

Landscape and Ecology Management Plan

Southgate House Devizes

May 2026

Ecology | Green Space | Community | GIS

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Report Produced for Newland Homes Ltd.

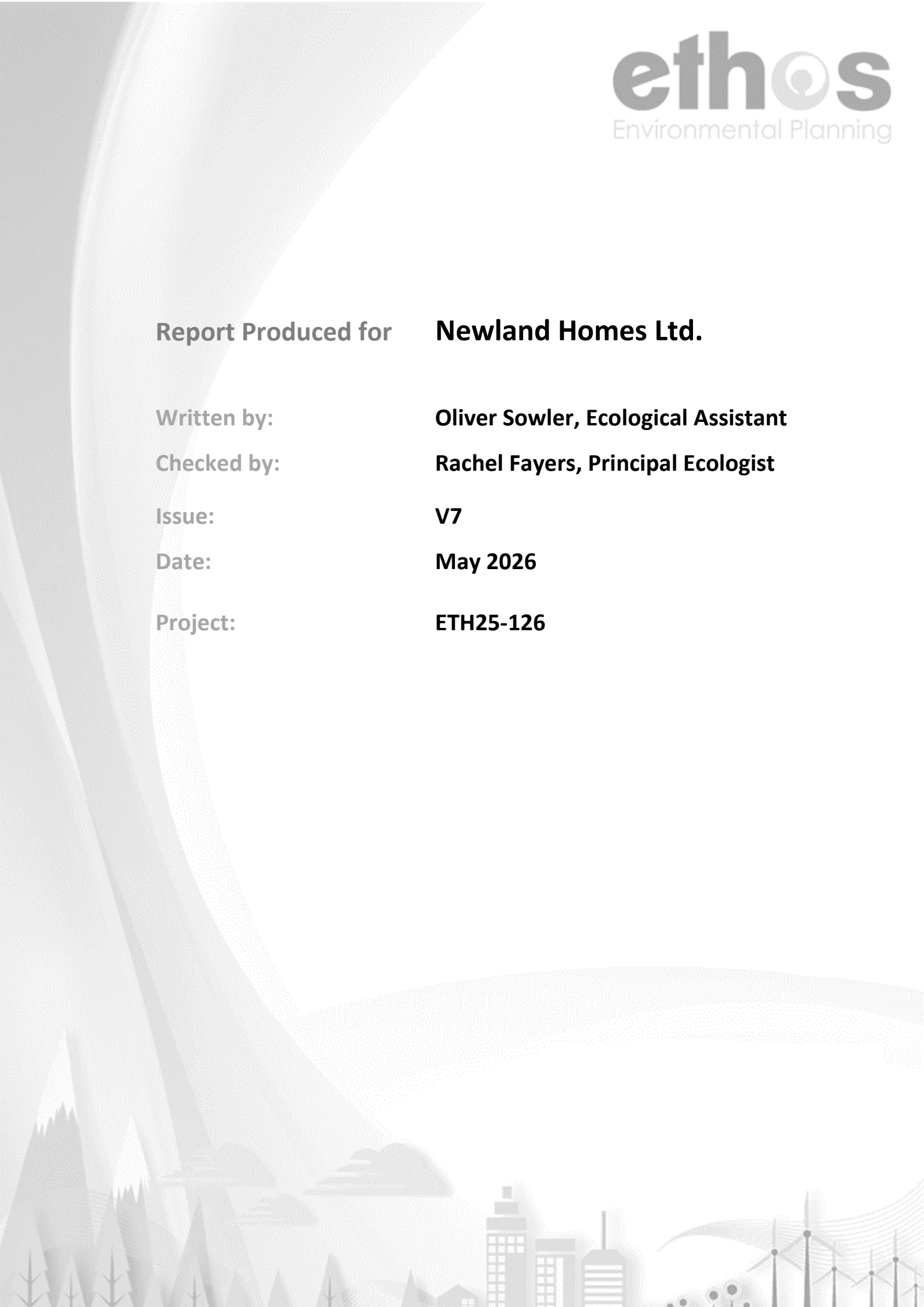
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NON-TECHNICAL SUMMARY

- The site is located at Southgate House, Devizes (Central Grid Reference SU 00704 60902) and is subject to plans for the development of thirty-four zero carbon residential dwellings with associated access, infrastructure and green space.
- Ethos Environmental Planning has prepared this LEMP to address both Condition 3 (LEMP) and Condition 4 (HMMP), combining all habitat creation, management, and monitoring measures into a single document for ease of implementation.
- 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 30-year period is set out, in line with BNG requirements.
- Information on monitoring, potential remedial measures and responsibilities for implementing the LEMP/ HMMP have been provided.

1 INTRODUCTION

- 1.1.1 Ethos Environmental Planning (Ethos) has prepared this Landscape and Ecology Management Plan (LEMP) for Southgate House, Devizes (Central Grid Reference SU 00704 60902), hereafter referred to as 'the site' and illustrated in Figure 1. This document has been prepared to satisfy the requirements of both Condition 3, which requested a LEMP, and Condition 4, which requested a Habitat Management and Monitoring Plan (HMMP). To avoid duplication and ensure clarity, the content required for both conditions has been combined within this LEMP, bringing all habitat creation, management, and monitoring prescriptions together in one place to facilitate effective implementation by contractors.
- 1.1.2 This LEMP has been produced to discharge Condition 3 and 4 of the granted Full planning permission (Planning Reference PL/2024/05017), which are as follows:

Condition 3 – Landscape and Ecological Management Plan (LEMP)

Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. As a minimum, the LEMP will include:

- i. An Ecological Enhancement Plan showing:
 - a. The location, number and type of features for wildlife in accordance with Section 7 of the Ecological Impact Assessment;*
 - b. The location, type and extent of fencing along the woodland edge, this fencing must be permeable by badger;*
 - c. Locations of fence gaps for hedgehog;*
 - d. Identification of the habitats to be created/enhanced and managed for the benefit of target species such as invertebrates and badger**
- ii. Long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature shown on the Ecological Enhancement Plan.*
- iii. The mechanism for monitoring success of the management prescriptions and a procedure for review and necessary adaptive management in order to attain targets.*
- iv. Details of the mechanism(s) by which long-term implementation of the plan will be secured.*

The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

Condition 4 - Habitat Management and Monitoring Plan (HMMP)

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. As a minimum, 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 approved Biodiversity Gain Plan;*
- d) the management measures to maintain habitat in accordance with the approved 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.*

Notice in writing shall be given to the Council when the:

- 1) HMMP has been implemented; and*
- 2) habitat creation and enhancement works as set out in the HMMP have been completed. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.*

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

- 1.1.3 This LEMP has therefore been produced to allow the discharge of Condition 3 and 4 and should be read in accordance with the approved Landscape Plan.

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 30-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 30-year timetable of works, in line with biodiversity net gain requirements.
- Providing a list of persons responsible for undertaking specific duties.

1.3 Site Location and Description

1.3.1 The site is located at Southgate House, Devizes (Central Grid Reference SU 00704 60902) and contains a large building with hardstanding car park areas, grassland, woodland, scrub, hedgerows, and lines of trees. The total site area is 1.46 hectares and is shown in Figure 1.

Figure 1 Site location



Legend
Site Boundary

Scale: 1:5,312
Date: 14/07/2025
ethos
Environmental Planning

1.4 Development Proposals

1.4.1 The development proposals comprise thirty-four zero carbon residential dwellings with associated access, infrastructure and green space. The Soft landscaping plan is shown in Figure 2. 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:

- Retention of the existing lines of trees along the southwestern and eastern boundaries, and partial retention of the hedgerow along the southeastern boundary.
- Creation of 47m of new native hedgerow within the street scene.
- Creation of 1000m² of other neutral grassland in the centre of, and to the north of, the developed area.
- Semi-native tree planting within the street scene.
- Implementation of a 3m buffer strip along the southwestern boundary to maintain a functional commuting corridor down the disused railway line adjacent to the site. This will maintain connectivity between offsite habitats to the northwest and gardens to the south of the site.
- Installation of integrated and standalone ecological provisions for a range of species.

Figure 2 Soft Landscape Proposals (mhp, 2025) Drawing number 24086.101 Rev D.



2 BASELINE ECOLOGICAL CONDITIONS

2.1 This LEMP has drawn on information in the Ecological Impact Assessment (EclA) (Ethos, 2024) and Biodiversity Net Gain Assessment (Ethos, 2024). A summary of key issues from the EclA relevant to this report are summarised below:

- The site contains a large building with hardstanding car park areas, grassland, woodland, scrub, a native hedgerow with trees, and lines of trees. The amenity grassland in the northwest of the site was assessed to be in good condition, and the other neutral grassland throughout the car parking areas assessed to be in moderate condition. Ruderal vegetation in the north-west corner of the site was assessed as being in poor condition. The one native hedgerow with trees was assessed to be in good condition, and the five lines of native trees assess to be in moderate to poor condition. It is unachievable to enhance any of the area habitats sufficiently to increase the BNG score, however, habitat enhancement measures are still included to benefit protected species.
- The northwestern woodland area contains a badger sett with 38 entrances of variable activity, this area is therefore entirely retained within the development proposals, along with a northeastern woodland parcel that contains a single outlier sett.
- The woodland contains several non-native plant species which are proposed for removal.
- The western boundary vegetation forms a functional link to the disused railway line adjacent to the site, which leads to the wider rural habitats, providing a potential commuting and foraging route for badgers, bats and other mammals in the local area. It was therefore identified as an important ecological feature and a 3m buffer strip along this boundary is to be created in the proposed development. Beneath the existing linear boundary vegetation is developed land; sealed surface in the form of hard standing and this will be removed and replaced with other neutral grassland.
- The site was assessed to contain potential for hedgehog, badger, commuting and foraging bats, reptiles, and nesting birds.



Figure 3 UK Habitat Classification Survey (Ethos, 2024)

3 HABITAT MANAGEMENT AIMS, OBJECTIVES AND CONSTRAINTS

3.1 Aims and Objectives of the Management

- 3.1.1 The overall aim of habitat management is to preserve ecologically valuable habitats and enhance lower quality habitats present on site; whilst providing high aesthetic value for residents.
- 3.1.2 Objectives for the management of habitats are to preserve habitat areas currently in use by badger, ensure the permeability of the site for hedgehog and badger, and to manage the southwestern 3m ecology corridor to ensure that nocturnal mammals (including bats) can continue to commute along the old railway line.

3.2 Management Constraints

- 3.2.1 Management of the western ecology corridor will require access to the rear of proposed residential gardens. This will be provided through gated access at the northern end, through the retained woodland to prevent public access.
- 3.2.2 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 2017 (as amended) and the Natural Environment and Rural Communities (NERC) Act 2006.
- 3.2.3 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:
 - Birds – Maintain suitable foraging and nesting habitat for birds, namely the existing woodland, boundary hedgerows, and trees. Management of woodland, scrub and trees must be timed to avoid the bird nesting season (March-August inclusive).
 - Bats – Suitable foraging and commuting habitat is being retained, predominately throughout the woodland and along the railway corridor. Tree management will be undertaken sensitively to avoid impacting potential bat roosting habitat, such as two mature beech trees in the northern woodland parcel and one mature Scot's pine which were identified as having high roosting potential in the Ecological Appraisal (Ethos, 2024^a).
 - Badger – The northwestern and northern woodland parcels are to be retained and protected, as they contain an active badger sett with 38 entrances. Recommendations to remove the non-native vegetation will need to be undertaken using hand tools and under an ecological watching brief to avoid damage and disturbance to the setts. Proposed tree planting in the north-western corner will also be carried out under ecological watching brief, using hand tools. The exact locations will be agreed with the ecologist on site in order to avoid active sett

entrances. Proposed long-term management is light touch in order to minimise works around the badger sett, and will focus on retaining deadwood and allowing natural regeneration.

- Reptiles – Works to scrub and hedgerow bases will be timed to avoid the reptile hibernation season and therefore avoid impacts on hibernating reptiles. The other neutral grassland will be managed to ensure a mixed sward height, so that habitat for reptiles is always present.

4 APPROPRIATE MANAGEMENT OPTIONS FOR ACHIEVING OBJECTIVES

4.1.1 The following section contains information relating to habitat creation and enhancement on site, in order to achieve the management objectives and habitats shown in the landscape plan and BNG metric. The below habitats in this section are labelled in line with the UK Habitat Classification typologies to link with the BNG metric. Commentary is included that links the proposed habitats with their target conditions, as set out in the approved Biodiversity Net Gain Plan. Landscape proposals are shown in Appendix 1.

4.2 Native Hedgerow

4.2.1 50 metres of native hedgerow will be created at the south-east corner, eastern extent and in the central open space at the site. These new hedgerows will be managed with a target condition of 'Moderate'.

4.2.2 The western boundary 'Line of trees' will be retained.

Creation (as per the Landscape Masterplan)

- Rootballed trees and bareroot whips to be planted within the dormant season (Nov-March) within the first planting season following completion of the building works.
- Minimum topsoil depth will be 400mm.
- Tree planting will be conducted as outlined in section 4.6.

Management

4.2.3 Management of retained and newly created hedgerows will be as follows:

- The Landscape plan provides details of the proposed species list and general planting notes which will be followed during creation of the hedgerows. During establishment, the hedgerows will be kept free of litter and whips and standards will be watered during dry spells.
- Newly planted hedgerows will be trimmed regularly during the first five years to form a dense, woody structure.
- Once established, hedgerows 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. 'Neat' hedgerows will be avoided. This will provide foraging and nesting habitat for birds, hedgehogs, dormouse and invertebrates.
- Existing mature trees will be retained within H2 and monitored for signs of disease/decay every 5 years.
- Once established, hedgerows will be cut on rotation once every three years on alternate sides (left/top/right) to ensure high fruit production.

- Dead trees will be removed and replanted.

4.3 Modified Grassland

- 4.3.1 0.05 hectares of modified grassland will be created with a target condition of 'Moderate'. This will deliver 0.17 habitat units. The modified grassland will form part of the site's open space and will be managed to a short sward to facilitate amenity use.
- 4.3.2 To provide additional value for invertebrates, a flowering lawn grass mix will be used which contains a range of slow-growing grasses and wildflower species that respond well to regular growing. Species such as white clover, self-heal, dandelion and birdsfoot trefoil are beneficial to pollinators, are low growing and will be able to flower between regular mowing.

Creation (as per the Landscape Masterplan)

- 4.3.3 The grassland will be created as per the guidance note in the Landscape Plan.
- 4.3.4 Proposed lawn turf Medalion Turf Rolawn Limited will be used. Turf can be laid any time of the year except in frosty weather. Once received, turf must be rolled out immediately in spring/summer and within 24 hours of delivery in the autumn/winter.
- 4.3.5 Minimum topsoil depth will be 150mm.
- 4.3.6 *Management*
- 4.3.7 Once established, the amenity grassland area will be mown regularly throughout the growing season (March – October inclusive) to a length of 25-40mm;
- 4.3.8 To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks); and
- 4.3.9 Arisings will be removed and composted within a designated area on site.

4.4 Other Neutral Grassland

- 4.4.1 0.1 hectares of other neutral grassland will be created. This will consist of 0.05 hectares of other neutral grassland which will be created with a target condition of 'Moderate' and will form the western ecology corridor at the western site boundary. The remaining 0.05 hectares will form part of the site's open space and will be created with a target condition of 'Poor'. In addition, 0.04 hectares of area A2 will be retained as part of the development and brought into active management.

Creation (as per the Landscape Masterplan)

- 4.4.2 The other neutral grassland will be created as per the guidance note in the Landscape Plan using Emorsgate EM1 meadow seed mix.
- 4.4.3 Additional species are to be incorporated as per the Bat mitigation SPD: Dandelion (*Taraxacum officinale*), dock (*Rumex hydrolapathum*), hawkweeds (*Hieracium maculatum*), plantains, ragwort (*Jacobaea vulgaris*), chickweed (*Stellaria media*), fat hen (*Chenopodium album*), mouse-ear (*Cerastium fontanum*) and red valerian (*Centranthus Ruber*) in plug form. Plugs will be planted in groups of 3 every 10m².
- 4.4.4 Grass seed to be sown in the first spring following completion of the building and planting works.
- 4.4.5 Minimum topsoil depth will be 150mm.
- 4.4.6 Ground Preparation - To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.
- 4.4.7 Sowing – Ground will be sown in spring, once the land has drained, to avoid winter flooding. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections.
- 4.4.8 Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.

Management

- 4.4.9 Once established, management will comprise an annual cut in late summer (late July onwards). All arisings will be raked and removed from site or composted in a designated area in the ecology corridor. This will provide cover and forage for invertebrates and small mammals throughout the Spring and Summer months.
- 4.4.10 The 0.05 hectares of other neutral grassland which will form part of the site's open space will be managed to achieve poor condition on a precautionary basis following consultation response from the LPA ecologist. The condition criteria relating to cover of bare ground has not been targeted, due to the potential for residential pressure impacts on the grassland. Management actions comprise:
- 4.4.11 First year management:
- Soon after sowing there will be a flush of annual weeds. The annual weeds will not be cut until mid-late summer (late July/August) as the mixture includes yellow rattle;
 - The grassland will be mown, arisings removed and composted on site;

- The grassland will be kept short until March the following year; and
- Residual perennial weeds such as docks will be dug out.

4.4.12 Management once established:

- The grassland will not be mown from spring through to late July/August to give the sown species opportunity to flower;
- After flowering in July or August, a 'hay cut' will be taken. The grassland will be cut back using a tractor mower to 150mm, and buffer will be mown short (to 50mm) at the margins of the grassland to provide a varied sward height.
- The hay will be left to dry and shed seed for 1-7 days, then arisings will be removed and composted in a suitable area on site; and
- The regrowth will then be mown through to late autumn if required.
- Approximately 10% of the grassland will be left uncut through the winter to provide some sections of tall tussocky grassland.

4.4.13 Section 4.4.6 in relation to created grassland will also be implemented for the existing retained other neutral grassland area A2.

4.5 Other Woodland; Broadleaved

4.5.1 The broadleaved woodland on site is in 'Moderate' condition and it is not achievable to increase its condition to 'High' in line with the Defra statutory metric condition assessment. Nevertheless, enhancements are recommended which will enhance the woodland for species such as invertebrate and increase the foraging resource for badger.

Creation

4.5.2 In the north-western corner of the site, broadleaved woodland will be created in an area currently comprising ruderal vegetation. Five native, standard trees will be planted in this section, created according to the guidance notes in the Landscape Plan and following a typical stake tree planting method as shown in figure 4 in Section 4.6.

4.5.3 Trees will be backfilled with 300 mm depth of topsoil, or backfilled to rootball depth +100mm using topsoil subsoil mix if smeared clay is present in dug pits, or if soil is identified as contaminated.

Management

4.5.4 Initial management will focus on the removal of non-native vegetation including cherry laurel and *Cotoneaster*. Appropriate removal methods are detailed in the accompanying CEMP and take into account both the presence of the active badger sett and the safe removal of Schedule 9 invasive species.

- 4.5.5 Annual inspections will be undertaken for the first 5 years to monitor the success of the invasive species removal and remedial measures will be recommended if necessary.
- 4.5.6 Planted trees will be subject to inspections every 3 years to check for disease, damage and decay that could pose a health and safety risk and replaced as required as in section 4.6.
- 4.5.7 No tree planting is proposed in the existing broadleaved woodland, due to the number of badger sett entrances and the potential for damage or disturbance by planting activities. Given the presence of native species across the site, it is considered that natural regeneration is the most appropriate management tool for this area. If, after a period of 5 years there is no evidence of natural regeneration, remedial measures will be considered.
- 4.5.8 Standing deadwood will be retained where safe and practical. Where standing deadwood poses a risk to health and safety, it will be removed and retained in log piles and habitat piles to provide habitat for invertebrates and hedgehog.
- 4.5.9 Health and safety works to trees will be undertaken between November and February (outside of the breeding bird season) or during the breeding season following a breeding bird check by an ECoW if required.

4.6 Tree Planting

Creation

- 4.6.1 27 small urban trees will be planted across the site delivering 0.34 habitat units. 5 trees will also be planted within the woodland to the southwest, and within created hedgerows.
- 4.6.2 Trees will be planted according to the guidance notes in the Landscape Plan, following a typical stake tree planting method as shown in figure 4.

Typical Triple Stake Tree planting Detail

Scale 1:20

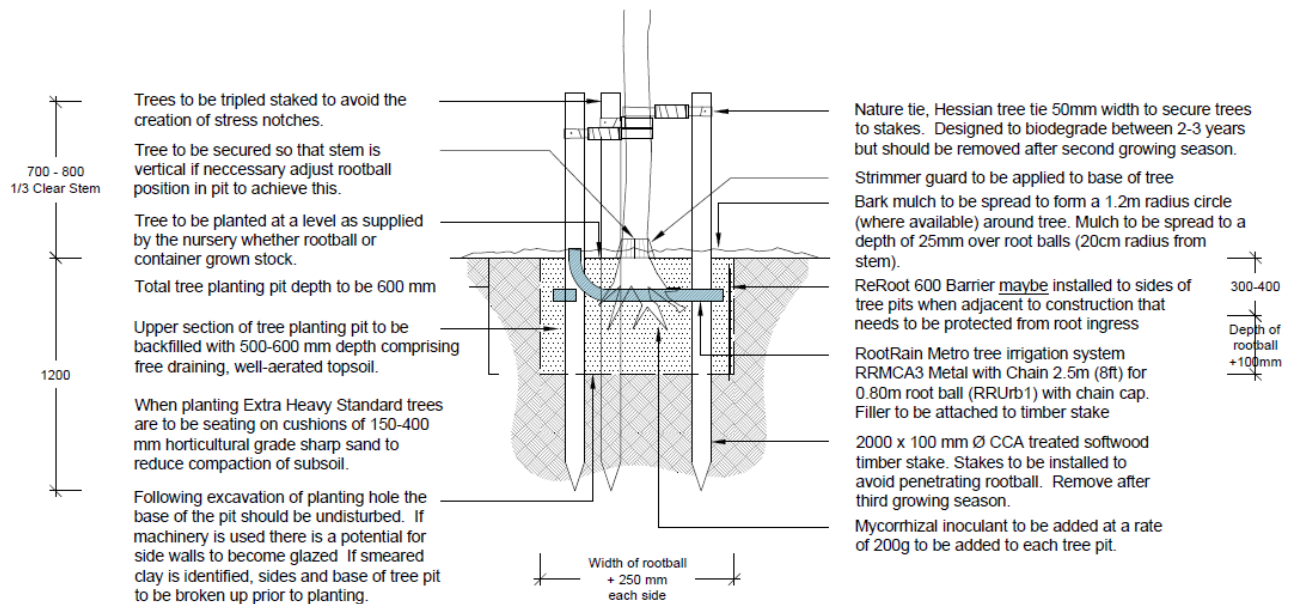


Figure 4 Tree planting details (Landscape Masterplan)

Management

- 4.6.3 These will be subject to inspections every 3 years to check for disease, damage, decay or death that could pose a health and safety risk, and such trees should be removed and replaced as required.
- 4.6.4 Health and safety work to trees will be undertaken between November and February (outside of the breeding bird season) or during the breeding season following a breeding bird check by an ECoW if required.

5 ECOLOGICAL ENHANCEMENT PLAN

- 5.1 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.
- 5.2 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.
- 5.3 Monitoring and remedial measures relating to ecological provisions are set out in Section 8.

Table 1 Ecological provisions

Provision	Description and Location	Photograph
10 x PRO UK Build-in WoodStone Bat Box	Installed integrally as part of the build programme, 3-6m high in a sunny and sheltered spot on the southwest or southeast of a building. These have been positioned to be close to vegetated features on site.	
15 x S brick: bird nesting brick - Action for Swifts	Laser-cut PVC foamboard nest chamber and brick slip front.. Easy retrofit Installation: The entrance should be a minimum height of 6-7 m above the ground or protruding parts of buildings. 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.	

Provision	Description and Location	Photograph
5 x CJ Wildlife open-front box	Woodstone box with removable front panel & 10-year guarantee. Place the box on a tree at approx. 1.5m high amongst dense vegetation. The box should be partly concealed. Avoid the nest entrance facing strong sunlight and prevailing wind.	
10 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.	
2 x invertebrate houses	Bespoke bug hotels of every design, size and cost available; freestanding or integrated. Can be made self-made on site from various materials e.g. pallets, bricks, plant pots, logs, pine cones, straw etc). Visiting Buglife website for instruction recommended. Can be crafted ready-made by contractors e.g. Minibeast HQ – wooden structure with chambers with various materials and pre prepared drilled logs, canes etc). Different invertebrates will use the hotel depending on its location. Some prefer damp and cool whereas others before warm and sunny E.g. Solitary bees prefer the sun. To be installed in an area of open space on site.	
28 x Hedgehog Holes e.g. Jacksons Fencing Wooden Gravel Board	Holes in the gravel board or base of fencing panels of at least 13x13cm to allow hedgehogs to pass through. Bespoke gravel boards can be purchased, or fencing can be cut to these specifications. Holes should be kept clear of debris. Insertion of a template is recommended to signpost the presence and purpose of the hole.	

Provision	Description and Location	Photograph
Badger Permeable Fencing	Demarking the boundary of the woodland to the north/northwest of the site. Any fencing that permits badger to pass through e.g. the photograph provided.	



Figure 5 Ecological provisions

6 WORK SCHEDULE

6.1 This section sets out the work schedule for management of habitats for the first five years, which will be rolled over across a 30-year period in line with BNG requirements, as detailed in Table 2.

Table 2 Work schedule for managing habitats on site

Habitat	Management Tasks	Timing
Other neutral grassland	Annual cut to approximately 3-5cm. All arisings raked and removed from site or composted.	Annually from late July onwards Works should not take place between November and February as to avoid reptile hibernation season.
Amenity grassland	- Mow regularly as a lawn but not too short (25-40mm). - To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks).	As required
Existing trees	Retained trees inspected, deadwood removed as required and retained on site as log piles if suitable and possible.	Between September and February to avoid impacts on nesting birds
New trees	Saplings should be marked so they evade hedgerow management.	Tree pruning (where required) undertaken between September and February to avoid impacts on breeding birds.
Hedgerows (H1)	- Cut on rotation once every three years on alternate sides (left/top/right) to ensure high fruit production. - Allow dense shrub growth along the base.	No management to hedgerow bases (e.g. grubbing out of roots or clearing around the ground level) between November and February as to avoid reptile hibernation season and disturbance to overwintering invertebrate larvae. Management of remainder of hedgerow to be undertaken between September and February to avoid impacts on breeding birds.
Lines of trees (H2 and H4)	Retained trees inspected, deadwood removed as required and retained on site as log piles if suitable and possible.	Between September and February to avoid impacts on nesting birds.

Habitat	Management Tasks	Timing
Created hedgerow management (H8-10)	- Frequently trimmed for first five years, then rotational management to allow high fruit production. - If required, hedgerows will be allowed to grow up for rejuvenation before laying or coppicing to repeat the cycle.	No management to hedgerow bases (e.g. grubbing out of roots or clearing around the ground level) between November and February as to avoid reptile hibernation season and disturbance to overwintering invertebrate larvae. Management of remainder of hedgerow to be undertaken between September and February to avoid impacts on breeding birds.
Retained Woodland Management	- Once non-native species removal has been completed, management will be minimal as to avoid disturbance of badger setts. - Trees will be inspected and any that pose a danger to public health will be felled and retained on site as deadwood.	Undertake any necessary management (e.g. for safety purposes) between November and March to avoid disturbing nesting birds.
Southwestern boundary commuting corridor	- Monitoring for damage or fly tipping. - Management of the trees and 3m grassland buffer strip as detailed within the relevant sections.	See relevant sections: Tree management and other neutral grassland management.
Ecological provisions (in public areas, not private dwellings)	- Annual visual inspection to confirm these are present and in working condition. Any damaged or removed will be replaced like for like. - Repair of any damage to the badger fencing, removal of any obstructions to permeability	Annually during the winter (November-February) to avoid impacts on breeding birds.

7 ROLES AND RESPONSIBILITIES

- 7.1 Newland Homes will be responsible for establishing the habitats and protected species provision detailed within this LEMP, as detailed in the previous sections. Following habitat creation, the site will then be managed by a dedicated management company established by the Newland Homes, who will be responsible for implementing the annual work plan.
- 7.2 Newland Homes will be responsible to monitoring the success of habitat creation and implementing the HMMP monitoring program and any remedial measures as detailed in Section 8. They will be responsible for contracting a suitably qualified ecologist to undertake the habitat condition assessments in line with the monitoring requirements.
- 7.3 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 the Newland Homes.
- 7.4 All work will be carried out by experienced and qualified operatives holding the necessary training certificates to undertake the prescribed works. All works shall be carried out in accordance with good horticultural practice, using materials, plant and machinery appropriate to the task, undertaken in such a manner that avoids damage to the site and its surroundings. Any plant material that dies as a result of Contractors neglect will be replaced at their cost.

8 MONITORING AND REMEDIAL MEASURES

- 8.1 This section provides detail of monitoring requirements and remedial measures. The information provided is required to discharge Planning Condition 5 relating to creation of a Habitat Management and Monitoring Plan.
- 8.2 The key aim of monitoring is to assess the success of the management prescriptions against the management objectives. The Management Company appointed by Newland Homes will take responsibility for monitoring and will liaise with Newland Homes to report on the successes and any changes proposed to management, this will comprise a 2, 5, 10, 15, 20 and 30-year review of management to be provided as a monitoring report and updates made to the LEMP if required.
- 8.3 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 30 years in line with BNG requirements (Ethos, 2024^b).
- 8.4 This section sets out how monitoring will be implemented. Table 3 provides a list of monitoring actions with appropriate methods and reporting.
- 8.5 Table 4 and 5 show information that should be recorded and submitted to the Local Planning Authority (LPA) every 2, 5, 10, 15, 20 and 30-years. Habitat Condition assessments will follow the Defra metric and be undertaken by suitably qualified ecologists. The condition assessments will be made available to the LPA with an updated UK Habitat Classification map demonstrating post-intervention habitats.
- 8.6 Alongside monitoring information provided in section 8.5, a Management Action Log will be provided to the LPA every 2, 5, 10, 15, 20 and 30-years, detailing management actions taken on site to support the creation of the proposed habitats or maintenance of their condition.

Table 3 Monitoring plan

Item/Ref	Monitoring methods	Habitat targets	Monitoring interval and timing
1a) Assess other neutral grassland establishment and condition	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.	Other neutral grassland to achieve moderate condition, sowing a wildflower grassland mix such as Emorsgate Seeds EM1. This habitat should achieve: • 9 or more species per m² • Varying sward height with at least 20% of the sward greater than 7cm or 20% shorter than 7cm. • No bracken or scrub encroachment • No invasive species	Monitoring survey in years 2, 5, 10, 15, 20 & 30 -post habitat creation
1b) Assess amenity grassland establishment and condition	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.	Amenity to achieve moderate condition, sowing a wildflower grassland mix such as Emorsgate Seeds EL1 – though managed to a shorter sward height than other neutral grassland areas. This habitat should achieve: • 6-8 species per m² • No bramble or bracken • Less than 5% physical damage • No invasive species	
2) Hedgerow and tree boundaries	Condition Assessment Survey in line with Statutory BNG metric, including a species count of a 30m section for every 100m of hedgerow. Static photo point.	All linear features should remain in or achieve the condition they were recorded as or were speculatively assigned (where created) in the BNG report (Ethos, 2024^b). Retained features: • H1 (native hedgerow with trees) – Good • H2 (line of trees) – Moderate • H4 (line of trees) – Moderate. • H7 (non-native ornamental hedgerow) – Low Created features (once established): • H8 (native hedgerow) – Moderate • H9 (native hedgerow) – Moderate	

Item/Ref	Monitoring methods	Habitat targets	Monitoring interval and timing
		H10 (native hedgerow) – Moderate Retain the features in the trees suitable for species (holes, cracks etc) but ensuring they do not pose a risk to public using the site (falling branches etc).	
3) Individual trees	Condition Assessment Survey in line with Statutory BNG metric. Static photo point.	All individual trees should remain in moderate condition (where existing) or achieve moderate condition (where created), as detailed in the BNG report (Ethos, 2024^b). Retain tree features suitable for invertebrates and tree-dwelling bats (holes, cracks in bark etc) but ensure they do not pose a risk to public using the site (falling branches etc).	Monitoring surveys every 3 years, assessing existing trees (those not planted in proposals) every 5 years.
4) Ecological provisions	Counts and visual assessment. Inspection of five bird boxes within the woodland, recording presence of any nests and clearing out any old nesting materials. Inspection of badger fencing to confirm fit for purpose.	Ensure all such provisions are present and functional: 5 bird boxes on within the woodland, and 10 integrated swift boxes on the northern facades of new residential buildings, close to the northern boundary of the site. 10 integrated bat boxes on the western façades of the new residential buildings, along the west boundary of the site. 10 bee bricks on the southern/western façade of new residential buildings, along the southwestern and southeastern boundary of the site. 2 Insect hotels within the northern meadow-seeded other neutral grassland. Deadwood (accumulated from management of trees on site) to be positioned in open space areas such as the northern meadow-seeded other neutral grassland or woodland edges.	Single check post-installation to confirm provisions have been installed to specification. Annual check years 1-5 post-completion, to be undertaken during the winter months to avoid impacts on breeding birds and roosting bats. These checks are limited to non-integral provisions which are located within public open space (i.e. not private dwellings), such as the bird boxes in the woodland, the invertebrate houses

Item/Ref	Monitoring methods	Habitat targets	Monitoring interval and timing
		Ensure badger fencing remains permeable and in good condition, allowing badger to continue to commute and forage across site. Any damage to the fencing to be fixed and any obstructions to be removed during management actions.	and the badger fencing. These features will be subject to ongoing long-term monitoring and maintenance in perpetuity as part of the management of the site.
5) Invasive species removal	Visual assessment, and mapping of the extent of any invasive species such as those noted as present on site within the Ecological Impact Assessment (Ethos 2024) - cherry laurel, cotoneaster, and snowberry.	Species are successfully removed and do not reestablish.	Annual check years 1-5 post-completion.
6) Other broadleaved woodland	Woodland Condition Assessment Survey in line with Statutory BNG metric. Quadrat survey – Two 10m x 10m quadrats per habitat parcel. To record tree species composition and mortality, as well as human disturbance of the woodland. Mapping of the extent of any invasive species found within the woodland such as those noted as present on site within the Ecological Impact Assessment (Ethos 2024) - cherry laurel, cotoneaster, and snowberry.	The woodland should achieve a moderate condition. Human disturbance should be limited to marginal areas, and use by domestic animals, not limiting re-growth within the woodland or damaging establishing trees. The woodland should be free of invasive species.	Monitoring survey in years 2, 5, 10, 15, 20 & 30 -post habitat creation.

Table 4 Example of monitoring table for area habitat to be used by appointed contractors

Area Habitats														
Parcel Ref	Area (ha)	Monitoring Results					Target Habitats					Conclusion		
		Calendar Date	Broad Habitat type	Habitat	Condition	Biodiversity Units	Broad Habitat Type	Habitat	Condition	Standard Time to Target Condition	Biodiversity units	Has Target Habitat Been Achieved	Has Target Condition been Met?	Is a Change in Habitat Management Needed

Table 5 Example of monitoring table for linear habitats to be used by appointed contractors

Hedgerows														
Feature Ref	Length (km)	Monitoring Results					Target Habitats					Conclusion		
		Calendar Date	Broad Habitat type	Habitat	Condition	Biodiversity Units	Broad Habitat Type	Habitat	Condition	Standard Time to Target Condition	Biodiversity units	Has the Target Habitat Been Achieved	Has the Target Condition been Met?	Is a Change in Habitat Management Needed

Table 6 Risk to habitat establishment, triggers and remedial measures

Habitats Type Ref	Risk	Trigger for action	Remedial Measures
Other neutral grassland	Species diversity of grassland not being achieved.	Less than 9 species per quadrat recorded during monitoring visit.	Change of management regime, re-seed grassland if required.
	Grassland not achieving diversity of sward height.	Less than 20% of the sward height is less than 7cm or less than 20% is more than 7cm.	Change of management regime frequency or area subject to mowing.
Amenity grassland	Species diversity of grassland not being achieved.	Less than 6-8 species per quadrat recorded during monitoring visit.	Change of management regime, re-seed grassland if required.

Habitats Type Ref	Risk	Trigger for action	Remedial Measures
	Physical damage to grassland above the threshold required by the condition criteria.	More than 5% physical damage.	Re-seed grassland.
	Presence of bramble or bracken	More than 20% scrub or bracken.	Remove scrub or bracken during management actions.
Native hedgerows	Dead stock.	10% or greater has died within first year of planting.	Additional planting to account for potential losses, planting in good conditions, and using stock which are adapted to local conditions.
	Damage from human activities.	More than 10% gaps in hedgerows caused by residential pressure.	Re-plant hedgerow, improve other access locations to direct residents to formal access paths.
	Hedgerow not achieving minimum 1.5m height and width.	More than 20% of hedgerow not achieving these criteria.	Change of management regime.
Urban tree planting	Trees do not establish.	Tree retains less than 75% of its expected growth for age range and height.	Change of management regime.
	Trees not oversailing suitable vegetation such as grassland.	Less than 20% of tree oversailed by vegetation.	Re-seeding of grassland at base of tree if bare ground present.

REFERENCES

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Wildlife and Countryside Act 1981. Available at: <http://www.legislation.gov.uk/ukpga/1981/69> [Accessed 21st November 2023]

APPENDIX 1 LANDSCAPE PROPOSALS

