

**Woolaway Bungalow,
Hippenscombe (Plan App:
PL/2025/08170))**

Habitat Management & Monitoring
Plan for Biodiversity Gain

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1 Introduction

Background and purpose of HMMP

- 1.1 BSG Ecology has been appointed by Conholt Nominees Ltd to provide ecological services to inform the discharge of planning conditions, in so far as the conditions relate to ecology and biodiversity including biodiversity gain, for It includes land within the planning application red line area (hereafter referred to as the 'Site').
- 1.2 The purpose of this document is to provide details of the habitat establishment, management and monitoring requirements for the consented development to enhance existing habitats and create new habitats at the onsite biodiversity gain area. The HMMP is relevant to the commitments to achieve mandatory biodiversity gain¹, including the provision of proportionate compensation for unavoidable losses of habitats associated with the consented development.
- 1.3 This HMMP should be read in conjunction with the separate *Biodiversity Gain Plan* for the Site.
- 1.4 This HMMP should also be read in conjunction with the following documents which were prepared:
- P25-160 Woolaway Ecological Assessment and BNG Calculation (Hippenscombe) submitted with the planning application
 - Woolaway BNG Calculator 2025(1.3) submitted with the planning application
- 1.5 This HMMP does not repeat any provisions for the management and monitoring requirements relating to habitats or species not required to deliver the Biodiversity Net Gain target.

HMMP structure

- 1.6 The HMMP contents and structure is presented in a standard format that has considered the following guidance:
- *A Guide to Management Planning* (Alexander, 2005).
 - *Habitat Management and Monitoring Plan Checklist* (Natural England and Defra 2024²).
 - *HMMP Companion Guide* (Natural England and Defra, 2023).
 - *Statutory Biodiversity Metric User Guide* (Natural England, 2024a) specifically relating to terminology used in this HMMP for assigning existing and projected habitat condition i.e. poor, moderate and/or good condition.
- 1.7 This HMMP has not been prepared directly using the non-mandatory Natural England (NE) HMMP tools: the HMMP template or the completion of the HMMP checklist. This is because the scale of work associated with Biodiversity Gain Plan is limited and a simplified version of the HMMP was considered more appropriate. Natural England allows the use of 'an alternative template' as set out at the top of the HMMP Checklist (Natural England and Defra, 2024). The NE HMMP template and HMMP Checklist allow for sections to be excluded as appropriate with justification; in this instance, exclusions relate to:
- avoidance of duplication of information submission such as the legal agreement, existing reports and plans and data shown in the Statutory Biodiversity Metric prepared by BSG Ecology). This is because the reader is cross referenced back to the relevant information in the appropriate section of this HMMP.
 - the provision of a phasing strategy. This is because phasing is not applicable to the development.

¹ Biodiversity gain is the term used in the Environment Act 2021 and is used in this document; it is synonymous with the typically used term of biodiversity net gain.

² [Habitat Management and Monitoring Plan Template - JP058 \(naturalengland.org.uk\)](https://naturalengland.org.uk/jp058)

- urban habitats in the Statutory Biodiversity Metric that have low or very low habitat distinctiveness (i.e. artificial or sealed surfaces, modified grassland), see further information in HMMP exclusions below.

1.8 The content of the HMMP is structured as follows:

- Section 1 provides the introduction to provide context for the HMMP.
- Section 2 outlines the relevant wildlife legislation and associated national biodiversity planning policy.
- Section 3 provides a general description of the Site's proposed habitat creation and enhancement areas with reference to figures, as appropriate.
- Section 4 describes features of ecological value which subsequently become Management Features.
- Sections 5 to 9 describe in detail the five Management Features, which include SMART objectives and creation and / or management projects and monitoring for each of these features.
- Section 10 provides details of roles and responsibilities including funding and legal mechanism for delivery, annual monitoring reporting and review of the HMMP.
- Section 11 provides an Action Plan which summarises all management and monitoring projects and indicates the timing and year in which they are to be carried out.
- Section 12 provides references to reports used to support the HMMP.
- Section 13 provides the figures to illustrate the location of habitats at the Site.

1.9 A stand-alone non-technical summary accompanies this HMMP, see Appendix 1.

Exclusions

1.10 The HMMP does not include provisions for management or monitoring of what are classed as urban habitats in the Statutory Biodiversity Metric that have low or very low habitat distinctiveness (i.e. artificial or sealed surfaces, ruderal/ephemeral, modified grassland, vegetated gardens, non-native ornamental hedgerows), where present. These will not be subject to targets and do not contribute to the biodiversity value of the Site.

1.11 The HMMP does not include detail of construction orientated mitigation.

Construction (Design and Management) Regulations 2015

1.12 The construction activities fall within the definition of a construction project and the Construction (Design and Management) (CDM) Regulations 2015 will apply. This may bring BSG Ecology into the position of designer for some specific elements of the design, such as bat boxes and relevant aspects of landscaping that overlap with ecology.

1.13 BSG Ecology will not be responsible for any design undertaken by other companies whether they be a 'designer' or a contractor, except where noted in relation to sub consultants appointed by BSG Ecology who are not based in GB or Northern Ireland.

1.14 BSG Ecology will attend site to review the quality of the works and resolve any issues arising out of unforeseen circumstances but will not *"control the way in which any construction work is carried out by a 'person at work'"* (CDM Regulations 25(2)). BSG Ecology will not carry out construction work.

About the authors

1.15 This HMMP has been prepared by Dr Peter Shepherd MCIEEM, Director at BSG Ecology. Peter has been a professional ecologist for more than 30 years. He has prepared the HMMP. Peter has prepared site management plans for numerous nature reserves across the UK. He has been

responsible for delivering and overseeing the delivery of nature reserve management plans and habitat creation, enhancement and management associated with consented development.

- 1.16 Dr Tom Flynn MSc CEng MCIEEM, Principal Ecologist at BSG Ecology has undertaken the technical review of the HMMP. Tom has worked as a professional ecologist for over 15 years and has carried out and reviewed numerous ecological surveys, assessments and management plans.
- 1.17 Further details of their experience and qualifications can be found at www.bsg-ecology.com/people

2 Summaries of Relevant Policy, Legislation and Other Instruments

Legislation

- 2.1 The Site has potential to support legally protected species. Habitat creation and the ecological management of the Site should ensure that actions taken are not to the detriment of legally protected species and where possible should encourage the conservation of these species within the Site.
- 2.2 The Woolaway Bungalow development planning reference PL/2025/08170 is subject to the deemed biodiversity gain general condition of planning permission under Part 2, Schedule 7A paragraph 13 of the Town and Country Planning Act 1990 which has mandatory biodiversity gain insertions arising from the Environment Act 2021³. In summary, the biodiversity gain general condition requires the preparation, submission and approval of a Biodiversity Gain Plan (BGP) (Defra, 2024) before development can lawfully be begun. The preparation of the BGP requires the use of a Defra BGP template and the approval of the BGP is undertaken by the relevant local planning authority.
- 2.3 The BGP under section 4 requires details of the habitat management and monitoring to be undertaken for significant onsite habitats that are to be subject to management and monitoring for a 30 year period. This HMMP has been prepared to demonstrate how the management and monitoring will be delivered over the 30 year period and should be seen in conjunction with the BGP.

Breeding birds (scrub management, woodland management, hedgerow management)

- 2.4 All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs.

The Management of Hedgerows (England) Regulations 2024 (other neutral grassland enhancement, hedgerow management)

- 2.5 The following constraints to working on or near existing hedgerows must be considered during the management of the habitats:
- A 2m buffer strip, measured from the centre of a hedgerow, where a green cover must be established and maintained. Also, no cultivation or the application of pesticides or fertilisers should take place within this buffer strip.
 - Hedgerow cutting is banned from 1 March to 31 August (inclusive).
- 2.6 The Regulations allow for hedgerow management activities including hedge laying, coppicing and injurious weed control (chemical spot treatment is allowed); these are exemptions.

Species and Habitats of Principal Importance (all biodiversity features)

- 2.7 Planning authorities have a duty under Section 40 of the NERC Act 2006 to have regard to biodiversity in the exercise of their functions which includes their planning and development management function. Section 41 of the NERC Act 2006 requires a list to be prepared of relevant biodiversity to which the duty applies; they are referred to as habitats and species of principal importance. These are the habitats and species shown on the England Biodiversity List published by the Secretary of State under Section 41 of the NERC Act 2006.
- 2.8 In the National Planning Policy Framework (NPPF), local planning authorities are required to apply the principles of the mitigation hierarchy in relation to the potential harmful effects of development on biodiversity; the NPPF refers to priority habitats and species and these are synonymous with habitats and species of principal importance. The mitigation hierarchy requires the use of sequential approach by development to first seek to avoid the biodiversity impact, then, if avoidance is not possible, mitigation should be undertaken to reduce the harmful effects and, as a last resort, compensation

³ Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024, SI 2024/50.

should be provided to protect biodiversity from the adverse effects of development. The NPPF also provides for the use of biodiversity related planning conditions or obligations by local planning authorities; in this instance planning consent has been awarded subject to conditions.

- 2.9 The HMMP therefore makes provision for the management and associated improvements/enhancement of relevant existing/retained habitats and newly created habitats under the provisions of Sections 40 and 41 of the NERC Act. The habitat enhancements and creation will also be available for use by the Section 41-listed species that are known to use the Breedon wider landholding such as breeding birds, bat species and great crested newt *Triturus cristatus*.

Badger (all habitat features)

- 2.10 Badger activity has not been recorded within the Site but there is known local badger activity. This HMMP makes provision for pre-habitat creation and enhancement badger survey, as a precautionary measure and as appropriate and relevant to the nature of the proposed works.
- 2.11 Badger is protected under the Protection of Badgers Act 1992. It is not permitted to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so; or to intentionally or recklessly interfere with a sett. Sett interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it. A badger sett is defined in the legislation as “a structure or place, which displays signs indicating current use by a badger”.
- 2.12 Natural England provides Standing Advice⁴, which is capable of being a material consideration in planning decisions. Natural England recommends mitigation to avoid impacts on badger setts, which includes maintaining or creating new foraging areas and maintaining or creating access (commuting routes) between setts and foraging/watering areas.

Invasive non-native species (all habitat features)

- 2.13 Monitoring, prescribed in the HMMP is included, so that appropriate action may be taken with regard to non-native invasive species, should they be identified on Site over the 30-year period. It is an offence to plant or otherwise cause to grow in the wild invasive non-native plants listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). This effectively means that it is an offence to cause the spread of such plants as a result of development operations. No invasive species have been recorded from within the construction site or on land adjacent to it.

⁴ <http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/specieslinks.aspx>

3 Site description

Location

- 3.1 The Site is centred at Ordnance Survey National Grid Reference SU 31066 56123, with the Site boundary and habitat map shown on Figure 1.
- 3.2 The Site measures approximately 0.29 ha in its extent. Approximately 0.14 ha includes an access track, a single building and associated garden area, a hedgerow and scattered trees. Approximately 0.15 ha comprises a strip of arable field to the east of the bungalow that will ensure the project delivers a 10% net gain. This HMMP covers those habitats being enhanced or created within the Site that make a significant contribution to the BNG target.

Ownership/Tenure

- 3.3 The Site landowner with ultimate responsibility for habitat creation, enhancement, management and monitoring set out within this HMMP is the Conholt Nominees Ltd.

Public Rights of Way

- 3.4 There are two Public Right of Way (PROW) adjacent to the Site. On the southern boundary of the Bungalow is a bridleway way which is also part of the Pewsey Vale Circular Walk. This also extends along the road on the southern boundary of the area of proposed other neutral grassland. The other is also a bridleway which passes to the east of Woolaway bungalow and west of the area of other neutral grassland.

Habitats

- 3.5 The broad habitats at the Site are listed in Table 1 below and mapped on Figure 1. Where HPIs are present, they are identified as such (Maddock, 2011). The location of the strip of arable farmland included in the redline is shown on Plan 1

Table 1

Habitat (UKhabs)	Description
Non-native Hedgerow	A single <i>Cupressus × leylandii</i> hedgerow was noted within the southern Site boundary. This hedgerow is not an HPI. See Photograph 1.
Vegetated garden	The area of habitat surrounding the bungalow consists of vegetated garden. This is not an HPI. See Photograph 2.
Individual trees	There are several mature scattered trees within the northern extent of the Site. These include lime <i>Tilia europaea</i> , beech <i>Fagus sylvatica</i> , crack willow <i>Salix fragilis</i> , and Norway maple <i>Acer platanoides</i> . This is not an HPI.
Buildings and hardstanding	There is a single building on Site located in the southern / central areas of the Site. The remainder of the Site is made up of the access track. Neither habitat is classified as an HPI.
Cereal crop	A thin strip of arable field approximately 6.5 m wide immediately to the east of Woolaway bungalow. The crop grown in the summer was wheat

Plan 1 – Location of arable field proposed to be used to create Other Neutral Grassland in poor condition.



- 3.6 The baseline 'area-based' and 'hedgerow' habitat types are set out in Tables 2 and 3 below, respectively and shown on Figure 1 and Plan 1.

Table 2: Baseline Area Habitat Types on Site

UK Habitat Classification	Area (ha)	Justification for habitat type	Habitat Condition	Justification for Habitat Condition
Urban – vegetated garden	0.0923	The area lies around the existing bungalow building and fits the definition.	Condition Assessment N/A	Poor condition is the only allowable condition for this habitat type.
Individual – rural tree	0.1221	There is a small group of mature trees located within the garden area of the bungalow.	Moderate	Trees within the Site achieve a minimum of four criteria. Passing Criteria A, B, D and F.
Urban – Developed land, sealed surface	0.0512	This includes the area of track and the existing bungalow within the red line boundary.	N/A - Other	N/A – no assessment required. This habitat will be lost and replaced by a variety of habitats including new hardstanding and building.
Cropland	0.15	This is a wheat field to the east of the Woolaway bungalow.	N/A - Other	N/A – no assessment required

Table 3: Baseline Hedgerow Habitat Types on Site

Hedgerow Classification	Length (km)	Justification for hedgerow type	Hedgerow Condition	Justification for Hedgerow Condition
Non-native and ornamental Hedgerow	0.008	Hedgerow entirely comprises of a non-native species monoculture, Leyland Cypress <i>Cypressa x leylandii</i>	Poor	Poor condition is the only allowable condition for this habitat type.

- 3.7 The Biodiversity Gain Plan includes measures that will provide significant on-site biodiversity gain, which is the subject of this HMMP. Proposed habitat creation and enhancement is set out in Tables 4 and 5 and are shown in Figure 3 and plan 1. Elements that make a significant contribution to the Biodiversity Gain Plan are highlight in green.

Table 4: Proposed Area-based Habitats

Habitat shown on Masterplan	UK Habitat Classification	Area (ha)	Target Condition	Justification for achievement of condition and habitat type
Private garden	Urban – vegetated garden	0.0461	Poor	Poor condition is the only allowable condition for this habitat type.
New residential building and associated car parking	Urban – Developed land, sealed surface	0.0553	N/A - Other	No condition assessment is required for built habitats.
Trees	Individual – rural tree	0.1221	Moderate	Retained individual trees.
New Neutral Grassland created on the edge of a nearby arable field	Other Neutral Grassland	0.15	Poor	As this habitat is created on an arable field and precautionary condition is adopted due to potentially high nutrient levels

Table 5: Proposed Hedgerows

Hedgerow Classification	Length (km)	Justification for hedgerow type	Hedgerow Condition	Justification for Hedgerow Condition
Native hedgerow	0.059	New hedgerow to be planted along the boundary of the new residential area on Site will consist of native species only.	Poor	This new hedgerow will likely be managed more intensively due to its purpose and location surrounding a residential garden. It will therefore unlikely achieve any criteria with the exception of criteria A1: Height >1.5 m high on average along its length.

Protected and Otherwise Notable Species

3.8 A summary of relevant protected species is listed in Table 6.

Table 6: Protected and Otherwise Notable Species of Potential Relevance to the Site

Species	Status & Legal Framework	Description
Bats	Non maternity roosts of bats have been identified in the Woolaway Bungalow. Trees with bat roost suitability will be retained. The Site is considered to support suitable habitat for foraging and commuting bats. Bats are European Protected Species protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and under the Wildlife and Countryside Act 1981 (as amended).	The garden and trees on Site and adjacent to the Site offer foraging and commuting potential for bats. Retention of trees and the creation of a native hedgerow will enhance the bat foraging and commuting opportunities for bats. In the short to medium term bat boxes will be erected on trees within the site and roosting features are proposed within the new building. Demolition will proceed under the auspices of a Mitigation licence
Breeding birds	There is limited habitat suitable for breeding birds within the Site. All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs.	The suitable nesting habitat in the Site is the hedgerow with trees. Provisions in the HMMP will create, enhance and maintain new habitat suitable for breeding birds (such as native hedgerow).
Invasive species	It is an offence to plant or cause to grow the species listed under Schedule 9 of the Wildlife & Countryside Act 1981 (as amended).	No invasive species were recorded in the Site.

Geology, Topography and Drainage

3.9 The HMMP Site is on shallow, free draining, lime-rich soils over chalk or limestone. The site is in the bottom of Hippenscombe bottom on flat to gently sloping ground at ca. 165m above sea level (ASL).

Landscape Character

3.10 The Site is in the Hampshire Downs NCA: *“The Hampshire Downs are part of the central southern England belt of Chalk, rising to 297 m in the north-west on the Hampshire-Wiltshire border. A steep scarp face delineates the Downs to the north, overlooking the Thames Basin, and to the east, overlooking the Weald. The majority of the area is an elevated, open, rolling landscape dominated by large arable fields with low hedgerows on thin chalk soils, scattered woodland blocks (mostly on claywith-flint caps) and shelterbelts. To the east hedgerows are often overgrown and there are larger blocks of woodland. A fifth of the area is within the North Wessex Downs Area of Outstanding Natural Beauty and 6 per cent in the South Downs National Park due to the scenic quality of the landscape.*

Flower- and invertebrate-rich remnants of calcareous grassland remain mostly along the northern scarp and on isolated commons throughout”.

Designations

- 3.11 The Site is not located within a designated site.

4 Selection of management features

- 4.1 In line with the guidance provided in the Countryside Management System Guidelines (Alexander, 2005), the existing and relevant target/potential nature conservation interests at the Site are consolidated into a list of Management Features and associated objectives:
- 4.2 *'Management planning for nature conservation requires a focus. In theory, it might be possible to write a single, all-encompassing objective for an entire site. In practice, this would be an unwieldy statement, so complex that it is unlikely we would be able to recognise, or deal with, the detail.'*
- 4.3 *'The approach adopted is to identify a range of the most important features and use these as a focus for the entire plan'.*
- 4.4 The rationale for the selection of Management Features is set out below. This is based on existing knowledge of the main nature conservation interests of the Site, and the projected vision for the long-term management of the Site. The location of the features for creation, enhancement and subsequent management that make a significant contribution to the Biodiversity Gain are listed below, and then the justification of selection is provided in more detail in subsequent sections together with relevant management and monitoring requirements:
- Feature 1: Other Neutral Grassland (creation)
 - Feature 2: Hedgerow (creation)

Structure for Management Feature Entries

- 4.5 Having identified two Management Features, sections 5 to 8 of this document describe management objectives for each feature, together with a series of habitat creation, enhancement, management and monitoring projects that are recommended to enable the successful delivery of these objectives.
- 4.6 The terms used are defined in the following paragraphs.

Management Objective

- 4.7 This is a clear, site-specific description of the desired state for each feature and how it will be attained. It includes the following:
- Management Vision: A description of a feature in favourable condition in the short to medium term.
 - Targets: Targets are linked to the management vision. They provide the evidence required in order to determine whether or not favourable (or target) condition is being met and allow progress to be monitored. Targets will be both achievable and quantifiable, with upper and lower limits set wherever possible.
 - Current Status: This provides a summary of the status of each feature.
 - Explanation of Targets: This part explains why the targets have been set and describes the work required to achieve the desired/target condition, taking into consideration the current status.

Habitat Creation, Enhancement, Management and Monitoring Projects

- 4.8 The following definitions of habitat creation, enhancement, management and monitoring are included below to provide clarity regarding the proposed projects in the HMMP.
- Habitat creation is the work required to create new habitat where it does not currently exist (such as creation of new native mixed scrub habitat).
 - Habitat enhancement relates to habitats retained in the Site and habitat enhancement to higher distinctiveness / condition (such as enhancement of existing hedgerow).
 - Management projects are measures put forward to help achieve the desired/target management vision of created and enhanced habitats.

- Monitoring projects allow progress against the vision to be charted, and if appropriate, inform refinement to management projects to deliver desired/target biodiversity outcomes.

5 Feature 1: Other neutral grassland (creation)

Management Vision

- 5.1 Along the southern edge of the arable field to the east of Woolaway Bungalow a 10m wide strip of other neutral grassland will be created, for a length of approximately 150m. This will support native wildflowers of a mixture of colours, including common knapweed *Centaurea nigra*, ox-eye daisy *Leucanthemum vulgare*, bird's-foot trefoil *Lotus corniculatus*, red clover *Trifolium pratense* and other pollinator-friendly herbs that are frequently visited by bees, butterflies and hoverflies. This will complement similar grassland habitats in the wider land holding.

Target

Create Other Neutral Grassland in (at least) moderate condition.

- 5.2 To meet at least moderate condition, the grassland must pass at least 3 of the Condition Assessment Criteria (including essential criterion A) set out under *Grassland– Medium, High and Very High Distinctiveness* in The Statutory Biodiversity Metric - Technical Annex 1 Condition Assessment Sheets and Methodology v 1.0.2 (July 2024) Natural England 2024). These criteria are:
- A. The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward.
 - B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
 - C. Cover of bare ground between 1% and 5%.
 - D. Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.
 - E. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of undesirable species and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.

Current Status

- 5.3 The proposed new other neutral grassland is yet to be created.
- 5.4 This will be achieved by using sub-soils or low nutrient top soil to create a suitable seed bed, followed by direct seeding with an appropriate seed mix (e.g., Naturescape N13 Chalk & Limestone Soils Meadow Mixture) across the areas where grassland habitat creation is to take place.
- 5.5 The target is Other Neutral Grassland. However, given that the soils at the Site are somewhat calcareous, it is considered appropriate to use a seed mix that includes both neutral and calcareous indicators, such as N13. It is considered likely that a range of both types of plant will establish, and the grassland will be Other Neutral Grassland with a calcareous element.

Explanation of Targets

- 5.6 Other Neutral Grassland in moderate condition is the desired grassland habitat. This will require the creation of a grass sward that forms a recognisable neutral grassland community, and which support a reasonable diversity of grasses and forbs, including grasses such as crested dog's tail *Cynosurus cristatus*, and smooth meadow grass *Poa pratensis*, and herbs such as common knapweed, ox-eye daisy, red clover and bird's foot trefoil.
- 5.7 The grassland will need to be cut twice a year, and the arisings (cuttings) removed to maintain species diversity. A hay meadow management regime will be implemented. The grassland will be left to grow from April with the hay cut and removed in August or September. A second cut will be undertaken in the early Spring (i.e., March).

- 5.8 Cutting is necessary to prevent the grassland from being encroached by ruderal plants or scrub. Avoiding any cutting during the key growing, flowering and seeding period of April to July will allow the wildflowers to grow and set seed, and will allow other species (such as insects) to make use of the flowers and habitat structure.
- 5.9 Injurious weeds⁵ will only be tolerated in low densities so that they do not become too numerous at the expense of more desirable grassland indicator species. Invasive non-native species will not be tolerated at all. Weed control will be via targeted hand pulling or spot treatment with a suitable herbicide.
- 5.10 Apart from this spot treatment and during initial habitat creation, there will be no herbicide use. There will be no fertiliser or pesticide applications at all.

Table 7 Habitat Creation, Management and Monitoring

Project 1a: Create other neutral grassland on arable	
Responsibility	Conholt Nominees Ltd
Equipment and Materials	Tractor-mounted plough, Tractor mounted tine or disc harrow, tractor mounted Cambridge roller. Native, flower-rich, neutral grassland seed mix (e.g., N13 mix by Naturescape).
Methodology	<u>In advance of habitat creation works, the Ecologist will undertake a pre-commencement inspection for any new badger setts or other ecological considerations. They will identify features that should not be subject to ground disturbance and mark these for avoidance.</u> Grassland will be established through the sowing of an appropriate seed mix to the specification and method described by the seed merchant. However, in summary, this is likely to involve the following: <i>Soil Preparation</i> The areas to be seeded will be cultivated to an approximate depth of 100 mm using a tractor mounted plough and disc harrow to create a fine tilth seed bed. <i>Control of weeds</i> Spray existing weedy vegetation prior to cultivation of the topsoil with a broad spectrum herbicide. After cultivation leave the seed bed to allow for germination of existing weeds within the soil and then either spray off or lightly harrow. <i>Seeding</i> ~ Seed will be broadcast at the required rate by hand. Sand will be used to bulk out the seed for easier sowing. ~ The seeded areas will be lightly rolled using a Cambridge roller (or similar) to achieve contact with the soil. ~ Seeding should be carried out in autumn or spring. ~ All operations to be undertaken when the soil is moist but not waterlogged. ~ After seeding, spot-treat weeds as required using a foliar applied translocated herbicide.
Timing	In April or September / October to achieve best results.
Project 1b: Manage other neutral grassland	
Responsibility	Conholt Nominees Ltd

⁵ Common ragwort *Senecio jacobaea*, Broad-leaved dock *Rumex obtusifolius*, Curled dock *Rumex crispus*, Creeping thistle *Cirsium arvense*, Spear thistle *Cirsium vulgare*.

Equipment	Tractor mounted flail or mower.
Methodology, Timing and Frequency	In year 1, the grassland should be mown or trimmed every 6 weeks during the growing season to allow the sward to establish and consolidate. From year 2 onwards: the grassland should be mown or strimmed twice per year, once in late August and once in late March. There should be no cutting between April and July. There should be no fertiliser, herbicide or pesticides applied at any time.
Project 1c: Monitor other neutral grassland	
Responsibility	Conholt Nominees Ltd
Methodology	~ At three to five evenly spaced 1 m² quadrat survey points record: • All plant (grass and forb) species present. • Average sward height. ~ For the grassland as a whole, estimate the following: • Abundance of all plant species present, using the DAFOR scale⁶; • % cover of bare ground, • % cover of scrub, • % cover of bracken, • evidence of physical damage to the grassland (and % cover) such as from fire damage or compaction, • the presence and % cover of any injurious weeds and invasive, non-native plant species and any AND large stands of injurious weeds (> 5m² i.e. 1m x 5m) within this habitat.
Timing	June to July (prior to cutting)
Frequency	Monitor in years 1, 3 and 5 to ensure adequate establishment and appropriate management of the feature to meet target condition, and then monitor in years 10, 15, 20, 25 and 30.
Risks and Remedial Action	Risks: poor habitat establishment, influx of injurious weeds; introduction of invasive, non-native species; recreation pressures causing damage to habitat. Remedial Action: ~ Review management methods if Condition Assessment targets are not being met. This may include, for example: further seeding if herb frequency is low, increased frequency of cutting to knock back dominant grasses. ~ Consult suitably experienced specialist contractor on the eradication of invasive, non-native weeds if presence is confirmed.

⁶ D - Dominant 50-100%; A - Abundant 30-49%; F - Frequent 15-29%; O - Occasional 5-14%; R - Rare < 5%

6 Feature 2: Hedgerow (creation)

Management Vision

- 6.1 The existing non-native garden ornamental hedgerow will be lost as a result of the development and a new native hedgerow will be planted along the boundary of the garden to create a native hedgerow in poor condition with new plantings to include the following species:
- Field maple *Acer campestre*
 - Hazel *Corylus avellana*
 - Hawthorn *Crataegus monogyna*
 - Spindle *Euonymus europaeus*
 - Honeysuckle *Lonicera periclymenum*
 - Dog rose *Rosa canina*
 - Dogwood *Viburnum opulus*
 - Pedunculate oak *Quercus robur*
 - Wayfaring tree *Viburnum lantana*
- 6.2 The species-rich native hedgerow will bear a variety of fruits, berries and seeds suitable for foraging birds. The hedgerow will also provide suitable bird nesting habitat and shelter for small mammals. Early-season nectar and pollen for invertebrates will also be provided. The hedgerow may also provide suitable foraging and commuting corridors for bats. The new planting will be protected from grazing pressure by use of appropriate tree guards and if necessary temporary fencing during establishment.

Targets

Target: Create a species rich native hedgerow in poor condition

- 6.3 The hedgerow will be managed to achieve the following condition assessment criteria to achieve poor condition (Natural England, 2024b):
- Hedgerow height 1.5 m - 2.5m average along length (Natural England 2024b requires > 1.5m average height).
 - Gap between ground and base of canopy <0.5m for >90% of length.
 - Gaps make up <10% of total length; and no canopy gaps >5m.
 - 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.
 - Damage: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.

Explanation of Targets

- 6.4 The objective for the hedgerow feature is to establish species rich native hedgerow in poor condition. This requires the criteria set out above to be met.

Table 8 Habitat Creation Management and Monitoring Projects

Project 4a	Create Hedgerow
Purpose	To create hedgerow in at least poor condition.
Responsibility	Conholt Nominees Ltd

Equipment and Materials	Planting plan, spades, planting stock, bio-degradable guards, stakes and ties, stock proof fencing, approved herbicide with appropriate method of application.
Methodology	<u>In advance of hedgerow creation works, the Ecologist will undertake a pre-commencement inspection for any new badger setts or other ecological considerations. They will identify features that should not be subject to ground disturbance and mark these for avoidance.</u> The hedgerow gaps (any gaps >50cm) will be planted as per the planting methods below. <i>Planting:</i> Transplants to be individually planted at the density indicated on the planting plan, with planting compost added if appropriate. Transplants will be planted to the existing nursery root collar level. Each transplant will be protected by an appropriate bio-degradable tree guard, stakes and ties (for examples a Tubex 600 mm high tree shelter 80-120 mm diameter and secured by a 750 x 32 x 32 mm softwood timber stake or a 12mm cane and ratchet ties may be appropriate for 60cm-100cm transplants). Livestock fencing may be required if grazing compromises establishment. Use native tree and shrub species.
Timing of hedgerow enhancement	November to March (avoid frosty conditions). The hedgerow creation works in the biodiversity gain area are to be substantially completed no later than within the first available season after the Aspen Building facility becomes operational
Project 4b	Manage hedgerow
Purpose	To maintain hedgerow in the desired condition of at least poor.
Responsibility	Conholt Nominees Ltd
Equipment and Materials	Hand held trimmers, hedge trimmers, stakes and binders, approved herbicide with appropriate method of application
Methodology	<u>In advance of hedgerow management works, the Ecologist will undertake a pre-commencement inspection for any new badger setts or other ecological considerations. They will identify features that should not be subject to ground disturbance and mark these for avoidance.</u> <u>Years 1 to 3:</u> Maintain trimmed 'weed free' circles/rows around each plant to reduce competition from grasses until established. For the first 5 years weed free areas are to be at least 50cm radius from the plants; from Year 6 onwards there will be no strimming for established plantings. Physical removal of competitive grasses and weeds from within tree guards as appropriate; or, if necessary, keeping base weed⁷ free throughout the season by herbicide spot treatment applications using an approved translocated herbicide applied so as to treat specific species, see footnote. Removal and replacement of damaged/diseased transplants/standards with like for like species as required. <u>Year 6 onwards:</u> trim the hedgerow to maintain desired appearance and a minimum height of 1.5m. Remove individual tree guards and dispose of via composting once plants are established. Allow ground flora to develop (i.e. stop strimming weed free areas once plants have established after Year 3).

⁷ Relevant weeds are listed as follows under The Management of Hedgerows (England) Regulations 2024 23rd May 2024. (a) using pesticides, by way of spot application, to control the spread of any of the following weeds—(i) broad-leaved dock (*Rumex obtusifolius*); (ii) creeping or field thistle (*Cirsium arvense*); (iii) curled dock (*Rumex crispus*); (iv) giant hogweed (*Heracleum mantegazzianum*); (v) Himalayan balsam (*Impatiens glandulifera*); (vi) Japanese knotweed (*Reynoutria japonica*); (vii) ragwort (*Senecio jacobaea*); (viii) rhododendron (*Rhododendron ponticum*); (ix) spear thistle (*Cirsium vulgare*);

	Install additional tree protection measures as necessary
Timing	Inspections for damaged/diseased plants to be in July or August and replacement plants to be planted November to March. Maintenance of weed free circles in Years 1 -5 twice a year in spring and late summer. Hedge plant guard removal and layering in September to February⁸.
Frequency	Manage hedge by cutting annually.
Project 4c	Monitor and report on hedgerow
Purpose	To identify condition of hedgerow and assess the need for changing management measures.
Responsibility	Conholt Nominees Ltd
Methodology	Survey the hedge: Estimate: - the composition of woody plants using a DAFOR scale; - the composition of ground flora using a DAFOR scale; - the gaps and damage (in accordance with Natural England, 2024b) - The stem diameter of hedgerow plants and trees. Additionally, note the location and extent of any invasive, non-native plant species.
Timing	Mid-June to mid-July (reporting annually in December-January).
Frequency	Monitor in years 1, 3 and 5 years, then at Year 10, Year 15, Year 20, Year 25 and Year 30. If plantings fail and replacement planting is required, then additional monitoring may also be required between Years 5 and 10.
Resulting Action	Consult suitably experienced subcontractor on the eradication of invasive, non-native weeds if presence is confirmed.

⁸ Cutting hedgerows from March to August is banned under The Management of Hedgerows (England) Regulations 2024 23rd May 2024.

7 **HMMP delivery – timing, funding, legal mechanism, roles, responsibilities, monitoring reports and HMMP review**

Funding, Legal Delivery Mechanism for Management and Timing

- 7.1 Habitat creation, enhancement and management in the HMMP is secured through the planning condition attached to the planning consent.
- 7.2 Where possible to do so, habitat creation works identified in the HMMP will be started promptly and completed in line with the seasonality constraints and timings set out in this HMMP.
- 7.3 This means that the habitat management clock starts after the creation planting has been undertaken in line with the statutory biodiversity gain requirements. Conholt Nominees Ltd will formally notify Wiltshire Council that the habitat creation works have been substantially completed and Wiltshire Council certify the actual completion date in writing which will provide clarity as to when the 30 year management and monitoring period commences.
- 7.4 During the 30-year period covered by the HMMP, Conholt Nominees Ltd will be responsible for implementing the prescriptions stated in the plan and submitting monitoring reports to Wiltshire Council.

Roles and responsibilities

Wiltshire Council

- 7.5 Wiltshire Council role will be to agree the HMMP and any revisions over the course of the 30 year period and to oversee the delivery of the biodiversity gain through review and approval of monitoring reports which will be supplied to Wiltshire Council at the relevant monitoring interval. This will involve ongoing liaison with Council representatives, in relation to monitoring reports and site visits, as appropriate to the HMMP.

Conholt Nominees Ltd

- 7.6 Conholt Nominees Ltd will engage contractors, as required to deliver the HMMP on their behalf..

Reporting, liaison and HMMP review

- 7.7 There are requirements for monitoring by Conholt Nominees Ltd for specific features, since it is only by regular monitoring that management can be appropriately reviewed and suggestions for improvements made as required. To provide documentary evidence of relevant ecological monitoring and responsive management, reporting will be appropriate, a copy of which will be circulated to Wiltshire Council to inform ongoing review of progress.
- 7.8 The HMMP monitoring reports will always include a review of the operation and effectiveness of the HMMP since the previous monitoring report and identify any measures that are required to ensure that both the HMMP and BGP are on track to deliver the habitat creation commitments, as required in planning condition 7.
- 7.9 Site meetings and liaison with Wiltshire Council will be undertaken as required and requested by the Council.
- 7.10 Conholt Nominees Ltd will notify the council when the habitat creation & enhancement works are substantially completed.
- 7.11 The HMMP will be reviewed periodically as detailed in the Action Plan, section. The purpose of the review will be to respond to the site and habitat conditions recorded during monitoring, make any reasonable adjustments/adaptations to the existing management projects, add new management requirements and adjust/adapt associated monitoring requirements, as appropriate. The objectives would not be changed.

- 7.12 The HMMP is capable of being used and reviewed on a rolling basis for the 30 year management period, as required for significant onsite biodiversity gain.

8 Action Plan including Habitat Monitoring Plan

- 8.1 The following action plan provides a summary of the actions required and in which year for the first 5 years (Y1-Y5) following habitat creation and enhancement measures being substantially completed and certified as such in writing by Wiltshire Council (i.e. to signify the end of Y0). The reporting requirements include an ongoing monitoring and review of the HMMP typically on a 5 year rolling basis for the 30 year period that will be submitted to Wiltshire Council for approval.

Project		Responsibility Conholt Nominees Ltd (CNL)	Timing	Year 0 (preparatory habitat enhancement/creation works)	Activities in Each Aftercare Year (first 5 years)				
					Year 1	Year 2	Year 3	Year 4	Year 5
Management Project									
	Feature 1: Other Neutral Grassland								
	1a Create other neutral grassland	CNL staff or appointed landscape subcontractor	March/April or September/October	✓					
	1b Manage other neutral grassland by cutting (Year 1)	As above	Cut or strim every six weeks after sowing in the growing season, to establish a dense sward.	✓	✓	✓			
	1b Manage other neutral grassland by cutting (Year 2 onwards)	As above	One cut in March if required and one cut in late August to November. No cutting at all in April to July.				✓	✓	✓
	1c Monitor other neutral grassland	CNL or appointed ecologist	Mid-June to mid-July		✓	✓	✓	✓	✓
	Feature 2: Create Hedgerow								
	4a Create hedgerow	CNL staff or appointed landscape subcontractor	November to March	✓					
	4b Manage hedgerow	As above	Strimming around young plants in growing season (in Years 1-3). Replacement of dead/diseased trees in autumn/winter (in Years 1-5). Year 10 onwards hedge-laying to be undertaken every 10 years.		✓	✓	✓	✓	✓
	4c Monitor hedgerow and trees	CNL staff or appointed ecologist	Mid-June to mid-July		✓	✓	✓	✓	✓
Reporting									
	Reporting	CNL	ALL HABITATS. At end Y0, CNL to submit formal notification to Wiltshire Council that habitat creation and enhancement works are substantially completed.	✓					
	Reporting	CNL	ALL HABITATS Annual for Y1 to Y5, thereafter Y10 (unless any significant planting failures which may mean additional annual reporting between Y6 and Y10), Y15, Y20, Y25, Y30 GRASSLAND additional annual walkover survey and reporting required in between the five yearly intervals.		✓	✓	✓	✓	✓
	Site liaison/meetings	CNL and Wiltshire Council	As required		✓	✓	✓	✓	✓

Project	Responsibility Conholt Nominees Ltd (CNL)	Timing	Year 0 (prepara tory habitat enhance ment/cr eation works)	Activities in Each Aftercare Year (first 5 years)				
				Year 1	Year 2	Year 3	Year 4	Year 5
HMMP review and submission to Wiltshire Council	CNL and Wiltshire Council	Every 5 years						✓

9 References

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Natural England (2024d) *National Character Area 109 Mid-Vale Ridge* [online] Available at: <https://nationalcharacterareas.co.uk/midvale-ridge/>.

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Natural England and Defra (2023) *Habitat Management and Monitoring Plan Checklist. Version 2.0*, 13 May 2024.

10 **Figures**

Figure 1 – Existing habitats



- Legend
- Existing Small Rural Tree
 - Hedge Ornamental Non Native
 - Vegetated garden
 - Developed land; sealed surface
 - Site boundary

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PROJECT TITLE
WOOLAWAY ECOLOGICAL ASSESSMENT AND
BNG CALCULATION (HIPPENSCOMBE)

DRAWING TITLE
Figure 1: Habitat baseline

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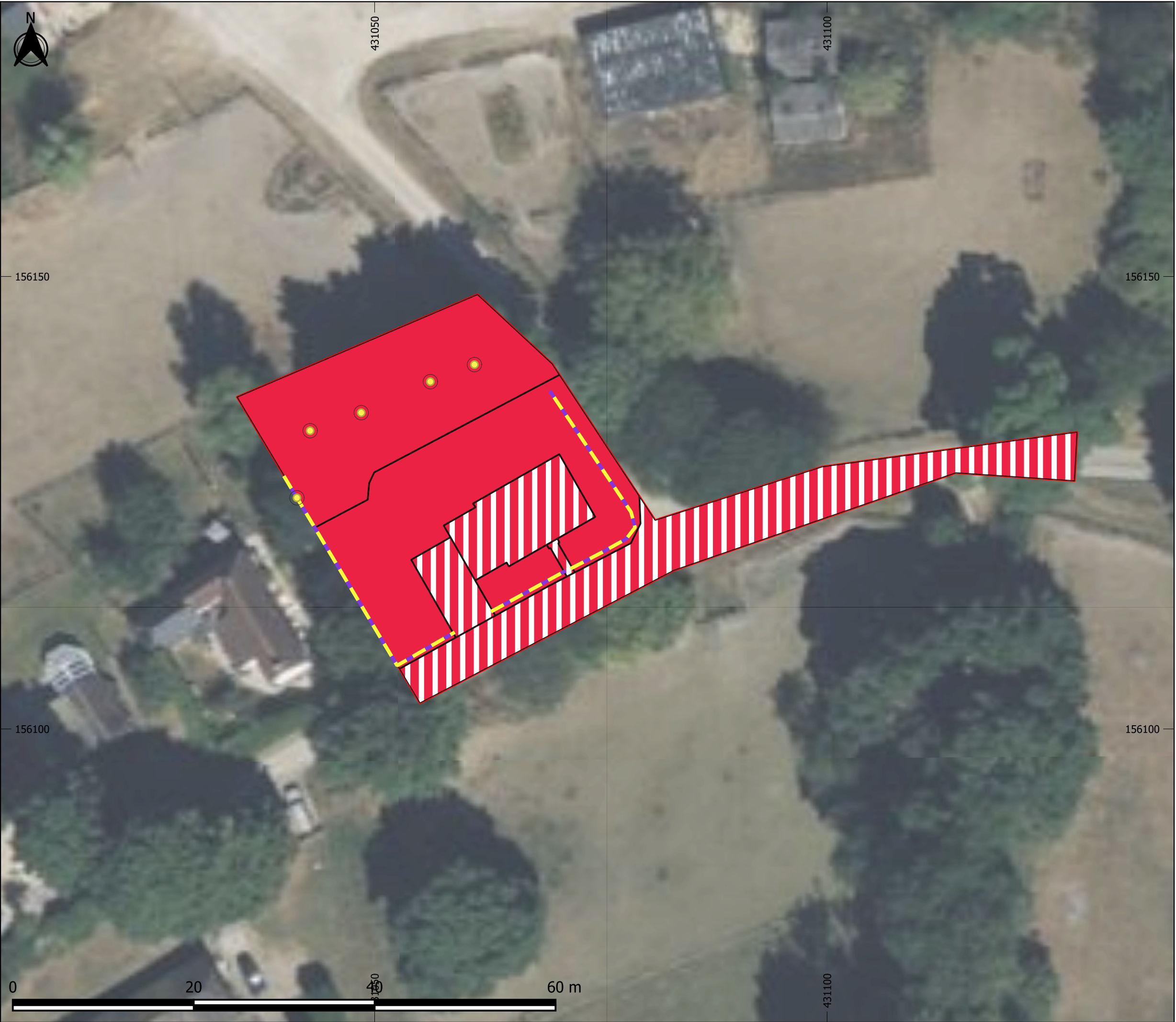
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Sources: BSG Ecology survey data

Figure 3 - Habitats to be created and enhanced



- Legend
- Retained Small Rural Tree
 - Native Hedgerow
 - Vegetated garden
 - Developed land; sealed surface
 - Site boundary

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PROJECT TITLE
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BNG CALCULATION (HIPPENSCOMBE)

DRAWING TITLE
Figure 3: Habitat proposed plan

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11 Appendices

Appendix 1 Woolaway Bungalow HMMP Non-Technical Summary

The Habitat Management and Monitoring Plan (HMMP) is a document that outlines how habitats are to be created and enhanced on a defined area of land within Conholt Nominees Ltd landholding associated with the re-development of the Woolaway Bungalow at Hippenscombe, which has planning consent from Wiltshire Council (planning reference: PL/2025/08170).

The HMMP is required to show how a biodiversity gain will be delivered for the consented development. Biodiversity gain is a Government requirement in England for all Town & Country Planning Act 1990 developments. This means that the consented development needs to leave biodiversity in a better state after the development than it was before. The Government requires that every development should deliver an 'at least 10%' increase in the biodiversity value after the development and that the increase in value relates to habitat values only. The habitat and hedgerows values have been measured using a Statutory Biodiversity Metric which is a Microsoft Excel spreadsheet based tool prepared by Defra that inputs all habitat types, areas and the condition of habitats before and after the development and converts the information into biodiversity unit values and works out the overall percentage change.

The land identified for biodiversity gain related habitat enhancement and creation measures is referred to as the 'Site' in the HMMP.

The Site is currently predominately a small bungalow and associated garden and a strip of an adjacent arable field dominated by a vegetated garden with mature trees and arable farmland.

Details of the approved habitat creation and enhancement measures to deliver a biodiversity gain are provided for the following habitats:

- Other neutral grassland
- Hedgerow

The location of the habitat features for creation and subsequent management and monitoring is shown on Figure 2 and Plan 1 of the HMMP. The HMMP provides detailed sections on the relevant management and monitoring objectives and activities to deliver the vision for each habitat.

Further details about the biodiversity unit values and the overall biodiversity gain outcome for the consented development can be seen in the Biodiversity Gain Plan (BSG Ecology, 2026); the consented development meets the Government's requirement for at least 10% biodiversity gain.

The HMMP provides details of the habitats that are to be created, enhanced and monitored for 30 years following the initial habitat creation measures being substantially completed. There are contingency measures within the HMMP to ensure the biodiversity gain delivery is 'on track'. Details of the roles and responsibilities of each organisation to be involved are provided in the HMMP. Where contractors and consultants are yet to be identified there is provision in the HMMP to ensure that they are suitably qualified and experienced people.

The monitoring reports will be supplied to Wiltshire Council for their approval at the relevant monitoring interval, details of what is required, when and who is responsible for the relevant monitoring action are also provided in the HMMP.