

Habitat Management and Monitoring Plan

Site Name:	Basset Down Complex
Date:	01/05/2026
Version:	A

Wessex Planning Ltd

Sonder Sports I Limited

Author:

Client:



Contents

1. Project Background..... 2

Summary of Management Plan 2

Site Boundary Plan PB-F01..... 3

Site Context Plan PB-F02..... 4

Phasing strategy..... 5

Roles and Responsibilities 5

Land Use Summary..... 6

Site Context Photos PB-F03..... 6

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01 7

2. Planned Management Activities 8

Principles Informed by Design Stage 8

Habitat and Condition Targets PM-T01 9

Habitat Retention..... 10

Habitat Retention Plan PM-F01 10

Individual Trees 11

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 15

3. Monitoring Schedule 16

Monitoring Strategy 16

Monitoring Methods and Intervals MS-T01 16

Monitoring Reports 17

Adaptive Management 18

Version Control

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

Version	Issue Status	Prepared by / Date	Approved by / Date
A	For Planning Condition discharge	WPL – 01/05/26	

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
This report has been prepared exclusively for the client’s use and is intended solely for the specific purpose outlined. Unless Wessex Planning Ltd provides prior written consent, no portion of this report may be reproduced, shared, or disclosed to any third party. Wessex Planning Ltd accepts no responsibility or liability if the report is used for any purpose other than that for which it was originally intended, nor accept liability to any third party in relation to this report. The contents do not reflect any developments or changes, whether legislative, regulatory, or otherwise, that may have occurred since the report’s completion and that could impact its findings. The report is based on information supplied to Wessex Planning Ltd by the client or by third parties acting on the client’s behalf. To the maximum extent permitted by law, Wessex Planning Ltd is not liable for any losses or damages incurred by the client resulting from fraud, misrepresentation, omission of material information, or any other default in the information provided, whether by the client or other sources, unless such issues were obvious without the need for further investigation. It should be noted that Wessex Planning Ltd have not independently verified any documents or information provided by the client or third parties. This report is intended for general informational purposes only.

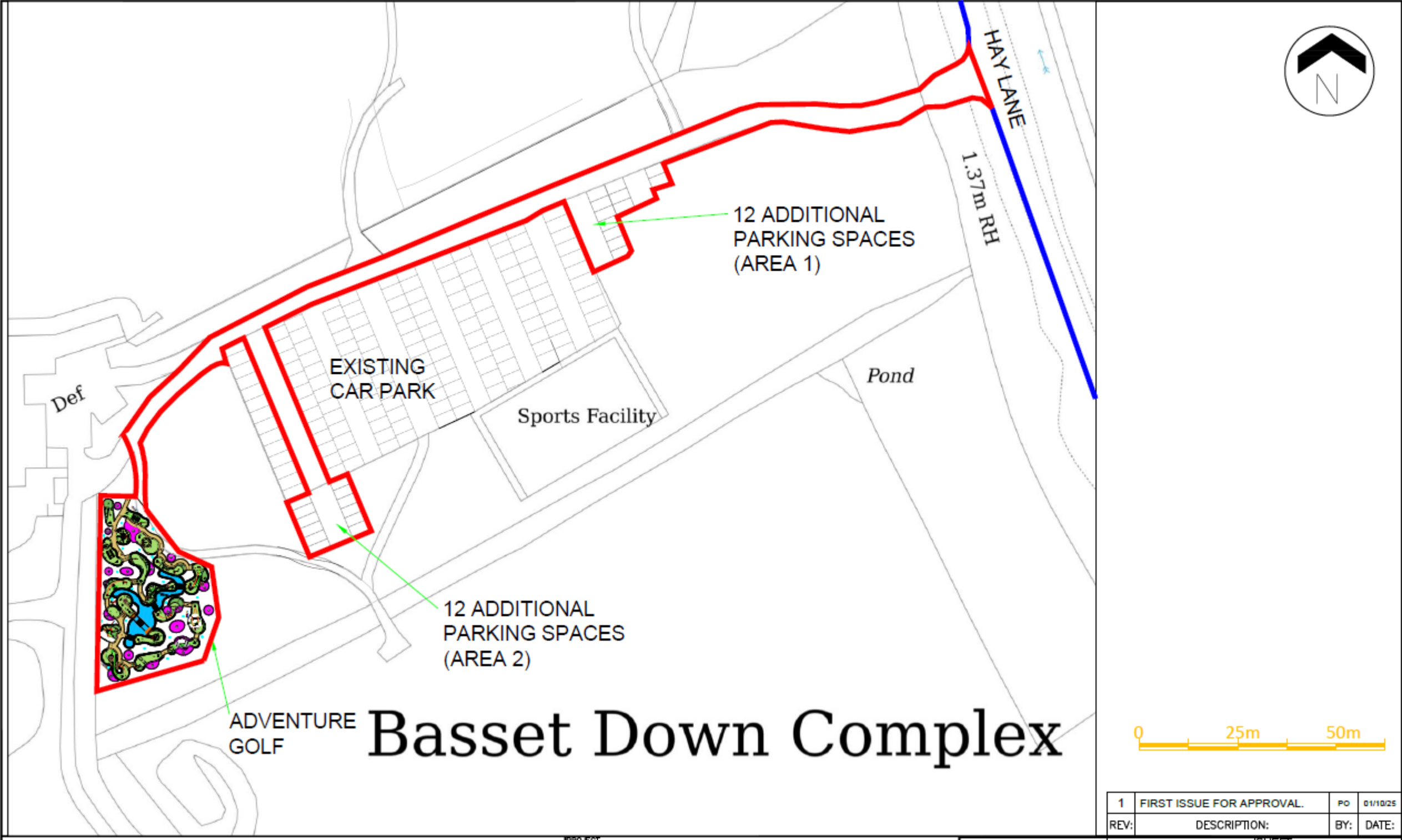
1. Project Background

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

Site Overview PB-B01	
Project type	On-site only
Development Name and Address	Basset Down Complex Hay Lane Basset Down Swindon SN4 9QP
BNG Project Name and Address	As above
Author Organisation	Wessex Planning Ltd
Landowner	Mr and Mrs W and J Nutland
Land Manager	Sonder Sports I Limited
Responsible person/organisation for creating or enhancing the habitat	Sonder Sports I Limited
Period covered by this management plan	30 years. Year 1 will commence following completion of construction and all soft landscaping. Approximate period is June 2026 – 2056 5-year update: January 2031
Planning authority	Wiltshire Council
Planning reference (if applicable)	PL/2025/09925
BNG register reference (if applicable)	N/A
Central OS grid reference	SU 11071 80772
Metric revision/title	BNG STATUTORY CALCULATIONS
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

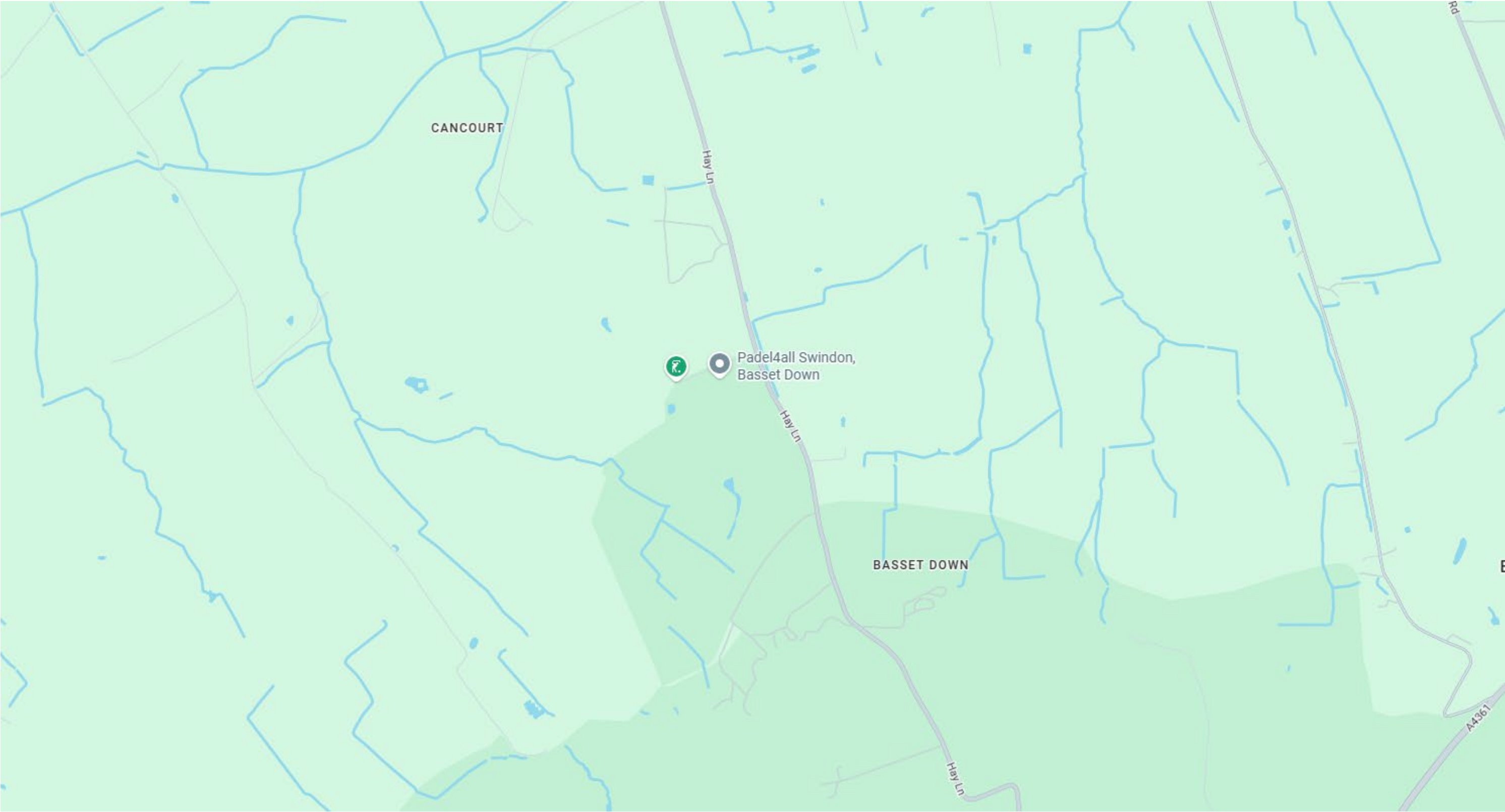
Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
<u>Habitat retained/lost</u> The modified grassland, a small individual tree (T1), and artificial unvegetated, unsealed surface will be removed. <u>Habitat enhanced</u> No habitats will be enhanced. <u>Habitat created</u> Urban: Developed land; sealed surface Individual trees: Urban tree
Timescales for Actions PB-B03
Estimate construction timescale is May 2026 – July 2026. Habitat creation is expected to be completed by end of the Autumn 2026 planting season. HMMP covers 30 years, with Year 1 commencing following completion of construction and all soft landscaping. Management and monitoring ongoing during this period.
Monitoring Requirements PB-B04
Monitoring to be undertaken in Years 1,2,5 (establishment period), and then Years 10, 15, 20, 25 & 30 thereafter.
Required Consents and Licences PB-B05
N/A
Funding PB-B06
The client (Sonder Sports I Limited) will be responsible for the funding of the proposed habitats.
Legal Agreement PB-B07
None required as all creation and management will take place on site.



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.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08

Yes: ☐ No: ☐

The development will be completed in one phase, with the proposed landscaping being implemented in conjunction with the rest of the development.

Roles and Responsibilities

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

Landowner or Land Manager PB-B10

Name or Initials		Mr and Mrs W and J Nutland		
Organisation		Basset Down Complex		
Responsibility	Start Date:	July 2026	End Date:	July 2056

Upon approval of the associated planning conditions, the landowner will appoint an appropriately qualified contractor to complete the habitat works.

Statement of Competency

N/A

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		Mr S Baig		
Organisation		Sonder Sports I Limited		
Responsibility	Start Date:	July 2026	End Date:	July 2031

Upon completion of the build and site handover, Sonder Sports I Limited will be responsible for implementing the management plan.

Statement of Competency

N/A

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		N/A		
Organisation		Wiltshire Council		
Responsibility	Start Date:	July 2026	End Date:	July 2056

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

Land Use Summary

Overview of Baseline Site Use PB-B13

The Site comprises approximately 0.25 ha of:

- Grassland: modified grassland
- Individual Tree: Urban tree (T1)
- Urban: Artificial unvegetated, unsealed surface

Overview of Proposed Site Use PB-B14

Construction of 18 hole adventure golf course and associated parking.

Habitats will be created through the planting of 39 small, native trees.

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?	☐	There are no statutory designated sites for nature conservation value within 1.2 km of the site.
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☐	Amphibians, badgers, nesting birds and Hedgehogs were considered in the submitted Preliminary Ecological Appraisal (PEA) and considered to be of Site Level importance. The mitigation measures detailed in the PEA remove any constraints.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?		There are no INNS on or directly adjacent to the site.
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	Yes, as detailed in the submitted PEA
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	The baseline habitats are provided within the BNG Metric – BNG STATUTORY CALCULATIONS
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	N/A
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	N/A
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	There are no geological or topographical constraints at the site.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	There is no agricultural land on the site.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Soils and substrates do not present any constraints.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	N/A
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	The hydrology of the site does not present any constraints.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	No
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	There are no landscape character constraints at the site.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	N/A
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	N/A
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	

2. Planned Management Activities

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

Management Plan Aims and Objectives PM-B01

The aims of this management plan are:

- Newly created habitats provide resources for site fauna
- Ensure newly created habitats establish and reach their target condition scores within the timeframes set within the Metric.

Principles Informed by Design Stage

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

Design Principles Informed by Baseline Information PM-B02

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

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

New habitats will be created that will provide more foraging and commuting opportunities for species known to occur within the wider landscape context.

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

Habitat and Condition Targets PM-T01

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

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
N/A	Urban Tree	N/A	N/A	Moderate	27	Moderate condition will be targeted by achieving a pass in criteria A, B, D, F. Criteria C, and E will not be targeted.	Native trees (planted as small)

Habitat and Condition Targets Further Comments
As above. No further habitats to be created.

Habitat Retention

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

Measures to be Implemented to Protect Retained Habitats PM-03

N/A

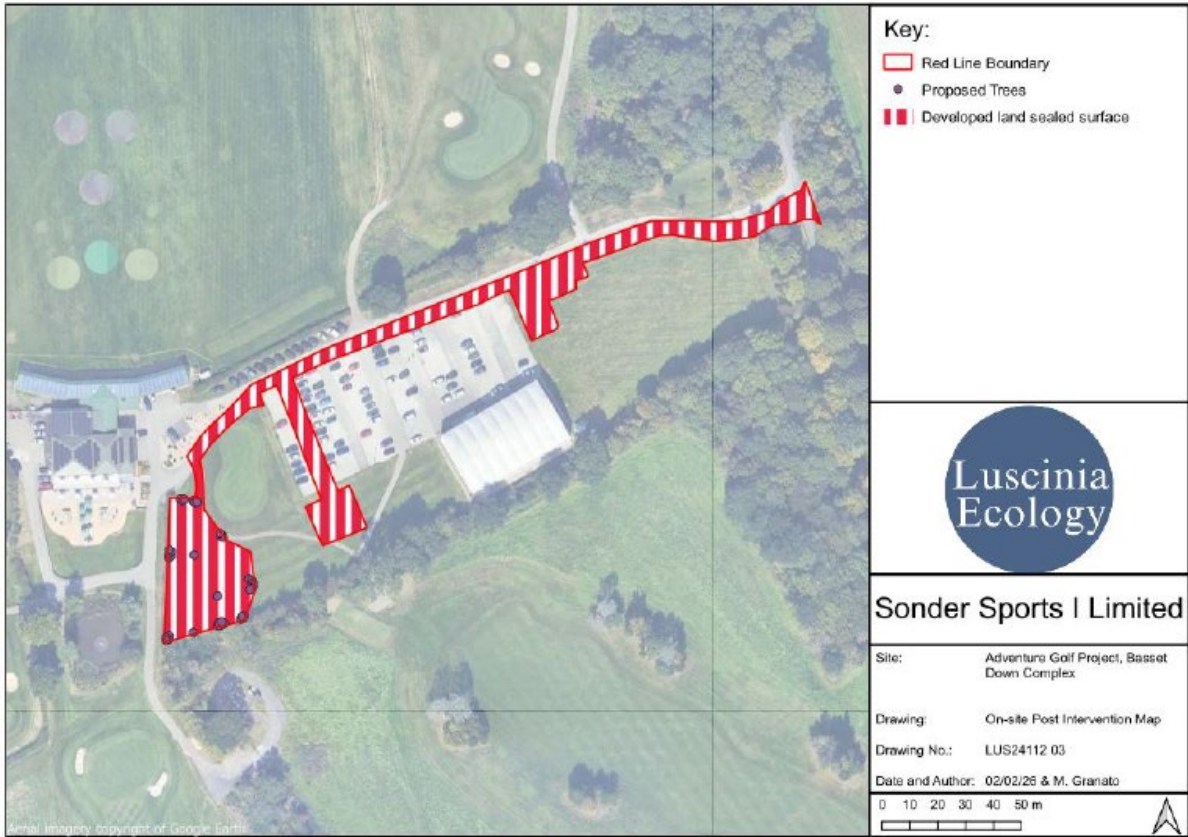
Specification of Protective Measures to be Used PM-04

During the construction phase, before any ground disturbing works commence, tree protection fencing shall be erected and maintained, to enclose the root protection areas of all trees immediately adjacent to the site.

The fencing shall be kept in place for the full duration of the construction works.

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.](#)



Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

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

Target Habitat:						
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	All	Trees to be planted will be native	N/A	New planting will be watered as required to maintain the health and continued vigour of the trees until fully established. Water usage shall be controlled and monitored at all times to avoid waste.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	All	N/A	N/A	N/A
C	The tree is mature (or more than 50% within the block are mature).	No	N/A	N/A	N/A	N/A
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	All	N/A	N/A	Individual trees shall have established a single leader and shall retain their lower branches unless a clear stem is required to avoid encroachment upon footpaths or carriageways.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	N/A	N/A	N/A	N/A
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	All	N/A	N/A	They shall be maintained thereafter to develop and retain a well-balanced and healthy crown, with the shape and character typical of the species with any crossing or rubbing branches removed, including

						the removal and/or treatment of any dead, dying or diseased timbers. Remedial pruning/tree surgery as necessary in accordance with BS:3998 or to remove growth obstructing paths, carriageways, lighting and signs.
--	--	--	--	--	--	---

Additional Management Prescriptions (UT-B01)

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

N/A

Individual Trees

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

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

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

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Blackthorn	Prunus spinosa	34%	
Hazel	Corylus avellana	33%	
Spindle	Euonymus europaeus	33%	

Other Supporting Information

Supporting Information (UT-B02)

Please use this space to provide any additional information where relevant.

N/A

What Does Success Look Like? (UT-F01)

N/A

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

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

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

3. Monitoring Schedule

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

Monitoring Strategy

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

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

Monitoring Methods and Intervals MS-T01

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

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

Monitoring Reports

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

Monitoring Report Schedule MS-T02

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

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Sonder Sports I Limited	Wiltshire Council

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

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

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

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

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

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

Where significant changes to the management approach have been identified by the SQE, these will be discussed directly with the Contracts Manager (of the Management Company) and responsible authority with appropriate remedial measures devised, prior to issuing the Monitoring Report. Where necessary and proportionate, site visits will be undertaken between all parties.

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

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

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

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