

Landscape and Ecology Management Plan

Stones Farm, Cricklade

September 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 (Robert Davise John West Ltd, 2026).

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 within this report.
- 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 4. After the first five years of management, the plan will be subject to review, which will inform the following 80 years of management which will be subjected to monitoring and reviews.

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 2 and the HAS Landscape Plan (Robert Davise John West Ltd, 2026). 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.



Figure 2 Detailed Landscape Proposals (Peter Quinn Associates Landscape Architecture, 2026)

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). An updated site survey was also undertaken in June 2025 to assess if there had been any significant change in terms of the onsite habitats. 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 3 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 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.

3.2.3 Paths are being established within the biodiversity area of the HSA. Because of this, stocking with cattle with livestock present must be considered carefully. A site grazier must be selected with stock that are docile and used to being around people and dogs. Signage must be installed when livestock are present and no cows with calves at foot will be put out to graze.

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.



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

- 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.

4.2 Pond and wetland creation (W1)

4.2.1 Ponds will be created within the north-west of the site, adjacent to the Thames. Pond Locations have been selected due to their proximity to the watercourse and due to the expected high-water level within the area of the site. The methodology for creation and management is provided below. More detail is provided on this habitat types within the corresponding HMMP (Ethos, 2026):

- The ponds will be created in good weather conditions, not in prolonged wet conditions when the ground could get churned up or damaged.
- It is recommended that the ponds have a central depth of 1.5m with varying depth levels. The banks will be shallow with slopes between 1.5 – 1.2m.
- All topsoil will be removed from the site and will be disposed with in line with waste law.
- The location of the ponds will have been marked out under supervision of the appointed ecologist to avoid any potential impacts on water vole burrows.
- Ponds should be able to fluctuate seasonally and will be designed to achieve this. The extract drawings below show example illustrative sections for the profiling of the pond margins.

Management

- Ponds will naturally recolonise with plants, therefore there is no requirement for additional planting.
- Invasive species will be monitored and removed early to ensure they do not become established.
- Temporary fencing could be installed around the ponds to limit grazing pressure to allow the ponds to establish.
- It is expected that the surrounding land use will limit the encroachment of trees and scrub which could overshadow the ponds.
- If ponds become silted up, it is recommended to retain the ponds instead of dredging and to create an adjacent pond as an alternative.

4.3 Sustainable urban Drainage System (W2-3)

4.3.1 The basin will be designed as a multifunctional feature delivering surface water attenuation alongside benefits for local riparian associated wildlife. The basin will be created as per the engineering specification and per the landscape plan (Quinns Associates, 2026^b). However, it is expected that a feature can be created that will

encompass different water level, variation in general shape, which will provide diversity in habitats for a range of different species. SuDs objectives and planting within different aquatic zones is described below.

- Create a diverse wetland habitat with structural variation across wet, marginal and dry zones
- Provide habitat connectivity with the adjacent pond network, riparian buffer and grassland
- Support species associated with wetland habitats including amphibians, invertebrates, breeding birds and small mammals
- Planting will be zonal and will be undertaken with plug plants as set out below:

Open Water / Submerged Zone

- 4.3.2 Native submerged aquatics to be introduced to improve water quality and provide invertebrate habitat, including water crowfoot (*Ranunculus spp.*), Whorled Millifol (*Myriophyllum verticillatum*) and fennel pondweed (*Potamogeton pectinatus*).

Emergent / Marginal Zone (0–300mm)

- 4.3.3 Native emergent species to be planted at the littoral shelf to provide cover, nesting and foraging habitat. Species to include common reed (*Phragmites australis*), yellow flag iris (*Iris pseudacorus*), greater pond sedge (*Carex riparia*), lesser pond sedge (*Carex acutiformis*), Common spike rush (*Elocharis palustris*), brooklime (*Veronica beccabunga*), water mint (*Mentha aquatica*), watercress (*Rorripa nasturtium aquaticum*) and marsh marigold (*Caltha palustris*).

Wet Grassland / Basin Floor

- 4.3.4 Where the basin floor is periodically inundated, a native wetland grass and wildflower mix to be established including soft rush (*Juncus effusus*), jointed rush (*Juncus articulatus*) and ragged robin (*Lychnis flos-cuculi*).

Upper Margins / Dry Banks

- 4.3.5 Upper slopes and dry margins to be seeded with the EM8 wetland grassland mix at 40kg per hectare. This will provide nectar and pollen resources for invertebrates. Scrub establishment at the basin margins to be permitted to develop naturally over time.

Invasive Species

- 4.3.6 Prevention of the spread of invasive species and other biosecurity measures shall be considered as part of all vegetation management operations. Prior to construction, the basin area will be checked for invasive species Ongoing monitoring and control will be undertaken throughout the establishment period.

Long-term Management

- Vegetation management to be timed outside the bird nesting season (March–August) wherever possible
- Emergent vegetation to be cut back and thinned on rotation (no more than one third in any single year) to maintain structural diversity and avoid shading of open water
- Sediment forebay to be de-sludged when half full, typically every 7–10 years
- No pesticides, herbicides or fertilisers to be used within or adjacent to the basin
- Scrub such as willow can be allowed to establish but must be maintained at less than 5% extent

4.4 Grassland enhancement (G1 S/N, and G2)– HSA Biodiversity Area)

Infrastructure

- 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 when stock is in the field. This will maintain the 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). The appointed grazer must ensure that this provision is in place and demonstrate it to Newland Homes prior to grazing being undertaken.
- Minimal additional infrastructure will be required, including temporary feeders and a small handling area, located in low-sensitivity zones to minimise ecological and visual impacts.

Grazing Compartments

- 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) (early autumn)

- Livestock to initially graze grassland heavily 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.
- Alternatively, if grazing does not provide reduce the height of the grassland thoroughly, the grass should be cut to achieve a sward height of <5cm

- After grazing or mechanical cutting, the site will be scarified (chain or disc harrow) to 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)

- 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 Emorsgate EM3 Special General-Purpose Meadow Mixture
- The seed mixture will be slot sown at 20kg per hectare
- 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.

Management

- 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).

4.5 Grassland Enhancement (G5 – Recreational Area)

Preparation

- All existing vegetation to be retained shall be protected in accordance with the recommendations of the Arboricultural Report, with protection measures remaining in place until all site works are completed.
- Existing undisturbed sward to be cut to 5cm prior to any seeding works
- Areas compacted or disturbed by construction activities to be prepared by ripping to 450mm depth
- Areas to be roughly levelled and graded by chain harrowing to produce a medium tilth suitable for seedbed preparation

Introduction of seed

- Seed mix to be used is EM2 Standard General-Purpose Meadow Mixture (Emorsgate Seeds), as agreed with Natural England
- Mix to be sown at a rate of 20kg per hectare
- Seed to be firmed with an appropriate roller immediately after sowing
- Seed must not be covered or incorporated into the soil after sowing

Management

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.

4.6 Woodland creation (F1)

Objectives

- 4.6.1 Woodland will be planted adjacent to existing and new hedgerows to provide structural diversity, visual screening and ecological connectivity. Over time the planted blocks will

integrate with the hedgerow network to form a cohesive woody habitat structure across the site.

- 4.6.2 Trees and shrubs to be planted as bare-root whips (1+1 transplants) of local provenance using the following woodland edge mix, planted in informal groups of 3, 5 or 7 plants of the same species to create a naturalistic structure: Species and densities are provided within the planting specification 2917-RDJWL-ZZ-00-DR-A-0002.
- 4.6.3 Planting density will be 1.5–2 plants/m² to allow sufficient space for natural development and reduce early competition between plants.

Ground Preparation

- 4.6.4 Prior to planting, existing vegetation to be removed by mowing or shallow ploughing. Compacted soils to be broken up by mechanical scarification to improve rooting conditions. Topsoil to be retained on site wherever possible.

Planting (October–March)

- 4.6.5 To be carried out during the dormant season (October – January) in suitable conditions, avoiding frozen or waterlogged ground. Whips to be notch or pit planted with soil firmed in around roots to eliminate air pockets. All new transplants to be watered in immediately after planting and continued through the first two growing seasons during dry spells to ensure good establishment.

First five years of Management

- Inspect all whips annually — replace failed plants in following planting season with target survival rate of >90% by Year 3
- Maintain 1m weed-free strip or mulch mat around each whip to reduce competition during establishment
- Monitor and control invasive species throughout establishment period
- No cutting of planted whips during establishment except to remove damaged or dead material
- Inspect and adjust guards and stakes annually — remove once plants are sufficiently established, typically years
- Undertake selective thinning from Year 5 onwards to reduce competition between plants, allow light to reach woodland floor and develop understorey and ground flora

Long term Management

- Manage woodland edges on rotation to create scalloped edge with gradual transition between grassland, scrub and woodland
- Allow natural development of scrub layer and ground flora as canopy develops
- Retain any dead wood as log piles where safe to do so

- Health and safety work to trees September–February outside bird breeding season
- 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 approximately year 10, to maintain approx. 20% open ground within the woodland compartments.
- The aim is to allow the understorey and ground flora to establish and create glades.

4.7 Hedgerows

Hedgerow creation (H5-6)

- 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.
- Individual spiral guards (min. 600mm) and canes to be fitted to all whips to protect against rabbits and voles
- Larger tree guards (min. 1.2m, biodegradable) to be used where deer or livestock pressure is present
- Hedgerow to be protected by timber post and rail fencing to one side
- Guards and stakes to be inspected annually and removed once plants are sufficiently established (typically 5–7 years)
-

Establishment Management (Years 1–5)

- 1m weed-free strip or mulch mat to be maintained around each whip to reduce competition
- Failed plants to be replaced in the following planting season; target survival rate >90% by Year 3
- Invasive species to be monitored and controlled throughout the establishment period
- No cutting of planted whips during establishment except to remove damaged or dead material

Initial establishment

- 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)

- All gaps within H4 will be planted with whips of hawthorn 50%, field maple 10%, hazel 20%, and spindle 10% and crab apple 10%.
- 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.

Hedgerow Management (all hedgerows)

- 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.

4.8 Improvement of public access through footpath creation (G3 and G7)

- The location of the proposed footpath will be marked out on site.
- The path will be mown on a regular basis
- The existing bridleway and new proposed footpath will be signposted through the use of a suitable interpretation board.
- Signage and bins are being provided as per the landscape specification (Quinns Associates, 2026^a)

Management

- 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 and demark the path.

4.9 River buffer (A4)

- 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, during when stock grazing will be installed approximately 10 m from the riverbank to:
 - Prevent livestock access to the watercourse.
 - Enable natural regeneration of riparian vegetation.

River Buffer Management

- 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).

Tree Management

- Where riparian trees establish within the buffer, they will be managed to maintain an overall tree cover of approximately 20% along the watercourse corridor. This will ensure that the river channel remains largely open while retaining scattered trees and scrub which contribute to habitat diversity.
- Existing mature willow trees will continue to be managed through periodic pollarding, reflecting the current management approach along the river corridor. This will help maintain tree health, prevent excessive canopy spread and retain structural diversity within the riparian habitat.
- Where new trees naturally colonise within the buffer, they will be selectively coppiced where necessary to prevent the development of dense woodland and to maintain appropriate levels of light reaching the channel and bankside vegetation.

- 4.9.1 This management approach will maintain a mosaic of open bankside habitat, marginal vegetation and scattered trees, supporting the development of emergent vegetation and suitable habitat conditions for species such as water vole while preventing excessive shading of the watercourse.

4.10 Proposed trees

Trees will be planted as per the planting specification (Robert Davise John West Ltd, 2026). the general planting method is provided below:

- Plant in pit twice the width of root spread and 1.5 times the depth of root system
- Short double stake and tie
- Apply 75mm bark mulch and biodegradable non-plastic tree guard and stake for plant protection
- Where necessary to avoid damage from rabbits and rodents, use plastic tube tree guard and stake (min. 0.6m high)
- Use mesh guard as alternative to spiral/tube shelters for evergreen species
- Common oak and black poplar to be planted at locations shown in Figure 3 — full specification detailed in the Landscape Maintenance Programme (Robert Davise John West Ltd ,2026)
- Common oak and black poplar to be planted with locations highlighted in figure 3.

Management

- Annual inspection of stakes, ties and guards and adjust as necessary to prevent damage to bark
- Remove stakes once trees are self-supporting, typically after 2–3 years
- Maintain weed-free mulch ring for first 3–5 years
- Replace failed trees in following planting season
- Undertake formative pruning during establishment years if required to develop good structure

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 the HSA

Ref	Habitat/Feature	Creation Prescriptions	Timing
W1	Pond and wetland creation	- Mark out pond locations under supervision of appointed ecologist to avoid impacts on water vole burrows - Remove all topsoil from floodplain area - Dig Pond to central depth of 1.5m with varying depth levels and shallow banks with slopes between 1:2–1:5 - Leave to fill naturally and colonise with vegetation - Temporary fencing may be installed around ponds to limit grazing pressure during establishment	Year 1 November–February Temporary fencing for first ~5 years of the project
W2-3	SUDS/basin	- Creation of SuDS basin as per engineering specification - Plant species as per specification within section 4.3 of this report - Check for invasive species	Year 1 planting autumn or spring. Basin construction to be agreed with drainage engineer
G1S and G1N	Grassland enhancement — seeded biodiversity areas (preparation)	- Livestock graze grassland to reduce sward height to approximately 3–5cm and create patches of bare soil to weaken dominance of agricultural grasses - After grazing, mechanically scarify using chain or disc harrow to create 30–50% disturbed ground to improve seed establishment - Assess soil compaction — if present, apply shallow aeration	Year 1 Early autumn
G1S and G1N N	Grassland enhancement — green hay/natural regeneration biodiversity areas	- Introduce meadow species via green hay spreading and locally sourced seed - Livestock movement, hay cutting, natural dispersal, reduced soil fertility and creation of bare ground will assist natural regeneration throughout the project	Year 1 — timing to prepare ground for seed introduction July – August

G1S and G1N	Lowland meadow — HSA	If green hay is not available sow with EM3 Special Purpose Mixture (Emorsgate Seeds) at 20kg per hectare	Year 1 Autumn
G3	Mown grassland paths	- Mark out path location on site - Signpost existing bridleway and new footpath with suitable interpretation board	Year 1 Autumn or Spring
G5	Recreational grassland	- Cut existing sward to 50mm - Rip compacted or disturbed areas to 450mm depth - Chain harrow to produce medium tilth suitable for seedbed preparation - Sow with EM2 Standard General-Purpose Meadow Mixture (Emorsgate Seeds) at 20kg/ha as agreed with Natural England - Firm with roller immediately after sowing - Do not cover or incorporate seed after sowing	Year 1 Autumn or Spring
F1	Native woodland creation	- Remove existing vegetation by mowing or shallow ploughing - Break up compacted soils by mechanical scarification to improve rooting conditions - Plant bare-root whips of local provenance at 1.5–2 plants/m² in informal groups of 3, 5 or 7 of the same species to create naturalistic structure - Notch or pit plant whips with soil firmed around roots to eliminate air pockets - Water in immediately after planting and continue through first two growing seasons during dry spells - Fit individual spiral guards (min. 600mm) and canes to all whips - Use larger biodegradable guards (min. 1.2m) where deer or livestock pressure is present - Protect hedgerow edge by timber post and rail fencing to one side	Year 1 October – March. Avoid frozen or waterlogged ground
H6 and H7	Hedgerow creation	- Clear ground vegetation prior to planting - Plant bare root stock in double staggered rows at five plants per linear metre: 50% hawthorn, 25% blackthorn, 10% guelder-rose, 15% field maple, 2% privet, 2% bird cherry, 2% sweet cherry, 1% crab apple, 1% holly — all of local provenance - Spiral tree guards to be installed as per manufacturers specification	Year 1 November – February

H4	Hedgerow enhancement	• Clear ground vegetation prior to planting • Infill all gaps with whips of native woody species as per this plan • Use tree guards where necessary	Year 1 November – February
N/A	Proposed trees	• Plant in pit twice the width of root spread and 1.5 times the depth of root system • Short double stake and tie • Apply 75mm bark mulch and biodegradable non-plastic tree guard and stake for plant protection • Where necessary to avoid damage from rabbits and rodents, use plastic tube tree guard and stake (min. 0.6m high) • Use mesh guard as alternative to spiral/tube shelters for evergreen species • Common oak and black poplar to be planted at locations shown in Figure 3 — full specification detailed in the Landscape Maintenance Programme (Robert Davise John West Ltd, 2026^b)	Year 1 October – March. Avoid frozen or waterlogged ground

Table 5 habitat management prescriptions

Ref	Habitat/Feature	Management Prescriptions	Timing and Caveats
W1	Pond and wetland	• Temporary fencing may be installed around ponds to limit grazing pressure during establishment • Surrounding land use expected to limit encroachment of trees and scrub • If ponds become silted up, retain existing pond and create adjacent pond as alternative to dredging • Invasive species will be monitored for and will be removed as per best practice guidelines	Check invasives annually Temporary fencing for first five years
W2-3	SUDS/basin	• Cut back and thin emergent vegetation • De-sludge sediment • No pesticides, herbicides or fertilisers to be used within or adjacent to the basin • Allow scrub such as willow to establish but maintain at less than 5% extent	Vegetation management outside bird nesting season March–September De-sludge every 7–10 years as required

G1N/S	Lowland meadow	• Spring grazing at ~0.5 LU/ha if sufficient early growth to reduce dominance of vigorous plants without creating bare ground • Close fields to grazing April–July for flowering and seed set — flexibility based on weather • Hay cut mid-July to August — cut from inside-out to avoid trapping wildlife • Leave cut material to cure, ted, bale and remove arisings • Maintain 5m grassland buffers at field margins for nectar and pollen — cut biannually if required • Aftermath cattle grazing following hay removal to control regrowth • Further management details outlined in the HMMP (Ethos Environmental Planning, 2026)	Annually. Spring grazing subject to sufficient growth and ground conditions. Hay cut July–August subject to weather. Aftermath grazing autumn
G5	Recreational grassland	• Regular mowing undertaken on majority of grassland area to produce short turf • Grassland adjacent to boundaries and hedgerows managed infrequently — allow grasses to grow tall, flower and seed May through to July/August • Cut back and resume mowing in late summer	Regular mowing throughout growing season Boundary grassland cut late summer annually
H4, H6 and H7	Hedgerow management	• Cut hedgerows on rotation once every three years on alternate sides — left, top, right — to ensure high fruit production • Allow hedgerow to grow up for rejuvenation before laying or coppicing when required • Health and safety work to trees undertaken between September and February outside of the breeding bird season — or during breeding season following a breeding bird check by an ECoW if required	Three-year rotational cutting January – February. Health and safety works September – February wherever possible
G3	Mown grassland paths	• Maintain mown grass path at approximately two metres width • Where paths become persistently muddy, mow alternative routes or consider raising paths above existing ground level • Maintain strip of longer tufted grassland down each side of mown path to increase biodiversity	As required throughout growing season
A4	River buffer	• Manage through passive natural regeneration with minimal intervention • No routine hay cutting or intensive grazing within buffer	Ongoing with minimal intervention annually

		• Allow natural establishment of tall grassland, wetland vegetation and scattered riparian scrub • Maintain 20% tree cover	Tree removal is expected to be undertaken on a 15 year rotation starting in 2041
N/A	Proposed trees	• Annual inspection of stakes, ties and guards — adjust as necessary to prevent damage to bark • Remove stakes once trees are self-supporting, typically after 2–3 years • Maintain weed-free mulch ring for first 3–5 years • Replace failed trees in following planting season • Undertake formative pruning during establishment years if required to develop good structure	October - March
F1	Woodland management	• Inspect all whips annually — replace failed plants in following planting season with target survival rate of >90% by Year 3 • Maintain 1m weed-free strip or mulch mat around each whip to reduce competition during establishment • Monitor and control invasive species throughout establishment period • No cutting of planted whips during establishment except to remove damaged or dead material • Inspect and adjust guards and stakes annually — remove once plants are sufficiently established, typically 5–7 years • Undertake selective thinning from Year 5 onwards to reduce competition between plants, allow light to reach woodland floor and develop understorey and ground flora • Manage woodland edges on rotation to create scalloped edge with gradual transition between grassland, scrub and woodland • Allow natural development of scrub layer and ground flora as canopy develops • Retain any dead wood as log piles where safe to do so • Health and safety works to trees September–February outside bird breeding season • Woodland trees will need to be thinned during establishment to allow the understorey and ground flora to establish and create glades.	Winter months when trees are dormant (October – December)

Table 4 Work schedule for habitat and protected species monitoring

HSA Feature	Monitoring Tasks	Timing
Habitats	See table 7 for monitoring requirements	Annually for first five years, then every five years for habitat targets. June / July survey.
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)

5.2.1 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.

Table 5 Annual work plan

No	Action	Month											
		J	F	M	A	M	J	J	A	S	O	N	D
W1	Pond and wetland												
W2-3	SUDS/basin												
G1N/S	Lowland meadow, cut and graze												
G5	Recreational grassland buffer												
H4, H6 and H7	Hedgerow management												
G3	Mown grassland paths												
N/A	Proposed trees												
F1	Woodland management												
W2-3	SUDS/basin removal of vegetation												
F1	Woodland Management												

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 Upon completion of the initial five-year management period, the responsible management body shall commission a formal review of the LEMP and HMMP, informed by the monitoring undertaken during that period. The review shall assess progress against the habitat and recreational objectives, identify any adaptive management measures required and set out any proposed amendments to the management programme. The findings and proposed amendments shall be presented to the Management Committee/Steering Group, including the Local Planning Authority's representative, for review and agreement before implementation. Where management responsibility has not yet transferred, this obligation shall remain with the Owner. The process shall be repeated at appropriate intervals throughout the minimum 80-year management period, with management, maintenance and monitoring continuing thereafter in perpetuity for the lifetime of the development.
- 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
Lowland meadow	Quadrat survey – Three 1m x 1m quadrats per habitat parcel. To record aspect, slope, average ground cover, sward variation, species, and their percentage cover. Static photo points for each habitat parcel.	• 9 or more species per m² • Varying sward height • No bracken or scrub encroachment	Years 1 post-development, then every five years for the 80-year 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 80-year 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 presents 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 80-year 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 80-year. 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 ponds	Presence of invasive species. Lack of native wildflower and aquatic species present. Varied habitat structure.	Presence of invasive species. Vegetation presents 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
woodland	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.
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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