

Habitat Management and Monitoring Plan

Melksham Road, Holt, Wiltshire

14 April 2026

Ecology
Arboriculture
Land Management





Site Details

Site Name and Location	Melksham Road, Holt, Wiltshire
Central OS Grid Reference	ST 86860 62544
Client	Redcliffe Homes Ltd

Report Details

Report Title	Habitat Management and Monitoring Plan
Report Reference	3018-HMMP-CH

Quality Assurance & Revision Record

Revision	Date	Author	Checked By	Approver	Summary of Changes
REV2	14 April 2026	Cameron Hard BSc	Chris Merrick BSc ACIEEM	Richard Pash BSc MCIEEM	Updated numbers and positions of bird boxes
REV1	14 April 2026	Cameron Hard BSc	Ryan Yeates BSc MCIEEM	Richard Pash BSc MCIEEM	Amended landscaping.
FINAL	24 October 2025	Cameron Hard BSc	Ryan Yeates BSc MCIEEM	Richard Pash BSc MCIEEM	Amended landscaping.
DRAFT	17 October 2025	Cameron Hard BSc	Ryan Yeates BSc MCIEEM	Richard Pash BSc MCIEEM	

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1 Introduction

This Habitat Management and Monitoring Plan (HMMP) has been produced by GE Consulting on behalf of Redcliffe Homes Ltd in relation to a residential development at Melksham Road, Holt, Wiltshire.

The area within the application boundary is hereafter referred to as the 'Site'.

This document has been commissioned to satisfy Condition 13 of the outline planning consent and is to be used to guide management of the Site. Condition 13 states:

"No development shall commence on site (including any works associated to the formation of the new access) until a Habitat Management and Monitoring Plan Page 81 (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority.

The HMMP shall include:

- a) a non-technical summary;*
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;*
- d) the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- e) the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period.*

No more than 75% of the dwellings hereby approved shall be first occupied until the habitat creation and enhancement works set out in the approved HMMP have been implemented.

The created and/or enhanced habitat shall be managed and maintained in accordance with the approved HMMP for the lifetime of the development.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner and to ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

2 Project Background

2.1 Site Overview

Project type	On-site
Development Name and Address	Melksham Road, Holt, Wiltshire
BNG Project Name and Address	As above
Author organisation	GE Consulting
Landowner	Redcliffe Homes Ltd

Responsible person/organisation for creating or enhancing the habitat	As above
Period covered by this management plan	June 2026 – June 2056 with 5 year update in 2061
Planning authority	Wiltshire Council
Planning reference (if applicable)	PL/2024/05435
BNG register reference (if applicable)	N/A
Central OS grid reference	ST 86860 62544
Metric revision/title	Statutory Biodiversity Metric (July 2024)
Are any Irreplaceable Habitats present onsite	No

2.2 Summary of Management Plan

Habitats to be Retained, Created and Enhanced

The Site comprises arable cropland with surrounding native hedgerows, native hedgerows with trees and species-rich native hedgerows with trees. The hedgerows are set to be fully retained, with the exception of H1 and H3 which will be partially removed to facilitate visibility splays, a storm outlet and a sewer easement, while the arable land is to be repurposed. New modified grassland, other neutral grassland, traditional orchard, mixed scrub, tree planting, species-rich native hedgerows with trees and private vegetated gardens are set to be created as part of the new development.

Timescales for Actions

Habitats will be created two years after commencement of construction, following removal of site compounds and other construction infrastructure, expected to be completed in June 2028. Optimal management of the retained hedgerows will start within the first year of construction, expected to commence in June 2026. Management of created habitats will start within the first year post-completion of the development.

Monitoring Requirements

Monitoring surveys and reporting will be conducted in years 2, 5, 10, 15, 20 and 30 years post-completion. See **Section 5** for details.

Required Consents and Licences

N/A

Funding

Redcliffe Homes Ltd will fund the costs of compliance with the HMMP until occupation of the final dwelling. Following this, each household will be charged an annual management fee (precise sums to be agreed prior to sale and based pro rata on the number of bedrooms in each dwelling) which will be used to fund the ongoing habitat management.

Legal Agreement

None.

Site Boundary and Context Plan



Key:

- Site Boundary
- Wiltshire LPA
- Avon Vales
- Cotswolds

Plan is to Scale
 Scale at A3: **1:22,000.005812**

0 200 400 600 800 m

Imagery ©2025 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies. Map data ©2025 Google

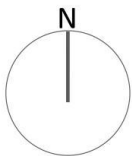
Figure 1:
Site Boundary and Context Plan

Project:
Melksham Road, Holt

Client:
Redcliffe Homes Ltd

Date:
26/2/2026
Ref:
3018-HMMP-F1

Drawn:
CH
Revision:
1



2.4 Roles and Responsibilities

2.4.1 Ecologist

The Ecologist's role within the HMMP is to outline appropriate management prescriptions and a monitoring strategy to deliver the habitat type and condition to achieve the target 10% net gain, using relevant information from the site baseline and predicted post-development conditions on Site.

At the monitoring stage, the Ecologist's role will be to assess the type and condition of the habitats present at each monitoring period and determine whether the management prescriptions have been undertaken as prescribed in the HMMP. They will make recommendations for remedial actions to be undertaken where required, and produce a monitoring report that outlines these, documenting the progress towards the target habitat type and condition.

2.4.2 Landowner or Land Manager

Redcliffe Homes Ltd is the current Landowner and will fund the costs of compliance with the HMMP until the occupation of the final dwelling. At this point, each household will be charged an annual management fee (precise sums to be agreed prior to sale and based pro rata on the number of bedrooms in each dwelling) which will fund ongoing management over 30 years. At this point a resident's association will be formed which will take on the role of Land Manager and will organise the future long-term management of the habitats in this HMMP.

2.4.3 Managing Agent

The Managing Agent (Fexco Property Services) will be responsible for the practical delivery of the management prescriptions detailed within this HMMP. They will be responsible for communicating any day-to-day issues with the management prescriptions as outlined in this HMMP to the Land Manager and undertaking any remedial actions that are required following monitoring.

2.4.4 LPA

Wiltshire Council LPA will be responsible for reviewing the monitoring reports submitted by Redcliffe Homes Ltd at each specified monitoring interval. They may undertake their own monitoring visits where deemed necessary.

2.5 Land Use Summary

2.5.1 Overview of Baseline Site

The Site is currently managed as arable farmland with surrounding native hedgerows. From visiting the Site, it is apparent that the hedgerows are managed in a sympathetic way, allowing for reasonable growth without excessive flailing or damaging pruning.

2.5.2 Overview of Proposed Site Use

The Site will be a residential development of up to 55 dwellings and associated works, comprising vegetated gardens, modified grassland, other neutral grassland, traditional orchard, native hedgerows, species-rich native hedgerows, species-rich native hedgerows with trees and tree planting. On plot management e.g. of gardens and associated hedgerows will be undertaken by individual homeowners. Management of all other habitat within the Site, including retained hedgerows, will be undertaken as per this HMMP.

2.6 Site Context Photos

See Ecological Impact Assessment (EnGain, 2024) for overview photographs of the Site.

2.7 Baseline Environmental Information

A summary of the relevant environmental information for the Site is presented below. Refer to Ecological Impact Assessment (EnGain, 2024) and BNG Statement and Assessment Report (GE Consulting, 2025) for further details.

Baseline and Environmental Information	Details
Statutory / Non-statutory Designated Sites	There is one European designated site within 10km of the Site: Bath and Bradford and Avon Bats Special Area of Conservation (SAC), located approximately 750m north of the Site. There is one statutory designated site located within 5km of the Site: Green Lane Wood Local Nature Reserve is approximately 5km south of the site. Five non-statutory sites are located within 2km of the Site, as follows: 🦉 Lady's Coppice Local Wildlife Site (LWS), located approximately 500m north-west of the Site. 🦉 Bristol River Avon LWS, located approximately 800m south of the Site. 🦉 Gifford Meadow LWS, located approximately 1km north-west of the Site. 🦉 Kennet and Avon Canal LWS, located 1.5km south of the Site. 🦉 Mill Farm Wiltshire Wildlife Trust Reserve is located approximately 2km north-east of the site
Protected and Notable Species	The site offers limited suitability for protected/notable species. A small population of common reptiles is present in hedgerow bases, but hedgerows are of limited potential for dormice. No badger setts were noted. There is potential for breeding birds within the hedgerows, and bats use the network of hedgerows around the Site for commuting and foraging. Furthermore, a number of trees on the north and western boundaries support features with suitability for roosting bats (PRFs).
Invasive Non-Native Species (INNS)	N/A
Biological Records Plan - Sites and Species	Refer to Statutory / Non-statutory Designated Sites and Protected and Notable Species above for an overview.
Baseline Habitats Survey	🦉 Modified Grassland in good condition. 🦉 Cereal Cropland (condition assessment N/A) 🦉 One "Very Large" rural tree in moderate condition. 🦉 One "Medium" rural tree in moderate condition. 🦉 Native hedgerow (H1) in good condition. 🦉 Native hedgerow with trees (H2) in good condition. 🦉 Species-rich native hedgerow with trees (H3) in moderate condition. 🦉 Species-rich native hedgerow with trees (H4-H5) in good condition.
Public Access	There is no public access on Site.

Baseline and Environmental Information	Details
Climate	The Site is situated in the south-west of the UK, which is classed as a temperate maritime region, being heavily influenced by the Atlantic Ocean. It has an overall mild, damp, and changeable climate with moderate seasonal variations. The region receives significant rainfall, particularly in the winter months, as well as frequent winds. There are various microclimates due to the varied topography. Coastal regions are generally milder and wetter, while inland areas can experience slightly drier conditions.
Geology and Topography	The Site's bedrock is Kellaways Formation - Sandstone, siltstone and mudstone. Sedimentary bedrock formed between 166.1 and 163.5 million years ago during the Jurassic period.
Agricultural Land Status	The Site is within Grades 3A and 3B for the agricultural land classification.
Soils and Substrates	The Site is within an area classified as a combination of Soilscape 5 and 18. - Soilscape 5 is freely draining, lime-rich loamy soil. - Soilscape 18 is slowly permeable, seasonally wet, slightly acidic but base-rich loamy and clayey soils.
Contaminated Land	Check related planning reports.
Hydrology and Drainage	Check related planning reports.
Flood Risk Zones	The Site is within Flood Zone 1. See other planning reports.
Landscape Character and Designations	Check related planning reports.
Historic Land Use	The Site is located within an area broadly classified as enclosed agriculture (post-medieval to modern). A review of more recent historic aerial imagery shows the Site has been in arable rotation since at least 1945.
Historic Environment and Earth Heritage	There are no known historic sites or features on or adjacent to the Site (check planning reports for further information).
Other – please specify	N/A

3 Planned Management Activities

3.1 Management Plan Aims and Objectives

The aim of this document is to outline how the on-Site habitats contributing to significant net gain, and other created and retained habitats, will be managed and monitored over 30 years to ensure they reach the 10% net gain target on-Site as detailed in the Biodiversity Gain Plan.

3.2 Design Principles Informed by Baseline Information

The Biodiversity Gain Hierarchy and the mitigation hierarchy were followed during the design process, with all net gain to be provided on Site.

First, in relation to onsite habitats which have a medium, high and very high distinctiveness, the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects:

The majority of the Site is cereal crops and modified grassland (low distinctiveness). However, two individual trees, which are medium distinctives, are present within H4 and H5 and have been recorded in the baseline as they are 'very large' and 'medium' and set to be lost. As the loss of these trees is required to facilitate the development, there are no alternatives to its removal. A negligible length (0.006km) of high distinctiveness species-rich native hedgerows with tree habitat is required to facilitate the sewer easement and is therefore unavoidable. All remaining species-rich native hedgerows with trees and native hedgerows with trees (medium distinctiveness) are set to be retained and protected as part of the development.

Then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits:

As all the cereal crop, modified grassland and individual tree habitat is to be removed, there is no opportunity for enhancement. On-site habitat creation will therefore be used to compensate losses in the first instance. To compensate for the losses of modified grassland, significant areas of other neutral grassland are proposed throughout the development. The loss of two individual trees is to be compensated through the planting of 77 new trees. A section of a native hedgerow (H1) is to be lost to facilitate visibility splays and a storm outlet. To compensate for this, 0.26km of new species-rich native hedgerow and trees habitat will be planted along the southern boundary and within the wider development.

The Site location falls within the area covered by the Wiltshire and Swindon LNRs, however, it is not within a focus area for nature recovery and so all habitats were considered to have Low strategic significance.

3.3 Habitat and Condition Targets

The below tables show the targeted condition and condition assessment criteria for enhanced and created habitats that contribute to 'significant' BNG and for retained habitats and other created non-significant habitat on Site that also require specific management. See Habitat Retention and Creation Plan in **Section 3.5** for the locations of each parcel/ feature.

3.3.1 'Significant' BNG habitats

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
1	Traditional Orchard	N/A	Moderate	22	Moderate condition will be achieved by targeting:  The passing of criteria C, D, E, F, G and H:	See Section 4 for detailed management prescriptions. A sensitive pruning regime will be undertaken and scrub growth regularly controlled. Grassland will be managed in line with the prescriptions detailed for other neutral grassland. Monitoring will be undertaken to ensure non-native invasive species do not colonise the grassland.
2	Other neutral grassland (species-rich wildflower meadow)	N/A	Moderate	7	Moderate condition will be achieved by targeting:  The passing of criteria A, B, D and E.	Management will be undertaken to ensure a variety of sward lengths are present. Small areas of bare ground will be allowed to remain and bracken and scrub encroachment will be regularly controlled. Monitoring will be undertaken to ensure non-native invasive species do not colonise the grassland.
3	Other neutral grassland	N/A	Moderate	7	Moderate condition will be achieved by targeting:	Management will be undertaken to ensure a variety of sward lengths are

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
	(swales/wet meadow)				 The passing of criteria A, B, D and E.	present. Small areas of bare ground will be allowed to remain and bracken and scrub encroachment will be regularly controlled. Monitoring will be undertaken to ensure non-native invasive species do not colonise the grassland.
5	Mixed scrub	N/A	Moderate	7	Moderate condition will be achieved by targeting:  The passing of Criteria A, C and D.	Management will be undertaken to ensure the scrub comprises a well-developed edge, and monitoring will be undertaken to ensure non-native invasive species do not colonise the scrub.
8	Individual trees (69 'small' trees)	N/A	Moderate	29	Moderate condition will be achieved by targeting:  The passing of criteria A, B, D and F.	Criteria D and F which requires no adverse impact on tree health by human activities and more than 20% of the tree canopy oversailing vegetation will be targeted through monitoring to ensure that the design has been implemented as per the plans and that there is no future encroachment.
H6-H8	Species-rich native hedgerow with trees	N/A	Moderate	12	Moderate condition will be achieved by targeting:  The passing of criteria B1, B2, C2, D1, D2 and E2	Management will be undertaken sensitively to prevent gappiness and damage. Monitoring will be undertaken to ensure non-native invasive species do not colonise the hedgerow.

3.3.2 Other retained and non-‘significant’ habitats

Parcel/ Feature Ref	Target Habitat Type	Baseline Condition	Targeted Condition	Years to Target Condition	Condition Assessment Targets	Comments
4	Modified grassland	N/A	Moderate	6	Moderate condition will be achieved by targeting: 🦋 The passing of criteria C, D, F and G.	Management will be undertaken to control scrub and bracken encroachment. Monitoring will be undertaken to ensure non-native invasive species do not colonise the grassland.
6	Vegetated garden	N/A	N/A	1	N/A	N/A
7	Developed land; sealed surface	N/A	N/A	N/A	N/A	N/A
H1	Native hedgerow	Good	N/A (retained)	N/A	N/A	Retained habitat will be maintained in current condition.
H2	Native hedgerow with trees	Good	N/A (retained)	N/A	N/A	Retained habitat will be maintained in current condition.
H3	Species-rich native hedgerow with trees	Moderate	N/A (retained)	N/A	N/A	Retained habitat will be maintained in current condition.
H4-H5	Species-rich native hedgerow with trees	Good	N/A (retained)	N/A	N/A	Retained habitat will be maintained in current condition.

3.4 Habitat Retention and Creation

Refer to the Habitat Retention and Creation Plan in **Section 3.5** for the locations and details of retained habitats. Management prescriptions for these habitats are provided in **Section 4**.

3.5 Habitat Retention and Creation Plan



Key:

- Site Boundary
- 21 - Traditional orchard
- g3c - Other neutral grassland
- g4 - Modified grassland
- h3h - Mixed scrub
- u1b - Developed land, sealed surface
- Vegetated Garden
- Native Hedgerow
- Native Hedgerow with trees
- Native Species Rich Hedgerow with trees
- New Urban Tree (Broadleaved)

Plan is to Scale
Scale at A3: 1:1,500
0 10 20 30 40 m

Imagery ©2026 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies. Map data ©2026 Google

Figure 2:
Habitat Retention and Creation Plan

Project:
Melksham Road, Holt

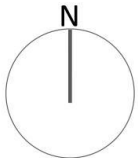
Client:
Redcliffe Homes

Date:
26/2/2026

Ref:
3018-HMMP-F2

Drawn:
RY

Revision:
1



4 Creation, Enhancement and Management Prescriptions

4.1 Habitat Creation Specification

4.1.1 *Tree Planting*

Planting will avoid periods of inundation or prolonged ground frost. Mulch using wood chippings or bark to establish a 1m diameter around the tree stem. Appropriately sized individual tree guards will be required to prevent damage to saplings by browsing rabbits.

4.1.2 *Other Neutral Grassland*

New areas of other neutral grassland within the POS will be seeded using Emorsgate EM3 – Special General Purpose Meadow Mixture (or similar).

New areas of other neutral grassland within the attenuation basins will be seeded with Emorsgate EM8 Meadow Mixture for Wetlands (or similar).

Areas to be sown will be first rotovated and raked or harrowed to produce a medium fine, firm tilth. Fertiliser will not be applied at any point as this will lead to dominance of nutrient loving species such as broad-leaved grasses, nettles and docks. The seed mix will be sown at a density as per the general manufacturer's recommendation to allow space for each species to establish and to produce good ground cover.

Seed will be sown in the autumn or spring, selecting a time when the soil is moist and can be worked. Seeding will be sown by hand broadcasting, seed fiddle, spinner, hydroseeding or grass seed drill on the surface and will not be raked or harrowed in.

4.1.3 *Traditional orchard*

Fruit tree planting will avoid periods of inundation or prolonged ground frost. Mulch using wood chippings or bark to establish a 1m diameter around the tree stem. Appropriately sized individual tree guards will be required to prevent damage to saplings by browsing rabbits.

The grassland within the orchard will be created through the seeding of Emorsgate EM3 – Special General Purpose Meadow Mixture (or similar).

Areas to be sown will be first rotovated and raked or harrowed to produce a medium fine, firm tilth. Fertiliser will not be applied at any point as this will lead to dominance of nutrient loving species such as broad-leaved grasses, nettles and docks. The seed mix will be sown at a density as per the general manufacturer's recommendation to allow space for each species to establish and to produce good ground cover.

Seed will be sown in the autumn or spring, selecting a time when the soil is moist and can be worked. Seeding will be sown by hand broadcasting, seed fiddle, spinner, hydroseeding or grass seed drill on the surface and will not be raked or harrowed in.

4.1.4 *Mixed scrub*

New scrub should be planted between October and March, avoiding periods of inundation or prolonged ground frost. This will accord with BS 8545:2014. Specimens are to be mulched using wood chippings or bark to establish a 1m diameter around the tree stem. Planting should be well heeled, protected initially by rabbit proof guards with a cane support.

4.1.5 Modified Grassland

New short sward amenity grassland areas will be established using a suitable species-rich native flowering grassland mix such as Emorsgate EL1 – Flowering Lawn Mixture, sown as per the manufacturer's instructions.

Areas to be sown will be first rotovated and raked or harrowed to produce a medium fine, firm tilth. Seed will be sown in the autumn or spring, selecting a time when the soil is moist and can be worked.

The above seed mix includes many perennial species that can be slow to germinate and grow. Ground cover will therefore likely take longer to develop than conventional lawn sowings and may take 12-18 months to knit together as turf. Newly seeded areas will therefore be protected to prevent seedling destruction by pedestrians.

4.1.6 Hedgerows

Planting will avoid periods of inundation or prolonged ground frost. Mulch using wood chippings or bark and erect tree guards.

4.2 Management Schedule

The table below provides detailed management prescription and schedule of works for each habitat on Site that requires management over a period of 30 years post-completion of development to meet the targeted condition criteria outlined in **Section 3.3**. Locations of each habitat are shown on the Habitat Retention and Creation Plan in **Section 3.5**.

Parcel/ feature reference	Habitat	Management Prescription	Condition criteria targeted	Years habitat created in advance	Timing
'Significant' BNG Habitats					
See Habitat Retention and Creation Plan	Traditional orchard	Examine all tree stakes and ties, replace or adjust as appropriate. If the tree has yet to establish, replace or adjust ties, spacers and tree tubes as appropriate. If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed – filling any holes with suitable topsoil.	N/A - relevant to establishment only	N/A	Years 1 to 3 (or until established), as required.
		Maintain a weed-free mulched area around the tree.	C, H	N/A	Years 1 to 3, as required.
		Where periods of extreme drought occur (two weeks or more), trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	N/A - relevant to establishment only	N/A	Years 1 to 3 (or until establishment), as required.
		Once the trees are well established the sward can be allowed to grow up to the trunk, although noxious weeds, bramble and ivy will be removed from around the trees by strimming. Care will be taken when using strimmers or mowers to avoid damaging trees.	C, E, H	N/A	Years 4 onwards (or once well-established), in late August to September.
		Pruning will follow Natural England Technical Information Note TIN017 'Traditional Orchards: Maintenance Pruning' included. Prune any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood and retain non-diseased deadwood in orchard. Remove all stems and limbs which are unsafe or are in danger of falling or breaking during gales. A	D, E	N/A	Year 2 onwards, in November to March.

Parcel/ feature reference	Habitat	Management Prescription	Condition criteria targeted	Years habitat created in advance	Timing
		suitably skilled and qualified arboriculturist shall carry out such pruning. Remove all diseased material from site.			
		Replace any dead, diseased or damaged stock on a like-for-like basis in the next appropriate season i.e. not in the summer months and not in frost conditions. Set firm any trees that have become loosened up. Top up mulch where necessary.	E	N/A	Years 1 to 3, in October to March.
		First year management - mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wildflowers.	G	N/A	Year 1, in June-November.
		Paths to be mown between trees to allow public access. Care will be taken when using trimmers or mowers to avoid damaging trees.	N/A - relevant to maintaining functionality for recreational use	N/A	Year 1 onwards, in April to October as required.
		Established grassland should be cut once or twice a year in early spring (March) and autumn (September – October). Arisings will be removed to encourage grassland establishment and prevent soil enrichment and thatching. 20% of grassland to be left unmown each year on a rotational basis.	G	N/A	Twice yearly from year 3 (or once established), in March and September-October.
		Carefully dig out/ spot treat any suboptimal species such as docks where these contribute >10% of the total area. Where invasive species are present, treat these as appropriate to the species and location following specialist advice	H	N/A	Year 2 onwards, in March/ April or August/ September
See Habitat Retention	Other neutral grassland	Sow with wildflower grassland mix as per the manufacturer's specification.	A	N/A	During habitat creation, March/ April or

Parcel/ feature reference	Habitat	Management Prescription	Condition criteria targeted	Years habitat created in advance	Timing
and Creation Plan					September/ October.
		Protect newly seeded areas where appropriate to prevent seedling destruction/ trampling. Fertiliser will not be applied at any point. Reseeding areas of poor vegetation growth to maintain between 1% and 5% bare ground.	E	N/A	During habitat creation and annually in March/ April or September/ October
		First year management - mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wildflowers.	A, E	N/A	Year 1, in June-November.
		Established grassland should be cut once or twice a year in early spring (March) and autumn (September – October). Arisings will be removed from the grassland to encourage grassland establishment and prevent soil enrichment and thatching. 20% of grassland to be left unmown each year on a rotational basis.	A, B	N/A	Twice yearly from year 3 (or once established), in March and September-October.
		All litter, stones or other debris will be collected and removed immediately prior to grass cutting operations	N/A	N/A	Year 1 onwards, as required
		Mowing will be reduced during prolonged dry periods and the mowing height increased to 50mm at such times. Similarly, in very wet conditions all grass cutting operations will cease until conditions allow for grass cutting to take place.	E	N/A	Year 1 onwards, as required
		Carefully dig out/ spot treat any suboptimal species such as docks where these contribute >5% of the total area. Where invasive species are present, treat these as appropriate to the species and location following specialist advice.	A, E	N/A	Annually, in March/ April or August/ September

Parcel/ feature reference	Habitat	Management Prescription	Condition criteria targeted	Years habitat created in advance	Timing
		Any colonising scrub and bracken will be removed to maintain <20% bracken and <5% scrub	A, D	N/A	Year 1 onwards, September to October
See Habitat Retention and Creation Plan	Mixed scrub	Plant in accordance with the Landscape Proposals. Avoid periods of inundation or prolonged ground frost. Mulch using wood chippings or bark and erect tree guards.	A	N/A	Year 1, in October to March
		Allow grass to grow long for minimum 1m width around edges to create ecotone habitat.	D	N/A	Year 2 onwards (or once established), at all times
		Replace any dead, diseased or damaged stock on a like-for-like basis in the next appropriate season i.e. not in the summer months and not in frost conditions. Set firm any shrubs that have become loosened up. Top up mulch to 75mm, where necessary.	A	N/A	Years 1 to 3, in October to March.
		Targeted spraying, strimming or hand pulling of sub-optimal species (non-native conifers, tree-of-heaven, holm oak, European turkey oak, cherry laurel, snowberry, shallon, American skunk cabbage, buddleia, cotoneaster, Spanish bluebell and hybrid bluebell) so that these make up <5% of ground cover	C	N/A	Annually, as required
		Monitor presence of invasive species. Where colonisation has occurred remove according to specialist advice for the species and location before it becomes established	C	N/A	Annually, as required
		Cut back branches encroaching onto other habitats and any bramble choking planting. Cuttings/ any fallen deadwood to be used to create brash piles for wildlife as per Figure 3 .	A	N/A	Yearly, in October to February.
See Habitat Retention and Creation Plan	Individual trees - urban	Treat all trees with application of slow-release fertiliser.	N/A - relevant to establishment only	N/A	Years 1 to 3, in May.
		Maintain a weed-free mulched area around the tree for the first 3 years after planting. When trees have reached independence, the sward can be allowed	N/A - relevant to	N/A	Years 1 to 3, as required.

Parcel/ feature reference	Habitat	Management Prescription	Condition criteria targeted	Years habitat created in advance	Timing
		to grow up to the trunk, although tall weeds, bramble and ivy will be removed from around the trees.	establishment only		
		Any epicormic growth or suckers to be removed from the trunk/basal area of the trees.	N/A	N/A	Yearly from year 2, in November
		Examine all tree stakes and ties, replace or adjust as appropriate. If the tree has yet to establish, replace or adjust ties, spacers and tree tubes as appropriate. If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed – filling any holes with suitable topsoil.	D	N/A	Years 1 to 3, as required.
		Where periods of extreme drought occur (two weeks or more), trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	N/A - relevant to establishment only	N/A	Years 1 to 3 (or until established), as required.
		Check trees for pests and diseases.	N/A	N/A	Yearly, as required.
		Conduct yearly arboricultural inspections of trees for safety and inspect as necessary after storms. Carry out remedial action as necessary, only removing trees/limbs where essential for safety reasons. Any tree removed should be replaced on a like for like or better basis. Should work be required to a tree supporting/suspected to support potential for roosting bats, an ecologist will be contacted for advice.	A, B, D	N/A	Yearly, in November to February.
		Prune low branches for safety requirements only. Retain deadwood	D	N/A	Year 4 onwards, in October to March.
H6-H8	Species-rich native hedgerow with trees	Once established, cut on a 3-year rotation (no more than one third per year). Hedgerows will be cut along one side annually, alternating between the two sides of the hedgerow each year. Standard trees will not be cut, ensuring there is at least one tree per 20-50m. In the long term, hedgerows will be taken through a hedgerow management cycle provided in Appendix 2.	B1, B2, E2	N/A	Starting in Year 4 (or once established), Yearly, in

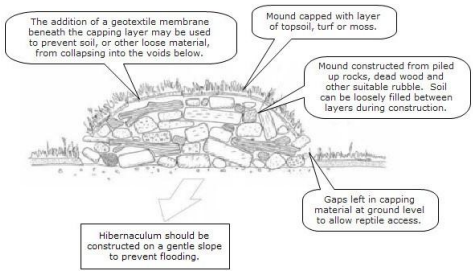
Parcel/ feature reference	Habitat	Management Prescription	Condition criteria targeted	Years habitat created in advance	Timing
					October to February.
		Undertake an annual inspection of trees - there should be at least one tree per 20-50m. Replace any trees requiring removal (diseased/ unsafe) with the same/ similar species as appropriate to the location. Should work be required to a tree supporting/suspected to support potential for roosting bats, an ecologist will be contacted for advice.	E2	N/A	Yearly, as required
		Leave minimum 1m adjacent to hedgerow base uncut. Strim annually as required to remove noxious weeds.	C1	N/A	Year 3 onwards, strim August or September.
		Plant up gaps with at least 5 native species as per Landscape Strategy in a double staggered row with 45mm centres.	B1, B2	N/A	Year 1 in November to February.
		Examine all tree stakes and ties, replace or adjust as appropriate. If the tree has yet to establish, replace or adjust ties, spacers and tree tubes as appropriate. If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed – filling any holes with suitable topsoil.	N/A - relevant to establishment only	N/A	
		Keep 200mm diameter weed-free to reduce competition and aid establishment, top up mulch as necessary to 75mm, keeping stem clear	C2	N/A	Year 1 to 3 (or until established), when required.
		Replace any dead, diseased or damaged stock on a like-for-like basis in the next appropriate season i.e. not in the summer months and not in frost conditions. Set firm any shrubs that have become loosened up.	B2, E2	N/A	Yearly, in October to March as required.
		Where periods of extreme drought occur (two weeks or more), trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	N/A	N/A	Years 1 to 3 (or until established), as required.

Parcel/ feature reference	Habitat	Management Prescription	Condition criteria targeted	Years habitat created in advance	Timing
		Check for and manage any invasive species within the hedge and the adjacent undisturbed ground, managing as appropriate to the species using advice from a specialist	D1	N/A	Yearly, as required.
Other habitats to be managed					
See Habitat Retention and Creation Plan	Modified grassland	The Contractor will protect newly seeded areas where appropriate to prevent seedling destruction by pedestrians. Fertiliser will not be applied at any point. Reseeding areas of poor vegetation growth.	N/A - relevant for establishment	N/A	Years 1 and 2 at all times.
		During initial establishment of new grassland, it will be mown to a height of 50mm 6-8 weeks after germination and subsequently to a height of 35-40mm as required, but not more regularly than once every 4 weeks until such a time as a knitted turf is established.	N/A - relevant for establishment	N/A	Year 1 in March to October
		Mowing will be reduced during prolonged dry periods and the mowing height increased to 50mm at such times. Similarly in very wet conditions all grass cutting operations will cease until conditions allow for grass cutting to take place.	D	N/A	Year 1 onwards, as required.
		All litter, stones or other debris will be collected and removed immediately prior to grass cutting operations	N/A	N/A	Year 1 onwards, as required.
		Any colonising scrub and bracken will be removed to maintain <20% cover	C, F	N/A	Year 1 onwards, as required.
H1	Native hedgerow	See non-establishment prescriptions for species-rich hedgerow above.	N/A (retained)	N/A	See above.
H2	Native hedgerow with trees	See non-establishment prescriptions for species-rich hedgerow with trees above.	N/A (retained)	N/A	See above.
H3-H5	Species-rich native hedgerow with trees	See non-establishment prescriptions for species-rich hedgerow with trees above.	N/A (retained)	N/A	See above.

4.3 Other Ecological/ Landscape Requirements

The Site will be enhanced for nesting birds, roosting bats, hedgehogs and reptiles as detailed below and illustrated in **Figure 3**.

Quantity & Type	Illustrations	Description & Installation
57 no. integrated bird nest boxes	  Ibstock Smooth Cream Swift Box (Swift Box - EcoHabitats)  Bekstone Nesting Bird Box (305x140x102) (Tumbled finish)	- Density: an average of one box per dwelling (clustered). - Fully integrated boxes to be built into the fabric of the building. These are more secure and eliminate future maintenance requirements. - Suitable models include the Ibstock Build-in Swift Box (smooth cream) and the Bekstone Nesting Bird Box (tumbled) which have been chosen to suit the building finishes. - Swift boxes are recommended as they are considered a universal box suitable for small birds (CIEEM, 2021). - Install at the highest point of the building, ideally at least 5m above ground level. - To be sited under the shelter of eaves or overhanging roofs where possible, avoiding locating above doors and windows. - Entrance out of direct sun and the prevailing weather and away from perches/ledges where birds are at risk from predators. - Ensure a clear flyway of ideally at least 5m, avoiding obstructions such as trees. See swift-conservation.org for additional advice.
27 no. integrated bat boxes	 Ibstock Smooth Cream Bat Box (290x215x102) (Bat Box - EcoHabitats)	- Density: one box per two dwellings (approx). - Fully integrated boxes to be built into the fabric of the building. Install within the cavity of house walls. The entrance hole can sit flush to a course of bricks. - Suitable models include the Ibstock Build-in Bat Box (smooth cream) and the Bekstone Bat Roost Box (brick) which have been chosen to suit the building finishes. - Position a minimum of 3m above the ground, on south-west to south-east aspects where possible to maximise chance of colonisation.

Quantity & Type	Illustrations	Description & Installation
	 Bekstone Bat Roost Box (229 x 215 x 102 mm) (Bekstone Bat Box Brick)	- Locate where there is a clear, unlit flight path for bats to linear vegetation (e.g. hedgerows) and away from windows. - Install away from any artificial light sources, to prevent light spill illuminating the boxes.
3 no. hibernacula/ habitat piles	 Example hibernacula design	- Provide hibernacula/ resting places for fauna such as reptiles, mammals and invertebrates. - Constructed from dead wood and rubble, topped with loose soil and turf. Dimensions to be a minimum of 2m length x 1m width x 1m height. - Located within sheltered areas of other neutral grassland and orchard within the Site.
Hedgehog holes		- Include 13cm x 13cm cut out through close-boarded fences (or equivalent gaps under fences) to allow hedgehog movement throughout site. - These can be holes created during fence construction, or purpose made products such as the Durapost Hedgehog Hole and Hedgehog Gravel Boards (or similar) available from suppliers including www.jacksons-fencing.co.uk or www.wickes.co.uk. - To reduce the risk of these being blocked, a small 'Hedgehog Highway Sign' should be attached. Available from www.nhbs.com. Further information is available at: https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/







5 Habitat Creation and Management – Risk Register and Remedial Measures

The table below outlines potential risks in the delivery of the management plan objectives, when action is needed and how this will be remediated.

Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Other neutral grassland	Diverse sward failing to establish	<9 species per m ² by year 10	Undertake a second hay-cut in late September. Bale and remove arisings from Site.
	Scrub encroachment	Scrub >5%	Scrub will be removed as necessary. Scrub suitable for nesting birds should not be allowed to develop in the grassland. However, if this occurs it should only be removed between September and February.
	Soil enrichment	Species indicative of soil nutrient enrichment present	All arisings must be removed from the grassland.
Individual trees – urban	Newly planted trees failing to establish	Any tree that fails must be replaced	Replace dead or diseased specimens.
Hedgerows	Newly planted whips failing to establish	If more than 5% of whips fail or gaps of more than 1m are present at the base	Replace dead specimens with whips of the same species to maintain species diversity and ensure no gaps by year 2-29.
Mixed scrub	Newly planted shrubs failing to establish	10% of targeted number of newly planted shrubs found to be dead during years 1-10.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis.
Traditional orchard	Newly planted trees failing to establish	10% of targeted number of newly planted trees found to be dead during years 1-10.	Plant a larger number of trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis.
	Diverse sward failing to establish	<9 species per m ² by year 10	Undertake a second hay-cut in late September. Bale and remove arisings from Site.
	Scrub encroachment	Scrub >5%	Scrub will be removed as necessary. Scrub suitable for nesting birds should not be allowed to develop in the orchard. However, if this occurs it should only be removed between September and February.

Modified grassland	Diverse sward failing to establish	<6 species per m ² by year 5	Overseeding with a locally sourced (where available) meadow grassland mix as per density detailed by manufacturer. Following spreading/seeding, use a roller to increase contact of seeds with the ground.
	Invasive non-native plant species	The presence of any invasive non-native plant species listed on Schedule 9 of the WCA ⁴	Species to be removed by licenced contractor.



6 Monitoring Schedule

The table below outlines how and when each habitat to be retained, created and enhanced will be monitored to check progress towards the predicted habitat type, extent and condition.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Individual trees - urban	Undertake a survey to identify the presence, species and number of trees. Check for evidence of any adverse impacts e.g. vandalism, animal browsing, herbicide use or over pruning.	Annually from years 1, 2 and 5, then years 10, 20 and 30. Surveys to be completed between April and October.
Hedgerows	To be undertaken on all hedges. Undertake a survey to identify the presence, and diversity of species. Check for evidence of any adverse impacts e.g. vandalism, animal browsing herbicide use. Assess management practices, structural density and gaps.	Annually from years 1, 2 and 5, then years 10, 20 and 30. Surveys to be completed between April and October.
Mixed scrub	Undertake a survey to identify the presence, species and number of shrubs. Check for evidence of any adverse impacts e.g. vandalism, invasive species, animal browsing, herbicide use or over pruning.	Annually from years 1, 2 and 5, then years 10, 20 and 30. Surveys to be completed between April and October.
Modified grassland	Undertake quadrat sampling to identify the habitat type that is establishing and number of species per m2. Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list. Check for evidence of any adverse impacts e.g. vandalism, poaching, herbicide use etc.	Years 2, 5 and then every 5 years. Surveys to be completed between May and August.
Other neutral grassland	Undertake quadrat sampling to identify the habitat type that is establishing and number of species per m2. Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list. Check for evidence of any adverse impacts e.g. vandalism, poaching, herbicide use etc.	Years 2, 5 and then every 5 years. Surveys to be completed between May and August.
Traditional orchard	Undertake a survey to identify the presence, species and number of trees. Check for evidence of any adverse impacts e.g. vandalism, animal browsing, herbicide use or over pruning. Undertake quadrat sampling to identify the habitat type that is establishing and number of species per m2. Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list. Check for evidence of any adverse impacts e.g. vandalism, poaching, herbicide use etc.	Annually from years 1, 2 and 5 and then every 5 years between April and October.

6.1 Monitoring Reports

The monitoring surveys and reporting will be undertaken as per the below table.

Project Year	Timing of Management Plan Review and Report Submission	Comments
2, 5	The following year	Report on results of initial habitat creation and establishment measures and any changes to management prescriptions/ remedial measures required/ undertaken.
10, 15, 20, 30		Report on progress towards meeting condition criteria and any remedial measures required and undertaken.

6.2 Adaptive Management

An adaptive management approach will be adopted whereby the results of day-to-day and formal monitoring points will feed back into the appropriate management of the Site.

On a day-to-day basis, the Managing Agent/ Landowner will communicate any issues regarding management as specified in the plan to the Ecologist undertaking the monitoring so that amendments to the management prescriptions in this HMMP can be made promptly before remedial action becomes necessary.

Following annual monitoring, any additional actions or remedial measures deemed necessary by the Ecologist to ensure the habitats establish/ are on track to meet their specified target condition will be outlined in the monitoring report and communicated with the Managing Agent for implementation.

The monitoring reports will provide a record of adaptive management actions undertaken/ to be undertaken, and the HMMP will be updated to reflect prescribed changes in the management prescriptions and schedule, with a log of all actions undertaken included.

7 References

Defra (2024) The Statutory Biodiversity Metric User Guide February 2024. Available from: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>.

Engain (2024). Ecological Impact Assessment. *Site 107 Holt, Wiltshire*.

GE Consulting (2026a). *Statutory Biodiversity Metric. Melksham Road, Holt. 3018-SBM-RY*.

GE Consulting (2026b). *Biodiversity Net Gain Statement and Assessment Report. Melksham Road, Holt. 3018-SBM-RY*.



Appendix 1 – Landscape Proposals

2:132271 and North of Melksham Road, Holt B3107 2:132271-5-1:08-0001 landscape masterplan.dwg

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APPLICATION BOUNDARY

GRASS

SPECIES-RICH GRASSLAND

TREES: PROPOSED

HEDGES: PROPOSED

EXISTING VEGETATION RETAINED

EXISTING VEGETATION REMOVED

SCRUB: PROPOSED

ROAD

PRIVATE DRIVEWAY

FOOTPATH

OPEN DRAINAGE FEATURES:
SUDS / SWALES

TARMAC (PRIVATE)

Notes

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT). ALL RIGHTS RESERVED 2025. LICENSE NUMBER: 01000331. This drawing is for Planning purposes only - Do not use this drawing for Construction. The information contained in the drawing should be used as a guide to the final forms and finishes of the landscape scheme. Any revisions to be approved by the Client and Local Authority

Scaling: Do not scale this drawing. Use given dimensions only.

Setting out: refer to Engineers for information regarding setting out. In the event of discrepancy refer to Engineers in the first instance.

Survey: Original survey provided by the Client.

Services: Where possible these are identified on the drawings but, for the avoidance of doubt all services/utility locations should be considered indicative until identified on site. To ensure those services / utilities shown are current refer to the original survey provider or utilities designer or Client for confirmation and further information regarding easements. In the event of new services being installed refer to the appointed Engineer. It is recommended that hazard warning tape 'danger electric cable'/'danger services' to be installed over all service routes (to remain on site) to current BS guidelines (BS7671).

Lighting: Refer to lighting engineers drawings.

Planting: Plant species are selected and located in line with consideration of the site conditions, NH&C guidelines and discussions with the Local Authority and design team. All plants and planting procedure to conform to the David Jarvis Associates Limited Landscape Specification that will accompany the Construction issue drawings. No species or plant location is to be varied without prior consent of the Landscape Architect.

Biosecurity: All plant stock to be sourced from a supplier certified to be pest and disease free and in accordance with Plant Passport / Animal and Plant Health Agency (APHA) and current DEFRA requirements. Supplier information / certification to be retained for a period of not less than 12 years and must be made available upon request.

Foundations: Developers / Contractors to ensure that all foundations (buildings and external walling) are designed and constructed so as to take into account, at the time of maturity, any existing or proposed trees, hedgerows or other vegetation on the application site or existing vegetation on land adjoining the site at the time of construction and any trees felled or hedgerows removed on or adjacent to the site during the previous 15 years. For this purpose the developer / contractors will submit all relevant details to the authority dealing with the Building Regulations Certificate.

Design Levels: Refer to Engineers where design levels are not shown.

CDM: Drawings to be read in conjunction with Designers risk assessment. Potential risks above that of those associated with the general construction typical to the drawing are identified below.

Drawing Revision				
Rev.	Date	Description	Drawn	Checked
P1	03/09/2025	First draft issued to client.	VB	AC

Status

WORK IN PROGRESS

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Client
REDCLIFFE HOMES LIMITED

Project
LAND NORTH OF MELKSHAM ROAD, HOLT

Drawing Title
LANDSCAPE MASTERPLAN

Scale 1:500		Sheet Size A1		Date Plotted 04/09/2025	
Client Ref.	Drawing Ref. 3227-5-2-1		Drawing No. DR-001	Version S1-P1	

N

0

1000m

3000m

5000m

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Appendix 2 – Hedgerow Management Cycle

In the long term, hedgerows will be taken through the Hedgerow Management Cycle (HMC).

The ten steps of the HMC are shown below. The cycle shows a healthy green core and two unhealthy red offshoots. The aim should be to keep the hedge between steps 3-8, periodically laying or coppicing it, with trimming at appropriate intervals in between. If the hedge is not permitted to go through this cycle, it will either, if cut too often, become short and gappy (steps 1 – 3) or, if neglected, develop into a line of trees (steps 8 to 10).

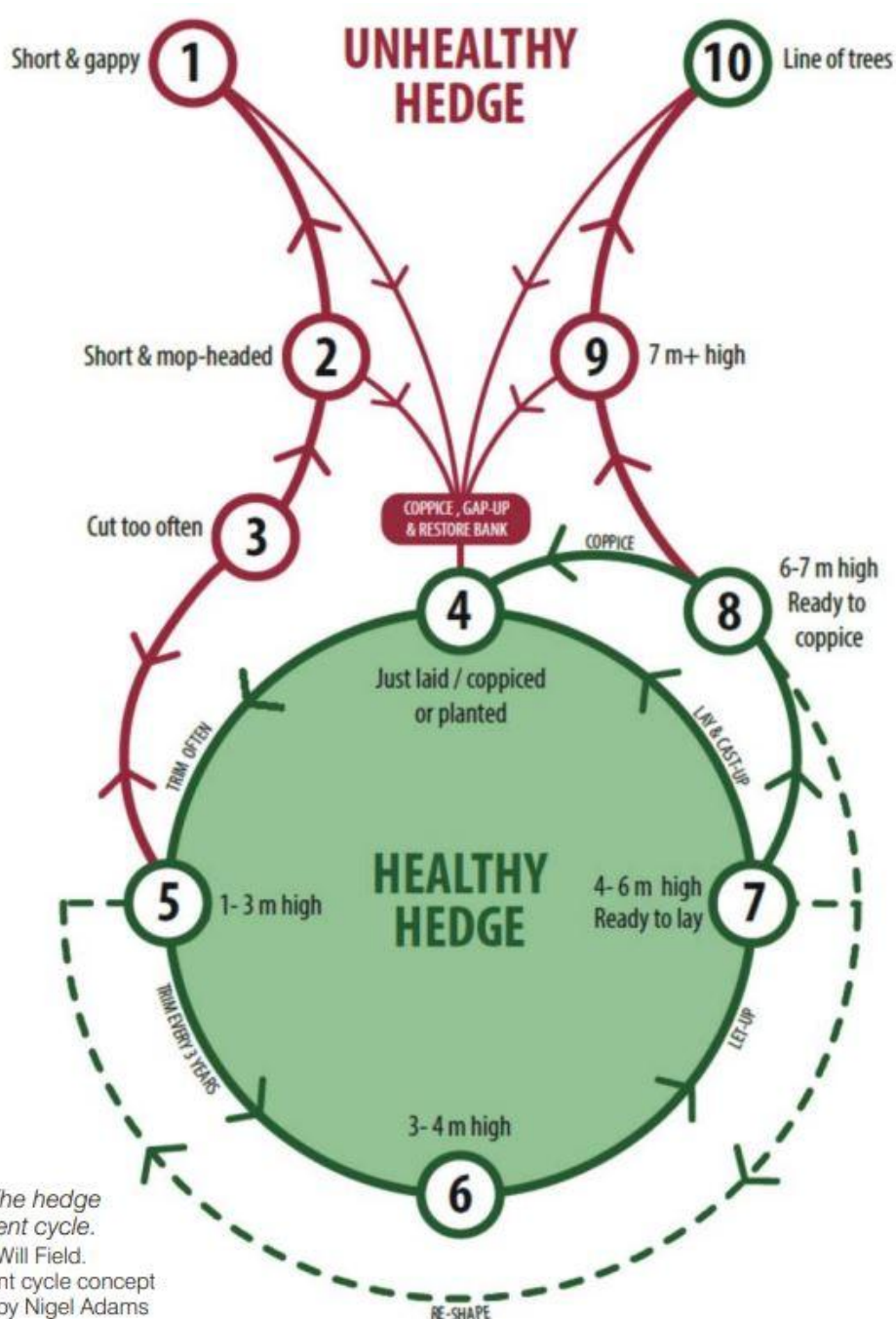


Figure 1. The hedge management cycle.
Artwork by Will Field.
Management cycle concept developed by Nigel Adams

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Ecology
Arboriculture
Land Management

