>Preparation and Management Years 0 – 3</u> • If required, a rotavator will be used to break up any compacted soil to help tree roots to penetrate more easily and improve water and air movement within the soil. • Plant trees when dormant and protect straight away. Planting should be carried out when the tree is dormant from around mid-November to early March, but this will depend entirely on the site and weather conditions. Most native broadleaf species are entirely dormant after they have shed their leaves until spring. • Don't plant in snowy or hard frost conditions and make sure that all trees have the roots covered at all times by a plastic bag to prevent drying. • Ensure trees are planted at the same depth that they were growing at in the nursery by making sure that the "collar", where the roots meet the main stem, is at ground level.	Whips to be planted when trees are dormant, generally mid-November to early March



Objective 1: To create +10.10% gain in habitat and +109.37% gain in hedgerow units in accordance with the Statutory Biodiversity Metric Objective 2: To ensure the created habitats achieve the target conditions set out in the accompanying Statutory Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			- Once the tree is in the ground make sure that the soil is properly pressed in around the root system, to prevent air pockets. - Use trees that are free from pests and diseases - Spiral guards are also an effective deterrent to rodents and small mammals such as rabbits. - Tube shelters can also prevent grazing by small mammals and provide some protection against weed competition. They also increase the temperature of the microclimate, leading to faster growth. They are nominally photo-degradable, meaning that they shouldn't need removing when the tree gets too big. - Spot spraying of is an effective way of removing competing weed species and allowing the trees to capture the site. - Mulch mats are an alternative to spraying on smaller sites, they are also helpful on sites where poor moisture retention is an issue. - It will be important to maintain drainage in the soil as whips will not thrive in waterlogged soils. - Trees should be planted as per grower's specifications. New tree planting to be protected using tree guards and staked appropriately. - Remove tree guards and stakes once trees become established. - Trees will be provided with suitable irrigation. Water trees at least once a week if there has been	



Objective 1: To create +10.10% gain in habitat and +109.37% gain in hedgerow units in accordance with the Statutory Biodiversity Metric Objective 2: To ensure the created habitats achieve the target conditions set out in the accompanying Statutory Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			no rain or at times of drought, particularly during the first growing season after installation. <u>Management Years 3-30</u> - Once established, trees will be pruned every three years, as required. Undertake corrective formation pruning as necessary. This may consist of the removal of dead limbs, crown thinning or reduction or pollarding where necessary, although only where there is a risk to the public due to the benefits to wildlife that these features could support. - Felling should only be undertaken as a last resort.	Winter season - November - March
Native Species rich hedge	Providing 'green corridors' within the site	Species mix as per planting plans	<u>Preparation</u> - Prior to planting the hedge mix, the ground will need to be prepared by cultivation whereby weeds will be removed by hand or spot treated with herbicide. Following this, if required, a rotavator will be used to break up any compacted soil to a depth of 150 mm to help roots to penetrate more easily and improve water and air movement within the soil. <u>Planting-Year 0</u> - Species are to be randomly mixed and planted 450 mm apart in a double, staggered row set 500 mm apart, (5No per linear m). <u>Management-Year 1 to 5</u> - Annual monitoring of growth in growing season.	Any management of hedge should be carried out outside of core nesting bird season where possible (March-September, inclusive), if not possible, a nesting bird check by SQE will be required prior to the works.



Objective 1: To create +10.10% gain in habitat and +109.37% gain in hedgerow units in accordance with the Statutory Biodiversity Metric
Objective 2: To ensure the created habitats achieve the target conditions set out in the accompanying Statutory Biodiversity Metric

Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			• Ensure hedgerow comprises greater or equal to 5 UK native woody species per 30 m hedgerow length. The hedgerow should not be dominated by any one species. Plant/remove species where required. • Remove weeds and/or invasive plants where necessary. It is expected in the first year following planting that the faster growing grasses and weed species will establish. This will be controlled via regular management/weeding. • Lightly prune sides of new hedges to encourage compactness. Dispose of arisings off site. • Replace supports, guards and ties as necessary. • Check planting at each visit, especially after winter storms. Ensure plants are heeled in, tree posts are firm, and canes are secure. Replace where necessary at each visit. • Water newly planted trees, shrubs, and seeded areas as necessary. • Mulching whips may be considered to ensure that they take. • Ensure damaging human impacts are controlled through appropriate cutting regime and use appropriate machinery. <u>Management-Year 5 to 30</u> • Continue to maintain hedges with sloping sides.	



Objective 1: To create +10.10% gain in habitat and +109.37% gain in hedgerow units in accordance with the Statutory Biodiversity Metric Objective 2: To ensure the created habitats achieve the target conditions set out in the accompanying Statutory Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			• Cut to be carried out alternate years. All hedges shall be cut outside bird nesting season (March to September). • Incremental cutting will allow the hedge to gain height and density and prevent development of scar tissue and knuckling where growth branches at the same pruning point each year and weakens the structure of the hedge. This also allows the hedge to flower and bear fruit. • Hedges can be laid by experienced workers in an appropriate regional style. Post laying, return to incremental pruning, maybe on a rotation that allows for more growth and flowering / fruiting. • 1 or 2 years before laying consider siding up the hedge (removing the larger side branches) to promote more vertical growth and to make the laying process easier and less stressful on the tree. • Laying will also reduce vertical and horizontal gappyness. Depending on the age of the hedge and number of gaps, it may be possible to gap up with new hedge whips. • Remove tree supports, stakes, crossbars, guys, straps, ties, hedge tubes and guards when no longer required. Dispose of materials off site. • Watering shall be undertaken only in periods of abnormally dry weather to ensure survival of hedge.	



Objective 1: To create +10.10% gain in habitat and +109.37% gain in hedgerow units in accordance with the Statutory Biodiversity Metric Objective 2: To ensure the created habitats achieve the target conditions set out in the accompanying Statutory Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
Mixed scrub	Promote biodiversity and improve habitat structure within the site	Species mix as per planting plans	<u>Preparation</u> • Prior to planting the scrub mix, the ground will need to be prepared by cultivation whereby weeds will be removed by hand or spot treated with herbicide. • Following this, if required, a rotavator will be used to break up any compacted soil to help roots to penetrate more easily and improve water and air movement within the soil. • It will be important to maintain drainage in the soil as scrub species will not thrive in waterlogged soils. <u>Planting-Year 0</u> • The scrub mix will be planted in Autumn or Spring and to a suitable density to ensure adequate spacing between plants, e.g. 1,000 to 2,500 plants per hectare and approximately 0.5 m to 2 m apart depending on required density. Density may vary throughout the site to create a variety of habitat conditions. • The scrub will be planted in a way to create well-developed edges comprising scattered scrub and tall grassland present between the scrub and adjacent habitat. • There will be a soft, gradual transition between scrub and adjacent habitat.	October to early November or March/April



Objective 1: To create +10.10% gain in habitat and +109.37% gain in hedgerow units in accordance with the Statutory Biodiversity Metric

Objective 2: To ensure the created habitats achieve the target conditions set out in the accompanying Statutory Biodiversity Metric

Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			- Newly planted shrubs are to be installed with shrub guards and are to be watered as required, especially in dry periods. <u>Management-Year 1 to 5</u> - Monitor growth of specimens, removing or replacing shrub guards where necessary. - Water in line with watering regime. - If mature species overcrowd, remove to allow seedlings and saplings to establish supplementing with saplings/young shrubs if self-seeding is not succeeding. - Ensure edges of scrub leading to adjacent habitat are maintained. - Overtime, vegetation will naturally regenerate, and scrub may start to encroach on the cleared spaces. Regular management through cutting or thinning is important to maintain the desired openness of edges. - Remove weeds and/or invasive plants where necessary. It is expected in the first year following planting that the faster growing grasses and weed species will establish. This will be controlled via regular management/ weeding. <u>Management-Year 5 to 30</u> - Carry out a rotational cut every 7-10 years to diversify age range outside the nesting bird season (March-September, inclusive). - Remove all arisings.	Any management of scrub should be carried out outside of core nesting bird season where possible (March-September, inclusive), if not possible, a nesting bird check by SQE will be required prior to the works. October to February, if not possible, a nesting bird check by SQE



Objective 1: To create +10.10% gain in habitat and +109.37% gain in hedgerow units in accordance with the Statutory Biodiversity Metric Objective 2: To ensure the created habitats achieve the target conditions set out in the accompanying Statutory Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			Management outlined for years 1-5 to also continue.	will be required prior to the works.
SUDS	Promote biodiversity and improve habitat structure within the site	Species mix as per planting plans	<u>Formation of SUDs features (year 1)</u> - Excavation of swale areas to the approved design undertaken any time of year. <u>Planting of marginal planting (year 1)</u> - The base and banks of the SUDs feature will be sown with the seed mix for wetland in accordance with the supplier's specifications. Plug plants for marginal plants and reed bed planting will be done in prepared ground at densities specified with the supplier's specifications. <u>Vegetation Management (year 2 onwards)</u> - Once established, the vegetation cover within the bank areas will be managed within limits to ensure any open water within the basin is maintained through rotational cutting of approximately 1/3 of the vegetation every second year to a height of 150 mm. Where it is apparent that certain forbs/sedges/wildflowers are not growing, consideration will be given to plug planting certain species, detailed by monitoring and remedial action - The ongoing monitoring will also inform the requirement for the removal of any invasive species within the basin as appropriate and limit	April - September October – February to avoid amphibian breeding season, supervision by SQE where required



Objective 1: To create +10.10% gain in habitat and +109.37% gain in hedgerow units in accordance with the Statutory Biodiversity Metric Objective 2: To ensure the created habitats achieve the target conditions set out in the accompanying Statutory Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			these to a manageable extent, along with spot treatment of undesirable species as necessary. Any bulrush/invasive species to be removed over winter and left in small piles around basin perimeter to allow any aquatic invertebrates or other species to return to the water feature.	



Section 5: Monitoring and Remedial Measures

- 5.1. Along with the requirement for ongoing management of the site by specialist contractors (see **Section 6**), it will also be necessary for the site to be periodically monitored by a Suitably Qualified Ecologist (SQE) to ensure the retained/created habitats are in the appropriate condition and are either showing signs of success in the management objectives put forward and later with evidence that the habitats have achieved and continue to maintain their target condition.
- 5.2. Prior to the commencement of monitoring once all habitats have been installed, it will be necessary for the SQE to visit the site to confirm that the correct habitats have been installed in the correct locations and to the right specifications. Where this is not the case, the SQE will report this to the organisation responsible for delivering this draft HMMP.
- 5.3. Monitoring will commence in Year 1 i.e. the year following the initial habitat intervention measures and in the appropriate survey season (e.g. June).
- 5.4. Monitoring will then be required in Years 2, 3, 5, 10, 20 and 30 post-intervention. The appointed SQE will perform a condition assessment of the habitats to assess their progress against target conditions. Should the habitats appear to be failing or not in their target condition, it will be the responsibility of the SQE to report this to the organisation responsible for delivering the contents of this draft HMMP. It will then be the responsibility of the organisation to implement the necessary remedial measures. The results of the monitoring in Years 1, 2, 3, 5, 10, 20 and 30 will be compiled in reports for submission to the Local Planning Authority. **Table 5.1** below outlines the monitoring programme, methodologies, deliverables and remedial action measures.

Adaptive Management

- 5.5. Adaptive management is a systematic approach to natural resource management that involves monitoring and evaluating the effectiveness of management actions then adjusting as necessary to improve outcomes over time. It is an iterative process in which management actions are followed by targeted monitoring outcomes. These, in turn, inform the ongoing management.
- 5.6. Adaptive management on the site will be informed by the monitoring of the habitats in Years 1, 2, 3, 5, 10, 20, and 30, as informed by the SQE. The monitoring will identify any management changes to promote achieving BNG targets stated in the Statutory Biodiversity Metric and this draft HMMP. The monitoring can pick up any unexpected, external influences, such as dealing with a new plant disease, or an invasive species that is thriving due to climate change.



Table 5.1 – Monitoring programme, methodologies, deliverables and remedial action measures

Objective 3: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment			
Year	Methodology and Timing	Deliverable	Remedial Action
1	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken in June.	Monitoring report following survey to the Local Planning Authority to confirm that the correct habitats have been planted to the correct methodology over the correct area. By year 1, the modified grassland and species rich native hedgerow should have developed and achieved their target condition of poor. If not, the report will include the remedial measures which are being actioned to rectify.	Remedial measures will be specific to the habitats in question and may comprise complete re-installation of habitats if done to the wrong specification. For the site in question, however, this may comprise: • Replanting of trees or shrubs where failure occur; • Reseeding of the grassland with the correct seed mix, with the correct methodology or in the correct area. • Reseeding of grassland areas where sward fails to establish; • Replanting of hedgerow should these have failed with the correct methodology or in the correct area
2	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken in June.	Monitoring report to the Local Planning Authority to confirm that neutral grassland, mixed scrub, SUDS, and trees are developing accordingly. It is not expected that these habitats will have achieved their target condition at this point, but the SUDS should be close to achieving target condition of moderate.	Remedial measures will be specific to the habitats in question and may comprise: • Replanting of trees or shrubs where failure occur; • Replanting of hedgerow should these have failed with the correct methodology or in the correct area • Reseeding of grassland areas where sward fails to establish or where patched exist; • Treat any NNIS or undesirable species which may have established. • Amend mowing regime if fast growing grasses are prevalent. • Undertake additional planting of SUDS should a diverse range of species have failed to establish.
3	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably	Monitoring report to the Local Planning Authority to confirm that by year 3, the SUDS have developed and	Remedial measures will be specific to the habitats in question and may comprise: • More intensive grassland management to combat



Objective 3: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment

Year	Methodology and Timing	Deliverable	Remedial Action
	Qualified Ecologist (SQE) competent in such methodology. Undertaken in June.	achieved its target condition of moderate. If not, the report will include the remedial measures which are being actioned to rectify.	weeds, bracken and scrub, including targeted spot treatment where necessary. • Amend mowing regime if fast growing grasses are prevalent. • If indicator species of the grassland are not present, more intensive remedial measures will need to be considered. This may comprise overseeding with the same or an alternative seed mix along with plug-planting of selected species. • Replace hedgerow or scrub whips if failing or if species rich status has not been achieved. • Reseed any poached areas of grassland. • Treat any NNIS or undesirable species which may have established
5	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken in June.	Monitoring report to the Local Planning Authority to confirm that by year 5, the other neutral grassland and mixed scrub should have developed and achieved their target condition of moderate. If not, the report will include the remedial measures which are being actioned to rectify.	Remedial measures will be specific to the habitats in question and may comprise: • More intensive grassland management to combat weeds, bracken and scrub, including targeted spot treatment where necessary. • Reseed any poached areas of grassland. • Amend mowing regime if fast growing grasses are prevalent. • If indicator species of the grassland are not present, more intensive remedial measures will need to be considered. This may comprise overseeding with the same or an alternative seed mix along with plug-planting of selected species. • If newly planted hedgerow, scrub or trees have failed these should be replaced with similar sized specimens.



Objective 3: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment

Year	Methodology and Timing	Deliverable	Remedial Action
			- Modify management regime of hedgerows if sufficient density, width and height are not being achieved. Undertake additional planting to infill gaps if necessary. - Treat any NNIS or undesirable species which may have established
10	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken in June.	Monitoring report to the Local Planning Authority to confirm trees are developing accordingly. It is not expected that the trees will have achieved their target condition at this point.	The neutral grassland should have achieved target condition of "moderate" by Year 5, and the SUDS planting should have achieved target condition of "moderate" by Year 3. If this is not the case, and the over-seeding/more intensive management considered in previous years has not worked, further intrusive ground investigations/topsoil stripping would need to be considered. Additional remedial measures may include: - More intensive grassland management to combat weeds, bracken and scrub, including targeted spot treatment where necessary. - Reseed any poached areas of grassland. - Amend mowing regime if fast growing grasses are prevalent. - Formation pruning of individual trees where necessary. - If newly planted hedgerow, scrub or trees have failed these should be replaced with similar sized specimens. - Modify management regime of hedgerows if sufficient density, width and height are not being achieved. Undertake additional planting to infill gaps if necessary.



Objective 3: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment

Year	Methodology and Timing	Deliverable	Remedial Action
			Treat any NNIS or undesirable species which may have established
20	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken in June.	Monitoring report to the Local Planning Authority to confirm trees are developing accordingly. It is not expected that the trees will have achieved their target condition at this point.	The neutral grassland should have achieved target condition of "moderate" by Year 5, and the SUDS planting should have achieved target condition of "moderate" by Year 3. If this is not the case, and the over-seeding/more intensive management considered in previous years has not worked, further intrusive ground investigations/topsoil stripping would need to be considered. Additional remedial measures may include: - More intensive grassland management to combat weeds, bracken and scrub, including targeted spot treatment where necessary. - Reseed any poached areas of grassland. - Amend mowing regime if fast growing grasses are prevalent. - Formation pruning of individual trees where necessary. - If newly planted hedgerow, scrub or trees have failed these should be replaced with similar sized specimens. - Modify management regime of hedgerows if sufficient density, width and height are not being achieved. Undertake additional planting to infill gaps if necessary. - Treat any NNIS or undesirable species which may have established
30	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably	Monitoring report to the Local Planning Authority to confirm that by year 27, the trees should have developed and	All habitats should be well established by Year 30 and some habitats may have potentially exceed their target condition or



Objective 3: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment

Year	Methodology and Timing	Deliverable	Remedial Action
	Qualified Ecologist (SQE) competent in such methodology. Undertaken in June	achieved their target condition of moderate. If not, the report will include the remedial measures which are being actioned to rectify.	achieved a habitat definition with a higher distinctiveness. If at the point of Year 20 it is apparent that any habitats are failing, remedial action would have been put in place to rectify it so by Year 30 there has been adequate time (10-years) to implement restorative measures and the targeted number of BNG units delivered.



Section 6: Delivery of the Draft HMMP

- 6.1. This section summarises the organisations responsible for the overall delivery of the draft HMMP, along with details of specific personnel where appropriate.
- 6.2. Taylor Wimpey UK Limited will be responsible for the delivery of this draft HMMP. It will be their responsibility and / or their appointed contractors to deliver the practical measures detailed in this plan i.e. ground preparation, planting and ongoing management. It will be Taylor Wimpey UK Limited's overall responsibility to ensure the prescriptions detailed in this management plan are delivered, and any remedial actions arranged and delivered.
- 6.3. Tyler Grange Group Ltd (TG) will act as the SQE and undertake the required monitoring measures in Years 1, 2, 3, 5, 10, 20, and 30. TG will then be responsible, through funding by Taylor Wimpey UK Limited to undertake the monitoring and report discrepancies to Taylor Wimpey UK Limited along with compiling the results of the monitoring for submission to the Local Planning Authority.

Table 6.1 – Details of organisations responsible for the implementation of this draft HMMP.

Organisation	Responsibility
Landowner:	Taylor Wimpey UK Limited
Suitably Qualified Ecologist:	Tyler Grange

Funding and Legal Agreements

- 6.4. Habitats created and retained on the site will be maintained for at least 30 years post development to satisfy the conditions for BNG in the Environment Act 2021, as well as best practice guidelines⁶. A S106 between the LPA and landowner will be agreed to secure significant on-site enhancements for the duration of the 30-year period.

⁶ Construction Industry Research and Information Association (2019). Biodiversity Net Gain – Principles and Guidance for UK construction and developments.



Appendix 1: Landscape Proposals-Phase A and Parameters Plan-Phase B





- KEY**
- Existing tree / woodland
 - Proposed tree
 - Proposed hedge
 - Proposed planting areas
 - Proposed wear tolerant amenity grass
 - Proposed wildflower / meadow grassland
 - Proposed native scrub whip planting
 - Proposed native marginal planting
 - Proposed resin-bound gravel areas
 - Proposed Bitmac path to match existing / proposed shared Footway / Cycleway link to the east

NOTE: For further detailed information relating to landscape treatments and plant species please refer to accompanying drawings 1008-05 to 07

Key

Site Boundary

Development Parcel*

Street

Lane

Mews

Shared Private Drive

Active Travel Link

Formal or Informal Pedestrian Links

Green Infrastructure, including POS, amenity space & BNG Attenuation Basin

Existing Trees Retained

Proposed Trees (Indicative)

Indicative Nodal Points Set Out As Per Design Guide

Indicative Foul Water Pumping Station Location

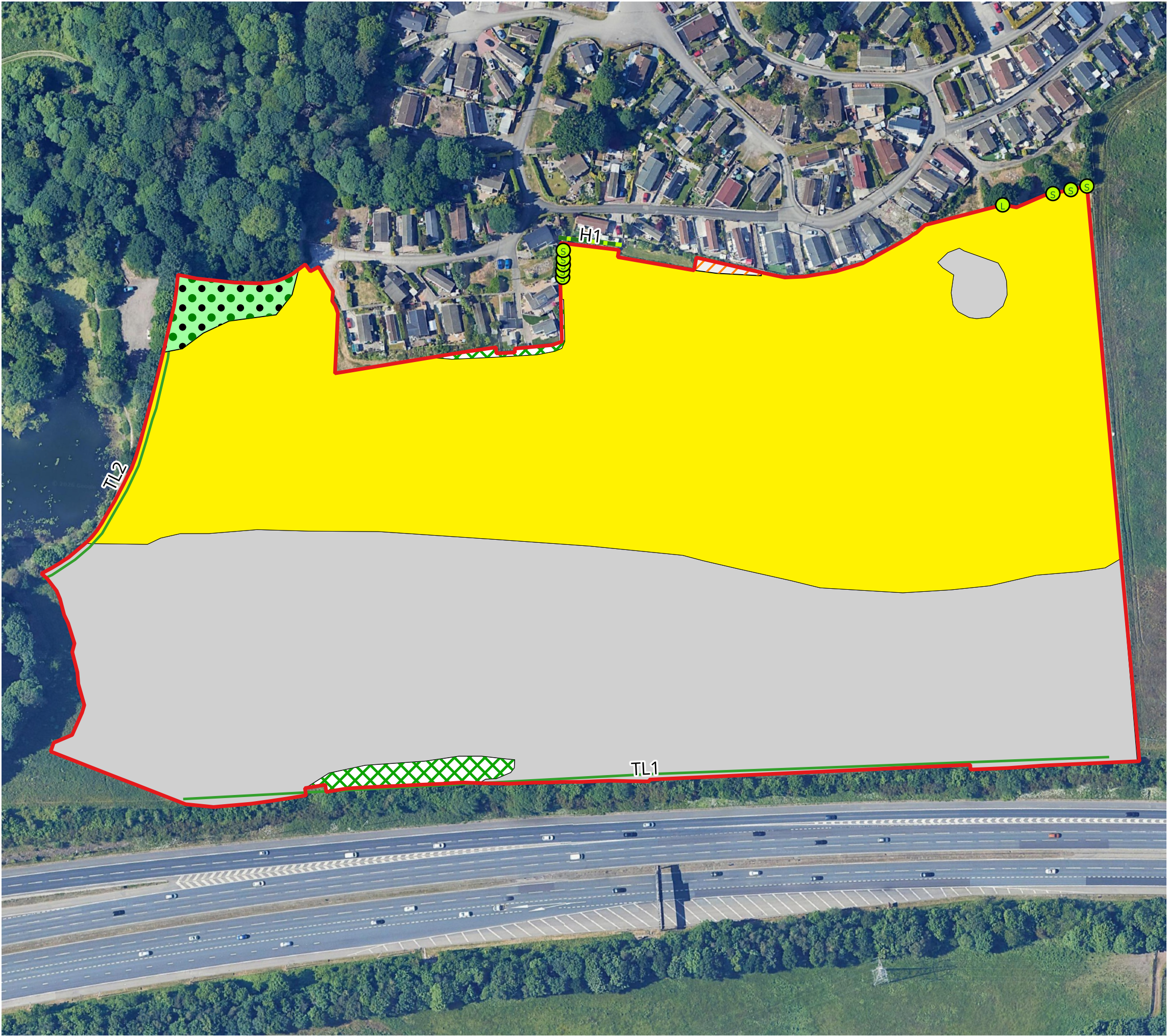
Indicative Electricity Substation Location



Plans:

Plan 1: Habitat Features Plan (16692/P01)





Key

- Redline boundary
- Bramble scrub
- Modified grassland
- Other woodland-broadleaved
- Mixed scrub
- Tall ruderal
- Non-native ornamental hedgerow

Treeline

Baseline Trees

- Small >7.5cm to 30cm
- Large >60cm to 90cm



Project	Land at Halsnead Graden Village, Phase 3
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	16692/P01
Date	February 2026
Checked	OM/JM



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