

Landscape and Ecology Management Plan

Stones Farm, Cricklade

March 2026

Ecology | Green Space | Community | GIS

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Report Produced for Newland Homes

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SUMMARY

- The site is located at Stone's Farm, Cricklade (Central Grid Reference SU 09216 94112) and is subject to plans for the development of 140 residential dwellings with public open space, soft landscaping and access roads.
- This Landscape and Ecology Management Plan (LEMP) has been produced by Ethos Environmental Planning to discharge Condition 16 and 17 of the granted Full planning permission for the site at Land at Stones Farm, Cricklade, Wiltshire (Planning Reference 2026/00347/FUL).
- The objectives of the LEMP are set out.
- Habitat creation and management options for the site are set out in order to achieve the objectives of the LEMP. Ecological management constraints to management actions are also detailed.
- Details of ecological provisions to be installed as part of the development are included.
- A five-year work schedule capable of being rolled out over a 80-year period is set out.
- Information on potential remedial measures and responsibilities for implementing the LEMP have been provided.

been submitted to and approved in writing by the local planning authority. The approved Habitat Support Area shall be implemented prior to first occupation, and the development shall be carried out in strict accordance with the approved details for the lifetime of the development.

Condition 17 - No development shall commence on site until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to, and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved, and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include but not necessarily be limited to:

- details of maintenance regimes*
- details of any new habitat created on site*
- details of treatment of site boundaries and/or buffers around water bodies*
- details of management responsibilities*
- details of any proposed planting schemes*
- a scheme for the provision and management of an 8-metre-wide buffer zone alongside the River Thames including details of any proposed footpaths, fencing, lighting, etc*

- 1.1.6 This LEMP has therefore been produced to allow the discharge of Condition 16 and 17 and should be read in accordance with the Landscape Maintenance Programme for Land at Cricklade (Peter Quinn Associates Landscape Architectures, 2026^e).

1.2 LEMP Objectives

- 1.2.1 Objectives of the LEMP are as follows:

- To protect and enhance biodiversity and landscape elements of the site, for the first five years following completion of development, capable of being rolled out over a 80-year period.
- To provide prescriptions for ongoing management to meet the stated objectives and shown as applicable on plans and drawings for individual areas.
- To fulfil the legal requirements in relation to the protection and enhancement of the ecological features of the site.
- To provide prescriptions for management actions including a 80-year timetable of works, in line with biodiversity net gain requirements.
- Providing a list of persons responsible for undertaking specific duties.

1.3 Consultation

- 1.3.1 Proposals for the HSA have been developed in consultation with Natural England through their Discretionary Advisory Service (DAS). This consultation has ensured the approach to biodiversity enhancement on the site is in-line with Natural England's recommendations.
- 1.3.2 The DAS has been two stages, with initial advice and discussions held in 2017, at which point the concept for a SANG was discussed as a means of mitigating impacts on North Meadows and Clattinger Farm SAC.
- 1.3.3 However, following the most recent DAS in 2021, the steer from Natural England was to move away from SANG as an approach to mitigation for this site, and that a Habitat Support Area (HSA) would be an approach they would support as appropriate mitigation.

1.4 Guidance for the Reader

- 1.4.1 The background to the site has been a key consideration in developing the design and future management prescriptions for the site so that it may function in its new capacity as an HSA.
- 1.4.2 The LEMP sets out initial works that are required to set the site out as the HSA and to deliver the long-term vision and management aspirations; these are set out at Section 3.2.
- 1.4.3 Following on from this, the LEMP provides the information and actions required to manage the site. The intention of this LEMP is to set out details of how the site will be managed for the first five years, as set out in Section 3.3.
- 1.4.4 This 5-year plan is set within a broader set of longer term aims and objectives which are set out in Section 3.1. After the first five years of management, the plan will be subject to review, which will inform the following 80 years of management (subject to frequent review); set out in Section 6.

1.5 Site Location and Description

- 1.5.1 The site is located at Land at Stones Farm, Cricklade, Wiltshire (Central Grid Reference SU 09216 94112), as shown in Figure 1. The site covers an area of 18.33 hectares which includes habitats such as modified grassland, other neutral grassland, and other woodland; broadleaved. Many of the grass fields are bordered and intersected by hedgerows and the River Thames runs along the northeast boundary of the site.
- 1.5.2 North Meadow, part of the North Meadow and Clattinger Farm Special Area of Conservation (SAC) is located adjacent to the north of the site, on the opposite side of the River Thames. The site is located to the northwest of Cricklade village and is bordered to the east and south by residential housing.
- 1.5.3 The site is set in a moderately rural landscape comprising arable and agricultural fields intersected by hedgerows and woodland copse. The A419 is located approximately 700m north of the site and there is the Cotswolds Water Park 1.3km to the west.

1.6 Development Proposals

- 1.6.1 The development proposals comprise the construction of 140 residential dwellings with associated access and green space, as shown in Figure 2a and 2b. The layout of the development has been developed to minimise impacts on the important ecological features on site, and enhance the site for a range of protected species as follows:
- The development footprint is to be situated on the existing modified grassland field, which was assessed to contain very low value for biodiversity.
 - Retention and enhancement of the boundary hedgerows, which were assessed to be of local importance for nature conservation.
 - Creation of a habitat support area and a recreation area to provide access to green space to residents and protect the adjacent SAC and SSSI.

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2 BASELINE ECOLOGICAL CONDITIONS

2.1.1 This LEMP has drawn on information in the Ecological Impact Assessment (EclA; Ethos, 2022) and Biodiversity Net Gain Assessment (Ethos, 2022). A summary of key issues from the EclA relevant to this report are summarised below:

- The site is dominated by modified grassland bordered by hedgerows on all but the southern and eastern boundary. The grassland was assessed to be in poor condition, with the hedgerows varying from good to moderate condition. In addition to this, there is a small strip of developed surface acting as an entry route to site leading to a section of other neutral grassland and secondary woodland.
- The River Thames runs parallel to the northern boundary. The section of the river was identified as an important ecological feature and its boundary will be enhanced as part of the development.
- The site was assessed to contain potential for hedgehog, foraging and commuting badger, commuting otter, water voles, commuting and foraging bats and some nesting birds.



Figure 4 Baseline habitats

3 HABITAT MANAGEMENT AIMS, OBJECTIVES AND CONSTRAINTS

3.1 Aims and Objectives of the Management

- 3.1.1 This section draws on the landscape context of the site outlined in the previous sections to develop the vision for the establishment and subsequent management and maintenance of the HSA.
- 3.1.2 As described in the sections above, the site habitats are of predominantly low ecological importance, with the hedgerows and riverine habitats being the more ecologically valuable habitats on site.
- 3.1.3 In accordance with Core Policy 50 and Policy NE11 of the North Wiltshire Local Plan 2011, the proposed HSA has been designed such that the integrity of the hedgerows and riverine habitats within which it sits will be maintained and enhanced, with the creation of a large area of species-rich meadow to enhance the habitats and deliver biodiversity gain as part of the development proposals.
- 3.1.4 The vision for the site is *“To create an area focused on biodiversity enhancement with a separate area set aside for informal recreation, through maintaining and enhancing the existing landscape and ecological features in particular the riverine habitats, grassland, scrub and hedgerows”*.
- 3.1.5 The vision for the HSA will be delivered through a combination of initial enhancements and subsequent management prescriptions. The initial enhancements will include measures to enable public access to the northeast section of the site and measures to improve existing habitats. Once these initial works are implemented, an initial 5-year management plan will be implemented, which will be updated frequently for a total of 80 years management (following which, in perpetuity).
- 3.1.6 In addition, a management regime of the created habitats in the public open space areas will be provided as well as ecological provisions within the residential landscape. This is to further exemplify the vision set out for the site to enhance biodiversity of both flora and fauna.
- 3.1.7 The maintenance regime of these created habitats in the public open space is outlined in the *10-year Landscape Maintenance Programme for Land at Cricklade* report. These areas of created habitats have been implemented in the design to add green spaces within the development area to improve the biodiversity and aesthetic of the development.
- 3.1.8 The objectives for establishing and managing the HSA/recreational area, public open spaces, and ecological provisions within the public open space are set out below.

Management Objectives

- 3.1.9 Considering the intended functions of the HSA, the following objectives for its creation and management have been set:

Landscape objectives

- 3.1.10 The landscape objectives are:

1. To maintain the existing species-rich hedgerows and mature trees to retain ecological features;
2. To enhance the open nature of the grassland areas;
3. To maintain and enhance the fringe habitats of scrub and riparian habitat along the River Thames;
4. To maintain the existing bridleway alignment and enable public access within the northeast section of the site, through the creation of mown grass footpaths; and
5. To enhance the relationship between the site and the River Thames.

Ecology objectives

- 3.1.11 The ecology objectives are:

1. To bring the created meadow grassland into traditional meadow management, initially through a hay cutting regime. The northwest field will be managed using traditional grazing methods and will be focused on biodiversity rather than public open space;
2. To monitor botanical diversity of the grassland to inform long-term grassland management prescriptions;
3. Provide habitat to the benefit of riparian species such as water vole through the re-instatement of riverbanks and establishment of riparian planting.
4. Provide suitable terrestrial and artificial habitat for the benefit of a range of faunal species through the creation of areas of woodland, ponds, and grassland, as well as bird and bat boxes.
5. Strengthen the boundaries of the site as wildlife corridors through the maintenance/ enhancement of existing hedgerows and creation of a new hedgerow along the northeast boundary of the site.
6. To encourage members of the public to utilise the northeast section of the HSA for walking and dog walking, in order to relieve pressure on the adjacent SAC.

- 3.1.12 The following sections set out the management prescriptions prior to establishing the green spaces, during creation of the green spaces and the long-term management prescriptions.

3.2 Management Constraints

3.2.1 Management cannot be undertaken that would result in offences under protective legislation. As such, management would ensure conformity with the Wildlife and Countryside Act (WCA) 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 and the Natural Environment and Rural Communities (NERC) Act 2006. The following provides a list of the key faunal groups that have been identified at the site through ecological surveys undertaken to date, along with consideration for how management prescriptions for the habitats at the site should take account of the presence of these species:

- Bats – Maintain suitable foraging and roosting habitat for bats, namely the riverine habitats and hedgerows, and where possible enhance retained habitat features to benefit bats;
- Birds – Maintain habitats of value to breeding birds at the site, namely meadow grassland, scrub and woodland habitats. Enhance the site for birds through increased provision of these habitats within the HSA. Management of scrub and trees should be timed to avoid the bird nesting season (March-August inclusive). Grassland cuts should be undertaken in a manner which seeks to avoid killing/injury of nesting birds;
- Riparian species (European otter and water vole) – Maintain secluded sections of watercourse (i.e. along the northwest field boundary) which will continue to provide commuting corridors for otters which move along the River Thames. Enhance retained habitat features and restore the riverbanks to benefit water vole. Any works within 10m of the river should be subject to a pre-commencement survey for European otter and water vole. The riverbanks will be fenced to avoid impacts of grazing stock in the northwest field, and avoid dogs entering the river in the northeast section; and
- Badger – Maintain and enhance commuting and foraging habitats for badger to ensure the species can continue to utilise the site post-construction.

3.2.2 Grassland management would ideally be by grazing. However, it is not appropriate to graze the recreational area of the HSA, given the public access that is proposed and potential impacts of livestock trampling on wetland and riverine habitats (figure 2b). Therefore, grazing will be implemented on the northwest and east fields only, which is prioritised for biodiversity enhancement and not public open space.

4 APPROPRIATE MANAGEMENT OPTIONS FOR ACHIEVING OBJECTIVES

- 4.1.1 This section set out the appropriate management for delivering the aims and objectives for establishing and managing the HSA as well as creating the different habitats within the development area. Created habitats are shown in Figure 4 and described in Table 1, with management actions described in Table 2.
- 4.1.2 It will be the responsibility of the controlling body (be that the existing landowners or the subsequent owner or associated nominated body) to employ a Suitably Qualified Ecologist to undertake all Ecological Clerk of Works (ECoW) tasks and monitoring for the duration of the LEMP.
- 4.1.3 The HSA will need to be functional prior to first occupation of dwellings within the development. As such, features outlined in the table below should be instated prior to first occupation. The required planting will be allowed time to mature and fulfil its functions as an enhancement feature following first occupation.

Table 1 Enhancements to establish the HSA and other landscape features

ID	Actions/works to be implemented
Public Open Space	
Proposed wildflower meadow	Management and establishment of proposed wildflower meadow.
Proposed short mown grass	Management and establishment of proposed short mown grass.
Proposed individual tree	Management and establishment of proposed trees.
Recreation/Habitat Support Area	
W1, W2, W3, and G4	Native wetland area/pond creation.
G1, G2, and G5	Creation of HSA.
F1	Woodland copse planting.
Landscape Features	
H6 and H7	Proposed hedgerows planting.
G3	Mown grass footprint.
H4	Existing hedgerow retained and infill planted.
Trees	Proposed planted trees.

Pond and wetland creation (W1 – W3 and G4)

- The existing grassland will be scarified to provide a seed bed with 50% grassland to 50% exposed soil.
- A wildflower for ponds mix will be sown around the edges of the pond – detailed in the detailed HSA landscape drawing ^(b), which contain a variety of wildflower species and grasses suitable for sowing at the wet margins of ponds, streams and ditches. This will ensure that aquatic and marginal vegetation develops within the ponds and creates suitable habitat for species such as aquatic invertebrates.
- The mix will be sown on the ground prone to winter flooding either in spring or summer once the land has drained.
- The ponds will have low levels of shade and therefore will not be created under mature trees.
- The ponds will contain a ‘shelf’ at 50cm to 100cm deep to increase the surface area of the pond for aquatic plants to develop and support species such as aquatic invertebrates and amphibians.
- The pond will be left to fill naturally with rainwater to avoid contamination.
- The spoil from the excavation will be used to vary ground levels and create banks around the pond in order to enhance the structural diversity of habitats. This in turn can create habitats for invertebrates, reptiles and amphibians.
- Details of the pond excavation are outlined in the detailed HSA plans ^(b)

Creation of HSA (G1, G2, and G5)

General Infrastructure (All Created Grassland — Prior to Establishment)

- Existing field boundary fencing will largely be retained; damaged sections will be repaired or replaced to ensure livestock containment.
- Temporary (electric) fencing will be installed along the River Thames to create a riparian buffer and control livestock access.
- Water troughs will be installed in each grazing compartment, likely fed by pumped abstraction from the adjacent watercourse; placed away from sensitive habitats (e.g., ponds, riparian vegetation).
- Minimal additional infrastructure may be required, including temporary feeders and a small handling area, located in low-sensitivity zones to minimise ecological and visual impacts.

Grazing Compartments (All Created Grassland — Throughout Project)

- The site will operate as two grazing compartments, reflecting existing field layouts.
- Existing gateways and fencing will be used to divide the fields and allow access between them
- This approach enables:
 - Flexible movement of livestock between fields.

- Better control of grazing pressure, avoiding overgrazing, poaching and soil compaction.
- Variation in grassland structure across compartments.

Ground Preparation Prior to Reseeding (G1S — Prior to Grazing)

- Livestock initially graze grassland to reduce sward height to approximately 3 to 5 cm and create patches of bare soil.
- Objective is to weaken dominance of agricultural grasses and reduce biomass.
- Grazing intensity will be controlled to avoid poaching, especially during wet periods.
- After grazing, mechanical scarification (chain or disc harrow) will create 30 to 50% disturbed ground to improve seed establishment.
- Soil compaction will be assessed; if present, shallow aeration may be used, though compaction is not expected to be significant.

Introduction of Seed — Green Hay Method (G1S — Prior to Grazing)

- Meadow species introduced via green hay spreading and locally sourced seed.
- Preferred donor site: Blakehill Farm Nature Reserve (Wiltshire Wildlife Trust), which supports similar neutral grassland.
- If no donor site is found, then use a species-rich mix which is approved by the LPA ecologist.
- Timings and a detailed prescription can be found in the HMMP produced by Ethos Environmental Planning (2026).

Natural Regeneration (All Created Grassland — Throughout Project)

- Introduced species expected to spread gradually via:
 - Livestock movement,
 - Hay cutting,
 - Natural dispersal,
 - Reduced soil fertility and creation of bare ground,
 - Traditional meadow management.

Woodland creation (F1)

- Health and safety work to trees will be implemented outside of the bird nesting season (i.e. avoiding March to August inclusive), or trees checked by an ecologist if undertaken during this period. Dead wood and log piles will be retained within the hedgerow boundaries under the guidance of an ecologist.
- The areas of woodland will be created using a native species-rich mix of bareroot trees of local provenance to help generate BNG units. The mix and density of the stock is detailed in ().
- The ground will be prepared before planting. This includes removing vegetation by mowing or ploughing and breaking up compact soils by scarifying the ground. Soil will be kept where possible.

- Tree planting will be undertaken between October and March.
- Tree tubes will be used to protect against grazing stock, deer, rabbits and voles.

Hedgerow Creation (H6 and H7)

- The hedgerows will be planted when the plants are dormant between November and February.
- Vegetation at the ground level will be cleared before the hedgerow is planted.
- The hedgerows will be planted with bare root stock and will include species of local provenance such as 50% hawthorn, 25% blackthorn, 10% goat willow, 5% common oak, 10% guelder-rose.
- The hedgerows will be planted in a double staggered row with five plants per linear meter.
- Spiral tree guards will be used where necessary.

Hedgerow Enhancement (H4)

- All gaps within H4 will be planted with whips of native woody species such as hawthorn, blackthorn, field maple, privet and hazel.
- The hedgerow will be maintained with high basal density. This will be achieved by allowing bramble and other scrub species to grow at the base of the hedgerows. A 'neat' hedgerow will be avoided. This will provide foraging and nesting habitat for birds, hedgehogs and invertebrates.

Improvement of public access through footpath creation (G3)

- The location of the proposed footpath will be marked out on site.
- The path will be sown with the same Cricklade grassland mix as the larger meadow grassland area.
- The existing bridleway and new proposed footpath will be signposted through the use of a suitable interpretation board.

Riverine habitats

- A minimum 10 m riparian buffer zone will be established along the River Thames to protect and enhance the ecological function of the river corridor.
- The buffer will be excluded from agriculture and intensive grassland management to prevent encroachment and maintain riparian habitat quality.
- Temporary fencing will be installed approximately 10 m from the riverbank to:
 - Prevent livestock access to the watercourse.
 - Enable natural regeneration of riparian vegetation.

Proposed trees

- Plant in pit twice the width of root spread and 1.5 times depth of root system.

- Plant roots with plastic tube tree guard and stake to avoid damage ensuring successful establishment of trees.
- Common oak and black poplar to be planted with their locations highlighted in figure 3.

Habitats within the public open space

- 4.1.4 For the created grassland and planted trees on site there are planting and seeding specification within the detailed landscape plan ^(a) which outline the management approach which will be conducted during the establishing phase of these habitats.

Prescriptions for Management Actions

- 4.1.5 This section is informed by the site's background and the management options considered in previous sections. It sets out specific management prescriptions for the first five years, which are then detailed as a work schedule in Section 5 of the LEMP. Figure 4 shows the site once the HSA establishment works have been completed.
- 4.1.6 The prescriptions seek to cover a period considered to equate managing the HSA in perpetuity, in this case considered to be a minimum of 80 years. As such, the table below sets out management prescriptions to be carried out in perpetuity. However, given the length of time the management plan set out below is to be applied to the HSA, the management plan should be revised if and when required to reflect any changes at the HSA.

Table 2 Summary of management prescriptions

ID	Actions/works to be implemented	Management Prescription
Development area		
Proposed wildflower meadow	Management and establishment of proposed wildflower meadow.	See 10-year Landscape Maintenance Programme for Land at Cricklade.
Proposed short mown grass	Management and establishment of proposed short mown grass.	See 10-year Landscape Maintenance Programme for Land at Cricklade.
Proposed individual tree	Management and establishment of proposed trees.	See 10-year Landscape Maintenance Programme for Land at Cricklade.
Recreation/Habitat Support Area		
W1, W2, W3, G4, A3 and A4	Native wetland area/pond.	Management of public impact and bankside vegetation. Ensure ponds hold water and undertake any necessary remediation measures.
G1N/S and G2	Habitat support area – grassland managed for biodiversity.	Both fields sown with Cricklade mix to be subject to a hay cut in

		late July/ early August. Northwest field to be lightly grazed through to late autumn, with northeast field to be mown as required to allow informal recreation.
G5	Area managed for recreational grassland.	Managed as required through mowing to allow recreational activities. Areas adjacent to the hedgerow to avoid being mown until July to create a longer, more diverse sward.
F1	Woodland copse.	Tree works and woodland management.
Landscape Features		
H6 and H7	Proposed hedge.	Hedgerow rotational management.
G3	Mown grass.	Mown as required. Depending on use expected to be monthly from March to October.
H1	Existing hedgerow retained and infill planted.	Hedgerow rotational management.

Lowland meadow managed in HSA (G1N/S and G2)

- Spring grazing at ~0.5 LU/ha if sufficient early growth; aim is to reduce dominance of vigorous plants without creating bare ground.
- Fields closed to grazing April–July for flowering and seed set, with some flexibility based on weather.
- Grasslands cut mid-July to August; cut material left to cure, tedded, baled, and removed — cut performed from inside-out to avoid trapping wildlife.
- Maintain 5 m grassland buffers at field margins for nectar/pollen; these may be cut bi-annually if needed.
- After hay removal, cattle return for aftermath grazing to control regrowth.
- Further management details are outlined in the HMMP by Ethos Environmental Planning (2026).

Improvement of public access through footpath creation (G3)

- The paths will comprise mown grass at a width of approximately two meters (or which standard mower is used near to this width). It is possible paths may become very muddy in particular areas. This could be mitigated by mowing alternative paths, or if the problem is persistent, consideration may need to be given to raising the paths above the existing ground level.
- Mown grassland paths should be maintained as required to allow members of the public to continue using the site.

- A strip of longer tufted grassland should be maintained down each side of the mown path to increase biodiversity.

Area managed for recreational grassland (G5)

First year management:

- Growth and establishment of wild grasses may be slow initially, especially at low sowing rates (2-5g/m²). There will often be a flush of annual weeds from the soil in the first growing season. This weed growth is easily controlled by topping or mowing.
- Mow all plant growth (sown grasses and weeds) regularly to 40-60mm throughout the first growing season to prevent weeds smothering the slower-growing grasses. Remove cuttings if dense, more frequent and regular topping will minimise the number of toppings produced each time so they can be left to disperse.

Management once established:

- Regular mowing will be undertaken on the majority of the grassland area to produce a short turf or lawn.
- The grassland sown adjacent to the boundaries and hedgerows will be managed more infrequently, allowing the grasses to grow tall, flower and seed from May through to July/August. The grass meadow should be cut back and mowing resumed in late summer.

Pond and wetland creation (W1 – W3 and G4)

- The areas of grassland around the pond should be managed to maintain good variation in structure by cutting sections on a two to three-year basis.
- Works should be undertaken between September and November to minimise the effects on wildlife.
- Any arisings should be removed or composted within a designated area on site.

Native woodland creation (F1)

- Climbing plants like ivy, honeysuckle and wild clematis can provide good links between the shrub and canopy layer as well as providing additional habitat and autumn food for dormice, birds and invertebrates. Generally, ivy should not be removed from trees unless it has developed to the point where it shades the understorey. Bramble is a very useful plant that provides food and shelter for many species over a long period. It can develop as part of the felling cycle, growing when light reaches the woodland floor and becoming shaded out as the canopy grows.
- Leave some cut timber in the wood to rot down individually or use logs to create habitat piles. If possible, bury the lower layers and build a compact stack.

- Standing dead wood is very important for invertebrates, birds, bats and dormice. Retain some dead or damaged trees (as long as they are not unsafe) especially those with cracks and holes, in which dormice may nest and bats roost.
- Health and safety work to trees will be undertaken between September and February (outside of the breeding bird season) or during the breeding season following a breeding bird check by an ECoW if required.
- Woodland trees will need to be thinned during establishment to allow the understorey and ground flora to establish and create glades.

Hedgerow planting (H6 and H7)

- The hedgerows should be frequently trimmed within the first five years to ensure dense structure. After this the hedgerow will be cut infrequently – on a three-year rotation – to allow fruit and nut production which will benefit a wide range of faunal species. These cuts must take place between January and February to avoid the impacts on wildlife and ensure high fruit production.
- The hedgerows should then be cut on rotation once every three years on alternate sides (left/top/right) to ensure high fruit production. This infrequent cutting will reduce potential impacts on brown hairstreak butterfly (present within the CWP), which lay their eggs on young blackthorn twigs. Annual trimming would be particularly harmful and can significantly damage populations; therefore rotational cutting will be more suitable.
- When required, the hedgerow will be allowed to grow up for rejuvenation before laying or coppicing to repeat the cycle.
- Health and safety work to trees will be undertaken between September and February (outside of the breeding bird season) or during the breeding season following a breeding bird check by an ECoW if required.

Hedgerow enhancement (H4)

- The hedgerows should be cut on rotation once every three years on alternate sides (left/top/right) to ensure high fruit production.
- When required, the hedgerow will be allowed to grow up for rejuvenation before laying or coppicing to repeat the cycle.
- Health and safety work to trees will be undertaken between September and February (outside of the breeding bird season) or during the breeding season following a breeding bird check by an ECoW if required.

Enhancement of riverine habitats

- The buffer will be managed through passive natural regeneration with minimal intervention.
- No routine hay cutting or intensive grazing will occur within the buffer.
- Natural establishment of:
 - Tall grassland
 - Wetland vegetation

- Scattered riparian scrub
- Over time, this will create structurally diverse habitat supporting species such as water vole, otter, birds, amphibians and invertebrates.
- The buffer will also contribute to bank stabilisation and improved ecological connectivity along the Thames.
- Further details on the management of this habitat are described in the HMMP (Ethos EP, 2026).



Figure 4 Proposed habitats with clipped detailed landscape plan (Peter Quinn Associates Landscape Architecture, 2026^a)

5 WORK SCHEDULE

- 5.1.1 This section sets out the work schedule for establishing the HSA and the subsequent schedule for management for the first five years. Table 3 contains details of habitat creation and management, with Table 4 detailing monitoring requirements. The work schedule for the public open space is outlined in the 10-year landscape program.

Table 3 Work schedule for establishing and managing the HSA

HSA Feature	Rationale for Feature Creation/Management	Location of HSA Feature	Management Tasks	Timing
Meadow grassland / other neutral grassland areas	The aim is to create an area of species-rich meadow grassland using the Cricklade Meadow grassland mix, which is gathered from the adjacent North Meadows SAC. The grassland will support the extension of habitats within North Meadows and the aim is to subsequently support the protected and notable species present within North Meadows on the development site.	Across the majority of the site – north west and north east fields managed slightly differently, in relation to mowing and grazing. See detailed section on management within this LEMP.	<u>Creation</u> • Prepare seed bed. • Sow with Emorsgate seeds EM11 Cricklade mix (if appropriate following soil testing). An alternative will be provided if this is not the case.	Year 1 Autumn or Spring
			<u>First Year Management</u> • Mow regularly through the first year of establishment to 40-60mm. • If sown in autumn, avoid cutting in spring and early summer to allow yellow rattle to flower. • Carefully dig out or spot treat perennial weeds.	Year 1
			<u>Management Once Established</u> • Take hay cut in July or August. • Leave hay to dry and shed seed for 1-7 days, then remove arisings. • Mow or graze (depending on field) regrowth through to late autumn if required.	Annually, from July – autumn.
Ponds and wetland areas	The aim is to provide ponds and wetland habitats suitable to support a variety of species including invertebrates, amphibians, reptiles (i.e. foraging grass	In the north of the site along the river corridor.	<u>Creation</u> • Ground scarified, pond dug out to provide variety of depths and ‘shelves’ for wildlife. • Wildflower for ponds mix sown around edges.	Year 1 winter Nov – Feb.

HSA Feature	Rationale for Feature Creation/Management	Location of HSA Feature	Management Tasks	Timing
	snake), foraging bats and birds.		- Spoil from excavation used to create mounds around edges of pond for structural diversity. - Left to fill with water and colonise naturally with vegetation.	
			<u>Management</u> - Sections of grassland around the ponds cut on 2-3 year basis to ensure good structural variety. - Arisings removed and composted in a suitable area on site.	Annually November – February to avoid impacts on amphibians
Species-rich hedgerows	The aim is to create species-rich hedgerows which improve ecological connectivity around the boundaries of the site and across the site, which will benefit a variety of species including bats, birds, badger and invertebrates.	Various locations around the boundaries of the residential development and enhancement to the existing hedgerows along the western boundary and the central hedgerow.	<u>Creation</u> - Vegetation cleared at ground level prior to planting. - Planted with bare root stock 50% hawthorn, 25% blackthorn, 15% field maple, 2% privet, 2% bird cherry, 2% sweet cherry, 2% guelder rose, 1% crab apple, and 1% holly. - Planted in zig-zag lines at 2 ft intervals. - Tree guards used where necessary.	Year 1 November - February
			<u>Existing hedgerows</u> - Infill planted with same species mix as detailed above. - Ground vegetation cleared prior to planting. - Tree guards used where necessary.	Year 1 November - February

HSA Feature	Rationale for Feature Creation/Management	Location of HSA Feature	Management Tasks	Timing
			<u>Management of hedgerows</u> - Frequently trimmed for first five years, then rotational management to allow high fruit production. Consideration for brown hairstreak butterfly through rotational management. - If required, hedgerows will be allowed to grow up for rejuvenation before laying or coppicing to repeat the cycle.	Annually on three-year rotation Jan - Feb
Native woodland	The aim is to create species-rich areas of native woodland which will improve ecological connectivity across the site and provide habitat for bats, birds, invertebrates and badger.	In two distinct locations in the west of the site and also along the northern boundary of the residential development.	<u>Creation</u> - Created using a native species-rich mix of bareroot trees of local provenance. - Ground prepared before planting – remove vegetation and plough compact ground. - Planted at 2.5 metre spacing at a density of 1,600 per hectare. - Tree tubes used where needed.	Year 1 Oct - March
			<u>Management</u> - Manage to prevent encroachment into meadow grassland. - Rotational management at edges to allow scalloped edge with high structural diversity and species diversity. - Trees thinned during establishment to allow understorey and ground flora to establish and glades/ rides to be created. - Leave ivy and bramble to grow up.	October – Feb to avoid impacts on nesting birds

HSA Feature	Rationale for Feature Creation/Management	Location of HSA Feature	Management Tasks	Timing
			Removed dead wood retained as log piles.	
Mown grassland paths	The aim is to improve public access across the site by providing mown grassland paths, encouraging members of the public to use these paths and avoid impacts on the meadow grassland areas.	In the north east field and connections to the residential development	<u>Creation</u> - Location marked out on site. - Spoil used to create raised paths - Sown with EM11 Cricklade mix as per meadow grassland. - Existing bridleway and new footpath signposted through the use of a suitable interpretation board.	Year 1 autumn or spring
			<u>Management</u> Maintain a mown pathway (cut to 50mm) through the species-rich meadow grassland.	As required
Riverine habitats	The aim is to provide habitat to the benefit of riparian species such as otter and water vole through the re-instatement of riverbanks and establishment of riparian planting.	Along the River Thames corridor	<u>Creation</u> - Bare ground sown with wetland grassland mix as per pond and wetland section. - Mixed scrub sections created along riverine corridor as per hedgerow section.	Year 1. Grassland autumn or spring. Mixed scrub Nov - Feb
			<u>Management</u> Manage scrub to prevent encroachment into meadow grassland.	Annually

Table 4 Work schedule for habitat and protected species monitoring

HSA Feature	Monitoring Tasks	Timing
Grassland	Annual monitoring of grassland establishment to ensure establishment in line with BNG and objectives.	Annually for first five years, then every five years for BNG targets. June / July survey.
Other habitats	Monitor condition in line with BNG targets	Every five years for 30 years. June – September.
Bats	No population monitoring required. Monitor condition of bat boxes, replace / repair as necessary.	Annually, Winter
Breeding birds	No population monitoring required. Monitor condition of bird boxes and replace as necessary.	Annually, Winter
Otter	Survey river corridor in winter to determine otter presence/likely absence – Assess riparian corridor in same years to determine if bankside vegetation has established and remains in good condition.	In years 2, 5 and 10 post-development. December - February for otter surveys. April - September for riparian corridor survey
Water vole	Monitor population in river by means of water vole survey (two visits per survey)	In years 2, 5 and 10 post-development. One visit mid- April to end of June, one visit July to September inclusive following best practice guidelines.

5.2 Annual Work Plan for Management (Years 1 – 5 post completion)

4.2.1 Table 5 below is a summary of the prescriptions outlined above and identifies what years management and monitoring actions for each element of the HSA/species identified above are due to occur. Elements highlighted in blue are to be carried out within the first 5-year period only, with elements highlighted in green to be repeated on a 5-year cycle in perpetuity (for a minimum of 30 years).

Table 5 Annual work plan

No	Action	Month											
		J	F	M	A	M	J	J	A	S	O	N	D
1	Meadow grassland planting												
2	Grassland management												
3	Pond creation												
4	Pond and wetland management												
5	Hedgerow planting and infill planting												
6	Hedgerow management												
7	Woodland creation												
8	Woodland management												
9	Informal pathways creation												
10	Informal pathways management												
11	Riverine grassland and shrub planting												
12	Riverine habitats management												
13	Bird box integrity checks												
14	Bat box integrity checks												
15	Grassland monitoring												
16	Remainder of habitats monitoring												
17	Otter survey for monitoring												
18	Water vole survey for monitoring												

6 MANAGEMENT RESPONSIBILITY

- 6.1.1 It is important that the information provided in the LEMP could enable any appropriately qualified management company or contractor to manage the site effectively. Therefore, the management prescriptions set out need to be specific to deal with any eventuality or change in future management responsibility.
- 6.1.2 The management of the site needs to strike the balance between recreation and biodiversity, and the implementation of monitoring and review is key to this. Regular monitoring and review will be required to ensure the management remains suitable and effective, which will inform future management proposals. The process for this is set out in Section 7.
- 6.1.3 Newland Homes will be responsible for establishing the HSA as detailed in the previous sections. Following practical completion of the HSA, the site will then be managed by a dedicated management company established by the Client in consultation with Natural England if required, who will be responsible for implementing the annual work plan.
- 6.1.4 Newland Homes will be responsible for monitoring the site, appointing appropriate professionals (ecology, arboriculture) and producing the five-year monitoring report. Updates to the LEMP following the first five years of monitoring will be the responsibility of Newland Homes.

7 ECOLOGICAL PROVISIONS

- 7.1.1 As part of the development, various provisions will be installed on site to enhance the site for birds, bats and invertebrate species. Enhancing the site for invertebrates will in turn support the species which feed on them, such as hedgehog, bats, birds and badger.
- 7.1.2 This section of the LEMP therefore covers the locations of ecological provisions. The proposed locations of provisions are shown below in Figure 5, and the provisions are described in Table 1. If the provision suggested is unavailable, a Suitably Experienced Ecologist will suggest alternatives.



Figure 5 Ecological provisions of entire site



Figure 6 Ecological provisions of residential development area

Table 6 Ecological provisions

Provision	Description and Location	Photograph
20 x lbstock bat brick	Installed integrally as part of the build programme, as high as possible in a sunny and sheltered spot on the southwest or southeast of a building.	
15 x SKU 10613 doublechamber hardwood bat box	Installed on retained mature trees within the boundary hedgerows on site. The bat box should be sited high up between 2.5m and 5m on a building or mature tree using the pre-drilled back plate hanger. The ideal aspect is, so the box receives only part sun during the day – facing north, south-west, or south-east.	
10 x S brick: bird nesting brick - Action for Swifts	Species: Swift. Species customisation upon request 1 brick and cavity size Completely customisable. Laser-cut PVC foamboard nest chamber and brick slip front. Lightweight and made to order. Also available for rendered walls. Easy retrofit Installation: The entrance should be a minimum height of 6-7 m above the ground or protruding parts of buildings. Greater heights are possible at any time. Attaching the box directly under the roof edge is advantageous. It is very important to ensure that there are no protruding parts, roof parts, pipes, etc. below the entrance, as Swifts approach and fly away very steeply. Therefore, the area under the entrance should be unobstructed and lead directly to the ground. It is advantageous that several nesting aids be installed for the formation of Swift colonies. Swifts do not need a minimum distance from fellow species – nesting boxes can therefore be positioned directly next to each other.	
5 x Ceramic swallow nest	The Swallow Nest Bowl is a grey unglazed ceramic cup designed to replicate a natural swallow nest. Swallows naturally nest in open rural structures such as barns, garages, stables, and	

Provision	Description and Location	Photograph
	outbuildings. Install the ceramic nest bowl: • High up inside an outbuilding • With easy access to the outdoors • Using the pre-drilled holes on the backing board	
5 x house martin Paul Stevens Nest Forms	Paul Stevens is a specialist maker of hand-crafted artificial House Martin nest cups used widely in conservation projects across the UK. House Martins prefer sheltered, elevated spots beneath building overhangs. Paul Stevens' nest cups should be installed: • Directly under eaves or soffits • At least 2 metres above ground level • On north, east, or west facing walls if possible (to avoid strong sun) • Fitted tight against the eaves to reduce exposure to weather and predators	
20 x bee bricks Green&Blue brick	Cast concrete with up to 75% waste materials from Cornish China Clay industry. Contains cavities where bees will lay their eggs, sealing the entrance with mud or chewed up vegetation. Offspring emerge in the Spring and begin nesting again.	

8 MONITORING AND REMEDIAL MEASURES

- 8.1.1 The key aim of monitoring is to assess the success of the management prescriptions against the management objectives. The Management Company will take responsibility for monitoring and will liaise with the Newland Homes to report on the successes and any changes proposed to management; this will comprise a 5-year review of management to be provided as a monitoring report and updates made to the LEMP if required.
- 8.1.2 If the results of post-creation monitoring highlighted the need for management changes, the LEMP would be amended accordingly. A formal review of the LEMP would take place after five years following the completion of GI creation. The revised LEMP would contain management prescriptions for a further five to ten years. Monitoring will be undertaken for at least 80 years in line with BNG requirements (Ethos, 2022^b).
- 8.1.3 This section sets out how monitoring will be implemented. Table 7 sets out the monitoring plan, with Table 8 containing details of potential risks to habitats and proposed remedial measures. The monitoring and remedial measures will ensure that habitats can meet their target conditions.

Table 7 Monitoring plan, methods and targets

Item/Ref	Monitoring methods	Habitat targets	Monitoring interval and timing
Meadow grassland	Quadrat survey – Three 1m x 1m quadrats per habitat parcel. To record aspect, slope, average ground cover, sward variation, species, and their percentage cover. Condition Assessment Survey in line with Statutory BNG metric. Static photo points for each habitat parcel.	Achieving Moderate condition with: • 9 or more species per m² • Varying sward height • No bracken or scrub encroachment	Years 1 post-development, then every five years for the 30-year BNG period. To be undertaken during the main flowering period (June-July), prior to the summer cut.
SUDS and open water (pond)	Static photo point.	Achieving Moderate condition with: • Vegetation and open water which may occasionally dry out. • Planted with native species or species with a known wildlife benefit marginal/wetland flora to provide a diverse range of species and structures to provide opportunities for fauna.	Years 1 post-development, then every five years for the 30-year BNG period. To be undertaken during the main botanical season (May – August)

Item/Ref	Monitoring methods	Habitat targets	Monitoring interval and timing
Native hedgerows – existing and proposed	An assessment of 30-metre sections for numbers of woody species present as well as assessing the hedgerow against additional criteria including numbers of woodland indicator species. Static photo point.	- Hedgerow managed to over 1.5 height and width. - Presence of undisturbed vegetated margin >1m width. - No invasive species present or damage from human activities.	Years 1 post-development, then every five years for the 30-year BNG period. To be undertaken during the main botanical season (May – August)
Woodland planting	Static photo points for each habitat parcel.	- Native species present, with one species not accounting for over 80% coverage. - No invasive species present. - A good age range of scrub present (seedlings, saplings, young and mature specimens). - A well-developed edge with adjacent meadow grassland habitats.	Years 1 post-development, then every five years for the 30-year BNG period. To be undertaken during the main botanical season (May – August)
Tree planting	Inspection by suitably qualified arboriculturist	- Trees with a healthy growth. - Micro-climate habitats for birds and invertebrates present. - Trees oversailing vegetation (grassland).	Once every 2 years during the winter months to avoid obscuring potential features / health and safety concerns.

Table 8 Risk to habitat establishment, triggers and remedial measures

Habitats Type Ref	Risk	Trigger for action	Remedial Measures
Meadow grassland	Species diversity of grassland not being achieved. Grassland not achieving diversity of sward height.	Less than 9 species per quadrat recorded during monitoring visit. Less than 20% of the sward height is less than 7cm or less than 20% is more than 7cm.	Change of management regime, re-seed grassland if required. Change of management regime frequency or area subject to mowing.
SUDS and open water habitats	Presence of invasive species. Lack of native wildflower and aquatic species present. Varied habitat structure.	Presence of invasive species. Vegetation present not comprised of plant species suited to wetland or riparian situations. A single structural habitat component accounting for more than 80% of the total habitat area.	Removal of invasive species by suitably experienced contractor. Plant additional aquatic or marginal species of plant. Change of management regime, cutting back of dominant vegetation structure.
Native hedgerows	Dead stock. Damage from human activities. Hedgerow not achieving minimum 1.5m height and width.	10% or greater has died within first year of planting. More than 10% gaps in hedgerows caused by residential pressure. More than 20% of hedgerow not achieving these criteria.	Additional planting to account for potential losses, planting in good conditions, and using stock which are adapted to local conditions. Re-plant hedgerow, improve other access locations to direct residents to formal access paths. Change of management regime.

Habitats Type Ref	Risk	Trigger for action	Remedial Measures
Mixed scrub	Non-native or invasive specimens growing within the stand. Age range of scrub has not developed. Edge habitat is not developed to provide diverse microhabitats for invertebrates.	More than 20% of the scrub stand is non-native, or any invasive species present. Absence of an age class of scrub: seedlings, saplings, young or mature. The scrub parcel does not have a well-developed edge habitat.	Remove non-native or invasive specimens, replant with suitable native species. Change of management regime to allow age class to develop. Change in management regime relating to the edge habitats to create scalloped edge.
Urban tree planting	Healthy growth of trees not developing. Trees not oversailing suitable vegetation such as grassland.	Tree retains less than 75% of its expected growth for age range and height. Less than 20% of tree oversailed by vegetation.	Change of management regime. Re-seeding of grassland at base of tree if bare ground present.

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