

APPLIED ECOLOGY

Temple Dinsley, School Lane, Preston

Habitat Management and Monitoring Plan

Client: The Door UK Ltd

Project number: AEL2170

Date: 10 July 2025

Document Information:

Version	Date	Version Details	Prepared by	Checked by	Approved by
1.0	17.04.2025	Final	RJH	DP	DP
2.0	02.07.2025	Final with minor changes	RJH	DP	DP
3.0	10.07.2025	Final with minor changes	RJH	DP	DP

APPLIED ECOLOGY

St John's Innovation Centre
Cowley Road
Cambridge
CB4 0WS

Tel: 01223 422 116
Email: info@appliedecology.co.uk



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1 Project Background

Site Overview

- 1.1 This Habitat Management and Monitoring Plan (HMMP) has been prepared to support proposed Development at Temple Dinsley (formerly The Princess Helena College), School Lane, Preston, Hertfordshire, SG4 7RT ("the Site"). It builds on relevant information already submitted with the planning application, including the Biodiversity Net Gain (BNG) Plan¹.

Table 1.1: Site overview.

Site Overview PB-B01	
Project type	On-Site
Development Name and Address	Temple Dinsley (formerly The Princess Helena College), School Lane, Preston, Hertfordshire, SG4 7RT.
BNG Project Name and Address	As above
Author Organisation	Applied Ecology
Landowner	The Door UK Ltd
Land Manager	The Door UK Ltd
Responsible person/organisation for creating or enhancing the habitat	The Door UK Ltd
Period covered by this management plan	This HMMP covers a 30 year period. Start and end dates will be dependent on planning approval and other factors.
Planning authority	North Herts Council
Planning reference (if applicable)	24/01604/FP
BNG register reference (if applicable)	N/a
Central OS grid reference	TL 1821 2482
Metric revision/title	Statutory Biodiversity Metric from March 2025
Are any Irreplaceable Habitats present onsite	Yes (a few veteran trees are present on Site but will be retained and protected as a priority and unaffected by the Development).

Summary of Management Plan

Description of proposed development

- 1.2 The proposed Development includes the change of use and conversion of the former Princess Helena College and other associated buildings from a former boarding school to private residential dwellings, demolition of an existing Sports Hall and Teaching Block and their replacement with new houses and apartments, construction of two new houses in existing woodland, a new car-park and improved access, and associated landscaping. The Site Boundary Plan is shown by **Figure 1.1**, and the Site Context Plan by **Figure 1.2**.
- 1.3 Significant habitat improvements are also proposed to the surrounding Parkland to meet Biodiversity Net Gain (BNG) and wider ecological objectives.

¹ Applied Ecology (2025) *Temple Dinsley – Biodiversity Net Gain Plan*. V1.0. 20250303.



Habitats to be retained, created and enhanced

Habitat baseline

- 1.4 A habitat survey of the Site was undertaken by AE in June 2023, with supplementary habitat condition assessment surveys completed on 4 June 2024. The locations of individual trees (outside of woodland areas) and tree sizes align with the detailed tree surveys and schedules prepared by Sharon Hosegood Associates. The habitat map was transferred to a Geographical Information System (ArcGIS Pro).
- 1.5 The baseline habitat map is shown by **Figure 1.3**, and a breakdown of the habitat type present and their areas is provided in **Table 1.2**. Representative habitat photographs are provided in **Figure 1.4**.

Table 1.2: Baseline habitats and areas (ha).

Habitat type	Area (ha)	% of Site
Grassland: Modified grassland	11.667	41.90
Grassland: Other neutral grassland	6.465	23.22
Woodland and forest: Lowland mixed deciduous woodland	5.212	18.72
Woodland and forest: Other woodland, broadleaved	1.897	6.81
Urban: Developed land, sealed surface	1.568	5.63
Sparsely vegetated land: Ruderal / ephemeral	0.296	1.06
Grassland: Traditional orchards	0.242	0.87
Urban: Introduced shrub	0.236	0.85
Lakes: Ponds (non-priority habitat)	0.096	0.34
Woodland and forest: Other woodland, mixed	0.053	0.19
Lakes: Ornamental lake or pond	0.029	0.10
Wetland: Reedbeds	0.023	0.08
Urban: Bare ground	0.022	0.08
Heathland and shrub: Bramble scrub	0.017	0.06
Heathland and shrub: Willow scrub	0.016	0.06
Urban: Artificial unvegetated, unsealed surface	0.004	0.01
Individual trees: Rural trees	3.443	n/a
Individual trees: Rural trees (16 no. veterans)	1.184	n/a
Totals (excluding individual trees)	27.843	100

- 1.6 The Site (27.8ha) is characterised by formal gardens, lawns, shrubs, and orchard, and trees, set around the historic and more recent College buildings. The wider Site is dominated by a mix of species-poor modified grassland (improved cattle pasture) and more species-rich meadow grassland (other neutral grassland) with scattered trees throughout. A large block of semi-natural woodland is present in the north (Summerhouse Plantation) with plantation woodland belts and hedgerows around the perimeter. Small areas of a number of other habitats are also present and provide variety and interest.
- 1.7 A total of 16 veteran trees, which are classified as irreplaceable habitat, are also present on Site according to the tree survey and schedules.



Habitats to be lost

- 1.8 In total, around 5.5ha of the Site will be effected by the proposals, with around half of this loss associated with areas of new Development (around 10% of the total Site area) and with the remaining habitat loss associated with the replacement of low value habitats with higher quality wildlife friendly habitats as part of BNG delivery.
- 1.9 The most significant areas of Development-related habitat loss are associated with the loss of semi-natural woodland through the placement of two new houses in Summerhouse Plantation.

Habitats to be retained

- 1.10 Most of the Site will be unaffected by the proposed Development, including areas of formal lawn, shrubs, orchard and meadow areas around the Main Building, perimeter woodland belts, most of the improved cattle pasture and the sports pitch.

Habitats to be enhanced

Enhancing Summerhouse Plantation and southern woodland block

- 1.11 To address habitat trading issues associated with the loss of semi-natural woodland in Summerhouse Plantation (currently in poor condition) the larger unaffected part of this wood (4.5ha) and the southern woodland block will be enhanced by improving long-term management. Practical measures are likely to include tree thinning and select removal, restocking with mixed native trees and shrubs, improvements to the understorey and structural diversity and perhaps the exclusion of browsing deer. It is important to note that most existing trees within the proposed residential curtilages of Summerhouse plantation will be retained and incorporated into the gardens and therefore the actual extent of woodland loss is likely to be much smaller than the 'worst case' loss used by the BNG calculations and presented here. In addition, the Development boundary has been pulled back from the western boundary of Summerhouse Plantation to retain and allow the expansion of bluebell and dog's mercury patches present along this boundary.
- 1.12 Delivering a uplift in the condition of retained parts of Summerhouse Plantation and the southern woodland block from poor to moderate would generate 3.9 habitat units and address habitat trading requirements for this High Distinctiveness habitat.

Enhancing existing grassland

- 1.13 Substantial areas of existing pasture grassland (modified grassland in poor condition) around 2.1ha in extent will be enhanced to other neutral grassland in good condition through wildflower over-sowing, and management by annual hay cutting and potentially light aftermath grazing. Enhancing this grassland would generate around 12 habitat units.

New habitat creation

- 1.14 The planting of extensive new blocks of broadleaved woodland on open grassland and targeting moderate condition would generate 5-6 habitat units, and the planting of 253 new small native trees would generate over 3 habitat units. New soft landscaping within proposed Development plots has been included in the BNG calculations and would also deliver some BNG benefits.



Hedgerows to be retained, created and enhanced

- 1.15 The Site supports a mix of linear features with a baseline value of 19.68 hedgerow units, including species-rich native hedgerow with trees (14 hedgerow units) and lines of trees (5 hedgerow units).
- 1.16 Only a short section of non-native Leyland cypress tree screening will be removed to facilitate the Development. New tree avenues 320m in length will be planted (0.6 hedgerow units), and most existing tree avenues will be enhanced by relaxing management and allowed features of value to biodiversity, such as deadwood, to develop overtime.

Timescales for actions

- 1.17 A site-wide phasing plan is to be agreed via a Condition on the Planning Permission, which will include the phasing and implementation of the Biodiversity Gain Plan. Implementation of BNG is likely to take place both during and after the primary development is completed.

Monitoring requirements

- 1.18 Monitoring is required and is proposed for all created and retained and enhanced habitats and hedgerows in years 1, 2, 3, 5, 7, 10, 15, 20, 25 and 30 with full details set out in **Chapter 3**.

Required consents and licences

- 1.19 Planning permission for the development as a whole is granted by North Hertfordshire District Council under planning reference 24/01604/FP and Listed Building Consent has been granted under reference 24/01605/LBC – both permission and consent granted on XX (decision date not known at time of drafting).
- 1.20 With regard to Licenses, the following draft condition is required as part of the Planning Permission:
- 1.21 *“Prior to the commencement of any works to the buildings known as Main Building, Science Block, Tank House and Pump House , the developer shall submit either (a) a licence issued by Natural England authorizing the specified activity/development to go ahead; or (b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence. Works may only commence to these buildings once the local planning authority has provided its written approval of the licence or statement”.*

Funding

- 1.22 Bank funding TBA.

Legal agreement

- 1.23 A section 106 Legal Agreement has been completed in associated with the grant of planning permission refer 24/01604/FP. This includes the following provisions:
- 1.24 *“Biodiversity Gain Plan”* means the plan submitted to, and approved by the Council, to satisfy the development's biodiversity net gain requirements pursuant to Schedule 7A of the 1990 Act.
- 1.25 *“Biodiversity Gain Land Monitoring Contribution”* means the sum of £39,977.01 Index Linked to be paid by the Owner to the Council under Schedule [2] Part 1 Paragraph [2.2] of this Deed to be applied by the Council as a financial contribution towards the Council's costs of monitoring compliance with [as required by condition [XX] of the Planning Permission] and approved by the Council.
- 1.26 Schedule 2 of the s106 ‘Owner’s covenants to the Council’ also includes the following:



- 1.27 Biodiversity Net Gain - The Owner covenants: not to cause or permit the Commencement of the Development until:
- a Habitat Management and Monitoring Plan (HMMP) providing for the requirements of the HMMP to be carried out for the duration of 30 years has been submitted to the Council and the Council have approved the HMMP.
 - to pay the Biodiversity Gain Land Monitoring Contribution to the Council in the instalments shown on in the Biodiversity Gain Land Monitoring Contribution Table at Schedule [7].
 - the year 0 contribution to be paid within 10 Working Days of the [Commencement Date]; and
 - thereafter annually on each anniversary of the Commencement date.
- 1.28 Schedule 3 of the s106 'Council's Covenants' includes the following requirements:
- 'Biodiversity Net Gain' - Council covenants to use the Biodiversity Gain Land Monitoring Contribution for no other purpose than the purpose of monitoring implementation and ongoing compliance of the Biodiversity Gain.

Phasing Strategy

- 1.29 As above, a site-wide phasing plan is to be agreed via a Condition on the Planning Permission, which will include the phasing and implementation of the Biodiversity Gain Plan. Implementation of BNG is likely to take place both during and after the primary development is completed.

Roles and Responsibilities

Table 1.3: Details of roles and responsibilities.

Ecologist or other professional responsible for HMMP	
Name	Rob Hutchinson
Organisation	Applied Ecology
Start & End Dates	March 2025 - TBC
Responsibility	Preparation of the HMMP
Statement of Competency	Rob has a BSc (Hons) Conservation Management and MSc (Distinction) in Vegetation Survey and Assessment. He has been a full-time ecological consultant since 2001 and has prepared habitat management plans for many sites, including SSSIs and Local Wildlife Sites. The Management Plan he prepared for Hadleigh Country Park, Essex, was Highly Commended at the 2019 CIEEM awards.
Landowner or land manager	
Name	Russell Prince
Organisation	The Door PHC Ltd
Start & End Dates	From May 2023
Responsibility	Landowner
Statement of Competency	N/A
Management organisation(s) responsible for implementing the HMMP	
Name	Initially Russell Prince
Organisation	Initially The Door PHC Ltd – ultimately, residents Management Company (TBA)
Start & End Dates	Immediate
Responsibility	Landowner
Statement of Competency	N/A



LPA or responsible body for reviewing HMMP	
Name	North Hertfordshire District Council
Organisation	Local Planning Authority
Start & End Dates	N/A at this stage
Responsibility	Local Authority
Statement of Competency	N/A

Land Use Summary

Overview of baseline Site use

- 1.30 The former College and grounds is no longer used for education and is currently unoccupied. The Site is currently privately owned land and is being maintained in line with previous operational management including upkeep of the formal gardens and meadows, and grazing of the pasture grassland.

Overview of proposed Site use

- 1.31 Following the proposed Development the Site will be divided into a broader range of uses and access arrangements, including new private gardens, formal gardens, parkland and woodland to be shared by residents, and an improved cricket pitch that will be open to the wider public. A plan showing the locations of these intended land uses is provided in **Appendix A**.

Baseline and Environmental Checklist

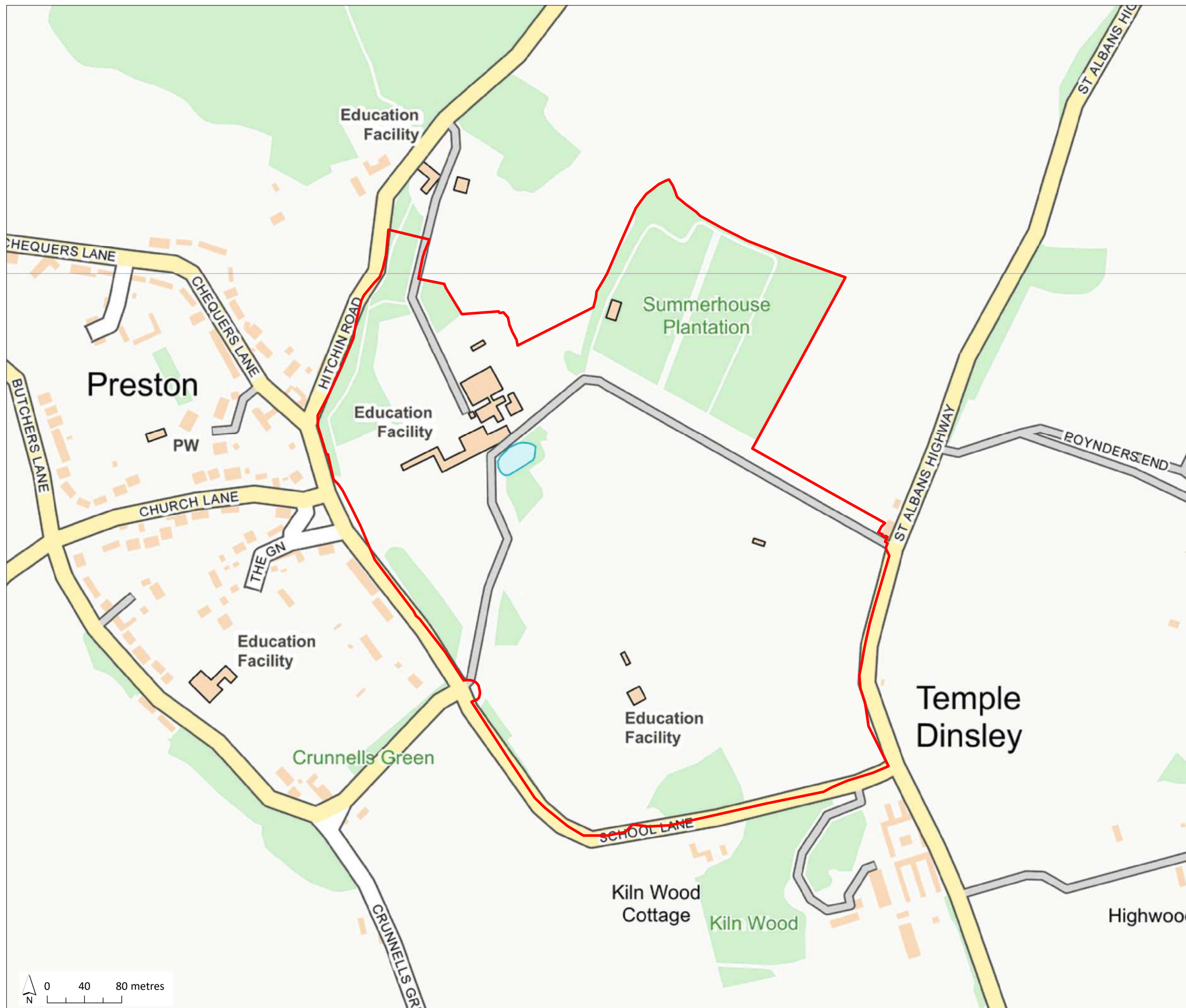
- 1.32 The baseline and environmental information provided alongside this HMMP is summarised in **Table 1.4**.



Table 1.4: Baseline and environmental checklist.

Baseline and environmental information	Information provided	Document reference or reason if not included
Statutory / Non-statutory Designated Sites	✓	AE (2024) Princess Helena College, Temple Dinsley, Hertfordshire – Ecology Report. AEL2170, v3.0, 12 Sept 2024.
Protected and Notable Species	✓	AE (2024) Princess Helena College, Temple Dinsley, Hertfordshire – Ecology Report. AEL2170, v3.0, 12 Sept 2024. Bat Tree Surveys – Climbing inspections report (visit 3). Sept 2024.
Invasive Non-Native Species (INNS)	✓	AE (2024) Princess Helena College, Temple Dinsley, Hertfordshire – Ecology Report. AEL2170, v3.0, 12 Sept 2024.
Biological Records Plan - Sites and Species	✓	AE (2024) Princess Helena College, Temple Dinsley, Hertfordshire – Ecology Report. AEL2170, v3.0, 12 Sept 2024.
Baseline Habitats Survey	✓	AE (2024) Princess Helena College, Temple Dinsley, Hertfordshire – Ecology Report. AEL2170, v3.0, 12 Sept 2024. AE2170 – The Former Princess Helena College, Temple Dinsley – Statutory Biodiversity Metric Calculations. 16.07.2024.
Public Access	✓	Consideration has been given to possible negative effects of public use on BNG delivery as part of this HMMP, with control measures and monitoring provided where considered necessary.
Climate	✗	Beyond the scope of the HMMP.
Geology and Topography	✗	Beyond the scope of the HMMP.
Agricultural Land Status	✗	Beyond the scope of the HMMP.
Soils and Substrates	✗	Beyond the scope of the HMMP.
Contaminated Land	✗	Beyond the scope of the HMMP.
Hydrology and Drainage	✗	Beyond the scope of the HMMP.
Flood Risk Zones	✗	Beyond the scope of the HMMP.
Landscape Character and Designations	✗	Beyond the scope of the HMMP.
Historic Land Use	✗	Beyond the scope of the HMMP.
Historic Environment and Earth Heritage	✗	Beyond the scope of the HMMP.
Other – please specify	✗	N/a





Temple Dinsley

Site boundary plan

 Site boundary

Figure 1.1

Map Scale @ A3: 1:4,000

Surveyed by: n/a

Survey date: n/a

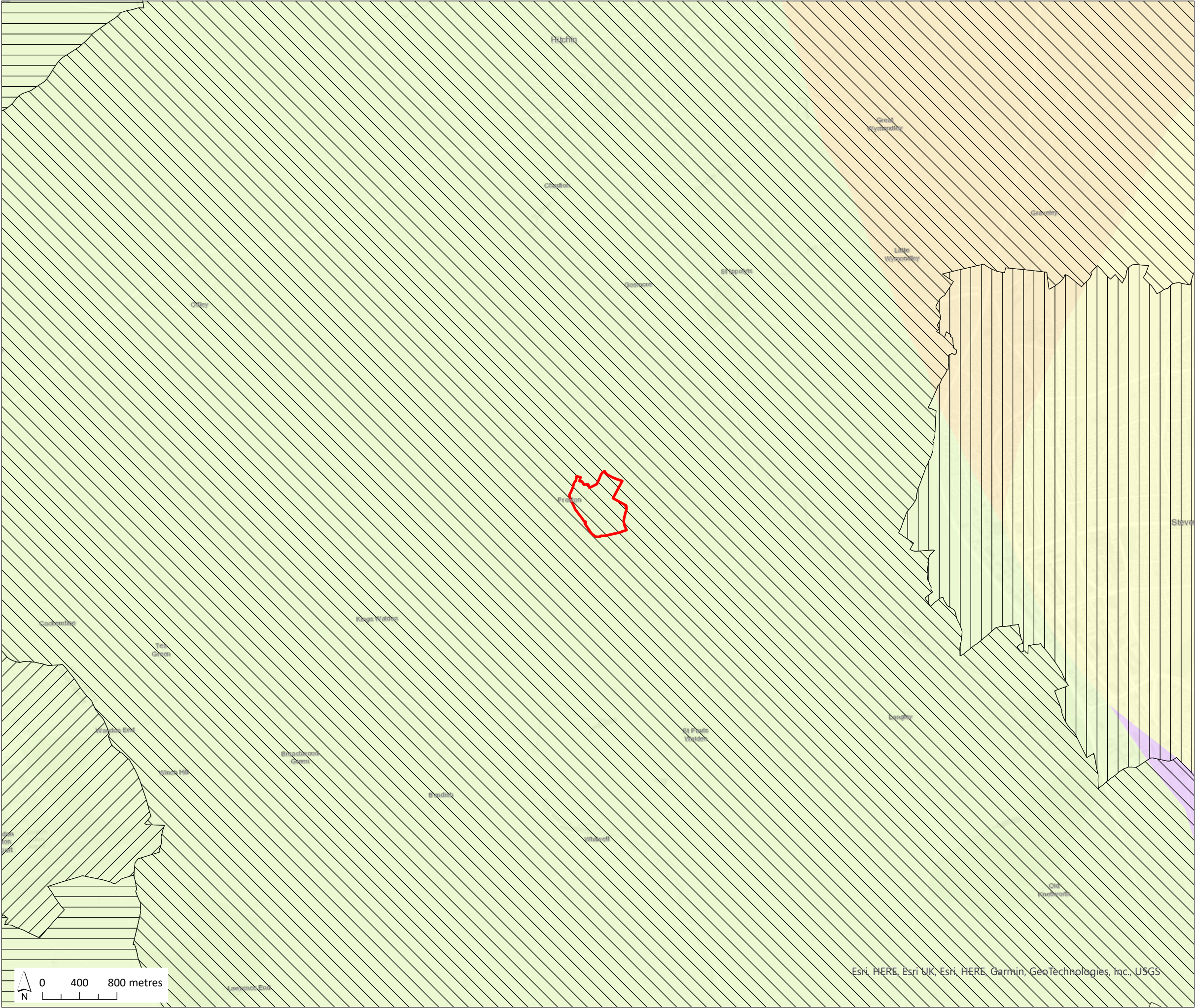
Drawn by: RD

Checked by: RJH

Status: Final



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Temple Dinsley

Site context plan

- Site boundary
- National Character Areas
 - East Anglian Chalk
 - Chilterns
 - South Suffolk and North Essex Clayland
 - Northern Thames Basin
- Local Planning Authorities
 - Central Bedfordshire LPA
 - Luton LPA
 - East Hertfordshire LPA
 - North Hertfordshire LPA
 - Stevenage LPA

Figure 1.2

Map Scale @ A3: 1:40,000

Surveyed by: n/a
Survey date: n/a
Drawn by: RD
Checked by: RJH
Status: Final





Temple Dinsley

Habitat baseline map

- Site boundary
- Grassland: Modified grassland, moderate
- Grassland: Modified grassland, poor
- Grassland: Other neutral grassland, good
- Grassland: Other neutral grassland, poor
- Grassland: Traditional orchard, moderate
- Heathland and shrub: Bramble scrub, n/a
- Heathland and shrub: Willow scrub, poor
- Lakes: Ornamental lake or pond, poor
- Lakes: Ponds (non-priority habitat), moderate
- Sparsely vegetated land: Ruderal / ephemeral, poor
- Urban: Artificial unvegetated; unsealed surface, n/a
- Urban: Bare ground, poor
- Urban: Developed land; sealed surface (building), n/a
- Urban: Developed land; sealed surface (hard-standing), n/a
- Urban: Introduced shrub, n/a
- Wetland: Reedbeds, moderate
- Woodland and forest: Lowland mixed deciduous woodland, poor
- Woodland and forest: Other woodland; broadleaved, poor
- Woodland and forest: Other woodland; mixed, poor
- Line of trees, moderate
- Native hedgerow, good
- Native hedgerow, moderate
- Non-native and ornamental hedgerow, poor
- Species-rich native hedgerow with trees, good
- Individual tree (very large)
- Individual tree (large)
- Individual tree (medium)
- Individual tree (small)

Figure 1.3

Map Scale @ A3: 1:2,700

Surveyed by: RJH	
Survey date: 22 June 2024	
Drawn by: RD	
Checked by: RJH	
Status: Final	

Figure 1.4: Representative Site photographs.

a) The main historic building at the former Princess Helena College.



b) Species-poor cattle grazed pasture dominated by perennial rye-grass and creeping buttercup.



c) More species-rich grassland managed by cutting.



d) The driveway verges are kept short by frequent cutting.



e) The former sports pitch grassland is still maintained by cutting.



f) Summerhouse Plantation is poor quality semi-natural woodland with some dog's mercury and bluebell, but mostly possessing a poor ground layer.



g) Example of perimeter belt of planted woodland.



h) Example of boundary hedgerow.



i) Large pond located to the southeast of the main house.



d) The entrance to a historic ice house that is designated as a Local Wildlife Site (LWS) due to its use by hibernating bats.

2 Planned Management Activities

Management Objectives

- 2.1 The overriding objective of this HMMP is to ensure that the proposed habitat creation, enhancement and long-term management interventions successfully achieve the targets for the Site that are set out in the Statutory Biodiversity Metric calculations and the associated BNG Plan. However, in addition to the rigid assessment and measurement methods required for BNG compliance, the HMMP also aims to follow sound ecological and management principles that will help maximise the Site's wider biodiversity values in the long-term, and provides a clear but flexible schedule of works that can be adjusted over the 30 year plan period, if necessary, subject to ongoing monitoring findings.
- 2.2 Based on the Development layouts and the proposed habitat enhancement and creation measures set out above, the overall scheme would achieve an uplift in habitat units from 149.2 before Development to 173.9 after Development (+24.7 habitat units), equivalent to a +16.6% Biodiversity Net Gain (BNG), and would comply with habitat trading requirements.
- 2.3 Linear features would also be improved from 19.7 hedgerow units before Development to 22.2 hedgerow units after Development (+2.5 hedgerow units), equivalent to a +12.8% BNG for hedgerows.

Principles Informed by Design Stage

- 2.4 Most of the new residential dwellings will be built through the renovation of existing buildings, or by building demolition and replacement, with the main exception being the construction of two new residential houses in Summerhouse Plantation.
- 2.5 Given the recognised sensitivity of this woodland, considerable attention and care was given to plot positioning and building placement and design in relating to existing tree density and quality, and bat roost suitability. Proposed access to the two dwellings will follow an existing woodland ride with limited improvement required. The Development plots were also adjusted to standoff from mature oak trees and remnant bluebell patches on the western boundary of the woodland.
- 2.6 New habitat creation and habitat enhancement proposals have focused on retaining and enhancing existing habitats, where possible, and replacing low value habitats with wildlife friendly examples, that complement existing habitats and contribute to species and structural diversity.
- 2.7 The Strategic Significance multiplier in the Metric calculator follows North Herts Council guidance which states that the Herts Ecological Networks (HEN) map is used in lieu of the Herts Local Nature Recovery Strategy (LNRS).

Householder Information Packs and Interpretation

- 2.8 Information packs will be prepared and provided to new home owners and interpretation boards will be produced and positioned in key and sensitive locations such as the ice house (bat hibernation site) and entrances to Summerhouse Plantation. The packs and boards will explain the ecological features and sensitivities of the Site, and provide updated information on any habitat management activities being undertaken such as forestry work and grazing. Home owners and users of the Site



will kept informed of ongoing management to encourage a sense of ownership and responsibility, and to foster their interest and appreciation in relation to the Site's wildlife and heritage.

Habitat and Condition Targets

- 2.9 **Tables 2.1 and 2.2**, present a summary record of what will be delivered based on the biodiversity metric for habitats and hedgerows, respectively. These habitat condition targets form the basis of what the management plan is setting out to achieve. **Figures 2.1 and 2.2** show corresponding numbered habitat parcels and **Figure 2.3** shows corresponding numbered hedgerows lengths.



Table 2.1: Habitat and condition targets.

Baseline habitat type	Target habitat type	Parcel / feature refs	Baseline condition	Targeted condition	Years to targeted condition	Condition assessment targets	Comments
Grassland: Modified grassland	Grassland: Modified grassland	1-26	Moderate	Moderate	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Grassland: Modified grassland	Grassland: Modified grassland	27-33	Poor	Poor	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Lakes: Ornamental lake or pond	Lakes: Ornamental lake or pond	34-34	Poor	Poor	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Sparsely vegetated land: Ruderal / ephemeral	Sparsely vegetated land: Ruderal / ephemeral	35-38	Poor	Poor	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Urban: Developed land; sealed surface (building)	Urban: Developed land; sealed surface (building)	39-47	N/a	N/a	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Urban: Developed land; sealed surface (hard-standing)	Urban: Developed land; sealed surface (hard-standing)	48-77	N/a	N/a	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Urban: Introduced shrub	Urban: Introduced shrub	78-120	N/a	N/a	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Grassland: Other neutral grassland	Grassland: Other neutral grassland	121-123	Good	Good	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Grassland: Other neutral grassland	Grassland: Other neutral grassland	124-145	Poor	Poor	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Grassland: Traditional orchard	Grassland: Traditional orchard	146-147	Moderate	Moderate	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Lakes: Ponds (non-priority habitat)	Lakes: Ponds (non-priority habitat)	148-148	Moderate	Moderate	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Wetland: Reedbeds	Wetland: Reedbeds	149-149	Moderate	Moderate	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Woodland and forest: Lowland mixed deciduous woodland	Woodland and forest: Lowland mixed deciduous woodland	150-152	Poor	Poor	N/a	Habitat to be maintained in current condition under existing management regime	Retained



Baseline habitat type	Target habitat type	Parcel / feature refs	Baseline condition	Targeted condition	Years to targeted condition	Condition assessment targets	Comments
Woodland and forest: Other woodland; broadleaved	Woodland and forest: Other woodland; broadleaved	153-156	Poor	Poor	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Woodland and forest: Other woodland; mixed	Woodland and forest: Other woodland; mixed	157-157	Poor	Poor	N/a	Habitat to be maintained in current condition under existing management regime	Retained
Grassland: Modified grassland	Grassland: Modified grassland	158-159	Poor	Moderate	5	Moderate condition will be targeted by achieving a pass in Criteria A, C, E, and F. Criterion B and D will not be targeted.	New
Grassland: Other neutral grassland	Grassland: Modified grassland	160-163	Poor	Moderate	5	Moderate condition will be targeted by achieving a pass in Criteria A, C, E, and F. Criterion B and D will not be targeted.	New
Sparsely vegetated land: Ruderal / ephemeral	Grassland: Modified grassland	164-164	Poor	Moderate	5	Moderate condition will be targeted by achieving a pass in Criteria A, C, E, and F. Criterion B and D will not be targeted.	New
Urban: Developed land; sealed surface (building)	Grassland: Modified grassland	165-165	N/a	Moderate	5	Moderate condition will be targeted by achieving a pass in Criteria A, C, E, and F. Criterion B and D will not be targeted.	New
Urban: Developed land; sealed surface (hard-standing)	Grassland: Modified grassland	166-172	N/a	Moderate	5	Moderate condition will be targeted by achieving a pass in Criteria A, C, E, and F. Criterion B and D will not be targeted.	New
Grassland: Modified grassland	Grassland: Modified grassland	173-181	Poor	Poor	4	No condition compliance required.	New
Grassland: Other neutral grassland	Grassland: Modified grassland	182-182	Poor	Poor	4	No condition compliance required.	New
Grassland: Modified grassland	Grassland: Other neutral grassland	183-186	Moderate	Good	15	Good condition will be targeted by achieving a pass for all Criteria.	Enhanced
Grassland: Modified grassland	Grassland: Other neutral grassland	187-198	Poor	Good	15	Good condition will be targeted by achieving a pass for all Criteria.	Enhanced
Grassland: Other neutral grassland	Grassland: Other neutral grassland	199-202	Poor	Good	15	Good condition will be targeted by achieving a pass for all Criteria.	Enhanced
Urban: Bare ground	Grassland: Other neutral grassland	203-203	Poor	Good	10	Good condition will be targeted by achieving a pass for all Criteria.	New



Baseline habitat type	Target habitat type	Parcel / feature refs	Baseline condition	Targeted condition	Years to targeted condition	Condition assessment targets	Comments
Grassland: Modified grassland	Grassland: Other neutral grassland	204-205	Poor	Moderate	5	Moderate condition will be targeted by achieving a pass in Criteria A-E. Criterion F will not be targeted.	New
Grassland: Other neutral grassland	Grassland: Other neutral grassland	206-210	Poor	Moderate	5	Moderate condition will be targeted by achieving a pass in Criteria A-E. Criterion F will not be targeted.	New
Sparsely vegetated land: Ruderal / ephemeral	Grassland: Other neutral grassland	211-218	Poor	Moderate	5	Moderate condition will be targeted by achieving a pass in Criteria A-E. Criterion F will not be targeted.	New
Urban: Developed land; sealed surface (hard-standing)	Grassland: Other neutral grassland	219-220	N/a	Moderate	5	Moderate condition will be targeted by achieving a pass in Criteria A-E. Criterion F will not be targeted.	New
Urban: Introduced shrub	Grassland: Other neutral grassland	221-223	N/a	Moderate	5	Moderate condition will be targeted by achieving a pass in Criteria A-E. Criterion F will not be targeted.	New
Woodland and forest: Lowland mixed deciduous woodland	Grassland: Other neutral grassland	224-225	Poor	Moderate	5	Moderate condition will be targeted by achieving a pass in Criteria A-E. Criterion F will not be targeted.	New
Urban: Artificial unvegetated; unsealed surface	Grassland: Other neutral grassland	226-226	N/a	Poor	2	No condition compliance required.	New
Urban: Developed land; sealed surface (building)	Grassland: Other neutral grassland	227-227	N/a	Poor	2	No condition compliance required.	New
Urban: Developed land; sealed surface (hard-standing)	Grassland: Other neutral grassland	228-228	N/a	Poor	2	No condition compliance required.	New
Grassland: Modified grassland	Heathland and shrub: Mixed scrub	229-238	Poor	Moderate	5	Moderate condition will be targeted by achieving a pass in Criteria A, C and D. Criteria B and E will not be targeted.	New
Sparsely vegetated land: Ruderal / ephemeral	Heathland and shrub: Mixed scrub	239-243	Poor	Moderate	5	Moderate condition will be targeted by achieving a pass in Criteria A, C and D. Criteria B and E will not be targeted.	New



Baseline habitat type	Target habitat type	Parcel / feature refs	Baseline condition	Targeted condition	Years to targeted condition	Condition assessment targets	Comments
Grassland: Other neutral grassland	Urban: Artificial unvegetated: unsealed surface	244-244	Poor	N/a	0	N/a	New
Woodland and forest: Lowland mixed deciduous woodland	Urban: Artificial unvegetated: unsealed surface	245-246	Poor	N/a	0	N/a	New
Grassland: Modified grassland	Urban: Developed land; sealed surface (building)	247-248	Moderate	N/a	0	N/a	New
Grassland: Modified grassland	Urban: Developed land; sealed surface (building)	249-250	Poor	N/a	0	N/a	New
Grassland: Other neutral grassland	Urban: Developed land; sealed surface (building)	251-255	Poor	N/a	0	N/a	New
Heathland and shrub: Bramble scrub	Urban: Developed land; sealed surface (building)	256-256	N/a	N/a	0	N/a	New
Urban: Developed land; sealed surface (building)	Urban: Developed land; sealed surface (building)	257-266	N/a	N/a	0	N/a	New
Urban: Developed land; sealed surface (hard-standing)	Urban: Developed land; sealed surface (building)	267-272	N/a	N/a	0	N/a	New
Urban: Introduced shrub	Urban: Developed land; sealed surface (building)	273-274	N/a	N/a	0	N/a	New
Woodland and forest: Lowland mixed deciduous woodland	Urban: Developed land; sealed surface (building)	275-278	Poor	N/a	0	N/a	New
Grassland: Modified grassland	Urban: Developed land; sealed surface (hard-standing)	279-282	Moderate	N/a	0	N/a	New
Grassland: Modified grassland	Urban: Developed land; sealed surface (hard-standing)	283-287	Poor	N/a	0	N/a	New
Grassland: Other neutral grassland	Urban: Developed land; sealed surface (hard-standing)	288-298	Poor	N/a	0	N/a	New



Baseline habitat type	Target habitat type	Parcel / feature refs	Baseline condition	Targeted condition	Years to targeted condition	Condition assessment targets	Comments
Heathland and shrub: Bramble scrub	Urban: Developed land; sealed surface (hard-standing)	299-301	N/a	N/a	0	N/a	New
Sparsely vegetated land: Ruderal / ephemeral	Urban: Developed land; sealed surface (hard-standing)	302-308	Poor	N/a	0	N/a	New
Urban: Developed land; sealed surface (building)	Urban: Developed land; sealed surface (hard-standing)	309-322	N/a	N/a	0	N/a	New
Urban: Developed land; sealed surface (hard-standing)	Urban: Developed land; sealed surface (hard-standing)	323-339	N/a	N/a	0	N/a	New
Urban: Introduced shrub	Urban: Developed land; sealed surface (hard-standing)	340-353	N/a	N/a	0	N/a	New
willow scrub	Urban: Developed land; sealed surface (hard-standing)	354-354	Poor	N/a	0	N/a	New
Woodland and forest: Lowland mixed deciduous woodland	Urban: Developed land; sealed surface (hard-standing)	355-357	Poor	N/a	0	N/a	New
Grassland: Modified grassland	Urban: Introduced shrub	358-366	Poor	N/a	1	N/a	New
Sparsely vegetated land: Ruderal / ephemeral	Urban: Introduced shrub	367-371	Poor	N/a	1	N/a	New
Grassland: Modified grassland	Urban: Vegetated garden	372-374	Moderate	N/a	1	N/a	New
Grassland: Modified grassland	Urban: Vegetated garden	375-378	Poor	N/a	1	N/a	New
Grassland: Other neutral grassland	Urban: Vegetated garden	379-393	Poor	N/a	1	N/a	New
Heathland and shrub: Bramble scrub	Urban: Vegetated garden	394-394	N/a	N/a	1	N/a	New



Baseline habitat type	Target habitat type	Parcel / feature refs	Baseline condition	Targeted condition	Years to targeted condition	Condition assessment targets	Comments
Sparsely vegetated land: Ruderal / ephemeral	Urban: Vegetated garden	395-399	Poor	N/a	1	N/a	New
Urban: Developed land; sealed surface (building)	Urban: Vegetated garden	400-415	N/a	N/a	1	N/a	New
Urban: Developed land; sealed surface (hard-standing)	Urban: Vegetated garden	416-434	N/a	N/a	1	N/a	New
Urban: Introduced shrub	Urban: Vegetated garden	435-450	N/a	N/a	1	N/a	New
willow scrub	Urban: Vegetated garden	451-451	Poor	N/a	1	N/a	New
Woodland and forest: Lowland mixed deciduous woodland	Urban: Vegetated garden	452-456	Poor	N/a	1	N/a	New
Woodland and forest: Lowland mixed deciduous woodland	Woodland and forest: Lowland mixed deciduous woodland	457-458	Poor	Moderate	20	Moderate condition will be targeted by achieving the following condition scores: A (3), B(2), C(3), D(3), E(3), F(3), G(2), H(2), I(1), J(2), K(1), L(3) and M(2).	Enhanced
Grassland: Modified grassland	Woodland and forest: Other woodland; broadleaved	459-459	Moderate	Moderate	15	Moderate condition will be targeted by achieving the following condition scores: A (3), B(2), C(3), D(3), E(3), F(3), G(2), H(2), I(1), J(2), K(1), L(3) and M(2).	New
Grassland: Modified grassland	Woodland and forest: Other woodland; broadleaved	460-469	Poor	Moderate	15	Moderate condition will be targeted by achieving the following condition scores: A (3), B(2), C(3), D(3), E(3), F(3), G(2), H(2), I(1), J(2), K(1), L(3) and M(2).	New
Grassland: Other neutral grassland	Woodland and forest: Other woodland; broadleaved	470-472	Poor	Moderate	15	Moderate condition will be targeted by achieving the following condition scores: A (2), B(2), C(3), D(3), E(3), F(3), G(2), H(2), I(1), J(2), K(1), L(2) and M(2).	New



Table 2.2: Hedgerow and condition targets.

Baseline habitat type	Target habitat type	Parcel / feature refs	Baseline condition	Targeted condition	Years to targeted condition	Condition assessment targets	Comments
Line of trees	Line of trees	1-10	Moderate	Good	10	Good condition will be targeted by achieving a pass for all Criteria.	Enhanced
Native hedgerow	Native hedgerow	11&12	Good	Good	0	Habitat to be maintained in current condition under existing management regime	Retained
Native hedgerow	Native hedgerow	13&14	Moderate	Moderate	0	Habitat to be maintained in current condition under existing management regime	Retained
Species-rich native hedgerow with trees	Species-rich native hedgerow with trees	15&16	Good	Good	0	Habitat to be maintained in current condition under existing management regime	Retained
Non-native and ornamental hedgerow	Non-native and ornamental hedgerow	17	Poor	Poor	0	Habitat to be maintained in current condition under existing management regime	Retained
N/a	Line of trees	18-26	N/a	Moderate	20	Moderate condition will be targeted by achieving a pass in Criteria A, B, D and E. Criterion C will not be targeted.	New



Habitat Retention

Treatment of retained habitats

- 2.10 A large proportion of the Site (parcels 1-157) will be retained and unaffected by the proposed Development as shown by **Figure 2.4**. This includes formal gardens (lawns and shrubs), mixed and broadleaved woodland belts, the young orchard, individual trees and improved cattle pasture. These habitats will be maintained as part of wider Site maintenance and under existing management regimes. The condition of these retained habitats will be checked as part of routine BNG monitoring, and any issues or concerns identified will be raised and addressed through periodic plan review.

Measures to be implemented to protect retained habitats

- 2.11 Tree protection measures and specifications are set out in the Arboricultural Impact Assessment (AIA) Report (Sharon Hosegood Associates, 2024)². Additional measures to protect sensitive retained habitats, including for instance the ice house used by hibernating bats, will be set out in a Construction Environmental Management Plan (CEMP) which we anticipate being pre-commencement planning condition.

Specification of protective measures to be used

- 2.12 Detailed tree protection specifications including fencing, barriers, signage and ground protection, and an Arboricultural Method Statement for the Site are provided in the AIA Report.

Creation, Enhancement and Management Targets and Prescriptions

- 2.13 The extent of newly created habitats and retained and enhanced habitats are shown by **Figures 2.5 and 2.6**, respectively.

A note on post-intervention habitat condition

- 2.14 As part of the BNG post-intervention calculations for enhanced and newly created habitats, a decision on likely future compliance or non-compliance against individual condition assessment criteria is required to predict habitat-specific condition targets at the end of the 30 year plan period. Many factors and potential influences, some of which are uncertain, have been considered to help anticipate realistic condition outcomes and ensure compliance with the overall BNG targets. This includes initial species selection (i.e. species provenance and diversity), the size and position of the habitat parcels (with small parcels likely to be less resilient), likely management constraints and possible damaging activities.
- 2.15 The predicted condition compliance for targeted habitats are summarised in **Tables 2.2, 2.4, 2.6, 2.8 & 2.10**. These are considered somewhat precautionary to reduce the risk of BNG failure at the end of the 30 year period.

² Sharon Hosegood Associates (2024) *Arboricultural Impact Assessment Report – Temple Dinsley, School Lane,, Preston, Hertfordshire, SG4 7RT*. July 2024.



Modified grassland

Table 2.3: Creation, enhancement and management summary – modified grassland.

Condition assessment criteria		Targeted	Relevant parcels	Creation approach	Enhancement approach	Management approach
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	✓	158-172	Areas to be sown with an appropriate flowering lawn mix consisting of grasses and wildflowers such as Emorsgate EL1 Flowering Lawn Mixture (see Appendix B for species composition)	N/a	Maintain species diversity by avoiding excessive lawn treatment and over-sowing, and promote flowering by reducing the frequency of cutting.
		✗	173-182	Small areas of grassland to be sown over grasscrete around new car-park.	N/a	N/a
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm).	✗	158-182	n/a	N/a	N/a
C	Any scrub present accounts for less than 20% of the total grassland area.	✓	158-182	n/a	N/a	These grassland areas will either be used for occasional car-parking or regularly cut.
D	Physical damage is evident in less than 5% of total grassland area.	✗	158-182	n/a	N/a	These grassland areas will either be used for occasional car-parking or regularly cut and trampled.
E	Cover of bare ground between 1% and 10%, including localised areas.	✓	158-172	Ensure seed is spread evenly with complete coverage.	N/a	Repair bare damaged and poached ground through decompaction and resowing, as necessary.
		✗	173-182	n/a	N/a	N/a
F	Cover of bracken less than 20%.	✓	158-182	n/a	N/a	In the very likely event that bracken colonises these areas ensure appropriate control and eradication measures are implemented.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	✓	158-182	n/a	N/a	Ensure appropriate control and eradication measures are implemented.



Table 2.4: Creation, enhancement and management detailed methods – modified grassland.

Action	Relevant parcels	Timing	Prescriptions
Ground preparation	158-182 173-182	Year 1	MG1: Cultivate, remove weeds, and harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface. MG2: Install grasscrete cells in car-parking areas, where necessary.
Sowing	158-182	Year 1	MG3: Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. Allow 4g per m ² . MG4: Seed to be surface sown using machine or broadcast by hand. MG5: Firm in with a roller, or by treading, to give good soil/seed contact. MG6: Water during dry periods to encourage successful germination.
First year management	158-182	Year 2	MG7: Hand remove or spot treat any weeds. MG8: Cut grassland and remove arisings in late July -August. MG9: Continue to dig out any residual perennial weeds such as docks.
Management once established	158-182	Year 2+	MG10: Avoid excessive fertiliser application, and herbicide treatments for broadleaved herbs and mosses. MG11: Repair bare damaged and poached ground through decompaction and resowing, as necessary. MG12: These areas will be used for parking and kept relatively short, but promote flowering where possible by allowing 4 weeks between cuts and cutting to a height of 2.5-5mm with the arisings to be collected and removed.



Other neutral grassland

Table 2.5: Creation, enhancement and management summary - other neutral grassland.

Condition assessment criteria		Targeted	Relevant parcels	Creation approach	Enhancement approach	Management approach
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. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	✓	183-202	N/a	Areas of existing modified grassland to be enhanced by over-sowing with a diverse mix of suitable native grasses and wildflowers, such as Emorsgate EM3 Special General Purpose Meadow Mixture (see Appendix B for species composition) to increase species diversity and wildflower component.	Grassland to be managed as hay meadow by annual / biannual cut, by grazing or by a combination of cutting and aftermath grazing, subject to future grazing arrangements and requirements.
		✓	203	Grassland to be sown with a diverse mix of suitable native grasses and wildflowers, such as Emorsgate EM3 Special General Purpose Meadow Mixture (see Appendix B for species composition).	N/a	Grassland to be managed as hay meadow by annual / biannual cut, by grazing or by a combination of cutting and aftermath grazing, subject to future grazing arrangements and requirements.
		✓	204-225	Grassland to be sown with a diverse mix of suitable native grasses and wildflowers, such as Emorsgate EM3 Special General Purpose Meadow Mixture (see Appendix B for species composition).	N/a	Grassland to be managed as hay meadow by annual / biannual cut.
		✗	226-228	Grassland to be sown with a diverse mix of suitable native grasses and wildflowers, such as Emorsgate EM3 Special General Purpose Meadow Mixture (see Appendix B for species composition).	N/a	Grassland to be managed as part of cricket pitch outfield.
B		✓	183-225	N/a	N/a	Grassland to be managed to promote structural and species diversity.



	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm).	✘	226-228	N/a	N/a	Grassland to be managed as uniform sward as part of cricket pitch outfield.
C	Cover of bare ground between 1% and 5%, including localised areas.	✓	183-228	N/a	N/a	Excessive trampling and wear is unlikely, but with any areas of bare damaged and poached ground to be repaired through decompaction and resowing, as necessary.
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	✓	183-228	N/a	N/a	In the very likely event that bracken colonises these areas ensure appropriate control and eradication measures are implemented.
E	Combined cover of species indicative of suboptimal condition and physical damage accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	✓	183-228	N/a	N/a	Ensure appropriate repair, control and eradication measures are implemented.
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	✓	183-203	Ensure diverse mix of native grasses and wildflowers is selected for establishment.	N/a	Monitor sward composition overtime and adjust management if necessary, for instance by increasing frequency or changing timing of cutting to favour wildflowers over competitive grasses. If necessary, consider supplementary over-sowing to increase wildflowers diversity.
		✘	204-228	Ensure diverse mix of native grasses and wildflowers is selected for establishment.	N/a	Monitor sward composition overtime and adjust management if necessary, for instance by increasing frequency or changing timing of cutting to favour wildflowers over competitive grasses. If necessary, consider supplementary over-sowing to increase wildflowers diversity.



Table 2.6: Creation, enhancement and management detailed methods - other neutral grassland.

Action	Relevant parcels	Timing	Prescriptions
Ground preparation	203-228 183-202	Year 1	ONG1: Cultivate, remove weeds, and harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface. ONG2: Existing grassland to be cut, raked and scarified to create significant bare ground for over-sowing.
Sowing	183-228	Year 1	ONG3: Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. Allow 4g per m ² . ONG4: Seed to be surface sown using machine or broadcast by hand. ONG5: Firm in with a roller, or by treading, to give good soil/seed contact. ONG6: Water during dry periods to encourage successful germination.
First year management	183-228	Year 2	ONG7: Hand remove or spot treat any weeds. ONG8: Cut grassland and remove arisings in late July -August. ONG9: Continue to dig out any residual perennial weeds such as docks.
Management once established	183-228	Year 2+	ONG10: Do not use any fertilisers or herbicide. ONG11 Option 1: Manage by annual (late summer) or biannual (early spring and late summer) hay cut with arisings removed. ONG11 Option 2: Manage by grazing. The details of grazing, including stock type, numbers and timings, will be dependent on future arrangements and may vary overtime, but levels would need to be appropriate and encourage structural and species diversity. ONG11 Option 3: Combination of cutting and aftermath grazing. ONG12: Repair bare damaged and poached ground through decompaction and resowing, and monitor and control weeds, as necessary.



Mixed scrub

Table 2.7: Creation, enhancement and management summary - mixed scrub.

Condition assessment criteria		Targeted	Relevant parcels	Creation approach	Enhancement approach	Management approach
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 comprising more than 75% of the cover (with exceptions).	✓	229-243	The relatively small areas of new scrub around the eastern car-park will be planted with a range of native shrubs, including hawthorn, hazel, holly, dogwood, wayfaring tree and wild privet.	N/a	The scrub block will be managed to maintained their species mix with supplementary planting to account for any losses, if required.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	✗	229-243	N/a	N/a	The new blocks of scrub will be managed to promote structural diversity and flowering and fruiting but are too small to be expected to support varying growth stages.
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover	✓	229-243	N/a	N/a	Appropriate control and eradication measures to be implemented, if required.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	✓	229-243	N/a	N/a	Adjoining meadow grassland margins to be maintained as long infrequently cut grassland.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	✗	229-243	New scrub blocks are too small to incorporate these features.	N/a	N/a



Table 2.8: Creation, enhancement and management detailed methods - mixed scrub.

Action	Relevant parcels	Timing	Prescriptions
Ground preparation	229-243	Year 1 (Nov-March)	MS1: Prepare planting beds by vegetation removal and removal of any perennial weeds.
Shrub planting	229-243	Year (Nov-March)	MS2: Plant shrubs (bare root whips or similar) at irregular spacing (50-100 cm) in Nov-March avoiding waterlogged or frozen ground. MS3: Protect with tree guards or rabbit fencing and apply thick layer of mulch to reduce weed growth and retain soil moisture. MS4: Water plant during dry periods, if necessary.
Aftercare	229-243	Year 1-5	MS5: Reapply mulch and/or hand pull weeds, if necessary. MS6: Replace and dead or dying plant with appropriate species. MS7: Check and maintain integrity of tree guards / fencing.
Management	229-243	Year 5+	MS8: Remove tree guards from established plants, if present. MS9: Flail edges of scrub blocks and reduce height in Feb every 2-3 years to promote dense structural growth, and flowering and fruiting.



Lowland mixed deciduous woodland

Table 2.9: Creation, enhancement and management summary - lowland mixed deciduous woodland.

Condition assessment criteria			Targeted	Relevant parcels	Creation approach	Enhancement approach	Management approach
A	Age distribution of trees	Three age classes present	3	457-458	N/a	Initial thinning of poor quality non-native trees, including sycamore, to be undertaken in conjunction with replacement tree and understorey planting.	Review need for additional thinning and supplementary planting every 5 years.
		Two age classes present					
		One age class present					
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	2	457-458	N/a	Eastern part of Summerhouse Plantation to be enclosed by deer fence. Review impact of browsing on tree regeneration and ground flora in other woodland areas, and consider need to install deer exclusion fence around the woodland.	Review impact of browsing on tree regeneration and ground flora and consider need to install deer exclusion fence around areas of unfenced woodland.
		Evidence of significant browsing pressure is present in 40% or less of whole woodland					
		Evidence of significant browsing pressure is present in 40% or more of whole woodland					
C	Invasive plant species	No invasive species present in woodland	3	457-458	N/a	No invasive plants currently recorded.	Monitor, and undertake control and eradication measures if invasive plants are identified.
		Rhododendron or cherry laurel not present, other invasive species <10% cover					
		Rhododendron or laurel present, or other invasive species) 10% cover					
D	Number of native trees species	Five or more native tree or shrub species found across woodland parcel	3	457-458	N/a	More than five native trees and shrubs already present. Maintain and enhance the number of tree and shrub species during supplementary planting.	Maintain and enhance the number of tree and shrub species during any periodic thinning and supplementary planting.
		Three to four native tree or shrub species found across woodland parcel					
		Two or less native tree or shrub species present across woodland parcel					
E	Cover of native tree	>80% of canopy trees and >80% of understorey shrubs are native	3	457-458	N/a	Initial thinning of poor quality non-native trees, including sycamore, to	



	and shrub species	50 – 80% of canopy trees and 50-80% of understorey shrubs are native				be undertaken in conjunction with replacement tree and understorey planting.	Review need for additional thinning and supplementary planting every 5 years.
		<50% of canopy trees and <50% understorey shrubs are native					
F	Open space within woodland Unless woodland <10ha in which case 0-20% temporary open space is permitted.	10-20% of woodland has areas of temporary open space.	3	457-458	N/a	The woodland is less than 10 ha in size and has <10% open space.	Replant any significant canopy gaps, for instance due to wind throw or tree losses due to disease.
		21-40% of woodland has areas of temporary open space					
		<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.					
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth	2	457-458	N/a	Variety of existing age and size classes to be retained during thinning operations.	Variety of existing age and size classes to be retained during thinning operations
		One or two classes only present in woodland					
		No classes or coppice regrowth present in woodland					
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	2	457-458	N/a	Tree health to be assessed by experienced tree surveyor and advice given in relation to current tree health, controls and management recommendations.	Tree health to be assessed by experienced tree surveyor and advice given in relation to current tree health, controls and management recommendations.
		11% to 25% mortality and/or crown dieback or low risk pest or disease present					
		Greater than 25% tree mortality and or any high risk pest or disease present					
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	1	457-458	N/a	Areas supporting woodland ground flora (e.g. bluebell and dog's mercury) around the boundary of the woodland to be mapped and monitored.	Ground flora to be promoted through select tree thinning.
		Recognisable NVC plant community at ground layer present					



		No recognisable NVC plant community at ground layer present.				Ground flora to be promoted through select tree thinning.	
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	2	457-458	N/a	Variety of existing age and size classes to be retained during thinning operations.	Variety of existing age and size classes to be retained during thinning operations
		Two storeys across all survey plots					
		One of less storey across all survey plots					
K	Veteran trees	Two of more veteran per hectare	1	457-458	N/a	No veteran trees present, and none expected over the 30 year plan period.	No veteran trees present, and none expected over the 30 year plan period.
		One veteran tree per hectare					
		No veteran trees present in woodland					
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems and stumps, or an abundance of small cavities.	3	457-458	N/a	Any suitable timber generated by initial tree thinning (excluding brash) to be retained in situ or cut into sections and used to create log piles.	Any suitable timber generated by ongoing management (excluding brash) to be retained in situ or cut into sections and used to create log piles.
		Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.					
		Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.					
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	2	457-458	N/a	N/a	Damage and disturbance to the ground must be minimised during future tree removals and management. Potential impacts associated with shared use to be assessed and reviewed.
		Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground					
		More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground					



Table 2.10: Creation, enhancement and management detailed methods - lowland mixed deciduous woodland.

Action	Relevant parcels	Timing	Prescriptions
Install deer fence around eastern part of Summerhouse plantation	457	Year 1	LW1: Standard deer exclusion fence (with access provision enable enable future woodland management) to be installed around the eastern part of Summerhouse plantation to encourage woodland structure, ground flora development, and discourage public use.
Undertake assessment of tree health to inform initial thinning	457-458	Year 1	LW2: Experienced tree surveyor to undertake assessment of tree health and provide advice on targets and extent of suggested tree removals as part of initial thinning operations.
Initial thinning	457-458	Year 1	LW3: Complete initial thinning in line with arboricultural and ecological advice. LW4: Retain felled tree as deadwood in situ or cut into sections and use to create log piles.
Supplementary tree and shrub planting	457-458	Year 1	LW5: Review and undertake supplementary tree and understorey planting to encourage structural and species diversity, and promote tree health and resilience.
Bat boxes	457-458	Year 1	LW6: Install 20 no. Schwegler 1FF flat bat boxes (known to be used by barbastelle bats) on suitable trees within the woodland to provide compensation for tree loss.
Management	457-458	Year 2+	LW7: Management requirements to be reviewed as part of ongoing monitoring but likely to be limited to select periodic thinning, select coppicing of understorey shrubs to create a varied and patchy structure (particularly around the woodland boundaries) and supplementary planting, if required.



Other woodland, broadleaved

Table 2.11: Creation, enhancement and management summary - other woodland, broadleaved.

Condition assessment criteria			Targeted	Relevant parcels	Creation approach	Enhancement approach	Management approach
A	Age distribution of trees	Three age classes present	2	459-472	Trees will be planted as even aged stock and will not provide a variety of age classes at establishment.	n/a	Review need for thinning and supplementary planting every 5 years to promote age class variation.
		Two age classes present					
		One age class present					
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	2	459-472	n/a	n/a	Review impact of browsing on tree regeneration and ground flora and consider need to install deer exclusion fence around the woodland.
		Evidence of significant browsing pressure is present in 40% or less of whole woodland					
		Evidence of significant browsing pressure is present in 40% or more of whole woodland					
C	Invasive plant species	No invasive species present in woodland	3	459-472	No non-native or invasive species to be planted.	n/a	Monitor, and undertake control and eradication measures if invasive plants are identified.
		Rhododendron or cherry laurel not present, other invasive species <10% cover					
		Rhododendron or laurel present, or other invasive species) 10% cover					
D	Number of native trees species	Five or more native tree or shrub species found across woodland parcel	3	459-472	A diverse mix of native tree and shrub species to be planted, including oak, hornbeam, aspen, wild cherry, and large-leaved lime as standard canopy trees, and understorey species such as field maple, hazel, holly, hawthorn, guelder rose, and spindle.	n/a	Maintain and enhance the number of tree and shrub species during any periodic thinning and supplementary planting.
		Three to four native tree or shrub species found across woodland parcel					
		Two or less native tree or shrub species present across woodland parcel					



E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understorey shrubs are native	3	459-472	A diverse mix of native tree and shrub species to be planted, including oak, hornbeam, aspen, wild cherry, and large-leaved lime as standard canopy trees, and understorey species such as field maple, hazel, holly, hawthorn, guelder rose, and spindle.	n/a	Review need for additional thinning and supplementary planting every 5 years.
		50 – 80% of canopy trees and 50-80% of understorey shrubs are native					
		<50% of canopy trees and <50% understorey shrubs are native					
F	Open space within woodland Unless woodland <10ha in which case 0-20% temporary open space is permitted.	10-20% of woodland has areas of temporary open space.	3	459-472	The woodland will be less than 10ha in size and will be continuous with no significant permanent gaps.	n/a	Replant any significant canopy gaps, for instance due to wind throw or tree losses due to disease.
		21-40% of woodland has areas of temporary open space					
		<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.					
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth	2	459-472	Trees will be planted as even aged stock and will not provide a variety of age classes at establishment.	n/a	Variety of existing age and size classes to be retained during thinning operations
		One or two classes only present in woodland					
		No classes or coppice regrowth present in woodland					
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	2	459-472	Ensure new tree stock is sourced and grown in the UK to prevent the import of pests and diseases, and that individual plants are in good condition and health.	n/a	Tree health to be assessed by experienced tree surveyor and advice given in relation to current tree health, controls and management recommendations.
		11% to 25% mortality and/or crown dieback or low risk pest or disease present					
		Greater than 25% tree mortality and or any high risk pest or disease present					
I		Recognisable NVC plant community at ground layer present, strongly	1	459-472	Avoid / minimise ground disturbance and enrichment	n/a	



	Vegetation and ground flora	characterised by ancient woodland flora specialists. Recognisable NVC plant community at ground layer present No recognisable NVC plant community at ground layer present.			during planting and establishment.		Ground flora to be promoted through select tree thinning.
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland. Two storeys across all survey plots One of less storey across all survey plots	2	459-472	Trees will be planted as even aged stock and will not provide a variety of age classes at establishment.	n/a	Variety of existing age and size classes to be retained during thinning operations
K	Veteran trees	Two of more veteran per hectare One veteran tree per hectare No veteran trees present in woodland	1	459-472	n/a	n/a	No veteran trees present, and none expected over the 30 year plan period.
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems and stumps, or an abundance of small cavities. Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities. Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	2	459-472	Any surplus timber generated by management of existing woodland will be cut into sections and used to create log piles.	n/a	Any suitable timber generated by ongoing management (excluding brash) to be retained in situ or cut into sections and used to create log piles.
M	Woodland disturbance	No nutrient enrichment or damaged ground evident Less than 1 hectare in total of nutrient enrichment across woodland area and	2	459-472	Damage and disturbance to the ground must be minimised during planting and establishment.	n/a	Damage and disturbance to the ground must be minimised during planting and establishment.



	or less than 20% of woodland area has damaged ground					
	More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground					

Table 2.12: Creation, enhancement and management detailed methods - other woodland, broadleaved.

Action	Relevant parcels	Timing	Prescriptions
Ground preparation	457-458	Year 1 (Nov-March)	PW1: Prepare planting beds by vegetation removal and removal of any perennial weeds.
Install new stock fencing	457-458	Year 1	PW2: Review requirements and install new stock fencing to prevent grazing animals from accessing new woodland plantations.
Tree and shrub planting	457-458	Year 1 (Nov-March)	PW3: Plant tree and understorey shrubs (bare root whips or similar) in Nov-March at irregular spacing and clumping at average spacing of 1-1.5m for shrubs and 2-3m for standard trees avoiding waterlogged or frozen ground. Plant higher proportion of scrub species around woodland margins. PW4: Protect with tree guards or rabbit fencing and apply thick layer of mulch to reduce weed growth and retain soil moisture. PW5: Water during dry periods, if necessary.
Log piles	457-458	Year 1	PW6: If available, use surplus timber generated from woodland management elsewhere on Site to create log piles.
Aftercare	457-458	Years 1-5	PW7: Reapply mulch and/or hand pull weeds, if necessary. PW8: Replace any dead or dying plants with appropriate species. PW9: Check and maintain integrity of tree guards / fencing. PW10: When there is sufficient growth, cut 50% of shrubs close to woodland edge down to 40-60cm to encourage dense growth.
Management	457-458	Years 5+	PW11: Review establishment of planted trees and shrubs and complete select thinning as required every 5-10 years to reduce stem density and remove smaller and weaker individuals. PW12: Retain deadwood in situ or as log piles. PW13: Undertake flailing of shrubs along woodland edge every 3-4 years to create thick scrubby edge.



Urban trees

Table 2.13: Creation, enhancement and management summary - urban trees.

Condition assessment criteria		Targeted	Relevant parcels	Creation approach	Enhancement approach	Management approach
A	The tree is a native species (or more than 70% within the block are native species).	✓	N/a	A large proportion of the individual trees (upwards of 70%) to be planted will be native species.	N/a	N/a
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	✓	N/a	Individual trees automatically pass this criterion.	N/a	N/a
C	The tree is mature (or more than 50% within the block are mature).	✗	N/a	Newly planted individual tree are not expected to be mature at the end of the 30 year plan period.	N/a	N/a
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.	✓	N/a	Individual trees will be protected from accidental damage resulting from human activities and/or wild and domestic livestock by installing appropriate tree protection relevant to their location context.	N/a	Individual trees will be left to express their natural growth form and to develop features associated with age and maturity.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	✗	N/a	N/a	N/a	Individual trees will be left to express their natural growth form and to develop features associated with age and maturity, but are unlikely to possess complex and high value features within 30 years.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	✓	N/a	Most individual trees will be planted over existing or newly created vegetation.	N/a	N/a



Table 2.14: Creation, enhancement and management detailed methods – urban trees.

Action	Relevant parcels	Timing	Prescriptions
Preparation	N/a	Year 1	UT1: Cut existing vegetation and remove any perennial weeds.
Tree planting	N/a	Year 1	UT2: Prepare planting pit ensuring the pit is deep and wide enough to contain the full depth and width of the root system and plant trees in Nov-March, and water in. UT3: Stake and tie each tree securely, using material appropriate to the size and species of tree. UT4: Apply thick layer of mulch to reduce weed growth and retain soil moisture.
Install fencing	N/a	Year 1	UT5: Install appropriate fencing to protect trees from human damage and wild and domestic livestock.
Aftercare	N/a	Years 1-5	UT6: Check establishment and replace any dead or dying trees.
Management	N/a	Years 5+	UT7: Management to be restricted to health and safety requirements, and any response to pest and disease control.



Lines of Trees

Table 2.15: Creation, enhancement and management summary – lines of trees.

Condition assessment criteria		Targeted	Relevant parcels	Creation approach	Enhancement approach	Management approach
A	At least 70% of trees are native species.	✓	1-10 & 18-26	Over 70% of new trees to be native species.	N/a	N/a
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	✓	1-10 & 18-26	Spacing of newly planted trees to create continuous canopy overtime.	Allow trees to develop natural shape and canopy expansion.	Allow trees to develop natural shape and canopy expansion.
C	One or more trees has veteran features and/or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	✓	1-10	Existing trees will not reach veteran status, but are likely to develop features of old growth in the absence of restrictive management.	Allow trees to develop natural features of maturity and old growth.	Allow trees to develop natural features of maturity and old growth.
		✗	18-26	Newly planted trees are not likely to develop features of old growth over the plan period.	N/a	Allow trees to develop natural features of maturity and old growth.
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.	✓ ³	1-10 & 18-26	New tree lines to be planted with sufficient vegetation buffers.	N/a	Ensure no encroachment of tree lines occur overtime.
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	✓	1-10 & 18-26	n/a	N/a	Monitor tree health and respond to any tree health concerns due to pest or diseases in an appropriate and proportionate way. Avoid excessive management and allow natural features of maturity and old growth to develop.

³ Some existing avenues are located within 4m of the access drive but are set within a broad grassland margin.



Table 2.16: Creation, enhancement and management detailed methods – lines of trees.

Action	Relevant parcels	Timing	Prescriptions
Preparation	N/a	Year 1	LT1: Cut existing vegetation and remove any perennial weeds.
Tree planting	N/a	Year 1	LT2: Prepare planting pits ensuring the pit is deep and wide enough to contain the full depth and width of the root system and plant trees in Nov-March, and water in. LT3: Stake and tie each tree securely, using material appropriate to the size and species of tree. LT4: Apply thick layer of mulch to reduce weed growth and retain soil moisture.
Install fencing	N/a	Year 1	LT5: Install appropriate fencing to protect trees from human damage and wild and domestic livestock.
Aftercare	N/a	Years 1-5	LT6: Check establishment and replace any dead or dying trees.
Management	N/a	Years 5+	LT7: Management to be restricted to health and safety requirements, and any response to pest and disease control.



Habitat Creation and Management – Risk Register and Remedial Measures

- 2.16 Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.
- 2.17 This is a pre-emptive list. The list of potential risks should be as comprehensive as possible to provide confidence in the delivery of the management plan objectives. Complete each habitat's management targets and prescriptions first, then consider the likelihood of the risk occurring and what impacts it may have if it was to occur. Consider how these may feed back into monitoring requirements.



Table 2.17: Risk register and remedial measures.

Risk identification date	Habitat type	Risk factor	Trigger for action	Remedial measure
20.03.2025	All enhanced and new habitats	Invasive plants	The presence of invasive plant species (up to end of management plan period)	Plan and implement eradication / control measures following specialist advice if necessary.
10.07.2025	All habitats	Excessive damage and disturbance due to public use	Evidence is recorded during monitoring visits that suggests BNG habitat and condition targets are not being achieved	Additional control measures (further to those already proposed such as information packs, signage and interpretation), such as fencing and exclusion, to be considered and implemented as necessary to ensure compliance.
20.03.2025	Modified grassland	Poor germination rate and/or establishment	Evidence of less than 50% of sown species have germinated and become successfully established (years 1-5)	Scarify and resow with same wildflower mix or selected mix to achieve required sward.
20.03.2025	Modified grassland	Presence of weed or undesirable species	Cover more than 5% of the grassland area (up to end of management plan period)	Reduce cover of undesirable species through hand pulling, topping or select herbicide treatment, as necessary.
20.03.2025	Modified grassland	Excessive scrub	More than 5% cover of bramble or woody scrub (up to end of management plan period)	Undertake select scrub clearance and change grassland management to prevent further scrub encroachment.
20.03.2025	Modified grassland	Excessive physical damage / bare ground	More than 10% bare ground	De-compact soil, prepare seedbed and resow grass.
20.03.2025	Other neutral grassland	Poor germination rate and/or establishment	Evidence of less than 50% of sown species have germinated and become successfully established (years 1-5)	Scarify and resow with same wildflower mix or selected mix to achieve required sward.
20.03.2025	Other neutral grassland	Presence of weed or undesirable species	Cover more than 5% of the grassland area (up to end of management plan period)	Reduce cover of undesirable species through hand pulling, topping or select herbicide treatment, as necessary.
20.03.2025	Other neutral grassland	Lack of structural diversity and/or restricted flowering/seed production	More than 80% of the grassland sward is of uniform height and/or is prevented from flowering and seeding (up to end of management plan period)	Change grassland management to promote greater structural diversity, flowering and seeding.
20.03.2025	Other neutral grassland	Excessive scrub	More than 5% cover of bramble or woody scrub (up to end of management plan period)	Undertake select scrub clearance and change grassland management to prevent further scrub encroachment.



Risk identification date	Habitat type	Risk factor	Trigger for action	Remedial measure
20.03.2025	Mixed scrub	Newly planted scrub fail to establish	10% of newly planted scrub are dead or dying in years 1-10.	Identify causes of scrub loss and/or poor health and rectify if possible. Remove and replace dead or dying scrub.
20.03.2025	Mixed scrub	Animal browsing	25% of scrub showing signs of browsing damage (up to end of management plan period)	Consider the need for further animal protection through tubes or fencing to prevent browsing
20.03.2025	Mixed scrub	Lack of age and structural diversity	Scrub across the stand are relatively even-aged and single level (up to end of management plan period)	Plan and implement additional management to promote age and structure such as thinning and restocking.
20.03.2025	Woodland	Newly planted trees fail to establish	10% of newly planted trees are dead or dying in years 1-10.	Identify causes of tree loss and/or poor health and rectify if possible. Remove and replace dead or dying trees.
20.03.2025	Woodland	Animal browsing	25% of trees showing signs of browsing damage (up to end of management plan period)	Consider the need for animal fencing to prevent browsing.
20.03.2025	Woodland	Lack of age and structural diversity	Lack of structure with trees across the stand relatively even-aged and single level (up to end of management plan period)	Plan and implement additional management to promote age and structure such as thinning and restocking.
20.03.2025	Trees and lines of trees	Newly planted trees fail to establish	5% of newly planted trees are dead or dying in years 1-10.	Identify causes of tree loss and/or poor health and rectify if possible. Remove and replace dead or dying trees.
20.03.2025	Trees and lines of trees	Animal browsing	5% of trees showing signs of browsing damage (up to end of management plan period)	Consider the need for improved tree protection to prevent browsing.
20.03.2025	Trees and lines of trees	Excessive management restricting wildlife value	Existing and newly planted trees showing evidence of excessive pruning and canopy reduction.	Management to be relaxed to allow natural features of maturity and ageing to develop.
20.03.2025	Trees and lines of trees	Pest and disease	Sign of poor tree health and decline	Specialist to complete survey of tree health, with advice to be implemented.



Temple Dinsley

Habitat parcel references (overview)

- Site boundary
- Habitat parcels

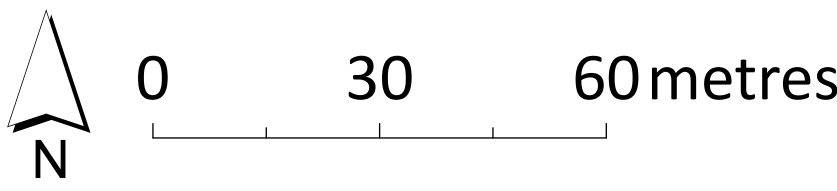
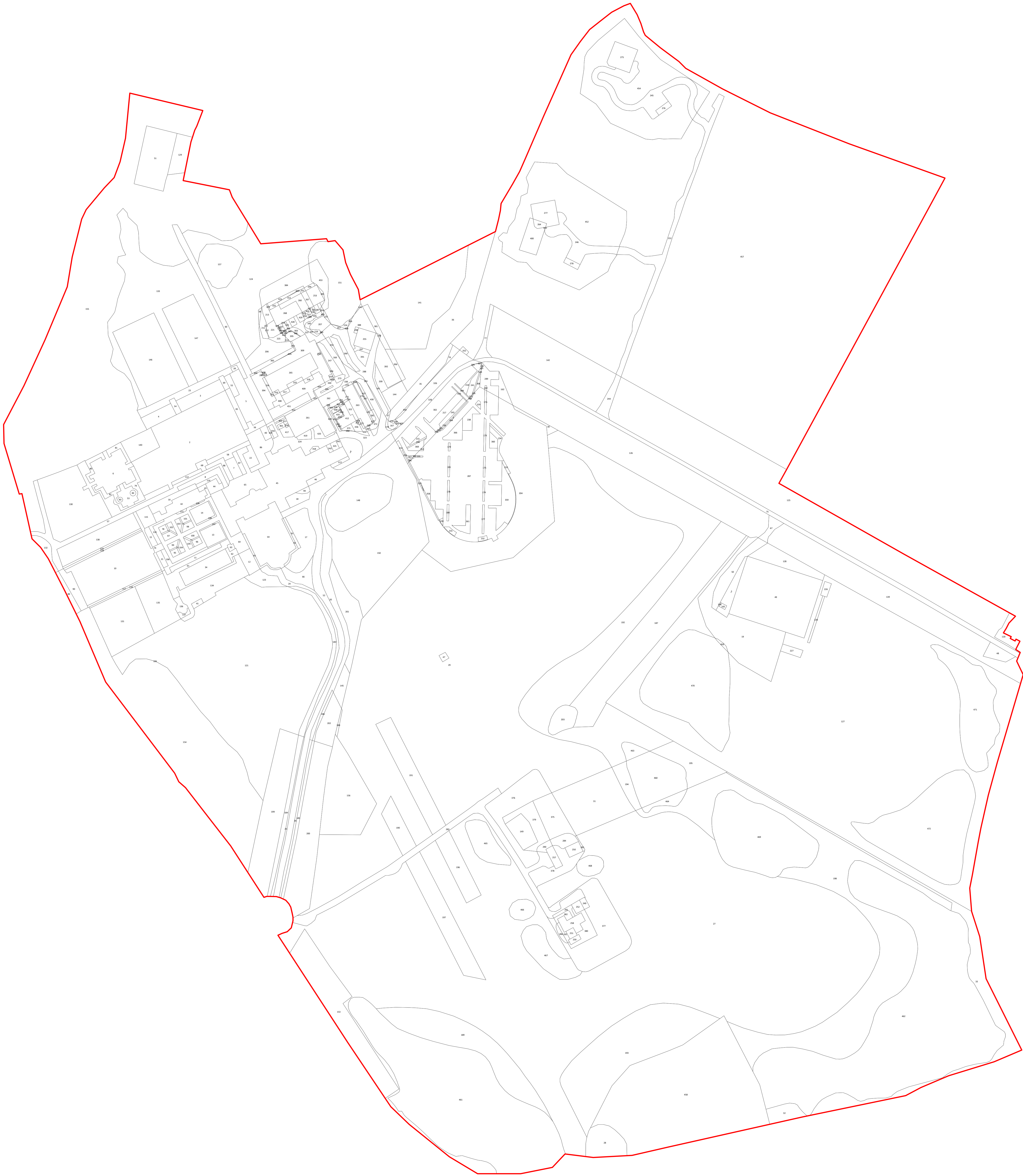
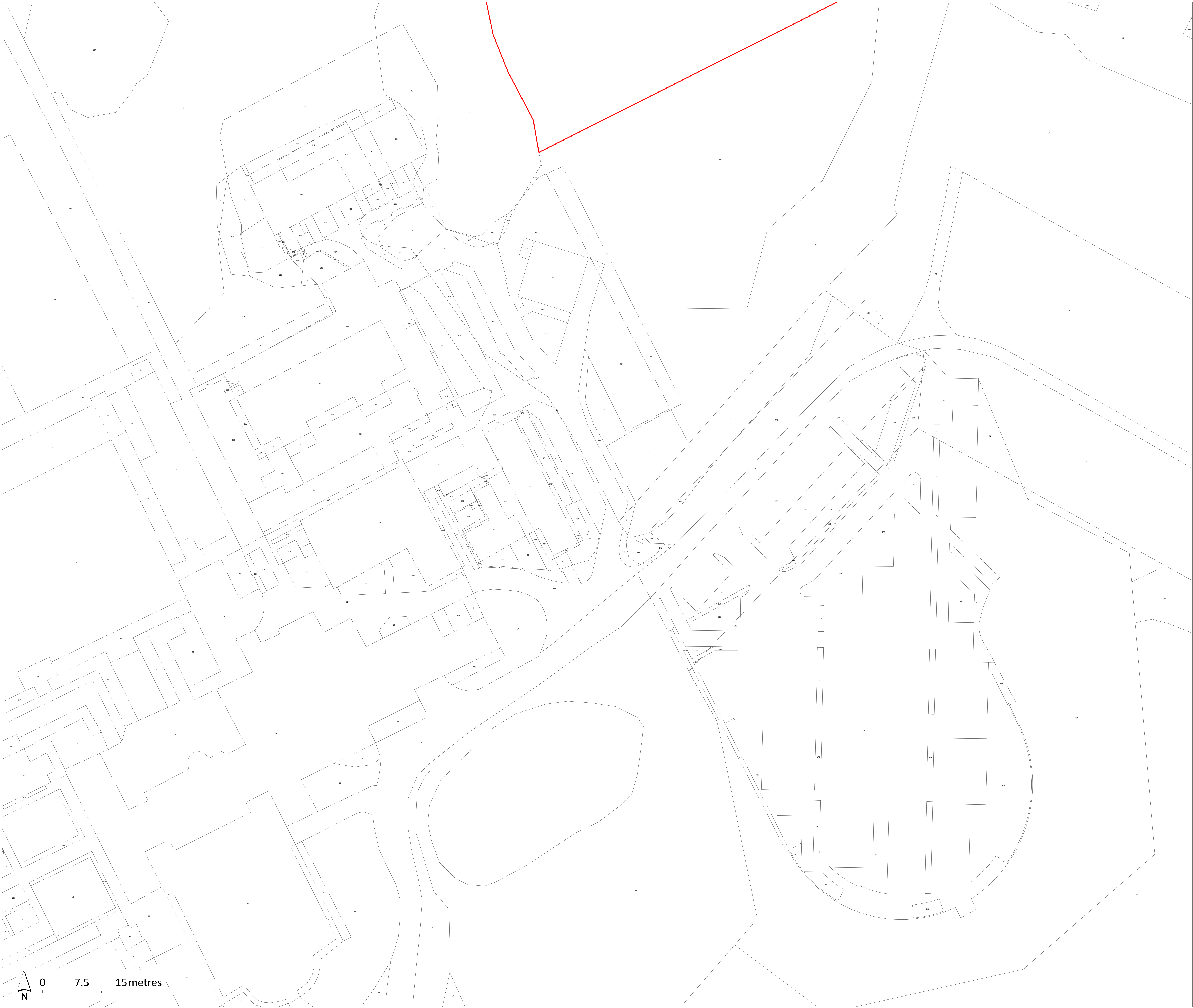


Figure 2.1

Map Scale @ A0: 1:1,000

Surveyed by: n/a	
Survey date: n/a	
Drawn by: RD	
Checked by: RJH	
Status: Final	



Temple Dinsley

Habitat parcel references (detail)

- Site boundary
- Habitat parcels

Figure 2.2

Map Scale @ A0: 1:250

Surveyed by: n/a	
Survey date: n/a	
Drawn by: RD	
Checked by: RJH	
Status: Final	

Temple Dinsley

Hedgerow references

- Site boundary
- Hedgerows
 - retained
 - enhanced
 - new

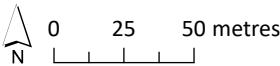


Figure 2.3

Map Scale @ A3: 1:2,700

Surveyed by: n/a

Survey date: n/a

Drawn by: RD

Checked by: RJH

Status: Final





Temple Dinsley

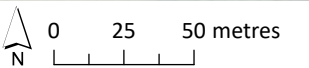
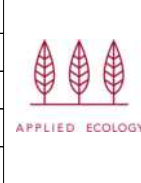
Habitat retention plan

- Site boundary
- Grassland: Modified grassland, moderate
- Grassland: Modified grassland, poor
- Grassland: Other neutral grassland, good
- Grassland: Other neutral grassland, poor
- Grassland: Traditional orchard, moderate
- Lakes: Ornamental lake or pond, poor
- Lakes: Ponds (non-priority habitat), moderate
- Sparsely vegetated land: Ruderal / ephemeral, poor
- Urban: Developed land; sealed surface (building), n/a
- Urban: Developed land; sealed surface (hard-standing), n/a
- Urban: Introduced shrub, n/a
- Wetland: Reedbeds, moderate
- Woodland and forest: Lowland mixed deciduous woodland, poor
- Woodland and forest: Other woodland; broadleaved, poor
- Woodland and forest: Other woodland; mixed, poor
- Native hedgerow, good
- Native hedgerow, moderate
- Non-native and ornamental hedgerow, poor
- Species-rich native hedgerow with trees, good
- Individual tree (very large)
- Individual tree (large)
- Individual tree (medium)
- Individual tree (small)

Figure 2.4

Map Scale @ A3: 1:2,700

Surveyed by: RJH
Survey date: 22 June 2024
Drawn by: RD
Checked by: RJH
Status: Final





Temple Dinsley

Habitat retention and enhancement plan

- Site boundary
- Grassland: Other neutral grassland, good
- Woodland and forest: Lowland mixed deciduous woodland, moderate
- Line of trees, moderate

Figure 2.5

Map Scale @ A3: 1:2,700

Surveyed by: n/a
Survey date: n/a
Drawn by: RD
Checked by: RJH
Status: Final





Temple Dinsley

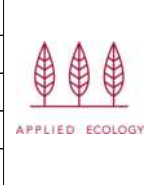
Habitat creation plan

- Site boundary
- Grassland: Modified grassland, moderate
- Grassland: Modified grassland, poor
- Grassland: Other neutral grassland, good
- Grassland: Other neutral grassland, moderate
- Grassland: Other neutral grassland, poor
- Heathland and shrub: Mixed scrub, moderate
- Urban: Artificial unvegetated: unsealed surface, n/a
- Urban: Developed land; sealed surface (building), n/a
- Urban: Developed land; sealed surface (hard-standing), n/a
- Urban: Introduced shrub, n/a
- Urban: Vegetated garden, n/a
- Woodland and forest: Other woodland; broadleaved, moderate
- Line of trees, moderate
- Individual trees (small)

Figure 2.6

Map Scale @ A3: 1:2,700

Surveyed by: n/a
Survey date: n/a
Drawn by: RD
Checked by: RJH
Status: Final



Maxar, Microsoft

3 Monitoring Schedule

Monitoring Strategy

- 3.1 A walkover survey of the Site would be undertaken by a competent ecologist on the years indicated below. All habitat parcels would be inspected and photographed with details relevant to BNG delivery and wider ecological interests recorded as summarised below. A short monitoring report would be prepared presenting the results of the monitoring with details of any proposed intervention or changes to management that are considered necessary to achieve BNG targets.
- 3.2 Monitor 20 no. Schwegler 1FF flat bat boxes (known to be used by barbastelle bats) on suitable trees within the woodland to provide compensation for tree loss.

Monitoring Methods and Intervals

Table 3.1: Monitoring methods and intervals.

Habitat type	Monitoring methods	Monitoring interval and timing
Modified grassland and other neutral grassland	On each monitoring visit the following checks will be undertaken for each parcel: - Plant species present and their relative abundance according to the DAFOR scale and including quadrat samples (1x1m) to measure plant species-richness. - Presence of invasive or undesirable plants - Record proportion of scrub, bracken and bare ground - Note on structural diversity, flowering and seeding - Evidence of any other issues relating to damage or management that could have a bearing on BNG delivery - The need for intervention or management changes to meet BNG targets	In May-Aug in Years 1, 2, 3, 5, 7, 10, 15, 20, 25 and 30
Mixed scrub, lowland mixed deciduous woodland and other broadleaved woodland	On each monitoring visit the following checks will be undertaken for each parcel: - Plant species present, including ground layer and adjoining verges, and their relative abundance according to the DAFOR scale - Presence of invasive plants - Establishment, losses and health of newly planted trees, scrub and shrubs - Evidence of unwanted and damaging animal browsing - Note on age and structural diversity - Presence and quantity of deadwood - Evidence of any other issues relating to damage or management that could have a bearing on BNG delivery - The need for intervention or management changes to meet BNG targets	In May-Aug in Years 1, 2, 3, 5, 7, 10, 15, 20, 25 and 30
Individual trees and tree lines of trees	Monitoring to include: - Tree species present, with a note on ground layer vegetation composition - Note on establishment, losses and health - Evidence of unwanted and damaging animal browsing - Note on age and any associated wildlife friendly features (e.g. deadwood, rot holes). - Evidence of any other issues relating to damage or management that could have a bearing on BNG delivery. - The need for intervention or management changes to meet BNG targets	In May-Aug in Years 1, 2, 3, 5, 7, 10, 15, 20, 25 and 30



Monitoring Reports

Table 3.2: Responsibilities for monitoring.

Organisation responsible for submitting the monitoring reports	Organisation receiving and responsible for reviewing reports
Initially The Door PHC Ltd – ultimately, residents Management Company (TBA)	Assumed to be North Hertfordshire District Council

Table 3.3: Monitoring report schedule.

Project year	Month report to be submitted	Month management plan to be reviewed	Comments
1	October	December	Report of monitoring results and recommendations
2	October	December	Report of monitoring results and recommendations
3	October	December	Report of monitoring results and recommendations
5	October	December	Report of monitoring results and recommendations
7	October	December	Report of monitoring results and recommendations
10	October	December	Report of monitoring results and recommendations
15	October	December	Report of monitoring results and recommendations
20	October	December	Report of monitoring results and recommendations
25	October	December	Report of monitoring results and recommendations
30	October	December	Final monitoring results and compliance statement

Adaptive Management

- 3.3 The monitoring results will be used to inform the need for further unforeseen intervention and management changes to ensure that BNG targets are on track and can be delivered in line with the target set out in the BNG Plan and HMMP. Monitoring reports would highlight any unexpected, external influences such as new plant disease, an invasive species that is thriving due to climate change, or changes to site access due to site flooding.
- 3.4 Observations and notes from day-to-day management will also be collected and where necessary discussed with a competent ecologist to understand any implications for BNG delivery and for delivering adaptive management.



Appendix A

Post-Development land use plan





Background illustrated indicatively, please refer to the latest Proposed Site Plan drawing:
641-KS-03-XX-DR-A-10002

DO NOT SCALE OFF THIS DRAWING
DO NOT SUBSTITUTE ANY OF THE PRODUCTS
OR MATERIALS.

1. This is a planning drawing and is intended for this use only; it must not be used for construction.
2. All dimensions are in MM and should be checked on site prior to commencement of work; do not scale off this drawing.
3. This drawing is to be read in conjunction with all other relevant information.
3.Discrepancies between drawings and information to be referred to Architect without delay.

- Public Access
- Private Gardens
- Formal Gardens ~ shared by residents
- Parkland ~ shared by residents
- Woodland ~ shared by residents
- Pedestriana ~ shared by residents
- Carparking
- TBC
- Permissive path

P01	Issued for planning	12.07.24
Revision	Description	Date



KAY PILSBURY THOMAS ARCHITECTS
SULLIVAN **C**ABANA **A**RCHITECTS **L**
HONEYLANDS RADWINTER SAFFRON WALDEN ESSEX
CB10 2TJ 01799 599208 | info@kpt.co.uk | kpt.co.uk

Client
The Door UK Ltd

Project
Temple Dinsley
Preston, Hitchin, Hertfordshire,
SG4 7RT

Drawing title
Site Plan:
Proposed Land Use

Purpose of issue
Planning

Job no. Status Scale @ A0
641 S0 1:1000

Checked by
ST

Date Revision
10.07.24 P01

Drawing number
641-KS-70-XX-DR-A-11100

Appendix B

Species mixes



Emorsgate EL1 Flowering Lawn Mixture
Composition - EL1 is a mixture containing 20% wild flowers and 80% meadow grasses. EL1F and EG1 are available to purchase separately.
Wild Flowers – 20%
1.00% <i>Achillea millefolium</i> – Yarrow
1.00% <i>Anthyllis vulneraria</i> – Kidney Vetch
0.40% <i>Betonica officinalis</i> – Betony
1.50% <i>Centurea nigra</i> – Common Knapweed
0.40% <i>Galium album</i> – Hedge Bedstraw
1.50% <i>Galium verum</i> – Lady’s Bedstraw
0.40% <i>Knautia arvensis</i> – Field Scabious
0.50% <i>Leontodon hispidus</i> – Rough Hawkbit
1.00% <i>Leucanthemum vulgare</i> – Oxeye Daisy
1.00% <i>Medicago lupulina</i> – Black Medick
0.40% <i>Plantago lanceolata</i> – Ribwort Plantain
2.00% <i>Plantago media</i> – Hoary Plantain
2.00% <i>Primula veris</i> – Cowslip
0.40% <i>Prunella vulgaris</i> – Selfheal
0.40% <i>Ranunculus acris</i> – Meadow Buttercup
1.60% <i>Ranunculus bulbosus</i> – Bulbous Buttercup
4.00% <i>Trifolium repens</i> – White Clover (ag)
Grasses – 80%
8.00% <i>Agrostis capillaris</i> – Common Bent
28.00% <i>Cynosurus cristatus</i> – Crested Dogstail
24.00% <i>Festuca rubra</i> – Red Fescue
4.00% <i>Phleum bertolonii</i> – Smaller Cat’s-tail
16.00% <i>Poa pratensis</i> – Smooth-stalked Meadow-grass



Emorsgate EM3 Special General Purpose Meadow Mixture
Composition - EM3 is a complete mix composed of 20% native wild flowers and 80% slow growing grasses (by weight). The flower and grass components are also available to order separately as EM3F for the flower component and EG1 for the grass component.
Wild Flowers 20%
0.50% <i>Achillea millefolium</i> – Yarrow
1.00% <i>Agrimonia eupatoria</i> – Agrimony
0.50% <i>Betonica officinalis</i> – Betony
2.00% <i>Centaurea nigra</i> – Common Knapweed
1.00% <i>Daucus carota</i> – Wild Carrot
1.40% <i>Echium vulgare</i> – Viper’s-bugloss
0.20% <i>Filipendula ulmaria</i> – Meadowsweet
0.40% <i>Galium album</i> – Hedge Bedstraw
0.40% <i>Galium verum</i> – Lady’s Bedstraw
0.50% <i>Geranium pratense</i> – Meadow Crane’s-bill
0.40% <i>Lathyrus pratensis</i> – Meadow Vetchling
1.40% <i>Leucanthemum vulgare</i> – Oxeye Daisy
0.40% <i>Lotus corniculatus</i> – Birdsfoot Trefoil
1.00% <i>Malva moschata</i> – Musk Mallow
0.40% <i>Medicago lupulina</i> – Black Medick
0.20% <i>Onobrychis viciifolia</i> – Sainfoin
0.20% <i>Pastinaca sativa</i> – Wild Parsnip
1.40% <i>Plantago lanceolata</i> – Ribwort Plantain
0.60% <i>Poterium sanguisorba</i> ssp <i>sanguisorba</i> – Salad Burnet
1.00% <i>Primula veris</i> – Cowslip
1.50% <i>Prunella vulgaris</i> – Selfheal
1.50% <i>Ranunculus acris</i> – Meadow Buttercup
0.20% <i>Ranunculus bulbosus</i> – Bulbous Buttercup
0.30% <i>Rumex acetosa</i> – Common Sorrel
0.40% <i>Scabiosa columbaria</i> – Small Scabious
0.40% <i>Silene dioica</i> – Red Campion
0.40% <i>Silene vulgaris</i> – Bladder Campion
0.20% <i>Taraxacum officinale</i> – Dandelion
0.20% <i>Vicia cracca</i> – Tufted Vetch
Grasses 80%
8.00% <i>Agrostis capillaris</i> – Common Bent
28.00% <i>Cynosurus cristatus</i> – Crested Dogstail
24.00% <i>Festuca rubra</i> – Red Fescue
4.00% <i>Phleum bertolonii</i> – Smaller Cat’s-tail
16.00% <i>Poa pratensis</i> – Smooth-stalked Meadow-grass



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