

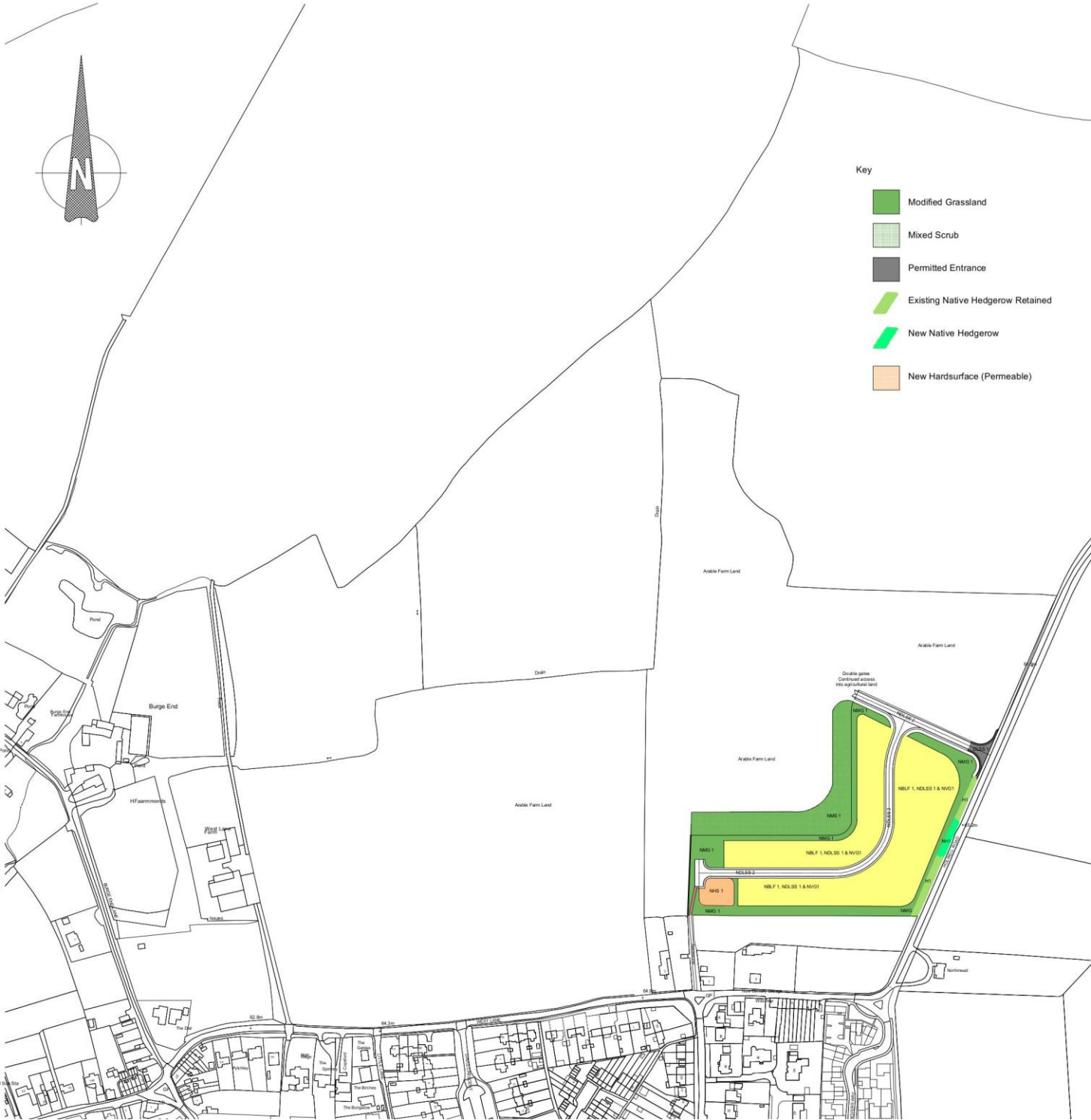
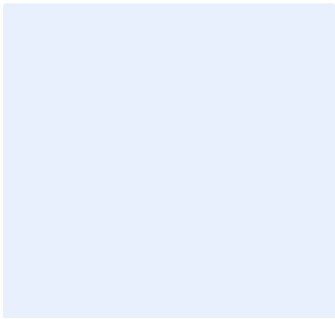
Habitat Management and Monitoring Plan

Site Name:	Land at Pirton, Hitchin, SG5 3RA
Date:	06/10/2026
Version:	1

Author:



Client:



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Version Control

Version	Issue Status	Prepared by / Date	Approved by / Date
1	Original Submission	E. Holland 06/10/2026	T. McArdle BSc. Hons MRICS 06/10/2026

Document Details

Authorship Details

This document was prepared by PSK Rural Ltd (Rural Chartered Surveyors) for use by Vision Residences (TWO) LLP in connection with the proposed Outline application, with all matters reserved, for 30 residential dwellings on Land at Pirton, Hitchin, SG5 3RA having regard to the Indicative Site Layout Plan and indicative Proposed BNG Site Plan.

This document is produced to set out the background, management, and monitoring of the biodiversity net gain for the proposed development on Land at Pirton, Hitchin, SG5 3RA.

This document is produced for use in connection with the submitted draft S106 agreement.

The template for this document was published by Natural England who acknowledge the significant input from the HMMPT user-testers and production on Natural England’s behalf by FPCR Environment and Design.

Further adjustments to this HMMP have been made only where suitable and incorporation of companion documents made wherever relevant and applicable.

1. Project Background

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Land at Pirton, Hitchin, SG5 3RA
BNG Project Name and Address	Land at Pirton, Hitchin, SG5 3RA
Author Organisation	PSK Rural Ltd (Rural Chartered Surveyors)
Landowner	Vision Residences (TWO) LLP
Land Manager	Vision Residences (TWO) LLP
Responsible person/organisation for creating or enhancing the habitat	Vision Residences (TWO) LLP / appointed habitat contractor
Period covered by this management plan	Habitat creation and establishment, followed by a minimum 30-year management and monitoring period from Completion of Development, as defined by the S106 agreement.
Planning authority	North Hertfordshire District Council
Planning reference (if applicable)	TBC
BNG register reference (if applicable)	Not applicable - on-site BNG only
Central OS grid reference	TL 15143 32243
Metric revision/title	Statutory Biodiversity Metric v1.0.4 (4 September 2026)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

This HMMP covers the outline application (all matters reserved) for 30 dwellings, landscaped open space and biodiversity net gain. The current indicative on-site scheme includes 0.505 ha mixed scrub, 0.714 ha modified grassland and 0.100 km of new native hedgerow, as shown on drawing LAP PROBNG 001 A

The accompanying Statutory Biodiversity Metric records 6.748 baseline and 7.883 proposed habitat units (+16.83%) and 0.422 baseline and 0.757 proposed hedgerow units (+79.32%). No off-site units or statutory credits are relied upon.

The mixed scrub design will provide structurally varied, native, thorn-rich habitat to benefit nesting birds, including potentially turtle dove (*Streptopelia turtur*). Historic area-of-occupancy mapping is indicative of wider opportunities and is not evidence of breeding on this site.

The existing 0.1055 km native hedgerow will be retained and protected. The 0.100 km of new native hedgerow is included in the metric and is a proposed BNG commitment, not an optional landscape feature. All quantities remain subject to the approved Reserved Matters, final BNG plan and metric.

Timescales for Actions PB-B03

The works for the creation of:

- Modified Grassland (Moderate);
- Mixed Scrub (Moderate);
- Native Hedgerow (Moderate);

will be delivered within the landscape construction programme and in suitable planting and seeding seasons, subject to the approved detailed programme and Final BNG Plan.

The completion date of each habitat parcel will be recorded. Management will commence immediately on planting or seeding and continue without a gap through construction and for at least 30 years following Completion of Development.

Target condition will be sought within 4 years for modified grassland (Moderate), 5 years for mixed scrub (Moderate) and 5 years for new native hedgerow (Moderate), in accordance with the current indicative metric assumptions.

Monitoring Requirements PB-B04

Creation and initial establishment will be overseen by the developer and a competent landscape/ecological professional, with installation records and dated fixed-point photographs retained.

Formal condition surveys will be conducted by PSK Rural Ltd or another suitably competent professional in years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30, with routine annual management inspections and reports to the Council at the agreed intervals.

Where a monitoring report or Council inspection identifies a material failure of habitat targets, a Remedial Management Plan will be submitted within three months, or another period agreed in writing, and the approved measures implemented to the agreed timetable (draft S106, Schedule 2).

The Council may inspect the BNG land on not less than 10 working days written notice, except in an emergency, subject to reasonable health and safety and biosecurity measures (draft S106, Schedule 2).

Required Consents and Licences PB-B05

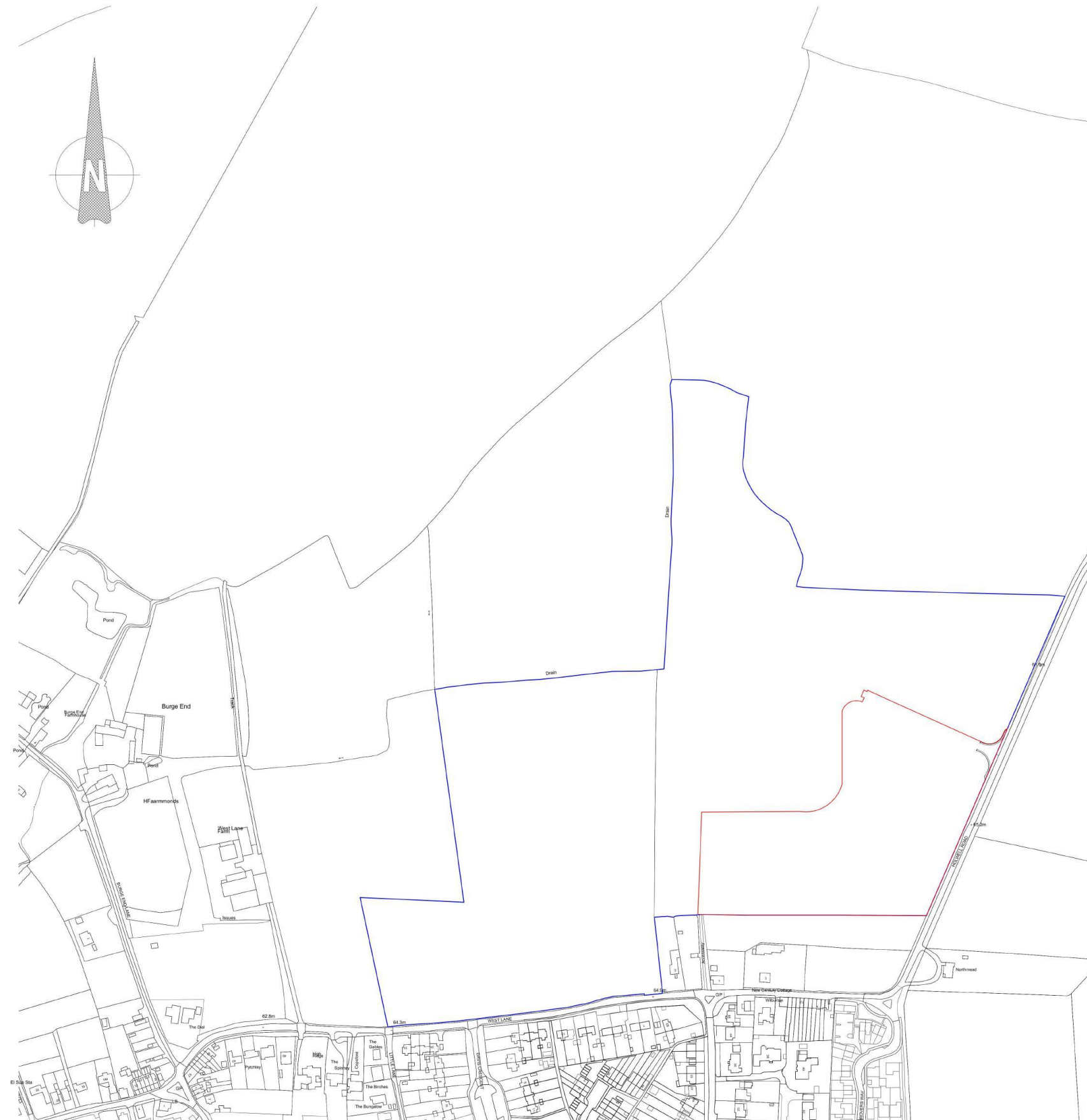
The PEA/PRA identifies no presently confirmed need for a protected-species licence, subject to further ecological assessment. Bat-activity and breeding-bird surveys are recommended; all relevant legal protections and any subsequently identified licences will be addressed before the affected works.

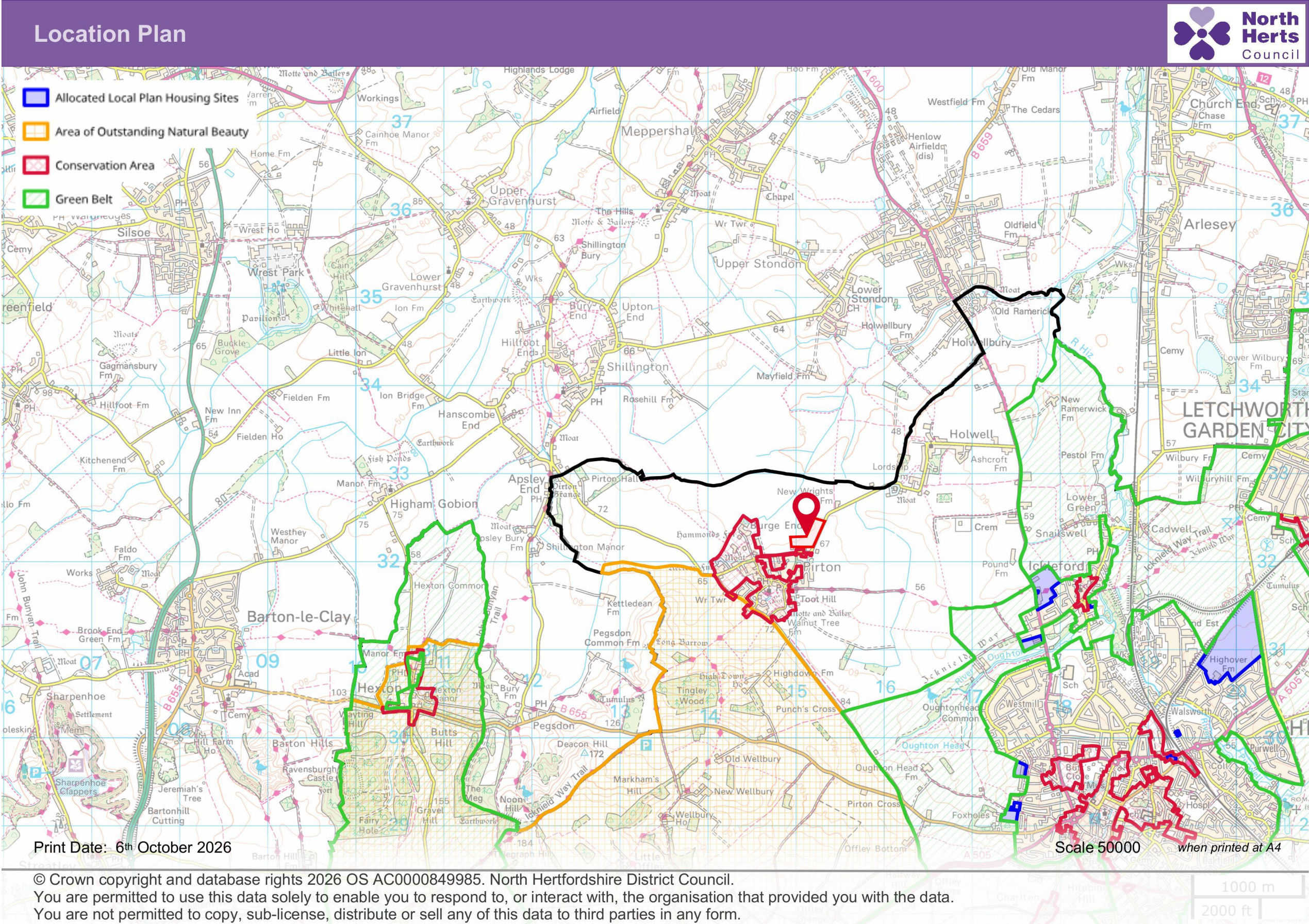
Funding PB-B06

Habitat works will be funded by the developer. Continuing management, monitoring, remedial works and reporting will be financed by the legally responsible owner or successor management company, with transfer arrangements documented under the S106 agreement.

Legal Agreement PB-B07

The draft Section 106 agreement will secure significant on-site habitats for not less than 30 years following Completion of Development. The final approved Biodiversity Gain Plan, Metric, BNG Plan and HMMP will govern implementation; outline figures may be refined at Reserved Matters without reducing statutory gain.





Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08

Yes: ☐ No: ☒

No separate BNG delivery phases are proposed at this outline stage. Planting, seeding and establishment works will follow the approved construction and landscape programme within appropriate seasonal windows. If Reserved Matters introduce phasing, the final HMMP and BNG plan will identify each parcel, its delivery date and arrangements for uninterrupted management.

Roles and Responsibilities

Ecologist or Other Professional Responsible for HMMP PB-B09

Name or Initials		E. Holland		
Reviewed By		T. McArdle BSc. Hons MRICS		
Organisation		PSK Rural Ltd		
Responsibility	Start Date:	August 2026	End Date:	End of 30 years monitoring whilst acting as the Responsible Agent

Preparation and review of the HMMP and metric-related habitat targets; ecological monitoring, photographic records, annual management advice, reporting and proposals for corrective action as appointed by the responsible landowner or management body.

Any alteration to the approved metric, target, habitat extent or management scheme will require the applicable approval before implementation. Monitoring appointments must remain continuous throughout the management period.

Statement of Competency

E. Holland

E. Holland is a Distinction-grade graduate of the City & Guilds Level 3 Advanced Technical Diploma in Land and Wildlife Management. Specialist units included, Grassland Habitat Management, Population Surveys, Ecology, and Conservation, Plant and Soil Science, Estate Skills, Land-based industry Machinery Operations, Health and Safety, Principles of Physical and Biological Environmental Processes, Farm Habitat Management, Ecological Concepts and Application, and more.

Elliott is currently undertaking further studies in BSc (Hons) in Land and Business Management at Plumpton College in validated partnership with Greenwich University.

T. McArdle

BSc. Hons in Rural Land Management (Royal Agricultural College)

MRICS – Rural Faculty of Royal Institute of Chartered Surveyors

20 years plus experience in rural land management including grassland and hedgerow management, establishment, enhancement/conservation;

Landowner or Land Manager PB-B10

Name or Initials		Vision Residences (TWO) LLP		
Organisation		Vision Residences (TWO) LLP		
Responsibility	Start Date:	As set out in S106	End Date:	End of 30 year monitoring period.

The developer will oversee habitat protection during construction, commission and fund planting and seeding, and ensure that every significant on-site habitat is established in accordance with the approved BNG documents.

The owner will remain responsible for the S106 obligations unless and until management is lawfully transferred to a successor owner or competent management company. The Council will be notified, with evidence that the transferee has accepted the relevant responsibilities; sales of individual dwellings will not, by themselves, discharge the obligations.

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		Estate management company - to be appointed		
Organisation		Appointed estate/habitat management body (TBC)		
Responsibility	Start Date:	On formal transfer under S106	End Date:	End of the 30-year management period

The appointed body will maintain all communal BNG parcels, commission monitoring surveys and reports, fund replacement planting and remedial work, keep a permanent management record and provide contact details to the Council. Appointment and assumption of obligations will be confirmed before transfer.

Statement of Competency

A competent landscape management contractor with relevant grassland, scrub and hedgerow experience will be appointed. A suitably qualified ecologist or competent BNG professional will undertake formal condition assessments and advise on corrective management. Names and experience will be supplied on appointment.

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		North Hertfordshire District Council		
Organisation		North Hertfordshire District Council		

Responsibility	Start Date:	As set out in S106	End Date:	End of 30 year monitoring period.
The Local Planning Authority (LPA), North Hertfordshire District Council, will review and approve this HMMP and its content such as is binding as set out within the S106 agreement.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The Arbtech PEA/PRA (survey 25 June 2026; report v3 dated 3 September 2026) records mainly arable cereal crop (c1c), a small southern modified-grassland access strip (g4) and a native hedgerow (h2a) along the eastern boundary.

The conditions for each are as follows:

- Cereal Crops – N/A;
- Modified Grassland – Poor;
- Native Hedgerow – Moderate.

The indicative statutory metric records a baseline of:

- Area habitats - 6.748 units;
- Hedgerows - 0.422 units.

Overview of Proposed Site Use PB-B14

The indicative 30-dwelling layout contains private vegetated gardens, communal grassland and scrub, a playground and internal access routes. Habitat locations and extent are subject to the final Reserved Matters design.

The scheme creates 0.505 ha mixed scrub (Moderate), 0.714 ha modified grassland (Moderate) and 0.100 km native hedgerow (Moderate), while retaining 0.1055 km of

existing native hedgerow. The indicative metric also includes 0.787 ha of vegetated gardens; no off-site units are proposed.

The current indicative post-development position is:

Area habitats - 7.883 units (+16.83%);

Hedgerows - 0.757 units (+79.32%).

Mixed scrub will comprise varied structural age classes, thorn-bearing native shrubs and managed rides. Open grassland will accommodate designated recreational movement while protecting less-disturbed habitat edges and the retained hedge.

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Hedgerows - 0.422 units.

Overview of Proposed Site Use PB-B14

Site Context Photos PB-F03



Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☒	Arbtech PEA/PRA v3, 3 September 2026: no direct designated-site effects identified.
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☒	Historic turtle dove mapping indicates habitat opportunity, not verified occupation. PEA/PRA recommends breeding-bird and bat-activity surveys and fauna safeguards. Further surveys will inform the final ecological management and lighting provisions.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☒	No invasive non-native plants recorded in the PEA/PRA.
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	Local records-centre data unavailable to PEA/PRA; obtain records before detailed assessment.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	PEA/PRA (3 Sep 2026); Existing BNG Plan LAP EX BNG 001 A.
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☒	Indicative paths and play area. Mown routes will guide access; scrub and long-grass margins protected.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☒	Summer drought, heat and establishment risks are addressed by watering, weed control, mulch and prompt replacement planting.
Geology and Topography	Any geological or topographical constraints or opportunities?	☒	PEA/PRA: shallow lime-rich soil over chalk; West Melbury Marly Chalk Formation.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☒	The site is not classified under the 1988 Agricultural Land Classification (England).
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☒	Check nutrients, compaction and seed-bed condition before seeding.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	Not Applicable.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	Prevent sediment, pollution and runoff damage to new habitats.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	None.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☒	Rural edge of Pirton adjoining arable land and housing; native planting softens the edge.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☒	Cereal use since 1985; small access grass strip (PEA/PRA).
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☒	None.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	Confirm services and easements before planting; avoid the retained hedge exclusion zone.

Baseline and Environmental Information

Protected and Notable Species (BI-T02)

Species	Dates	Conservation Status	Distance of Closest Record	Potential Impact from Project
Turtle dove	Historic AOO map	Red-listed	Wider AOO; no site record confirmed	Potential benefit from scrub
Commuting bats	PEA 25/06/26	Protected	Nearest EPSL 500 m from site	Dark corridor; activity survey
Breeding birds	PEA 25/06/26	Nests protected	Crops and retained hedge	Six-visit survey; avoid active nests

Summary of Protected and Notable Species (BI-B03)

Turtle dove is a red-listed bird. The historic AOO map indicates a wider-area habitat opportunity, not verified occupation or breeding on this site.

The PEA/PRA identified nesting-bird habitat in cereal crops and the eastern hedge and bat commuting habitat. No trees or buildings were present on-site.

The PEA/PRA recommends bat-activity and six-visit breeding-bird surveys. Precautionary working methods will protect reptiles, amphibians, badgers, hedgehogs and occupied bird nests.

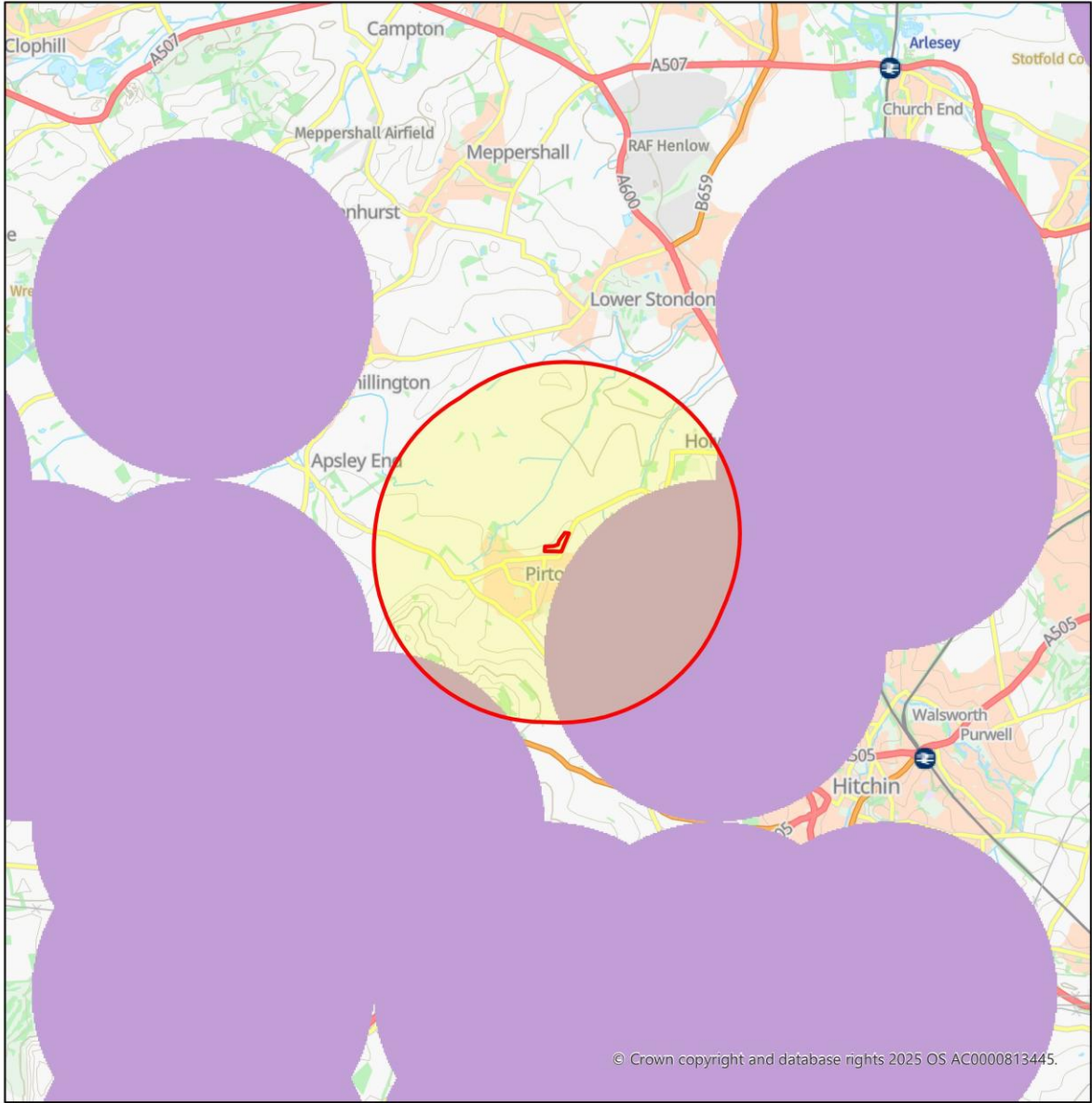
Constraints and Opportunities for Project (BI-B04)

The retained and new hedges, mixed scrub and grassland will support wildlife. During construction, protect retained vegetation, avoid occupied nests and respond to further survey results.

Low-impact lighting will protect hedge and scrub corridors. Historic AOO mapping is not an on-site turtle dove record.

MAGiC

Turtle Dove AOO Map



Legend
Turtle Dove (England)



Spatial Reference
WKID: 27700

xmin ymin: 508686E 225719N m
xmax ymax: 521393E 238584N m

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2. Planned Management Activities

Management Plan Aims and Objectives PM-B01

The management objective is to establish and maintain, for at least 30 years, the on-site habitat contribution relied upon by the indicative metric: 0.505 ha mixed scrub (Moderate), 0.714 ha modified grassland (Moderate), 0.100 km new native hedge (Moderate) and the retained 0.1055 km hedge. Recreational routes will be managed so that access does not erode habitat condition.

Principles Informed by Design Stage

Design Principles Informed by Baseline Information PM-B02

The design will compensate for arable habitat loss and establish connected native vegetation at the northern edge of Pirton, while providing usable green space for residents. The ecological value and public access functions are deliberately separated where practicable.

More intensively used routes and amenity spaces will have shorter managed grass. Habitat margins outside these routes will be managed as species-rich, varied-height modified grassland, avoiding compaction, repeated trampling and nutrient enrichment.

Mixed scrub is located along the northern and western green edges. Native thorn-bearing shrubs will be managed with an age and height mosaic, rides and selective cutting, while retaining mature undisturbed zones.

The scrub creates potential habitat for nesting birds, including turtle dove should that species use the locality. This is a habitat-design objective and does not replace the breeding-bird surveys recommended by the PEA/PRA.

The indicative green infrastructure also retains the eastern native hedge and adds approximately 100 m of new native hedgerow. Existing and proposed habitats will be identified as distinct parcels on the final approved BNG plan.

Habitat and Condition Targets PM-T01

Baseline Habitat	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Cereal crops	Mixed Scrub	N/A	Moderate	5	Moderate condition: assess criteria A, B, C and E through native species diversity, varied age structure, control of INNS and retained rides/glades; criterion D is not relied upon.	NMS1; 0.505 ha, mixed scrub (Moderate); 5-year target, maintain for 30 years.
Cereal crops	Modified grassland	N/A	Moderate	4	Moderate condition: target A (essential), B, F and G, including species diversity, varied sward height, bracken control and absence of INNS. C, D and E are monitored but are not relied upon for the initial pass.	Part of the 0.714 ha total NMG1 grassland (Moderate) target; see final parcel plan.
Modified grassland	Modified grassland	Poor	Moderate	4	The retained access grassland is incorporated only to the extent shown in the final NMG1 parcel. Target A (essential), B, F and G; retain the specified 4-year establishment period.	No double counting: the 0.714 ha refers to the total indicative proposed modified grassland area.
None	Native Hedgerow	N/A	Moderate	5	New native hedgerow (Moderate), 0.100 km: target A1, B2, C1, D1 and D2; monitor other criteria and manage sustainably to maintain condition.	Retain 0.1055 km existing hedge separately. The new hedge is included in the 79.32% hedgerow gain and legally secured.

Habitat and Condition Targets Further Comments

To successfully achieve the condition targets and unmapped action for *Streptopelia turtur*, as set out under the prescriptions below, compartmentalisation for organisation of the parcels is required.

The Mixed Scrub (Moderate) can be logistically compartmentalised into its ride and interfacing edges, far northwest area, close northwest area, and southeast area. Wherein, as further detailed below: the far northwest area will be left to develop mature ageing scrub, the close northwest and southeast area (which will be better accessible for hand and machinery operations) young shrubs, seedlings, and saplings, and the ride and interfacing edges to develop a mix of all of the above in the aim of developing a resistant and complex ecotone. This compartmentalisation of management shall provide the management range required to reach moderate condition whilst also permitting both access, amenity use, structural variation, and areas of lower management for *Streptopelia turtur* spp.

The Modified Grassland (Moderate) can, for management purposes be compartmentalised into amenity green space, and taller sward areas. In which the amenity green space will see more intense management as to maintain appropriate character and diversity whilst providing an area for amenity use. Whilst the areas of taller sward will provide the level of structural complexity and vascular diversity within the grassland to provide the microclimatic sward variation as is targeted as set out above and detailed below. Further, permitting areas of the Modified Grassland (Moderate) to develop as open weedy habitat will further compliment the targeted establishment of *Streptopelia turtur* through providing area for feeding.

Habitat Retention

Measures to be Implemented to Protect Retained Habitats PM-03

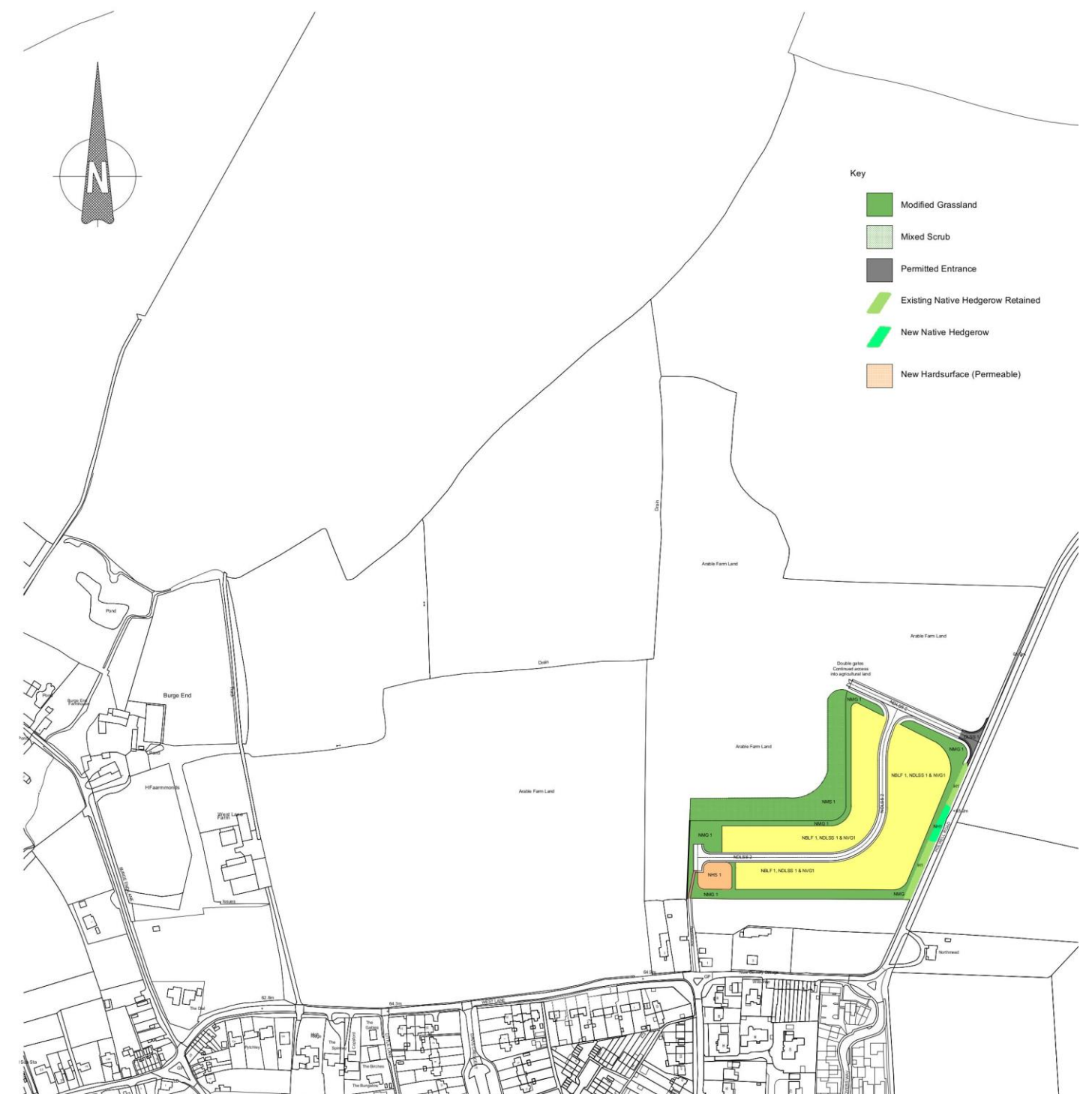
The existing eastern native hedgerow (H1, 0.1055 km; Moderate) will be retained with no planned removal. Prior to construction the boundary and protective exclusion zone will be identified on site; works, storage and contractor access will avoid the retained hedge and its root environment. Baseline photographs will be taken.

The construction works will not remove nor cut any part of the hedgerow nor cause damage to any of the currently succeeding criterions as presented by Arbtech in the PEAPRA.

Specification of Protective Measures to be Used PM-04

Erect and maintain clearly marked Heras-type protective fencing or equivalent at an ecologist-approved stand-off before enabling works. No trenching, fires, storage, stockpiling, soil compaction, discharge or avoidable artificial lighting will occur within the protected zone. Inspect fencing during works and replace or repair any damaged vegetation promptly.

Proposed Indicative BNG Habitat Plan



Creation, Enhancement and Management Targets and Prescriptions

Planting Prescription and Methodology

Mixed Shrub species, as detailed below will be planted from bare-root stock of a target age of 2-3years old to reduce time to establishment and allow for proactive monitoring post-creation.

Plants should be spaced 1-1.5m apart from one another in an irregular pattern covering ~70% of the total scrub area not including the ride with species grouped together at 20% interspersion. With some areas, (including at least 50% of the edge ecotone) a truly randomised mixture.

All planted material will be native, locally appropriate and of traceable provenance where available. Stock will be healthy and free from invasive plants or pathogens; substitutions will retain species diversity and will be agreed with the appointed habitat manager.

Following planting, within the first 5 years, species shall be weeded annually, and bi-weekly through the first spring, or the first 3 months following planting, this is to take out competitive flora excluding scrub and non-competitive vascular species.

Mulching may also be undertaken to reduce weed establishment and help retain moisture in the soil however this may be reserved as a reactionary action as detailed within the risk register.

All new planted shrubs will be planted with protective tubes however, where drought stress is an issue, as detailed under the risk register these may be removed or replaced with shorter spiral guards.

Where further specific management has been applied for the targeting of specific condition assessment criteria these have been set out below.

Mixed Scrub (Moderate)					
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Management Approach
A	The parcel represents a good example of its habitat type – the appearance and composition of the	Yes	NMS 1	All species planted will be Native as per the list set out below.	The management of the scrub, to achieve these criteria will then consist of:

	vegetation closely matches its UK Hab 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 (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).			Of these all can be considered native woody species. This is to target the ecologically sound scrub cover of 50% falling within the 10-60% range as is standard practise of the area as to permit light to breach in areas for succession and allow for a diverse ecotone across the habitat.	• removal of non-native vegetation if present following yearly monitoring within the first 5 years; • Additional planting if native woody species fall below thresholds as set out in the risk register; and • Selective cutting of species that are becoming dominant as set out per the risk register.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes	NMS 1	All shrub species will be planted across all sub compartments within the same planting season from November and March. The management method will ensure a variety of maturity stages are present after 5 years (standard metric time to creation).	Management to achieve this criterion will then consist of: • The far northwest area of the site shall, after planting be left to grow to mature and ageing scrub, which shall be no less than 5m in width at any point along its length, unless where explicitly justified within an adaptive management for the creation of a glade to meet a criterion for Mixed Scrub (Moderate). • The close northwest and southeast area, which is accessible from the middle ride shall see flail cutting to a height of ~1.5 m, this shall increase light infiltration for younger scrub to naturally establish. • The ride then, with interfacing edges shall be cut selectively annually to create a mosaic and diverse microhabitat along the interfaces. • All the above thinning shall prioritise the removal of dead, damaged, diseased, or rubbing branches with minimal removal in the first dormant season after planting.

					Within successive years, new wood and old wood shall be then thinned within their respective timeframes (spring/summer) dependent on species, comprising therefore 2 thinning periods per annum.
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.	Yes	NMS 1	No Invasive Non-Native Species (INNS) will be planted during the establishment phase.	As set out within the risk register, if invasive non-native species become present these will be removed at earliest convenience, excluding hazardous periods such as when seeding.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	N/A	N/A	N/A
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	NMS 1	A ride shall be made present through the centre of the Mixed Scrub (Moderate), this shall provide the required sheltered edges.	If later required for the further ecotonal complexion of the scrub then glades may later be expanded or the ride network enhanced, this may later be done through adaptive management.

Scrub Species List (SC-T03)

Common Name	Scientific Name	Abundance / %
Hawthorn	Crataegus monogyna	~28%
Blackthorn	Prunus spinosa	~22%
Bramble	<i>Rubus fruticosus agg.</i>	~17%
Dog-rose	Rosa canina	~9%
Elder	<i>Sambucus nigra</i>	~8%
Hazel	<i>Corylus avellana</i>	~7%
Field Maple	Acer campestre	~5%
Honeysuckle	Lonicera periclymenum	~4%

Modified Grassland (Moderate)

Seeding Prescription Methodology

The indicative 0.714 ha modified grassland (NMG1) will be prepared with a low-fertility seed-bed and sown with a suitable native calcareous grassland mix, such as EM6 (Meadow Mixture for Chalk and Limestone Soils), at the supplier-specified rate (indicatively 40 kg/ha) in spring or autumn. Light roll/press; avoid deep burial of seed.

Following this during the first growing season (March-August) care will be taken within the first year to irrigate and water the grasses during the morning to prevent stress and sunscald.

Establishment cuts will control competitive growth and arisings will be removed. Subsequently a late-summer cut will be made outside the mown access network, with additional cuts only where needed to maintain the prescribed structure and pass the grassland condition assessment. Protected nests and important flowering resources will be respected.

Grass margins adjacent to scrub and hedges will have a less intensive, varied-height mowing regime, with a late-summer hay cut and removal of arisings after drying. Mown paths and amenity surfaces will be cut more frequently, with no fertiliser or herbicide applied except targeted, ecologically justified control.

Modified Grassland (Moderate)					
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Management Approach
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m², please review the full UK Hab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.	Yes	NMG 1	In alignment with the calcareous nature of the soil profile, the grassland with be seeded with EM6 (Meadow Mixture for Chalk and Limestone Soils) shall create the foundational species composition for the successful	Cutting regime, as set out above.

				establishment of a Modified Grassland.	
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) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Yes	NMG 1	N/A	See cutting regime, as set out above, setting out different cutting intensities.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	No	N/A	N/A	N/A
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	N/A	N/A	N/A
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No	N/A	N/A	N/A
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.	Yes	NMG 1	No <i>Pteridium aquilinum</i> shall be planted within the seed mix.	As set out within the risk register, if <i>Pteridium aquilinum</i> become present these will be removed at earliest convenience, excluding higher risk periods such as when seeding.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes	NMG 1	No INNS species will be planted within the seed mix.	As set out within the risk register, if invasive non-native species become present these will be removed at earliest convenience, excluding hazardous periods such as when seeding.

EM6 Species List

Extract from Emorsgate Seeds (as taken 21/09/2026) in combination with EG1 grass spp.

Composition

EM6 is a complete mix composed of 20% native wildflowers and 80% slow growing grasses (by weight). The flower and grass components are also available to order separately as EM6F for the flower component and temporarily EG1 for the grass component.

Wildflowers 20%

- 1.20% [Achillea millefolium – Yarrow](#)
- 0.20% [Agrimonia eupatoria – Agrimony](#)
- 1.70% [Centaurea nigra – Common Knapweed](#)
- 1.00% [Centaurea scabiosa – Greater Knapweed](#)
- 1.00% [Daucus carota – Wild Carrot](#)
- 0.10% [Filipendula vulgaris – Dropwort](#)
- 1.00% [Galium album – Hedge Bedstraw](#)
- 1.50% [Galium verum – Lady’s Bedstraw](#)
- 0.10% [Hippocrepis comosa – Horseshoe Vetch](#)
- 0.60% [Knautia arvensis – Field Scabious](#)
- 0.20% [Leontodon hispidus – Rough Hawkbit](#)
- 1.20% [Leucanthemum vulgare – Oxeye Daisy \(Moon Daisy\)](#)
- 1.30% [Malva moschata – Musk Mallow](#)
- 0.40% [Medicago lupulina – Black Medick](#)
- 0.20% [Origanum vulgare – Wild Marjoram](#)
- 0.80% [Plantago lanceolata – Ribwort Plantain](#)
- 1.00% [Poterium sanguisorba \(Sanguisorba minor\) – Salad Burnet](#)
- 1.00% [Primula veris – Cowslip](#)
- 1.70% [Prunella vulgaris – Selfheal](#)
- 1.10% [Ranunculus acris – Meadow Buttercup](#)
- 0.40% [Ranunculus bulbosus – Bulbous Buttercup](#)
- 1.00% [Rhinanthus minor – Yellow Rattle](#)
- 1.30% [Silene vulgars – Bladder Champion](#)

Grasses 80%

- 8.00% [Agrostis capillaris – Common Bent](#)
- 28.00% [Cynosurus cristatus – Crested Dogstail](#)
- 24.00% [Festuca rubra – Red Fescue](#)
- 4.00% [Phleum bertolonii – Smaller Cat’s-tail](#)
- 16.00% [Poa pratensis – Smooth-stalked Meadow-grass](#)

Native Hedgerow (Moderate)

Planting Prescription and Methodology

Native Hedgerow species, as detailed below will be planted from bare-root stock of a target age of 2-3years old to reduce time to establishment and allow for proactive monitoring post-creation.

Plants should be spaced 0.3-0.5m apart from one another in a double staggered row, this shall allow for a dense species-rich mix to form, grouping should occur with 2-5 plants of the same species planted in close proximity with a 20% interspersion.

Native, locally appropriate and disease-free planting stock will be used where available. Any substitution will preserve the broad native species mix and be recorded in the planting schedule and subsequent monitoring reports.

Following planting, within the first 5 years, species shall be weeded annually, and bi-weekly through the first spring, or the first 3 months following planting, this is to take out competitive flora, excluding those which are considered valuable for the adjacent grassland habitat.

Mulching may also be undertaken to reduce weed establishment and help retain moisture in the soil however this may be reserved as a reactionary action as detailed within the risk register.

All new planted species will be planted with protective tubes however, where drought stress is an issue, as detailed under the risk register these may be removed or replaced with shorter spiral guards.

Where further specific management has been applied for the targeting of specific condition assessment criteria these have been set out below.

Target Hedgerow Type:				
Condition Assessment Criteria		Targeted?	Creation Approach	Management Approach
A1	Height >1.5m average along length.	Yes	A three-year rotational trimming programme will retain fruiting wood and maintain an average width above 1.5 m where achievable, with no routine cutting in the main nesting-bird season. Work near occupied nests will wait until breeding has concluded. Early pruning, weeding, watering as defined prior shall allow for early growth which shall exceed 1.5m within the target time to condition of 5 years.	The 3-year rotational cutting approach shall allow for ample time for the hedgerow to grow and put out fruit successionaly, this shall allow for height to be maintained above 1.5m
A2	Width >1.5m average along length.	No	N/A	N/A
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	No	N/A	N/A
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	The hedgerow will be planted at a close density with replacement trees planted as needed, further planting will occur if gaps become significant.	Rotational cutting on a 3-year cycle shall allow for a dense well-managed canopy to develop.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	Yes	The grassland around the existing hedge will be managed to a higher sward to deter foot-traffic, the area around the new native hedgerow whilst cut shorter shall be amongst this and shall remain undisturbed.	See management of Modified Grassland (Moderate)
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	N/A	N/A

D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Yes	No INNS or Neophyte species are included within the planted mix.	Should any INNS or Neophyte species be identified as present along the hedgerow it shall be removed immediately.
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	Planting, as with seeding and shrub creation shall be done following completion of construction of the dwellings to avoid early damage.	Management of the grassland and opposing highway do not encourage anthropogenic uses that may incur damage. If damage does occur then this shall be amended with further planting, pruning, or otherwise managed adaptively.

Hedgerow Species List

Common Name	Scientific Name	Abundance / %
Hawthorn	<i>Crataegus monogyna</i>	20%
Field Maple	<i>Acer campestre</i>	15%
Hazel	<i>Corylus avellana</i>	15%
Blackthorn	<i>Prunus spinosa</i>	10%
Holly	<i>Ilex aquifolium</i>	10%
Dog Rose	<i>Rosa canina</i>	10%
Hornbeam	<i>Carpinus betulus</i>	10%
Beech	<i>Fagus sylvatica</i>	10%

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
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Pre-commencement.	Mixed Scrub (Moderate), Native Hedgerow (Moderate).	Newly planted species fail to establish.	Plants die within years 1-5 following planting.	Plant death will be identified based on cause, measures such as tree tubing, mulching, etc are set out below for prevention of death. In the case that plants die these should be replaced in the following planting period during years 1-5.
Pre-commencement.	Mixed Scrub (Moderate), Native Hedgerow (Moderate).	Grazing pressure causes increased plant mortality.	Grazing damage is a key cause of death in years 1-5.	Protective tubes to be kept on for greater periods of time or height to be adjusted based upon threat.
Pre-commencement.	Mixed Scrub (Moderate), Native Hedgerow (Moderate).	Heatwaves/drought causes increased plant mortality.	Heatwaves/drought forecasted to occur within years 1-5.	Increased irrigation/watering within years 1-5 where heatwaves/drought are forecasted during the summer, this will happen in the morning to prevent sunscald. During years 1-2 following planting if a heatwave/drought is to be expected mulching will be selectively applied to increase water retention in parallel with increased irrigation/watering.
Pre-commencement.	Mixed Scrub (Moderate), Native Hedgerow (Moderate).	Infestation/disease increases plant mortality.	Infestation/disease is a key cause of death or is otherwise noted as a significant risk within years 1-5.	Infestation/disease causing death or as a significant risk to be treated using organic control where appropriate, this will include natural mitigation/removal and/or nematode application before chemical controls are resorted to.
Pre-commencement.	Mixed Scrub (Moderate), Native Hedgerow (Moderate).	Geological / nutrient constraints prevent successful plant establishment.	Select species fail to establish due to an inappropriate nutrient profile.	Species composition for the plants has been selected to thrive within the geology of the site. If this however fails then new species planting, where there are future deaths shall be replaced with the species proving successful establishment.
Pre-commencement.	Mixed Scrub (Moderate).	Competition prevents successful shrub establishment.	Competition is recognised as a significant risk of failure, and/or has caused shrub mortality.	Weeding through years 1-5, and in the 3 months following planting will prevent competitive weed growth, where this becomes more problematic a mulch can be applied to help smother weeds during the first 2 years following planting.
Pre-commencement.	Mixed Scrub (Moderate).	A single species becomes dominant, that which is not accepted under the	A species begins to exceed 50% cover or is trending towards the 75%	Selective rotational cutting or thinning will reduce the dominant species, retaining a native mosaic. Replant with under-

		criterion or that threatens classification under UK Hab.	criterion limit, or habitat diversity is declining.	represented native species and confirm at the following survey.
Pre-commencement.	Mixed Scrub (Moderate).	INNS presence threatens criterion.	INNS is identified and present.	Identify, map and control INNS promptly using competent methods, avoiding spread of propagules and disturbance of occupied nests or other protected fauna. Implement professional removal where hazardous species are found.
Pre-commencement.	Mixed Scrub (Moderate).	Criterion B regarding maturity stages fails due to lack of newly establishing plants.	Monitoring review highlights lack of maturity stages.	Compartments as explained above within prescriptions are designed to ensure as best possible a variety of different stages of maturity. New creation of rides and selective clearing of ~10% of the close northwest and southeast without cutting can allow for new shrubs to establish in following years. This should be in select patches, and if possible, done where there is existing damage or lower risk factors affecting establishment chances. If this fails, then new planting following the prior outlined methodology following clearing can be undertaken annually on ~10% of the close northwest & southeast area of the Mixed Scrub (Moderate).
Pre-commencement.	Modified Grassland (Moderate)	Criterion F fails due to excessive cover of <i>Pteridium aquilinum</i> .	Bracken reaches 15% cover or is trending towards the 20% metric threshold.	Undertake targeted, repeated bracken management outside sensitive ecological periods and reassess cover until it falls comfortably below the 20% condition threshold.
Pre-commencement.	Modified Grassland (Moderate)	Competition prevents successful grass/flower establishment.	Competitive grass species are noted to be dominant during monitoring	Cutting through annually will prevent competitive grass species growth and allow for a diverse sward to establish.
Pre-commencement.	Modified Grassland (Moderate)	INNS presence threatens criterion.	INNS is identified and present.	Map and remove INNS without spreading seed or damaging the sward; use specialist management for hazardous species. Reinstate with the specified grassland mix and review efficacy at the next survey.

Pre-commencement.	Modified Grassland (Moderate)	Habitat is no longer classified as Modified Grassland as considered under g4 of UK Hab.	Site survey habitat classification indicates a different habitat classification to Modified Grassland g4.	Executive decision to be made as part of adaptive management as to whether to rectify management practise for amendment of the habitat or in the case of an uplift a decision on whether an update to the metric or agreement is required alternatively.
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3. Monitoring Schedule

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

A competent ecologist or BNG professional will record a post-installation baseline, GPS/map-referenced parcel extents and fixed-point photographs for NMS1 (0.505 ha), NMG1 (0.714 ha), new hedge NH1 (0.100 km) and retained hedge H1 (0.1055 km). UKHab classifications and statutory metric condition criteria will be assessed at formal monitoring years 1-5, 10, 15, 20, 25 and 30, with annual maintenance checks in intervening years. Reports will compare actual extent, target condition, species mix, failure and remedial needs with the approved BNG Plan. The indicative 0.787 ha vegetated-garden area will be reconciled with the final Reserved Matters layout and Biodiversity Gain Plan.

Monitoring Methods and Intervals MS-T01

Formal monitoring will measure and record the condition, area and extent of the approved BNG habitat parcels, with repeatable surveys and photographs throughout the 30-year period.

Surveys will follow the current approved Statutory Biodiversity Metric condition assessment sheets and UKHab classifications; the parcel-specific methods and intervals are specified below.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Mixed Scrub (Moderate)	Walkover assessment with scaled sketch mapping of the habitat extent layered by species and tonal areas (rides, glades, edges) shall be used to determine overall habitat extents, a minimum of 3 10m x 10m sample areas shall be taken to record DOMIN cover. Age structure shall be recorded using a representative sample from each separate structural area, recorded using 5m x 5m sample areas or belt transects including the Far northwest, Close Northwest, Ride, and Southeast habitat compartments. This may instead be conducted as a walkover survey by a competent professional, on the provision that each of the defined BNG and UK Hab criteria are relevantly assessed to a high and evidenced standard in line with the prevailing UK standard of the time. Repeatable fixed photographic positions, parcel mapping, native-species representation, INNS cover, successional age classes and maintained open rides will be recorded. Results will be checked against the approved Moderate-condition targets and used to trigger corrective action.	Year end 1 Year 2 Year 3 Year 4 Year 5 Year 10 Year 15 Year 20 Year 25

		Year 30 Surveys to be completed between May and August.
Modified Grassland (Moderate)	Quadrat sampling covering abundance and frequency of species recorded in DOMIN shall be carried out on the Modified Grassland (Moderate) habitat improvement areas at the monitoring intervals defined. A stratified random sampling method will be used using with a minimum of 10 quadrat samples, including a representative sample from each of the Amenity Grassland, Open Access Walkway, Tall Sward, and Native Hedgerow Exclusion Zone areas. This may instead be conducted as a walkover survey by a competent professional, on the provision that each of the defined BNG and UK Hab criteria are relevantly assessed to a high and evidenced standard in line with the prevailing UK standard of the time. The survey will also record species richness and forbs, sward-height mosaic, bare ground, bracken and INNS cover, condition evidence and damage or recreational wear. Dated photographs and any corrective actions will be appended to each formal report.	Year end 1 Year 2 Year 3 Year 4 Year 5 Year 10 Year 15 Year 20 Year 25 Year 30 Surveys to be completed between May and August.
Native Hedgerow (Moderate)	Sample sections of the existing and new hedgerow areas, for 3 areas total shall be surveyed for BNG condition criterion. Condition checks will record hedge height and width, base and canopy gaps, continuity, undisturbed margins, nutrient indicators, INNS/neophytes, stock losses, trampling and damage. Retained H1 and new NH1 will be reported as separate parcels.	Year end 1 Year 2 Year 3 Year 4 Year 5 Year 10 Year 15 Year 20 Year 25 Year 30 Surveys to be completed between May and August.

Monitoring Reports

Monitoring Report Schedule MS-T02

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
PSK Rural Ltd or another appointed competent ecological monitoring consultant	North Hertfordshire District Council

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	September or October	Monitoring Report comprising all compliance information and sufficient detail of the Mixed Scrub, Grassland, and Native hedgerow creation and management; including therein any risks or adjustments required to ensure successful achievement of Biodiversity Net Gain as set out in the S106 agreement.
Y2	September	September or October	Monitoring Report comprising all compliance information and sufficient detail of the Mixed Scrub, Grassland, and Native hedgerow creation and management; including therein any risks or adjustments required to ensure successful achievement of Biodiversity Net Gain as set out in the S106 agreement.
Y3	September	September or October	Monitoring Report comprising all compliance information and sufficient detail of the Mixed Scrub, Grassland, and Native hedgerow creation and management; including therein any risks or adjustments required to ensure successful achievement

			of Biodiversity Net Gain as set out in the S106 agreement.
Y4	September	September or October	Monitoring Report comprising all compliance information and sufficient detail of the Mixed Scrub, Grassland, and Native hedgerow creation and management; including therein any risks or adjustments required to ensure successful achievement of Biodiversity Net Gain as set out in the S106 agreement.
Y5	September	September or October	Monitoring Report comprising all compliance information and sufficient detail of the Mixed Scrub, Grassland, and Native hedgerow creation and management; including therein any risks or adjustments required to ensure successful achievement of Biodiversity Net Gain as set out in the S106 agreement.
Y10	September	September or October	Monitoring Report comprising all compliance information and sufficient detail of the Mixed Scrub, Grassland, and Native hedgerow creation and management; including therein any risks or adjustments required to ensure successful achievement of Biodiversity Net Gain as set out in the S106 agreement.
Y15	September	September or October	Monitoring Report comprising all compliance information and sufficient detail of the Mixed Scrub, Grassland, and Native hedgerow creation and management; including therein any risks or adjustments required to ensure successful achievement of Biodiversity Net Gain as set out in the S106 agreement.

Y20	September	September or October	Monitoring Report comprising all compliance information and sufficient detail of the Mixed Scrub, Grassland, and Native hedgerow creation and management; including therein any risks or adjustments required to ensure successful achievement of Biodiversity Net Gain as set out in the S106 agreement.
Y25	September	September or October	Monitoring Report comprising all compliance information and sufficient detail of the Mixed Scrub, Grassland, and Native hedgerow creation and management; including therein any risks or adjustments required to ensure successful achievement of Biodiversity Net Gain as set out in the S106 agreement.
Y30	September	September or October	Monitoring Report comprising all compliance information and sufficient detail of the Mixed Scrub, Grassland, and Native hedgerow creation and management; including therein any risks or adjustments required to ensure successful achievement of Biodiversity Net Gain as set out in the S106 agreement.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

The monitoring review will evaluate each BNG habitat against the approved metric and HMMP. Habitat failure will prompt a Remedial Management Plan within the three-month period required by draft S106 Schedule 2, or another written period agreed by the Council, including works, timescales, reassessment and responsibility for implementation.

Adaptive management may vary mowing, rotational scrub cutting, replacement planting, invasive-species measures, access management and monitoring intensity. Any material change in habitat type, area, target condition, metric or legal obligations will first be approved through the appropriate Reserved Matters, Biodiversity Gain Plan and/or S106 mechanism. Management records and succession details will be retained for the full 30-year period.