

Habitat Management and Monitoring Plan

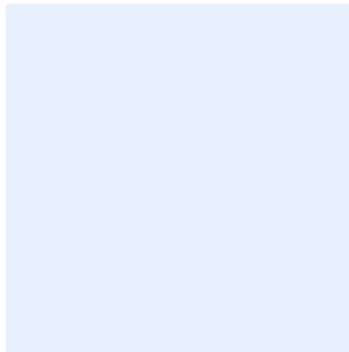
Site Name:	Audley Arms, Chippenham
Date:	07/12/2025
Version:	A



Author: BlueJay Ecology
Ltd



Client: LILLYANNE
HOLDINGS 2 Limited



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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
A	For Planning Condition Discharge	JA – 07.12.2025	BJE– 08.12.2025

Document Details

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1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	On-site only
Development Name and Address	Sir Audley Arms, 24 Audley Rd, Chippenham, SN14 0DY
BNG Project Name and Address	As above
Author Organisation	BlueJay Ecology Ltd
Landowner	LILLYANNE HOLDINGS 2 Limited
Land Manager	LILLYANNE HOLDINGS 2 Limited
Responsible person/organisation for creating or enhancing the habitat	LILLYANNE HOLDINGS 2 Limited
Period covered by this management plan	30 years. Year 1 will commence following completion of construction and all soft landscaping. Approximate period is June 2026 – 2056 5-year update: January 2031
Planning authority	Wiltshire Council
Planning reference (if applicable)	PL/2024/11526
BNG register reference (if applicable)	N/A
Central OS grid reference	ST 91317 73437
Metric revision/title	The_Statutory_Metric_Biodiversity_Calculation_Tool
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

Habitat to be retained:

Individual trees, urban (moderate condition) – 0.0366 ha

Habitat to be created:

Urban tree planting, small (moderate condition) - 0.0204 ha;

Developed land sealed surfaces (N/A condition) – 0.0815 ha;

Rear vegetated gardens (N/A condition) – 0.0565 ha; and

Non-native ornamental hedgerow (poor condition) – 0.103km

No specific habitats are being enhanced.

Remaining areas of existing habitat are removed entirely to facilitate construction.

Timescales for Actions PB-B03

Estimate construction timescale is January 2026 – June 2026. Habitat creation is expected to be completed by end of the Autumn 2026 planting season.

HMMP covers 30 years, with Year 1 commencing following completion of construction and all soft landscaping. Management and monitoring ongoing during this period.

Monitoring Requirements PB-B04

Monitoring to be undertaken in Years 1,2,5 (establishment period), and then Years 10, 15, 20, 25 & 30 thereafter.

Required Consents and Licences PB-B05

N/A

Funding PB-B06

The client (LILLYANNE HOLDINGS 2 Limited) will be responsible for the funding of the proposed habitats.

Legal Agreement PB-B07

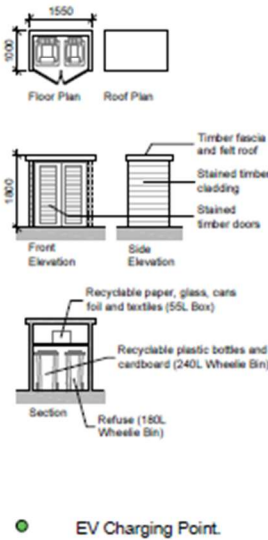
Provide an overview of any legal agreements that secure the delivery of the HMMP.

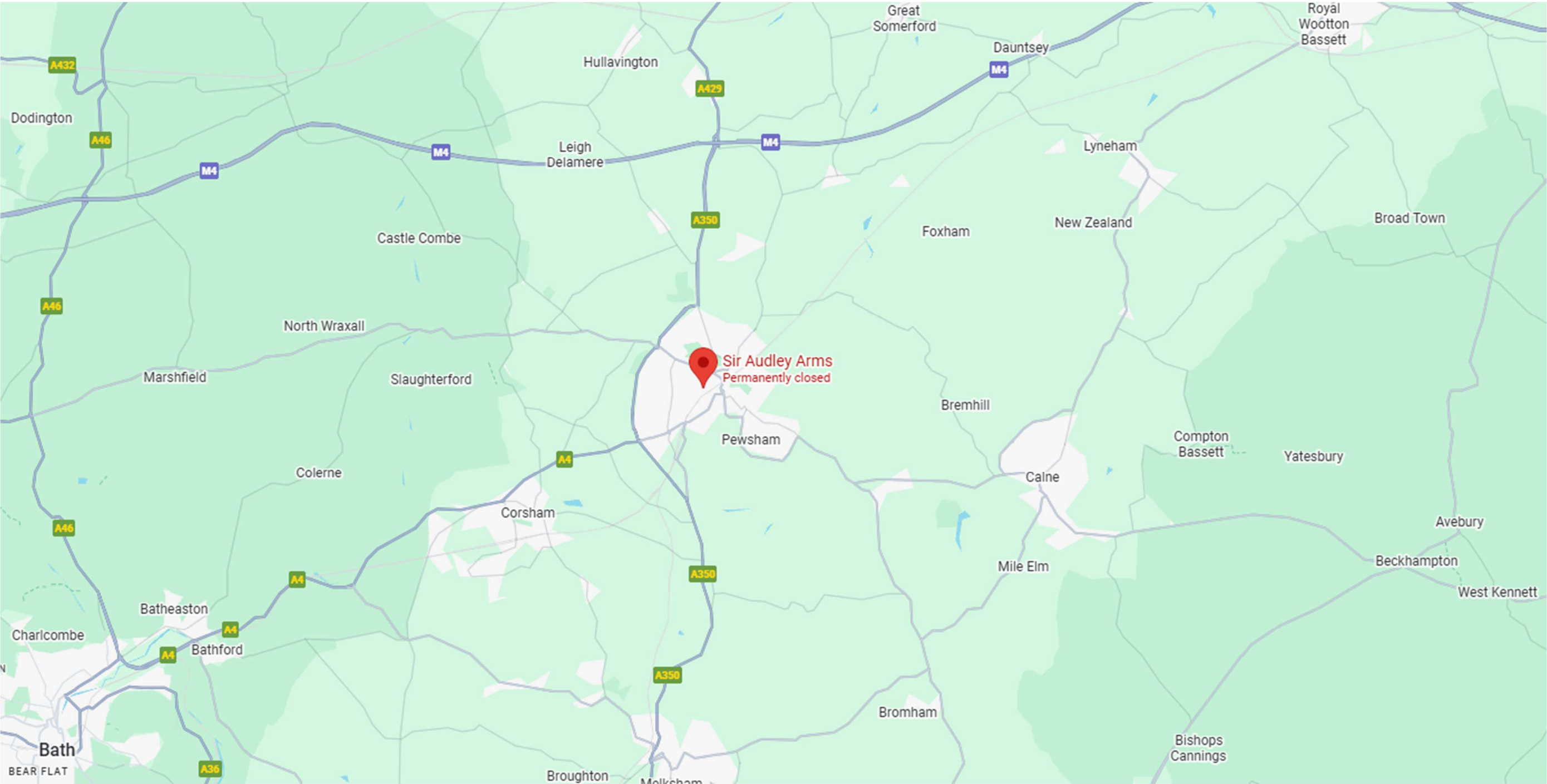
None required as all creation and management will take place on site.

Accommodation Schedule		
	No. of Beds	Area M ² (GIA)
Apartment 1	1b (2p)	53
Apartment 2	1b (2p)	50
Apartment 3	2b (3p)	61
Apartment 4	1b (2p)	54
Apartment 5	1b (1p)	39
Apartment 6	2b (3p)	61
Apartment 7	1b (1p)	44
Apartment 8	2b (4p)	74



Bin Store details





Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08					Yes: ☐ No: ☒				
The development will be completed in one phase, with the proposed landscaping being implemented in conjunction with the rest of the development.									

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		BlueJay Ecology Ltd		
Organisation		N/A		
Responsibility	Start Date:	June 2026	End Date:	June 2056
A suitably qualified ecologist of BlueJay Ecology will be responsible for the production of this HMMP, and any revisions as required following monitoring visits.				
Statement of Competency				
Jay Allen ACIEEM has over 14 years’ experience in ecological consultancy in relation to development, including BNG, impacts on protected and notable species, and internationally / nationally designated sites. He is an Associate Member of CIEEM. He has the appropriate training and experience to complete this HMMP.				

Landowner or Land Manager PB-B10				
Name or Initials		N/A		
Organisation		LILLYANNE HOLDINGS 2 Limited		
Responsibility	Start Date:	June 2026	End Date:	June 2056
Upon approval of the associated planning conditions, the landowner will appoint an appropriately qualified contractor to complete the habitat works.				
Statement of Competency				
N/A				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		N/A		
Organisation		LILLYANNE HOLDINGS 2 Limited 81-83 Market Street Pocklington York YO42 2AE		
Responsibility	Start Date:	June 2026	End Date:	June 2056
Upon completion of the build and site handover, the appointed management company, Lillyanne Holdings 2 Limited, will be responsible for implementing the management plan.				
Statement of Competency				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		N/A		
Organisation		Wiltshire Council		
Responsibility	Start Date:	June 2026	End Date:	June 2056

The LPA (as noted above) will be responsible for reviewing and auditing the HMMP and monitoring reports.

Land Use Summary

Overview of Baseline Site Use PB-B13

The site is approximately 0.14 ha in size and comprises of

- u1b: Developed land, sealed surfaces;
- Individual trees, urban;
- u1, 847: Built up areas and gardens, introduced shrubs; and
- u1f, 81 Sparsely vegetated urban land, ruderal vegetation

No notable or protected flora or fauna species were present on site, at the time of the site assessment.

Overview of Proposed Site Use PB-B14

Change of use of existing public house (Sui Generis) to five one bedroom and three two-bedroom apartments (Use Class C3), utilising the existing access off Audley Road, with associated works, parking and hard and soft landscaping.

Habitats will be created, including vegetated gardens, and individual trees, urban (moderate condition).

They will be managed as per this HMMP for the site.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices

☐ Reference: [Click or tap here to enter text.](#)

Photograph 1- North and west face of pub



Photograph 7- Weeping willow in rear of pub



Photograph 8- Ruderal habitat at southeast corner of site



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

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

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?	☐	There are no statutory designated sites for nature conservation value within 2 km of the site.
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?	☐	No constraints with regard to protected or notable species.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	There are no INNS on or directly adjacent to the site.
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?	☐	N/A
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	The baseline habitats are provided within the BNG Metric – Statutory_Metric_Macros_Enabled
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	There are no Public Rights of Way (PRoW) on or directly adjacent to the site.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	N/A
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	There are no geological or topographical constraints at the site.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	There is no agricultural land on the site.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Soils and substrates do not present any constraints.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	N/A
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	The hydrology of the site does not present any constraints.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	There are no landscape character constraints at the site.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	N/A

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
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	There are no historic environment designations.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The overall design of the Proposed Development emerged as a result of an analysis of opportunities and constraints, plus the Site’s relationship with neighbouring properties and wider landscape. Post-development habitat types have primarily been dictated by the site end-use, as new dwellings along with associated hard and soft infrastructure.

The aims of this management plan are:

- Ensure habitats retained within the site are managed in a way that does not reduce their existing condition.
- Newly created habitats provide resources for site fauna including bats, invertebrates and birds. This includes management of habitats to optimise opportunities for invertebrates, which in turn provide a feeding resource.
- Ensure newly created habitats establish and reach their target condition scores within the timeframes set within the Metric.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

The overall design of the Proposed Development emerged as a result of end-use requirements, combined with assessment of existing (baseline) habitats within the site, surrounding land use, and presence of protected or otherwise notable species in the local area.

Habitats have been incorporated into the landscaping scheme that replicate, where possible, and/or complement existing baseline habitats within the Site.

New habitats will be created that will provide more foraging and commuting opportunities for species known to occur within the wider landscape context, such as commuting / foraging bats, and nesting birds.

Management of habitats will seek to maximise the suitability for protected species for which the site currently provides suitable conditions and provide new habitats that may attract species for which the site is currently either lacking or low in suitability, e.g. invertebrates.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant ‘Area’, ‘Hedgerow’, and ‘Watercourse’ types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
N/A	Urban tree	N/A	N/A	Moderate	27	Moderate condition will be targeted by achieving a pass in criteria A, B, D, F. Criteria C, and E will not be targeted.	Native tree (planted as “small”)
Developed land, sealed surfaces & sparsely vegetated urban land, ruderal	Vegetated gardens	N/A	N/A & moderate	N/A	5	N/A for condition assessment	N/A
N/A	Non-native, ornamental hedgerow	N/A	N/A	Poor	1	N/A for condition assessment	N/A

Habitat and Condition Targets Further Comments

As above. No further habitats to be created.

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03
A single individual tree, a weeping willow (moderate condition), is to be retained and protected via suitable fencing during the construction. Adjacent, offsite trees are to be retained and protected via suitable protection fencing. No other habitats to be retained
Specification of Protective Measures to be Used PM-04
All trees adjacent to unsupervised work areas have been protected by fencing. This fencing must be respected at all times and no attempts shall be made to damage, bypass or ignore it. In areas designated for supervised working, no works shall be undertaken without the supervisor being present or without him/her issuing a “carry on” chit. Prohibitions Adjacent to Trees Inside the exclusion area of the tree protection, the following prohibitions shall apply. • No digging or scraping • No storage of plant or materials • No vehicular access • No fire lighting • No handling, discharge or spillage or any chemical substance • No water-logging In addition to the above, further precautions shall be taken near to trees. • A 10m separation distance shall be observed between trees and any substance injurious to their health, including fuels, oil, bitumen, cement (including washings) builders’ sand, concrete mixing and other chemicals. No fire shall be lit such that flames come within 5m of any foliage; this shall be taken to mean a fire separation distance to the leaved of 20m.

Habitat Retention Plan PM-F01

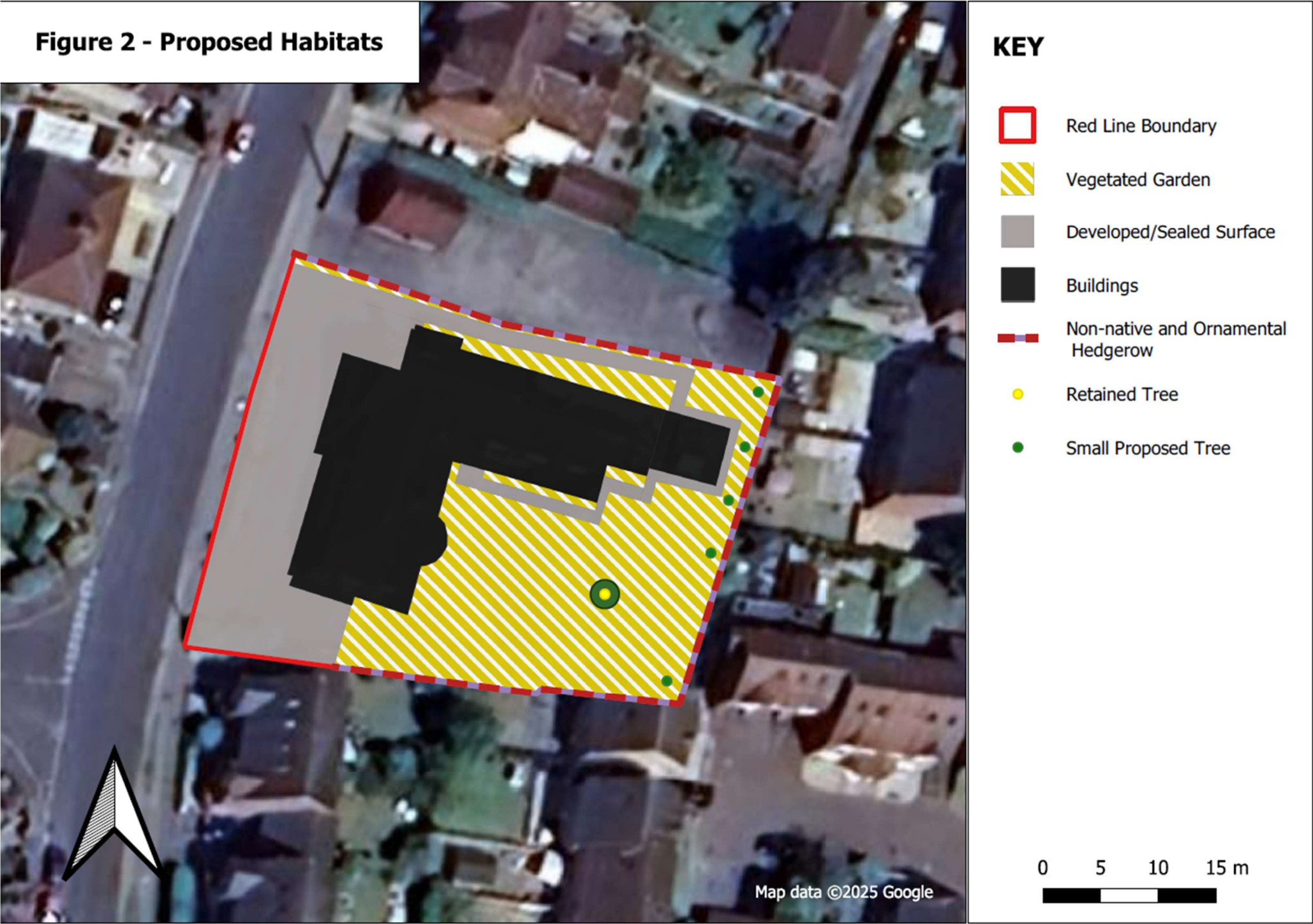
Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: [Click or tap here to enter text.](#)



Creation, Enhancement and Management Targets and Prescriptions

Habitat Creation, Enhancement and Management Plan EM-F01

Show the habitat Creation, Enhancement and Management measures in this plan. Present this as a single, side-wide masterplan. Alternatively, provide a separate plan showing the locations of each specific habitat to be delivered on the project site, copy this page into each of the habitat sheets below.



Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 9. Individual Trees

Target Habitat:		Urban trees, planted as “small” - Target Condition: Moderate				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	All	Trees to be planted will be native	N/A	New planting will be watered as required to maintain the health and continued vigour of the trees until fully established. Water usage shall be controlled and monitored at all times to avoid waste.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	All	N/A	N/A	N/A
C	The tree is mature (or more than 50% within the block are mature).	No	N/A	N/A	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.	Yes	All	N/A	N/A	Individual trees shall have established a single leader and shall retain their lower branches unless a clear stem is required to avoid encroachment upon footpaths or carriageways.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	N/A	N/A	N/A	N/A
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	All	Trees planted within, modified grassland this will be of particular benefit to foraging bats, invertebrates and birds.	N/A	They shall be maintained thereafter to develop and retain a well-balanced and healthy crown, with the shape and character typical of the species with any crossing or rubbing branches removed, including the removal and/or treatment of any dead, dying or diseased timbers. Remedial pruning/tree surgery as necessary in accordance with

						BS:3998 or to remove growth obstructing paths, carriageways, lighting and signs.
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Additional Management Prescriptions (UT-B01)

Please use this space to detail any additional management measures to be conducted along with the above measures. These may for example include (but are not limited to) measures specifically relating to the presence of protected species or may be additional measures that are in support of local nature recovery targets and, or planning policy.

N/A

Individual Trees

Creation, Enhancement and Management Detailed Methods (UT-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Features	Timing	Prescriptions
Planting	All	Year 1 Autumn to winter	The trees will be planted during the autumn or winter 2025 / 2026, but will avoid periods when the ground is waterlogged
Pruning	All	Year 2-30 Autumn to winter	No pruning, allow trees to reach full extent. Any pruning for H&S such as failed limbs, will be done between November and February.
Watering	All	Year 1 Establishment period and times of drought	To aid establishment, newly planted trees will be watered every day for the first 2 weeks. They will then be watered every 2-3 days for the next 3-12 weeks. After this period, the trees should be able to access water from the surrounding soil and watering may only be required in times of reduced rainfall or prolonged hot weather
Removal	All	As required	Removal of dead or diseased trees if required.
Replacement	All	As required	Replacement of removed trees where required

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Field Maple	<i>Acer campestre</i>	35%	
Hornbeam	<i>Carpinus betulus</i>	33%	
Birch	<i>Betula sp.</i>	32%	

Other Supporting Information

Supporting Information (UT-B02)
Please use this space to provide any additional information where relevant.
N/A

What Does Success Look Like? (UT-F01)

Other Supporting Information

Supporting Information (HD-B02)
n/a

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

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.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
To be identified during agreed monitoring timescales by SQE, or at ad-hoc points by site management team.	Trees	Newly planted trees failing to establish	10% of targeted number of newly planted trees found to be dead during years 1-10.	Plant a larger number of trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis
To be identified during agreed monitoring timescales by SQE, or at ad-hoc points by site management team.	Non-native and ornamental hedgerow	Newly planted hedgerow species fail to establish	10% of targeted number of newly planted hedgerow species found to be dead during years 1-5.	Plant a larger number of trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

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

To monitor the progress of the habitats within the site, the appropriate condition assessment will be undertaken for each habitat type at appropriate intervals post construction to conclude if they are heading towards their target. Photographs taken before and after the creation of the habitats will also be used to further evidence the progress of the target habitats. Species lists will be recorded.

For retained habitats, the condition assessment scores will be compared against baseline habitat condition values to ensure habitats have been retained in the same condition. Where any negative changes in habitat condition is recorded, remedial measures as detailed above will be implemented to ensure the relevant condition criteria can be achieved.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Native tree planting	The proposed areas of individual trees will undergo monitoring to measure the progress towards the desired condition and composition. Condition assessments will be conducted at each visit to ensure the habitat is progressing to the targeted condition.	Monitoring will be conducted annually in years 1, 2 and 5, then every 5 years post-creation, to ensure establishment and progression towards the targeted habitat condition, with a single visit in each year. Ad hoc monitoring will be undertaken by the landowner in the interim and if required, additional monitoring visits will be arranged. Surveys to be completed between May and August.

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Lillyanne Holdings 2 Limited	Wiltshire Council

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	May to August	Report on results of initial tree planting.
Y2	September	May to August	Report of results of initial establishment and any remedial measures.
Y5	September	May to August	Report on results of all habitat conditions and any remedial measures.
Y10	September	May to August	Report on results of all habitat conditions and any remedial measures.
Y15	September	May to August	Report on results of all habitat conditions and any remedial measures.
Y20	September	May to August	Report on results of all habitat conditions and any remedial measures.

Y25	September	May to August	Report on results of all habitat conditions and any remedial measures.
Y30	September	May to August	Report on results of final habitat conditions.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

The Management Company shall employ a suitably qualified ecologist (SQE) to undertake the monitoring strategy as set out within this HMMP.

The SQE shall produce the Monitoring Reports following each monitoring visit as prescribed within this HMMP. The SQE shall ensure a consistent approach to monitoring and recording even if the named SQE changes, to ensure the data set is comparable year-on and thereby the development of habitats to prescribed target conditions can be robustly monitored.

Where significant changes to the management approach have been identified by the SQE (i.e. significant failure of newly planted trees or grassland sward development, presence of invasive plant species), these will be discussed directly with the Contracts Manager (of the Management Company) and responsible authority with appropriate remedial measures devised, prior to issuing the Monitoring Report. Where necessary and proportionate, site visits will be undertaken between all parties.

The Contracts Manager and persons/organisations responsible for implementing the day-to-day management set out within this HMMP shall be familiarised will the management targets for each habitat and will duly report to the SQE constraints, challenges, issues and opportunities in meeting the said targets, to allow for iterative changes to the management approach as well as to inform Monitoring Reports.

All Monitoring Reports will be duly issued by the SQE to the Contracts Manager and responsible authority for comment.

Where changes to existing management prescriptions have been identified following monitoring visits and/or comment from the responsible authority, the SQE shall duly update the HMMP to reflect the agreed changes to the management approach and targets. Such changes shall be clearly explained by the SQE to the Contracts Manager and persons/organisations responsible for implementing the day-to-day management, utilising site visits where necessary and proportionate. The SQE shall also adapt the monitoring strategy as appropriate to assess the efficacy of changes to the management approach. The amended HMMP shall be duly issued to the Contracts Manager and responsible authority by the SQE.

The efficacy of changes to the management approach shall be reported by the SQE following the subsequent agreed monitoring visits, following the process described above.