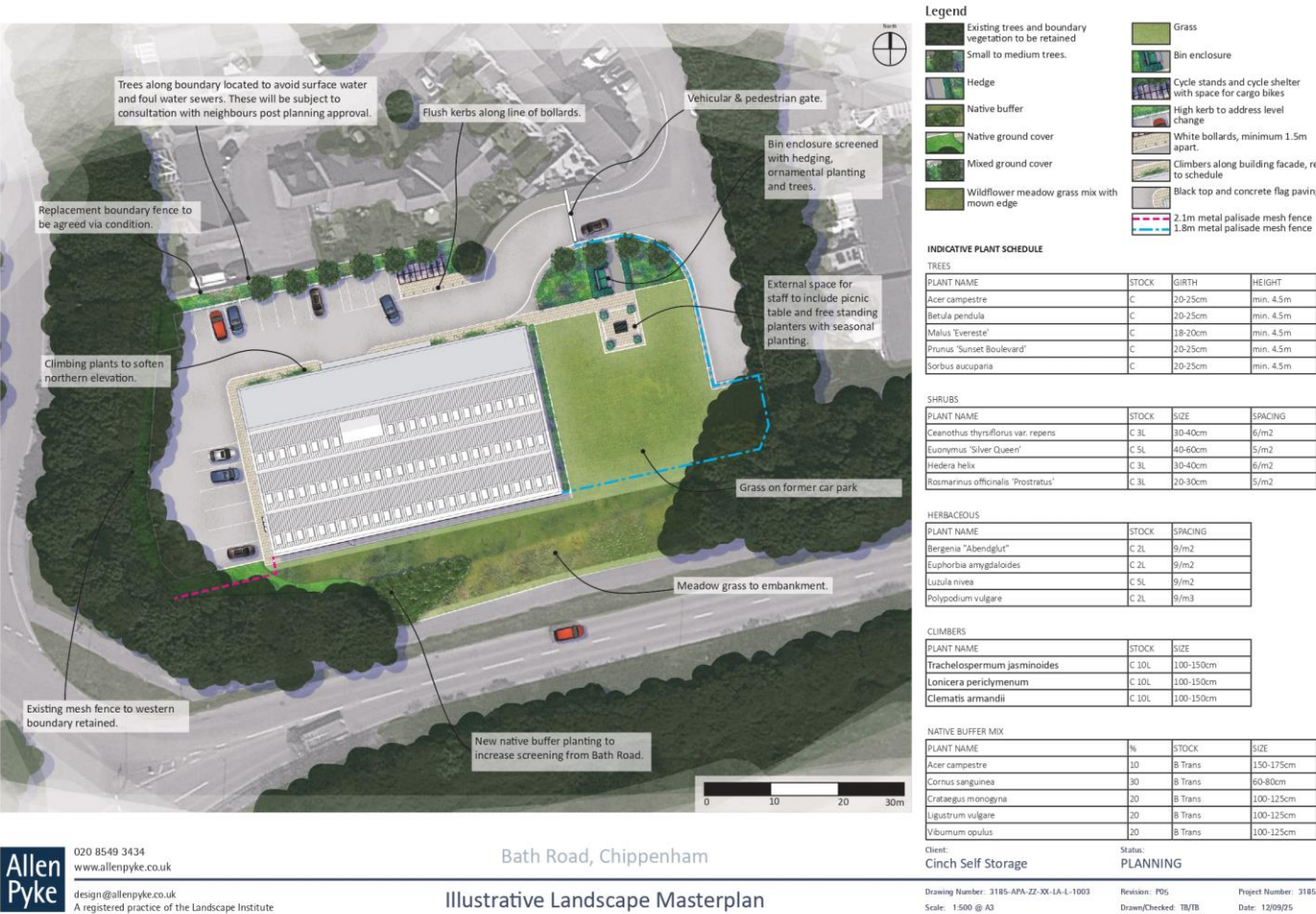


Habitat Management and Monitoring Plan

Site Name:	Cinch Self-Storage (Former Vauxhall Dealership)
Date:	17/02/2026
Version:	V1



Author:

AEWC Ltd

Client:

CINCH
SELF STORAGE

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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
1	Issued	Monika Cuskova / 17/02/2026	Natalie Arscott / 18/02/2026

Document Details

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Authorship Details
Prepared by AEWCLtd.
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RH20 1JE
Mapping provided by MAGIC (Defra), Google Hybrid, and QGIS.

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
Development Name and Address	Cinch Self-Storage (Former Vauxhall Dealership), Bath Road, Chippenham, Wiltshire, SN14 0UX
BNG Project Name and Address	Cinch Self-Storage (Former Vauxhall Dealership), Bath Road, Chippenham, Wiltshire, SN14 0UX
Author Organisation	AEWC Ltd
Landowner	Padlock Chippenham South Limited <i>Note: A grass verge along the southern boundary of the site is currently owned by Wiltshire Council but is expected to be acquired by Padlock Chippenham South Limited in due course and included within the HMMP management area.</i>
Land Manager	Padlock Chippenham South Limited
Responsible person/organisation for creating or enhancing the habitat	Landscape contractor to be appointed by Padlock Chippenham South Limited
Period covered by this management plan	2026 - 2056
Planning authority	Wiltshire Council
Planning reference (if applicable)	PL/2025/03422
BNG register reference (if applicable)	N/A
Central OS grid reference	ST 90017 72189
Metric revision/title	'Statutory Biodiversity Metric' v2 from December 2025)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

To be retained:

- 0.0595ha of lowland mixed deciduous woodland

To be created:

- 0.0097ha of lowland mixed deciduous woodland
- 0.0702 of modified grassland
- 0.43km of line of trees

To be enhanced:

- 0.0613ha modified grassland enhanced to other neutral grassland

Timescales for Actions PB-B03

Year 1 – creation of modified and other neutral grassland, line of trees, and lowland mixed deciduous woodland

Year 1-5 – annual monitoring and adaptive management

Year 6-30 – monitoring every 5 years

August – September (secondary cut in May if required) – annual cutting of the other neutral grassland

Monitoring Requirements PB-B04

Yearly monitoring visits including habitat condition assessments within the first 5 years, one monitoring visit every five years thereafter. Monitoring reports to be produced and submitted yearly within the first five years, and in years 10, 20, 25, and 30 thereafter.

Required Consents and Licences PB-B05

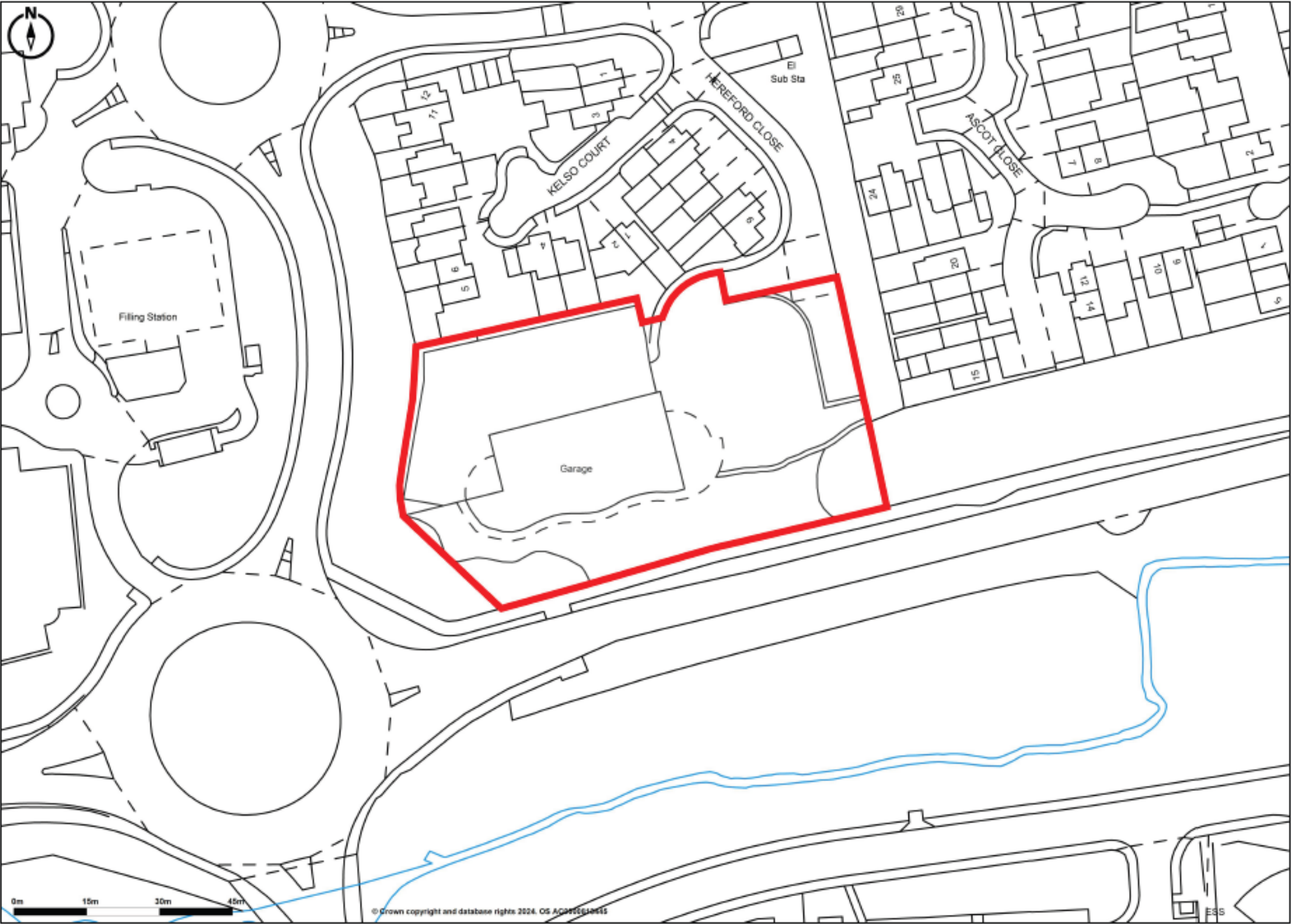
None required

Funding PB-B06

Padlock Chippenham South Limited is responsible for funding to deliver the HMMP.

Legal Agreement PB-B07

None required

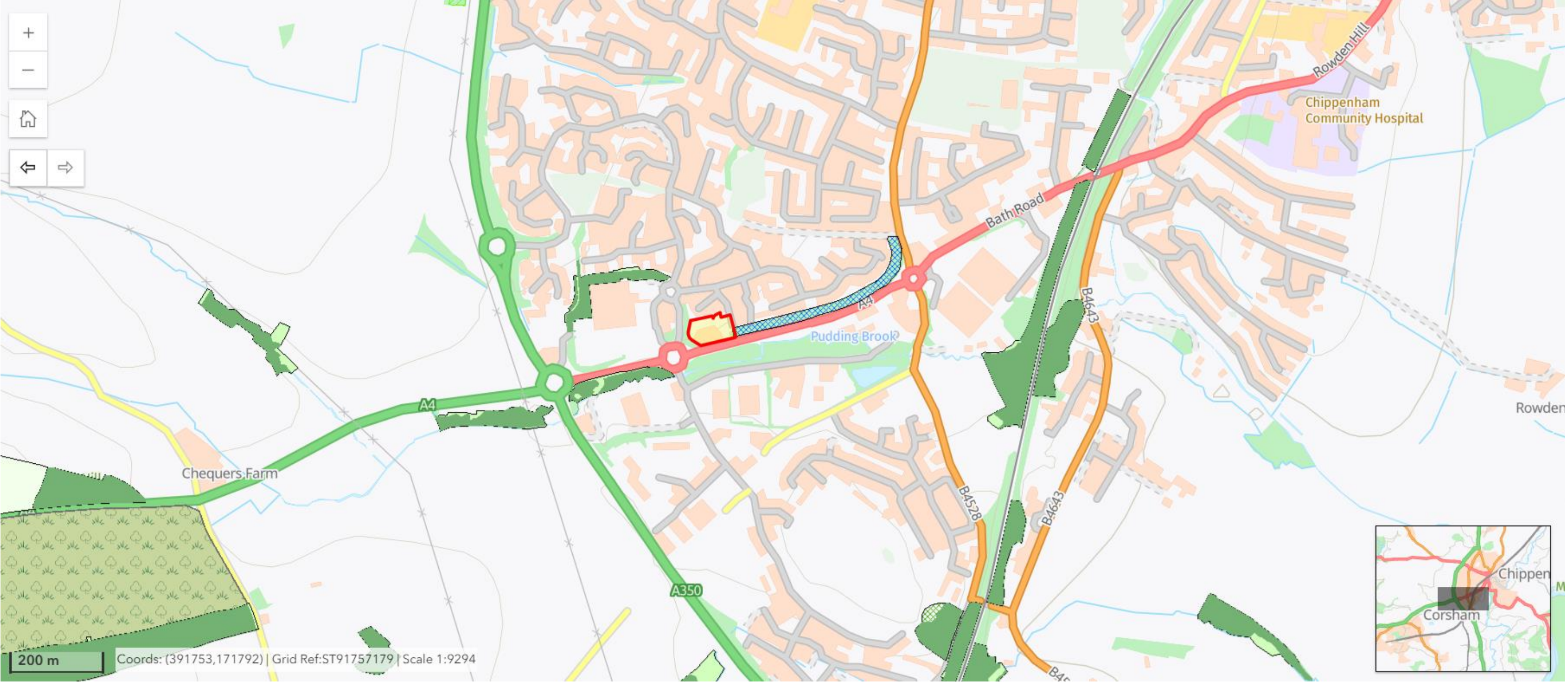


Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.



- Site Boundary
- Broadleaved
- Deciduous Woodland
- Shrub
- Woodpasture and Parkland

Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	Yes: ☐ No: ☒

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		Monika Cuskova, Ecologist		
Organisation		AEWC Ltd		
Responsibility	Start Date:	2026	End Date:	2056
Responsible for production of the HMMP and subsequent amendments following reviews as needed. At this stage AEWC Ltd are predicted to oversee conformity with the HMMP for the foreseeable future.				
Statement of Competency				
Qualified ecologist trained and suitably experienced in the use of UK Habitat (UKHab) Classification System, the Biodiversity Net Gain (BNG) Statutory metric, and production of habitat creation and management plans.				

Landowner or Land Manager PB-B10				
Name or Initials				
Organisation		Padlock Chippenham South Limited		
Responsibility	Start Date:	2026	End Date:	2056
Padlock Chippenham South Limited will be responsible for ensuring the implementation and delivery of the HMMP. This will include appointing suitably qualified and experienced contractors to undertake habitat creation, enhancement, management, and monitoring works, as well as ensuring that adequate funding and resources are available for the duration of the management period.				
Statement of Competency				
The landowner will appoint suitably qualified and experienced landscape management and ecological professionals to undertake the habitat creation, management, and monitoring works required under this HMMP. Contractors will be selected based on their relevant qualifications, training, and experience in habitat management and ecological monitoring.				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials				
Organisation		To be appointed by Padlock Chippenham South Limited		
Responsibility	Start Date:	2026	End Date:	
The appointed management organisation will be responsible for implementing the habitat creation, enhancement, and management measures outlined within the HMMP. This will include undertaking landscaping works (e.g. tree, shrub, and wildflower planting), establishment management, ongoing habitat maintenance, and assisting with monitoring requirements where necessary to ensure habitats achieve and maintain the required Biodiversity Net Gain condition targets.				
Statement of Competency				
The appointed contractor will be suitably qualified and experienced in landscape and habitat management and will have the necessary knowledge and skills to implement habitat creation and management works in accordance with the requirements of the HMMP and Biodiversity Net Gain objectives.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials				
Organisation				
Responsibility	Start Date:		End Date:	
Summarise the agreed relevant responsibilities of the LPA or Responsible Body in the review, auditing and, or, long-term involvement in the implementation of this HMMP (if applicable)				

Land Use Summary

Overview of Baseline Site Use PB-B13

The site is a former Vauxhall Dealership and car show room. Additionally, an MOT and car workshop were located at the rear.

The site is approximately 0.5ha and predominantly comprises developed land sealed surface, with modified grassland regularly mown to maintain short sward in the south of the site. The lowland mixed deciduous woodland in the western and southeastern section of the site is not managed.

Overview of Proposed Site Use PB-B14

The proposal is for demolition of the existing building and redevelopment of the site to create a two-storey self-storage building, with associated servicing and parking areas.

As part of the proposed development, habitat creation and enhancement will be implemented across the site. This includes creation of a line of trees along the northern boundary, creation of lowland mixed deciduous woodland to extend the retained lowland mixed woodland in the west of the site, creation of modified grassland in the eastern section of the site, and creation of introduced shrub adjacent to newly created modified grassland. Additionally, modified grassland in the south of the site will be enhanced to other neutral grassland.

There will be regular mowing and pruning of the modified grassland and introduced shrub for ornamental purposes.

The main management of the other neutral grassland will be creating a suitable mowing regime to enhance species diversity, cutting and removing arisings.

The line of trees and lowland mixed deciduous woodland will have a suitable planting methodology and then monitored, with pruning minimised to allow suitable establishment.

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.](#)



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?	☐	No direct or indirect impact on designated sites due to the small size of the size, the nature of works, and the distance to designated sites.
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 or opportunities relating to protected and notable species.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	None present
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?	☐	No designated species or sites are known to be present on the site.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	Can be found in 'Preliminary Ecological Assessment – February 2024' and 'Biodiversity Net Gain Report – December 2025' by PJC Consultancy Ltd.
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	No public access
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	No habitats on-site are notably climate sensitive.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	No geological or topographical constraints or opportunities.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	No land within the site meeting this description.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	No constraints or opportunities relating to soils or substrates.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No contaminated land within the site.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	No constraints or opportunities relating to hydrology and drainage.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	The entirety of the site is in Flood zone 1 and is therefore at very low risk of fluvial flooding. The location is at low risk of flooding from overland flow of rainwater. Therefore, no site management risks are expected.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	No constraints or opportunities relating to landscape character/designations.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	No constraints or opportunities relating to historic land use.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	No constraints or opportunities relating to historic environment and earth heritage.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	None

Baseline and Environmental Information

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 HMMP aims to enhance the biodiversity value of the site through habitat creation and enhancement, increasing structural and botanical diversity, and providing improved resources for wildlife. Management will be delivered through appropriate establishment methods, targeted maintenance regimes, and regular monitoring, with adaptive management applied to achieve and maintain target conditions for a minimum of 30 years.

In the long term, the site will develop into a connected mosaic of habitats that continues to increase in ecological value beyond the management period.

Modified Grassland and Introduced Shrub

Modified grassland and shrub planting will be established to provide amenity value while contributing ecological benefits. Grassland will be maintained through regular mowing, and shrubs through routine pruning and replacement of failures during establishment. These areas will provide ongoing habitat structure and foraging opportunities throughout the management period.

Other Neutral Grassland Enhancement

Modified grassland will be enhanced to other neutral grassland through appropriate sowing and a structured mowing regime, with arisings removed to promote botanical diversity. Monitoring will guide adaptive management to achieve and maintain target condition over at least 30 years.

Line of Trees

Native trees will be planted to provide habitat connectivity and long-term ecological value. Establishment will be monitored, with failed trees replaced as required. Pruning will be minimal to allow natural development.

Lowland Mixed Deciduous Woodland Extension

The existing woodland will be extended using native species to improve connectivity and biodiversity. Management will focus on establishment success, with minimal intervention as the woodland matures to increase ecological value beyond 30 years.

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 baseline UK habitat classification and BNG condition scoring of all baseline habitats provided a baseline for what habitats had scope to be created and enhanced with condition scoring allowing an uplift.

Key boundary features were identified where their extension would be of significant benefit.

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
Developed land; sealed surface	Developed land; sealed surface	C3	N/A	N/A	N/A	N/A	
Modified grassland	Other neutral grassland	E1	Moderate	Moderate	10	Moderate condition will be targeted by achieving a pass in criteria A, B, C, D, and E. Criterion F will not be targeted.	
Modified grassland	Lowland mixed deciduous woodland	C1	Moderate	Moderate	30+	Moderate condition will be targeted by achieving a condition assessment score of 26 to 32.	
Developed land; sealed surface	Introduced shrub	C4	N/A	N/A	1	N/A	
Developed land; sealed surface	Modified grassland	C2	N/A	Moderate	4	Moderate condition will be targeted by achieving a pass in criteria A, C, D, F, and G. Criteria B and E will not be targeted.	
Developed land; sealed surface	Line of trees	C5	N/A	Moderate	20	Moderate condition will be targeted by achieving a pass in criteria A, B, C, and E. Criterion D will not be targeted.	
Lowland mixed deciduous woodland	Lowland mixed deciduous woodland	R1 and R2	Good	Good	N/A	Retained woodland will be maintained in the baseline condition.	

Habitat and Condition Targets Further Comments
N/A

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 total of 0.0595ha of lowland mixed deciduous woodland (R1 and R2) will be retained within the site. Tree protection will be implemented in accordance with the approved Arboricultural Method Statement (SJA trees Arboricultural Planning Consultants, February 2024). A pre-start meeting will be held prior to any site clearance or construction works to ensure all contractors understand the tree protection requirements and sequencing. No vegetation clearance, ground preparation, or demolition will occur until protective measures are in place. Works within Root Protection Areas will be strictly controlled, with hand excavation undertaken where required under Arboricultural supervision to prevent root damage.

Specification of Protective Measures to be Used PM-04

Protective fencing will be erected in accordance with BS5837:2012 to form Construction Exclusion Zones around all retained trees and woodland areas, as shown on the Tree Protection Plan. The fencing will comprise metal palisade mesh panels securely fixed to form continuous barriers, with clear signage to prevent unauthorised access. Within these zones, no ground disturbance, material storage, vehicle movement, or changes in levels will be permitted. Post-construction, boundary treatments and buffer zones will be retained where necessary to prevent encroachment and safeguard retained habitats in the long term.

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.](#)



Habitats to be retained: R1 and 2
Habitats to be created: C1-5
Habitats to be enhanced: E1

Creation, Enhancement and Management Targets and Prescriptions

Grassland (Low Distinctiveness)

Creation, Enhancement and Management Summary (GL-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 5. Grassland Low

Target Habitat:		Modified grassland, moderate condition				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m², please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.	Yes	C2	Creation of modified grassland will be undertaken on areas currently comprising hardstanding. Prior to seeding, existing hard surfaces will be removed and any compacted sub-base loosened through shallow cultivation to improve soil structure and drainage. Where required, a suitable low-nutrient topsoil will be imported and spread to form a growing medium appropriate for grassland establishment. The ground will then be levelled and prepared to create a fine tilth suitable for seed sowing through harrowing or light tilling. A UK native grass seed mix should be selected that includes a range of native grasses and wildflowers. This should be selected to suit the soil type, drainage, and regional conditions. The seed mix should be sown at a density of 4-5 g/m2. The seeds can be mixed with damp sand or similar for even distribution. They can then be hand sown or sown with a seed spreader. Following distribution of the seeds, the ground must be firmed with a roller or by treading to ensure good soil contact. Any specific guidance given by the seed mix provider should be followed. Initial preparation and seeding should ideally be undertaken in spring (March – April) or autumn (September – October).	N/A	In the first year of establishment, the grassland should be mown regularly to a height of 5-10cm whenever growth exceeds 10-15cm, to prevent competitive grass species overshadowing other species. Cuttings must be removed to prevent nutrient enrichment. After the first year of establishment, the grassland can be mown as required for amenity purposes. Cuttings should continue to be removed to prevent nutrient enrichment and encourage species richness. No fertiliser should be applied to the grassland. Herbicide should be used for spot treatments only.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities	No	C2	N/A	N/A	N/A

	for vertebrates and invertebrates to live and breed.					
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	C2	N/A	N/A	The mowing regime will remove scrub as necessary.
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	C2	N/A	N/A	Physical damage to the grassland will be avoided by restricting vehicle access and undertaking management using light machinery, particularly during wetter periods.
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No	C2	N/A	N/A	N/A
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.	Yes	C2	N/A	N/A	The mowing regime will remove bracken as necessary.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes	C2	N/A	N/A	Keep area free of invasive species by hand weeding or spot treatment with a herbicide-free weed control measure.

Additional Management Prescriptions (GL-B01)

N/A

Grassland (Low Distinctiveness)

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

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

Action	Relevant Parcels	Timing	Prescriptions
Ground preparation	C2	Spring (March – April) or autumn (September – October) of first year	Existing hardstanding will be removed to expose the underlying substrate, and any compacted material will be loosened through shallow cultivation to improve soil structure and drainage. Where required, a suitable low-nutrient topsoil will be imported and spread to create a growing medium appropriate for grassland establishment. The ground will then be lightly cultivated using a harrow or shallow tiller to create a fine, firm seedbed suitable for sowing.
Sowing	C2	Spring (March – April) or autumn (September – October) of first year	A UK native grass and wildflower seed mix appropriate to local soil type, drainage and regional conditions will be used. The seed mix will be sown at a rate of approximately 4–5 g/m², either by hand or using a seed spreader, and may be mixed with damp sand to ensure even distribution. Following sowing, the ground will be lightly rolled or firmed by foot to ensure good seed-to-soil contact.
Establishment management	C2	First year as required	During the first year following sowing, the grassland will be mown regularly whenever growth exceeds c. 100–150mm, maintaining a sward height of approximately 50–100mm to reduce competition from dominant grasses. All cuttings will be removed from site to prevent nutrient enrichment and to support establishment of forbs. No fertiliser will be applied. Herbicide use will be limited to targeted spot treatment only where required.
Ongoing management	C2	Year 2 onwards	Following establishment, the grassland will be managed primarily for amenity purposes through a mowing regime as required. Low impact equipment should be used, such as brush cutters or suitable lightweight mowers. All cuttings will continue to be removed to prevent nutrient enrichment and encourage species diversity. Fertiliser application will be avoided, and any weed control will be undertaken through hand removal or targeted spot treatment only.

Grassland (Low Distinctiveness) Species Lists (GL-T03)

Provide a detailed species list for the habitat to be created.

Common Name	Scientific Name	Abundance / %	Comments
Perennial rye-grass	<i>Lolium perenne</i>	35	
Red fescue	<i>Festuca rubra</i>	25	
Smooth meadow-grass	<i>Poa pratensis</i>	10	
Crested dog’s-tail	<i>Cynosurus cristatus</i>	10	
White clover	<i>Trifolium repens</i>	8	
Common daisy	<i>Bellis perennis</i>	4	
Selfheal	<i>Prunella vulgaris</i>	3	
Yarrow	<i>Achillea millefolium</i>	3	
Ribwort plantain	<i>Plantago lanceolata</i>	2	

Other Supporting Information

Supporting Information (GL-B02)
N/A

What Does Success Look Like? (GL-F01)



Grassland (Medium, High, and Very High Distinctiveness) – Other neutral grassland

Creation, Enhancement and Management Summary (GH-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 6. Grassland Med High and V. High.

Target Habitat				Other neutral grassland, moderate condition		
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	E1	N/A	In late summer or early autumn, the existing modified grassland will be cut short to approximately 20–30 mm, with all arisings removed from site to reduce soil nutrient levels and suppress competitive grasses. The sward will then be scarified or lightly harrowed to create approximately 40–60% bare ground to break up thatch and improve seed-to-soil contact. A UK native neutral grassland seed mix appropriate to local soil conditions will be overseeded across the prepared sward, comprising a diverse range of native grasses and forbs characteristic of neutral grassland communities. Yellow rattle (<i>Rhinanthus minor</i>) will be included within the seed mix to prevent coarse grasses from dominating the sward and promote establishment of wildflower species. Seed will be evenly distributed by hand or spreader and lightly rolled or firmed to ensure good seed-to-soil contact. No fertiliser or soil improvers will be applied at any stage of enhancement.	During the first year following enhancement, the grassland will be mown as required to control coarse and competitive grasses and support establishment of meadow species, with all cuttings removed from site to prevent nutrient enrichment. Following establishment, the grassland will be managed through a meadow-style cutting regime to promote flowering, seed set and long-term species diversity. A primary hay cut will be undertaken annually at the end of the growing season, ideally in late August to September, to allow characteristic meadow species to flower and set seed. All arisings will be removed from site. Where required to suppress perennial weeds or vigorous grass regrowth, a secondary cut may be undertaken in May prior to flowering. Cutting heights will retain some structural variation where practicable to support invertebrates. The grassland will be monitored regularly for dominance by competitive grasses, scrub encroachment and invasive species. Control will be undertaken through hand removal, targeted spot treatment only, and further scarification and overseeding where necessary to maintain species richness and condition targets.
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.	Yes	E1	N/A	N/A	Rotational cutting: leave at least 25% of areas uncut each year and rotate uncut areas.

C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	E1	N/A	N/A	Additional over-sowing will be undertaken where required. If the sward becomes too dense, small bare patches will be manually created through clearance by hand.
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	E1	N/A	N/A	Keep area weed free by hand weeding or spot treatment with a herbicide-free weed control measure. The annual cutting regime should also prevent establishment of bracken or scrub.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	E1	N/A	N/A	Management of sward prior to wetter months using light machinery to ensure that minimal damage occurs to the grassland. Keep area weed-free by hand weeding or spot treatment with a herbicide-free weed control measure.
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	No	E1	N/A	N/A	N/A

Additional Management Prescriptions (GH-B01)

N/A.

Grassland (Medium, High, and Very High Distinctiveness) – Other neutral grassland

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

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

Action	Relevant Parcels	Timing	Prescriptions
Ground preparation and scarification	E1	Late summer – early autumn (August–September)	Existing modified grassland will be cut short to approximately 20–30 mm, with all arisings removed from site to reduce soil nutrient levels and suppress competitive grasses. The sward will then be scarified or lightly harrowed to break up thatch and create approximately 40–60% bare ground to improve seed-to-soil contact.
Overseeding	E1	Late summer – early autumn following scarification	A UK native neutral grassland seed mix appropriate to local soil conditions will be overseeded across the prepared sward, comprising native grasses and meadow forbs characteristic of neutral grassland communities. Yellow rattle (<i>Rhinanthus minor</i>) will be included to reduce grass dominance and promote wildflower establishment. Seed will be evenly distributed by hand or spreader and lightly rolled or firmed to ensure good seed-to-soil contact. No fertiliser or soil improvers will be applied.
Mowing	E1	When necessary in the first year, then once (or twice if required) per annum.	During the first year of management the grassland will be mown as necessary and arisings removed to prevent course grasses from dominating. Following this, the meadow areas will be cut annually at the end of the growing season (ideally in late August to September) to allow the plants to set seed. If required (to suppress perennial weeds), a secondary cut may be undertaken in May where required to suppress coarse grasses and perennial weeds prior to flowering. Some structural variation will be retained where practicable to support invertebrates. At least 25% of area will be uncut each year and rotated.
Monitoring	E1	Ongoing	The grassland will be monitored for dominance by competitive grasses, scrub encroachment and invasive species. Control will be undertaken through hand removal, targeted spot treatment only, and further scarification and overseeding where necessary to maintain species richness and condition targets.

Grassland (Medium, High, and Very High Distinctiveness) Species Lists (GH-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Crested dog’s-tail	<i>Cynosurus cristatus</i>	30-35%	
Red fescue	<i>Festuca rubra</i>	12-15%	
Common bent	<i>Agrostis capillaris</i>	8-10%	
Sheep’s fescue	<i>Festuca ovina</i>	8-12%	
Sweet vernal-grass	<i>Anthoxanthum odoratum</i>	4-6%	
Meadow foxtail	<i>Alopecurus pratensis</i>	4-6%	
Quaking grass	<i>Briza media</i>	1-2%	
Common knapweed	<i>Centaurea nigra</i>	2-3%	
Oxeye daisy	<i>Leucanthemum vulgare</i>	1.5-2%	
Meadow buttercup	<i>Ranunculus acris</i>	1-1.5%	
Ribwort plantain	<i>Plantago lanceolata</i>	2-3%	

Selfheal	<i>Prunella vulgaris</i>	1-2%	
Yellow rattle	<i>Rhinanthus minor</i>	1-2%	
Meadow vetchling	<i>Lathyrus pratensis</i>	1-2%	
Red clover	<i>Trifolium pratense</i>	0.5-1%	
Common sorrel	<i>Rumex acetose</i>	1%	
Yarrow	<i>Achillea millefolium</i>	1-2%	
Autumn hawkbit	<i>Scorzoneroides autumnalis</i>	1-1.5%	

Other Supporting Information

Supporting Information (GH-B02)
N/A

What Does Success Look Like? (GH-F01)



Line of Trees

Creation, Enhancement and Management Summary (LT-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 15. Line of Trees

Target Line of Trees Type:			Line of trees, moderate condition			
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	At least 70% of trees are native species.	No	C5	N/A	N/A	N/A
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes	C5	Trees will be planted at regular intervals appropriate to species growth form (typically 3–5 m spacing) to ensure development of a largely continuous canopy at maturity.		Tree health will be monitored periodically. Failed or removed trees will be replaced promptly to prevent canopy fragmentation.
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Yes	C5	N/A	N/A	Deadwood to be retained in all trees, unless it poses a risk to persons using the site. Any dead wood removed to be retained on site as habitat piles. If ivy growth occurs, this will be retained.
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.	No	C5	N/A	N/A	N/A
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Yes	C5	N/A	N/A	Allowing the trees to develop without pruning – if minor pruning needed if, this will be kept to under 10% of the total tree. Cutting around the trees should be done with a line trimmer or by hand to reduce any damage to the base and the bark. No herbicides to be applied to the surrounding area. Years 2-3 remove the tree guards to avoid restriction on growth.

Additional Management Prescriptions (LT-B01)
N/A

Line of Trees

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

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

Action	Relevant Features	Timing	Prescriptions
Planting of trees	C5	Year 1 (November – March)	Remove vegetation from the planting area if present. Prepare soil and dig a hole to accommodate root ball. The hole needs to be at least double the width of the root ball. Break up the soil at the bottom. Ensure the tree is planted at the same depth as it was in the container; the root flare should be visible at the soil line. Plant roots with some organic compost and add two-inch layer of mulch to retain moisture and suppress competition during establishment. Watering in initial phase as needed and in first summer if needed – monitor for signs of drought stress. Stake and place guard over tree.
Management	C5		Years 1-3, maintain a layer of mulch of approximately 4cm thick to help the trees establish Year 2 – 3, remove the tree guards so growth is not restricted when the trees are of a suitable size. Pruning is kept to a minimum and only done if needed to reduce the impact on access. This will be under 10% of the total tree.

Line of Trees Species Lists (LT-T03)

Provide a detailed species list for the habitat to be created.

Common Name	Scientific Name	Abundance / %	Comments
Field maple	Acer campestre	20%	
Silver birch	Betula pendula	20%	
Crab apple ‘Evereste’	Malus ‘Evereste’	20%	
Cherry blossom Sunset Boulevard	Prunus ‘Sunset Boulevard’	20%	
Rowan	Sorbus aucuparia	20%	

Other Supporting Information

Supporting Information (LT-B02)
N/A

What Does Success Look Like? (LT-F01)



Woodland

Creation, Enhancement and Management Summary (WO-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 24. Woodland
For each condition row, delete the condition targets that aren't being targeted as necessary.

Target Habitat:			Lowland mixed deciduous woodland, moderate condition				
Condition Assessment Criteria			Target Score	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	Age distribution of trees	Three age classes present	3	C1	Woodland creation will be undertaken using a mixed-age plants.	N/A	N/A
		Two age classes present					
		One age class present					
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	3	C1	N/A	N/A	Tree shelters or guards will be installed on young trees where required to protect against browsing.
		Evidence of significant browsing pressure is present in 40% or less of whole woodland					
		Evidence of significant browsing pressure is present in 40% or more of whole woodland					
C	Invasive plant species	No invasive species present in woodland	3	C1	N/A	N/A	Woodland will be monitored for invasive non-native species and controlled through hand removal or targeted treatment only.
		Rhododendron <i>Rhododendrion ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, other invasive species <10% cover					
		Rhododendron or laurel present, or other invasive species) 10% cover					
D	Number of native trees species	Five or more native tree or shrub species found across woodland parcel	3	C1	Five native tree species will be planted.	N/A	N/A
		Three to four native tree or shrub species found across woodland parcel					
		Two or less native tree or shrub species present across woodland parcel					
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understorey shrubs are native	3	C1	Only UK native plant species will be planted.	N/A	N/A
		50 – 80% of canopy trees and 50-80% of understorey shrubs are native					
		<50% of canopy trees and <50% understorey shrubs are native					
F	Open space within woodland	10-20% of woodland has areas of temporary open space. Unless woodland <10ha in which case 0-20% temporary open space is permitted.	3	C1	N/A	N/A	Small areas of open ground will be retained within the woodland.
		21-40% of woodland has areas of temporary open space					
		<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.					

G	Woodland regeneration	All three classes present in woodland; trees 4-7cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth	3	C1	Woodland creation will be undertaken using a mixed-age plants.	N/A	Selective coppicing of hazel will be undertaken.
		One or two classes only present in woodland					
		No classes or coppice regrowth present in woodland					
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	3	C1	N/A	N/A	Tree health will be monitored regularly, with failed or declining trees replaced during the next planting season as required. Early identification and targeted management of pests or disease.
		11% to 25% mortality and/or crown dieback or low risk pest or disease present					
		Greater than 25% tree mortality and or any high risk pest or disease present					
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	2	C1	Chosen species composition will ensure that canopy and shrub layer are present.	N/A	Selective coppicing of hazel will be undertaken on a rotational basis to maintain the shrub layer.
		Two storeys across all survey plots					
		One of less storey across all survey plots					
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems and stumps, or an abundance of small cavities.	1	C1	N/A	N/A	Deadwood, standing and fallen, will be retained where safe.
		Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.					
		Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.					
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	2	C1	N/A	N/A	Fertiliser and organic waste will not be applied within the woodland area, and no storage of materials, spoil, or cut vegetation will take place within the woodland. Woodland management undertaken using lightweight equipment and during drier ground conditions to prevent soil compaction and rutting. Where vehicle access is required for essential works such as thinning, designated access routes will be used to confine disturbance to limited areas.
		Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground					
		More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground					

Additional Management Prescriptions (WO-B01)

N/A

Woodland

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

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

Action	Relevant Parcels	Timing	Prescriptions
Site preparation	C1	Prior to planting (November–March)	Prior to planting, existing vegetation will be cleared through strimming or close mowing, with arisings removed where necessary. Planting pits will be prepared by shallow cultivation to reduce compaction and improve root establishment. Native species appropriate to local soil and site conditions will be planted at an average spacing of approximately 1.5–3m, with variation incorporated to create natural structure and small open glades. Tree shelters or guards will be installed on young trees where required to protect against browsing and mechanical damage. Mulch mats or organic mulch may be applied around planted trees to suppress competing vegetation and retain soil moisture during establishment. Small areas of open ground will be retained within the woodland to allow for natural regeneration over time, contributing to ongoing age class diversity. No fertiliser will be applied.
Planting	C1	Year 1 (November-March)	Woodland creation will be undertaken using a mixed-age plants to establish early structural diversity and long-term resilience. Native species appropriate to local soil and site conditions will be planted at an average spacing of approximately 1.5–3m, with variation incorporated to create natural structure and small open glades. Adequate watering while establishing.
Protection and establishment	C1	Years 1 - 5	During the first five years of establishment, competing vegetation will be controlled through strimming or mulching around planted trees to ensure successful establishment. Tree guards will be inspected regularly and adjusted or replaced as necessary. Failed planting will be replaced in the next planting season.
Long-term management	C1	Years 5+ / Ongoing	Deadwood (standing and fallen) will be retained where safe. Scrub will be managed to maintain a shrub layer without suppressing canopy development. Open glades will be retained or created periodically to promote regeneration and structural diversity. Woodland will be monitored for invasive non-native species and controlled through hand removal or targeted treatment only.

Woodland Species Lists (WO-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
English oak	<i>Quercus robur</i>	25%	
Field maple	<i>Acer campestre</i>	15%	
Silver birch	<i>Betula pendula</i>	15%	
Small-leaved lime	<i>Tilia cordata</i>	10%	
Aspen	<i>Populus tremula</i>	5%	
Hazel	<i>Corylus avellana</i>	15%	
Hawthorn	<i>Crataegus monogyna</i>	10%	
Holly	<i>Illex aquifolium</i>	5%	

Other Supporting Information

Supporting Information (WO-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
May Year 2	Other neutral grassland; modified grassland	Seed failing to germinate.	Monitoring visits in Year 1 and 2 identify that more than 10% of ground area has not germinated.	Undertake a second round of sowing focussing on bare ground. Soil to be prepared as needed.
No specific date; should be assessed at each monitoring visit.	Other neutral grassland	Low species diversity, dominance of few species. Encroachment of scrub, bracken, or invasive plant species. Increase in proportion of bare ground.	Monitoring visit records any of the following: • 20% cover of broadleaved herbs; • <8 species per m2 in moderate quality grassland • Cover of rye grasses <i>Lolium</i> spp. and white clover >30%; • Recording of scrub (above 3%), bracken (above 10%), or presence of INNS within the parcel; and/or • • Observation of an increase in bare ground within grassland parcels between monitoring visits to above 5% of grassland area.	Review of management. Supplementary seeding where deemed necessary. Removal of scrub and bracken, and appropriate management of invasive plant species.
No specific date; should be assessed at each monitoring visit.	Modified grassland	Low species diversity; dominance of few species. Scrub or bracken presence approaching 20% of the total grassland parcel area. Physical damage evident in over 3% of the total grassland parcel area. Increase in proportion of bare ground. Encroachment of scrub, bracken, or invasive plant species.	Monitoring visit records any of the following: • <6 species per m2; • Scrub presence approaching 20% of the total grassland parcel area; • Physical damage evident in over 3% of the total grassland parcel area; • An increase in bare ground within grassland parcels between monitoring visits, to above 7% of grassland area; and/or • Scrub or bracken approaching 20%, or invasive plants within the grassland parcel.	Review of management. Supplementary seeding where deemed necessary. Removal of scrub and bracken as appropriate. Invasive plant species management plan to be put in place to ensure eradication of invasive plants on site.
No specific date; should be assessed at each monitoring visit.	Other neutral grassland; modified grassland	Compaction	Reduced plant growth, waterlogging	Aerate soil or use subsoiling techniques. Limit use of machinery during wet conditions.
Years 1-5	Line of trees; lowland mixed deciduous woodland	Newly planted trees failing to establish.	10% of targeted number of newly planted trees 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. Initial planting phase should include a mulch to help retain water and then watering as needed through drier seasons during years 1-5 as they establish.

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, condition assessments will be undertaken for each habitat at 1, 2, 5, 10, 20, 25 and 30 years after development to conclude whether they are successfully achieving or heading towards their target habitat and condition. Photographs will be taken before and after the creation of the habitats and will also be used to further evidence the progress of the target habitats.

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
Other neutral grassland	A quadrat sampling technique will be used to assess species richness. The following criteria will be checked against: - A minimum of 8 native plant species should be present per square metre on average - Less than 5% of the total grassland area should be covered by species indicative of high soil fertility, such as creeping thistle, docks, and nettles - Wildflowers (including sedges) should be growing over at least 20% of the habitat area - Less than 30% of the grassland should be covered by perennial ryegrass and white clover combined - There should be less than 5% scrub and less than 20% bracken cover - No invasive species listed on Schedule 9 of the Wildlife and Countryside Act should be present - Signs of damage (such as bare ground) should cover less than 5% of the total area	Monitoring should be completed once per year in the first five years following completion of the works. This is expected to commence in 2025. Following the fifth year of monitoring, monitoring surveys should be carried out every five years until 30 years has elapsed since completion of the works. Monitoring should be carried out during the peak growing season (May – August).
Modified grassland	A quadrat sampling technique will be used to assess species richness. The following criteria will be checked against: - A minimum of 6 plant species should be present per square metre on average - There should be less than 20% scrub and less than 20% bracken cover - No invasive species listed on Schedule 9 of the Wildlife and Countryside Act should be present	Monitoring should be completed once per year in the first five years following completion of the works. Following the fifth year of monitoring, monitoring surveys should be carried out every five years until 30 years has elapsed since completion of the works. Monitoring should be carried out during the peak growing season (May – August).
Lowland mixed deciduous woodland and line of trees	Comparison of the habitats to criteria within the Statutory Biodiversity Metric condition assessment sheet relevant to the targeted condition criteria.	Year 1, 2, 3, 4, and 5, then every 5 years. 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
Cinch Self Storage	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-October	November - December	Report on results of initial modified grassland, other neutral grassland, line of trees and woodland enhancement and creation.
Y2	September-October	November – December	Report on results of modified grassland, other neutral grassland, line of trees and woodland enhancement and creation.
Y3	September-October	November – December	Report on results of modified grassland, other neutral grassland, line of trees and woodland enhancement and creation.
Y4	September-October	November – December	Report on results of modified grassland, other neutral grassland, line of trees and woodland enhancement and creation.
Y5	September-October	November - December	Report on results of modified grassland, other neutral grassland, line of trees and woodland enhancement and creation.

Y10	September-October	November - December	Report on results of modified grassland, other neutral grassland, line of trees and woodland enhancement and creation.
Y15	September-October	November - December	Report on results of modified grassland, other neutral grassland, line of trees and woodland enhancement and creation.
Y20	September-October	November - December	Report on results of modified grassland, other neutral grassland, line of trees and woodland enhancement and creation.
Y25	September-October	November - December	Report on results of modified grassland, other neutral grassland, line of trees and woodland enhancement and creation.
Y30	September-October	November - December	Report on results of modified grassland, other neutral grassland, line of trees and woodland enhancement and creation.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Following each monitoring survey (once per year for the first five years, then once every five years) a report using the Monitoring Report Template will be submitted to the Wiltshire Council.

The HMMP will be reviewed following each monitoring survey and updated if deemed necessary based on the conditions observed on the site and knowledge of the site use. Should the client contact AEWC Ltd, or whichever body is responsible for overseeing the monitoring and HMMP at the time, with any updates as to the site use and condition, the HMMP will be updated if deemed necessary. All updated versions of the HMMP will be submitted to the Wiltshire Council immediately upon completion, to supersede the previous version of the document.