



Land North of Chelworth Road, Cricklade Industrial Estate
Habitat Monitoring & Management Plan (HMMP)

For Mr. Michael Austen

5th January 2026

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Version

VERSION	DATE	AUTHOR	REVIEWED	APPROVED
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1. Introduction

1.1 Commission

Ellendale Environmental Limited was commissioned by Impact Planning Services Ltd., on behalf of their client Michael Austen, to produce a Habitat Monitoring and Management Plan (HMMP) for an area of land north of Chelworth Road, Cricklade Industrial Estate, Cricklade, SN6 6H ('the site'). The site has been appoeved for the part retention of existing hardstanding as car parking, link pedestrian access to adjacent commercial site and landscaping ('the development').

This HMMP has been provided to address Condition 3 of the planning permission PL/2025/06693 from Wiltshire Council granted on the 7th October 2025 which states:

3] Within three months of the date of this decision full details of a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan shall be submitted to and approved in writing by the local planning authority. As a minimum, the HMMP shall include:

- a non-technical summary;*
- the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.*

Thereafter, the development shall be maintained in accordance with the approved details.



REASON: To secure the long-term biodiversity net gains proposed within the application in accordance with the aims of Core Policy 50 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

1.2 Responsibility

Michael Austen is responsible for the implementation and monitoring of this HMMP and the on-going management of the site habitats.

1.3 Biodiversity Net Gain

The post-development site habitat units have been determined using the Biodiversity Metric 4.0 calculation tool and this is summarised in Table 1. For the purposes of the BNG assessment, it has been assumed that the hardstanding is not present in order to assess the site's baseline prior to the works having been undertaken.

Table 1: Site habitat creation (post-development)

BROAD HABITAT	HABITAT TYPE	AREA (HA)	CONDITION	TOTAL HABITAT UNITS	COMMENTS
Urban	Developed land; sealed surface	0.175	N/A Other	0.00	Area of hardstanding created for car parking.
Grassland	Other neutral grassland	0.1069	Good	0.90	Area of species-rich grassland to be created around the hardstanding within the site.

Based on this, the Natural England statutory biodiversity metric calculation tool indicates that the development will result in a net gain of 45.74% for non-linear habitats, thus complying with local and national planning policies for biodiversity net gain.



Hedgerows around the boundary of the site will be kept and infilled. An additional 110m of native hedgerow will be added along the northern boundary of the site. This gapping of the existing hedgerow and the additional lengths of hedgerow will result in a net gain of 16.96% and no loss of linear habitat will occur.



2. Existing Site Description

2.1 Habitats

A Preliminary Ecological Appraisal (PEA) for the site was undertaken by Ellendale Environmental in June 2025¹ and the following habitats were identified:

- J.4 Bare ground;
- J.1.3 Ephemeral/short perennial;
- J.2.3.2 Hedgerow (Species-poor);
- J.2.6 Dry ditch;
- J.2.3.8 Earth bank;
- C.3.1 Tall ruderal; and
- B.2.2 Neutral grassland (Semi-improved).

2.2 Site Description

The site is approximately 0.264ha in size and is located to the east of Chelworth Industrial Estate on Chelworth Road which is located to the south and east of the site. To the west there is a residential property and to the north there is an area of agricultural grassland.

The main area of the site is dominated by hardstanding that has been laid to create a carparking area using a gravel material. Within the gravelled area of the carpark there are ephemeral/short perennial species such as willowherb *Epilobium sp*, bristly oxtongue *Helminthotheca echinoides*, broad-leaved dock *Rumex obtusifolius*, perennial rye grass *Lolium perenne*, daisy *Bellis perennis* and ragwort *Senecio jacobaea*.

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¹ EEL815R240710SP Land at Chelworth Preliminary Ecological Assessment (PEA) CIC v1.0



Photograph 1: showing a view of the site



At the north of the site adjacent to the area of hardstanding there is an earth bank, most likely created from the topsoil cleared during the laying of the gravel. The earth bank extends along the hardstanding apart from a small, approximately 5m wide, access in the western corner which provides access to the land behind. Tall ruderal vegetation is present along the earth bank with species present including broad-leaved dock, creeping buttercup, creeping thistle, silverweed *Potentilla anserina*, Yorkshire fog *Holcus lanatus*, bristly oxtongue, cock's-foot grass *Dactylis glomerata*, hogweed, teasel *Dipsacus fullonum*, red clover *Trifolium pratense*, common nettle and hemlock *Conium maculatum*.

Along the southern and eastern boundaries of the site there is a hedgerow that is overgrown and shown no signs of recent management. Species present include



blackthorn *Prunus spinosa*, field maple *Acer campestre*, dog-rose *Rosa canina*, sycamore *Acer pseudoplatanus*, hawthorn *Crataegus monogyna* and ash *Fraxinus excelsior*. Ground flora is limited by the hardstanding and the regular management on the roadside, with common nettle *Urtica dioica*, creeping thistle *Cirsium arvense*, hogweed *Heracleum sphondylium* and bramble *Rubus fruticosus* L. agg.

Within the hedgerow on the southern boundary are several dead ash trees, typically no more than 5m in height.

A dry ditch is present along the southern boundary of the site and was vegetated with species including common nettle, creeping thistle, hogweed and bramble. This is out with the site boundary and is species-poor due to regular cutting and ongoing management of the grassland along Chelworth Road. This habitat will not be impacted by the development.

The hedgerow boundaries along the southern and eastern areas of the site provide the most suitable habitat to support protected species including nesting birds, foraging and commuting bats and dormouse, as well as potential for commuting and foraging reptile and amphibian species.

Several bird species were observed during the survey; however, no nests were found in the hedgerows at the time of the survey. The grassland to the north of the site and the ruderal vegetation also provide foraging habitat for bird species and potential habitat for ground nesting species, although none were observed.

The hedgerow boundaries provide habitat for foraging and commuting bats, although no suitable roosting features were found and no trees had the potential to support roosting bats.

There are no waterbodies present within the site that could support breeding amphibians and no refugia or hibernacula were found that could support these species. Great crested newt are known to be present locally and the tall grass, tall ruderal vegetation and the hedgerow boundaries will provide some foraging and



commuting habitat for this species, as well as common amphibian; however, none were found during the survey.

The site is limited in its potential to support badger and no evidence of this species was found during the survey. The hedgerow boundaries are impacted by the area of hardstanding, and regular management of the grassland along the road will reduce the suitability for sett building. However, they may still provide some foraging and commuting habitat for this species which are known to be present in the local area.

The site provides some suitable foraging and commuting habitat for hedgehog given the hedgerow, grassland and ruderal vegetation present around the site; however, no evidence was found during the survey.

Overall, the site is assessed as providing low suitability to support protected species and no evidence of protected species was identified during the survey y.

2.3 Impact of Development

Although an area of semi-improved grassland will be lost to accommodate the development, this habitat is considered to be of low ecological value and no evidence of protected species was found.



3. Context

3.1 Management Aims

The principal aims of this HMMP are to secure a coordinated and high standard of management for the landscaped areas within the site, to ensure successful integration of the development with the surrounding landscape and to protect and enhance nature conservation interests in accordance with the design objectives in the approved planning documents. This includes appropriate maintenance of existing, retained and proposed landscape components.

The site will comprise areas of neutral grassland e management of existing hedgerows as well as some additional planting/'gapping-up'.

3.2 Features to be Managed

Table 1 provides a summary of the landscape and ecological features on the site for which management proposals are provided in this HMMP.

Table 1: Management of landscape and ecological features

HABITAT	DESCRIPTION
Neutral grassland	Within the site, the soil bunds will be enhanced to create neutral grassland habitat.
Management of existing hedgerows	The hedgerows present around the boundary of the site will be kept and infilled.

3.3 Ecological Constraints

The following ecological constraints have been identified that may influence the landscape management of the site:



Succession

Without careful management species-rich grassland can easily be outcompeted by coarse, prolific grass species and can eventually undergo succession to scrub and woodland communities. This issue will be particularly pertinent to the grassland area within the site.

Erosion

Erosion of the grassland can occur due to poor management with desire lines/path being created or excessive trampling in open areas.

Drought

Drought events have become more common in recent years due to climate change and this trend is predicted to worsen in the future. Grass species can be quite tolerant to drought conditions, but some species will be more susceptible to prolonged dry periods.



4. Hedgerow Planting & Gapping

4.1 Establishment of the Infilled Hedgerows

The hedgerows present around the boundary of the site will be kept and infilled with appropriate management. Native species, including hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, field maple *Acer campestre* and dog rose *Rosa canina* are already present and will be used to infill the gaps in the current hedgerows alongside other native species. An additional 110m of native hedgerow will be added along the northern site boundary using the same species.

Table 2: Species of native species to be planted within the site

SPECIES	COMMON NAME	NATURE CONSERVATION
<i>Crataegus monogyna</i>	Hawthorn	Hawthorn can support hundreds of other species and is the foodplant for caterpillars of moths. Its flowers provide nectar and pollen for bees and other pollinating insects. The haws are eaten by migrating birds, as well as small mammals. The dense, thorny foliage makes fantastic nesting shelter for many species of bird.
<i>Coryllus avellana</i>	Hazel	Hazel leaves provide food for the caterpillars of moths and butterfly. Its flowers provide nectar and pollen for bees and other pollinating insects. Hazels butts are eaten by birds and small mammals.
<i>Acer campestre</i>	Field maple	Field maple is attractive to aphids and their predators, including many species of ladybird, hoverfly and bird. Lots of species of moth, such as the mocha, feed on its leaves. The flowers provide nectar and pollen sources for bees and birds, and small mammals eat the fruits.
<i>Rosa canina</i>	Dog rose	Dog rose flowers are an important nectar source for insects and its fruits are a food source for birds such as blackbirds, redwings and waxwings.

Newly planted area of hedgerow will be allowed to grow for 3-7 years before any management is undertaken. This will ensure the trees/shrubs are able to fully establish. In the event that any of the trees planted are destroyed, removed, or are dying or dead within five years of first planting, they will be replaced within the



following planting season in the same place by nursery stock of the same species and size.

4.2 Annual Management

An annual cutting regime will be implemented to maintain the natural profile of the hedgerow. Management will be undertaken in late winter (November to January) to maximise the opportunity for winter birds to feed on fruit and seeds produced in the autumn and to avoid the nesting bird season. Consideration will be given to changing to a three year rotation, following establishment of the hedgerow. This will allow the development of thick hedgerows which provide cover for a variety of species.

The hedgerow will be managed in rotation and may be managed in sections. This will ensure suitable bee, bird and bat foraging habitat along the hedgerow every year.

The hedgerow will be managed to an approximate height of 3m to form an even and tidy hedge line, retaining individual hedgerow trees. Ground flora beneath the hedge line will remain uncut to allow ground flora to develop.



5. Planting of Neutral Grassland

5.1 Management Objectives

The management objectives for the grassland area will be:

- To ensure the satisfactory establishment of the grass sward; and
- To maintain a healthy and biodiverse sward suitable for a range of wildlife.

5.2 Establishment of the Grassland

The grassland within the site is heavily managed and is species-poor; it therefore requires enhancing through the addition of a suitable seed mix. This will be the Species-Rich Neutral Grassland Mix (UKHab g4c / NVC MG5) from Meadowmania, which is a diverse mix and rye-grass free². The species present in the mix include:

Wildflowers (100% UK native, ~20–25 species):

- Common Knapweed – *Centaurea nigra*;
- Oxeye Daisy – *Leucanthemum vulgare*;
- Yellow Rattle – *Rhinanthus minor* (key species for reducing grass vigour);
- Bird's-foot Trefoil – *Lotus corniculatus*;
- Red Clover – *Trifolium pratense*;
- Selfheal – *Prunella vulgaris*;
- Ribwort Plantain – *Plantago lanceolata*;
- Meadow Buttercup – *Ranunculus acris*;
- Lady's Bedstraw – *Galium verum*;
- Yarrow – *Achillea millefolium*;
- Field Scabious – *Knautia arvensis*;
- Small Scabious – *Scabiosa columbaria*;

²[Species-Rich Neutral Grassland \(UKHab g4c / NVC MG5\) – Meadowmania UK](#)



- Red Campion - *Silene dioica*;
- Tufted Vetch – *Vicia cracca*;
- Meadow Vetchling – *Lathyrus pratensis*;
- Salad Burnet – *Sanguisorba minor*;
- Devil’s-bit Scabious – *Succisa pratensis* (high biodiversity value); and
- Germander Speedwell – *Veronica chamaedrys*.

Grasses (~6–8 fine-leaved native species):

- Crested Dog’s-tail – *Cynosurus cristatus*;
- Red Fescue – *Festuca rubra*;
- Common Bent– *Agrostis capillaris*;
- Sweet Vernal Grass – *Anthoxanthum odoratum*;
- Quaking Grass – *Briza media*;
- Downy Oat Grass – *Helictotrichon pubescens*; and
- Sheep’s Fescue – *Festuca ovina*.

Grassland seed sowing

The grass seed mix will be sown during March to October at a rate of 6kg per acre as specified by the company providing the mix (for over 50% coverage of the existing grass). The existing grassland will be tightly grazed or cut down to open up the sward and the top layer will be loosened to improve the soil. The grass seed will then be rolled in to make contact with the soil and will germinate within approximately 7-10 days.

Grazing & management

Maintenance will be necessary for the on-going management of the grassland habitat and is referenced to the regime specified by the company providing the mix:



- **Overgrazing** – This will occur when a paddock is grazed for an extensive time without a recovery period to allow vegetation to grow and rebuild soil nutrients. Short-term rotations will allow areas to rest.
- **Under-grazing** – If the grassland becomes tall, likely in the spring when growth will be rapid, a hay cut will be undertaken.
- **Weeds and poisonous plants** – The grassland will be weeded regularly to prevent unwanted weeds and poisonous plants from appearing. Poisonous plants, such as ragwort, bracken, ivy and hemlock, will be removed using a selective weedkiller, targeting weeds whilst leaving the grass unharmed.

5.3 Monitoring of Grassland

Year 2

The grassland will be monitored two years after the habitat enhancement works have been undertaken to evaluate the success of this management option. A vegetation survey will be undertaken to determine the species composition and abundance.

Year 4

A vegetation survey will be undertaken during Year 4 to determine the species composition and this will be compared to the results of the baseline survey and the Year 2 monitoring survey.

If the species diversity of the site has not increased from the baseline survey, a botanist will review the site and management prescriptions to determine the limiting factors preventing diversity of the site and provide remedial recommendations.

Appendix A – Management Prescriptions

Table 3: Management prescriptions for native hedgerow planting

FEATURE	PRESCRIPTION	PURPOSE	TIMING	YEAR (1 – 30)				
Native hedge planting	Bare rooted trees to be planted in appropriately sized pits with tree guards and stakes used for support and protection.	To ensure trees become established.	November to March	X				
	Tree planting will be checked annually and any dead, dying or diseased specimens removed and replaced.	To ensure that trees have established and any dead trees are replaced.	November to March	X	X	X	X	X

Table 4: Management prescriptions for conservation meadow (Years 1-5)

FEATURE	PRESCRIPTION	PURPOSE	TIMING	YEAR (1 – 30)				
Grassland habitats	Areas to be seeded cultivated, levelled and debris removed.	To ensure wildflower areas become established.	Sow seeds in March, April or September.	X				
	Wildflower meadow to be cut once in July or August to a height of 50 mm. Re-growth can be mown through to autumn/winter and again in spring if required. Arisings to be left for a maximum of 2 days after cutting and then removed off site.	To enhance the floral biodiversity of the conservation meadow habitat. To give a more managed appearance. To allow seed to drop. Provides a refuge for amphibians.	First cut: July or August after seeding of desirable species. Second cut: autumn-spring if required.	X	X	X	X	X
	Use 'spot' treatments where necessary to control the spread of noxious weed species. Treat species with an approved translocated herbicide and apply through a weed wiper or wand.	Maintain the diversity of the conservation meadow sward by reducing competition from vigorous species.	June to September.	X	X	X	X	X

