reaches a better condition score of moderate (meets 3 condition criteria) or good (meets all criteria) by following the guidance laid out in Table 10. An annual schedule of works for the first 5 years post-development is detailed in Table 17 in Section 6.4.

Table 10 – Management Objectives for Mixed Scrub

Condition Assessment Criteria / objective	Management Activities	Benefit to environment	Target time for Positive Assessment
1. Habitat is representative of UKHab description and there are at least three woody species	• As many native, shrubby species as possible to be incorporated at design stage • Replace lost plants with another of the same species, size and quality to ensure diversity is maintained and one species cannot dominate.	A wide range of species provides varied foraging, commuting nesting opportunities to birds, invertebrates and small mammals	From year 1
2. There is a good age range	• Allow natural seeding of new shrubs • Appropriate pruning of shrubs to promote health and reach full growth • Replace lost shrubs with young plants, according to the landscape plan	Different life stages provide different foraging and habitat opportunities	From year 4
3. There is an absence of invasive non-native species	• Identification and removal of invasive non-native species as soon as possible. • Where possible, do this by hand. If necessary, application of herbicide should be carried out by an experienced contractor.	Ensure native assemblage of species throughout mixed scrub habitat. Prevents competition from aggressive non-native species.	From year 1
4. The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	• Limit mowing in the immediate habitat surrounding the areas of mixed scrub to allow succession of natural vegetation • Avoid using fertiliser on site to prevent a small number of species dominating	Creates a gentle habitat gradient to allow movement of fauna and increases diversity around the mixed scrub habitat.	From year 1
5. There are clearings, glades or rides present within the scrub, providing sheltered edges.	• Hand removal of woody species in clearings/rides/glades which would close the open spaces within this habitat • Retain pruned wood on site as hibernacula	Creates edge habitat which provides additional foraging and commuting benefits for birds, invertebrates and small mammals	By year 5

6.2.4 Woodland - Other Woodland; Broadleaved

Two areas of woodland will be created on the site; one will be to the south-west of the site, within the Railway Land Hogshaw LWS, and one will be along the north-eastern boundary of the site, with the north-western section of it falling within the LWS. Both new areas of woodland will include predominantly native tree species, such as silver birch, pedunculate oak, alder (*Alnus glutinosa*), goat willow, and rowan, and an understory of scrub species such as elder, dog wood and hazel.

The targeted condition for the three new woodland habitats are **moderate**, with an expected target condition time of 15 years. Detailed management techniques are described within Table 11 along with the corresponding condition criteria. In order to reach the expected targeted condition of **moderate**, this habitat must achieve a condition score of at least 26 points. An annual schedule of works for the first 5 years post-development is detailed in Table 18 in Section 6.4.

Table 11 – Management objectives for broadleaved woodland

Condition assessment criteria	Management and enhancement activities	Benefit to environment	Target time for positive assessment
1. Age distribution of trees	• Annual visual inspection of trees in high priority areas and undertake arboricultural works where necessary • Supplementary planting of young, native trees in large gaps in canopy • Select species appropriate for the region and existing woodland structure, for example, birch (*Betula* spp.), cherry (*Prunus* spp.) and oak (*Quercus* spp.) • Thinning of poor quality and dense saplings	Provides diverse vertical structure, increase foraging and nesting opportunities, and ensures continuous cover of trees in good health	From year 5
2. Wild, domestic, and feral herbivore damage	• Install fencing or tree guards to protect from grazing if damage is observed • Undertake pruning where excess damage may impact the health of trees	Ensures trees reach full maturity, are free from damage and are in good health	From year 1
3. Invasive plant species	• Identify and remove invasive non-native species as soon as possible (Appendix 11) • Where possible, remove invasive species by hand. If necessary, application of herbicide should be carried out by an experienced contractor	Ensure native assemblage of species throughout habitat. Prevents competition from aggressive non-native species	From year 1
4. Number of native tree species	• Introduction of new, native species where large gaps in the canopy and understory are present or develop • New planting should be native and suitable for the region	Native species within a habitat provide more niches and foraging resources for native wildlife	From year 3

	• Removal of natural regeneration of non-native tree species		
5. Cover of native tree and shrub species	• Supplementary planting of shrub species in the understory to produce minimum 80% cover of native species • Ensure all planting is of native species appropriate for the wider landscape	Native species within a habitat provide more niches and foraging resources for native wildlife and a balance of shrubs and trees provides a diverse vertical structure within woodland	From year 3
6. Open space within woodland	• Human disturbance should be managed to allow natural regeneration in open spaces. This could include creating path networks or restricting access to sensitive spaces • Where cover of open space exceeds 20%, gaps in canopy can be planted with medium to large, native tree species	Ensures continuous tree cover which is important for commuting and nesting wildlife	From year 5
7. Woodland regeneration	• Undertake arboricultural work where required to promote good health of individual trees and encourage growth to maturity • Selective thinning of dense existing growth (no more than 2m spacing) to increase light, water, and nutrient availability for the progression of new generations • Manage anthropogenic influence so areas of natural regeneration are undisturbed	Encourages growth of different age classes which provides varied vertical structure and foraging opportunities	From year 5
8. Tree health	• Continuous monitoring for signs of disease • Implement biosecurity measures if works are taking place within the woodland and there is a risk of cross contamination with other sites • Remove diseased trees when possible • Removal of regeneration of species which are susceptible to disease e.g. ash and elm (*Ulmus* spp.)	Promotes healthy growth and prevents regional and national spread of disease	From year 1
9. Vegetation ground flora	• Selective thinning of dense existing growth to increase water and nutrient levels in soil and light levels reaching the ground	A diverse ground flora layer provides additional habitat opportunities for wildlife and promotes overall floral diversity of the woodland	From year 2

	• Manage anthropogenic influence so areas suitable for regeneration are undisturbed • Create a diverse ground flora community by introducing a seed mix or plugs • Introduced ground flora species should be native and suited to woodland and shade habitats, for example, bluebell (*Hyacinthoides non-scripta*) and foxglove (*Digitalis purpurea*)		
10. Woodland vertical structure	• Supplementary planting of shrub species in the understory, including species such as hazel (*Corylus avellana*) and hawthorn • Appropriate management of trees to promote good health and encourage growth to maturity	Varied vertical structure offers broader nesting, commuting and foraging opportunities to a wider range of birds, invertebrates and small mammals	From year 10
11. Veteran trees	• Continuous monitoring of tree health and undertake appropriate arboricultural work when necessary to promote good health and encourage growth to maturity • Removal of non-native invasive species which could negatively impact growth • Select individual tree specimens to retain and thin surrounding competing stems	Veteran trees provide habitat niches to native wildlife which younger trees lack	From year 10
12. Amount of deadwood	• Retain non-diseased standing deadwood, including branches and trees, where safe and possible • If dead wood is pruned, leave removed limbs in the woodland as hibernacula	Deadwood is a habitat and foraging resource for bird and invertebrate species	From year 1
13. Woodland disturbance	• No use of fertilisers within the woodland • Manage anthropogenic activity within the woodland to limit damage and disturbance e.g. installation of paths	Limiting nutrient enrichment and disturbance prevents a handful of species dominating and ensures healthy growth of natural regeneration	From year 1

6.2.5 Grassland - Other Neutral Grassland – Proposed Wildflower Meadow

Areas of wildflower meadow will be created in public areas along all boundaries of the site, buffering the site from the adjacent woodland and arable land. These areas will be prepared and sown with EM2 standard general purpose meadow mixture which contains a mix of 85% slow growing grasses and 15% wildflowers, including species such as common bent (*Agrostis capillaris*) and black medic (*Medicago lupulina*).

Detailed management techniques for new wildflower meadows are described within Table 12 along with the corresponding condition criteria. The expected condition for this habitat is **good**, with an expected target condition time of 10 years. In order to reach the expected targeted condition, all of the condition criteria detailed in Table 12 must be achieved. An annual schedule of works for the first 5 years post-development is detailed in Table 19 in Section 6.4.

Table 12 – Management Objectives for Other Neutral Grassland

Condition Assessment Criteria / objective	Management Activities	Benefit to environment	Target time for Positive Assessment
1. The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type. Indicator species are clearly visible throughout sward	• Remove arisings after mowing to prevent nutrient enrichment of soils and the likelihood of a handful of species dominating • Re-seed areas of bare ground using the same seed mix	Ensures the grassland remains as a medium distinctiveness habitat and contains a high species richness	From year 1
2. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm)	• Once established, mow wildflower meadows to 50-75mm in spring and autumn to encourage seasonal growth. • Remove arisings to keep nutrient levels low • Stagger mowing of different sections of meadow/groundcover planting to encourage maximum diversity	Varied sward heights provide increased opportunities for commuting and foraging for birds, invertebrates and small mammals	From year 1
3. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	• Ensure adequate seeding of bare ground at 4g/m^2 • Monitor growth and seed areas of bare ground when seasonally appropriate.	Ensures widespread cover of wildflower assemblages and reduces space for more dominant species to colonise	From year 2
4. Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	• Regular inspection of meadow area for bracken and scrub growth • Hand removal of bracken and scrub species where cover is approaching 20%	Removing bracken at an early stage prevents species from dominating the habitat and outcompeting other desired species	From year 2
5. There is an absence of invasive non-native species (as listed on	• Identification and removal of invasive non-native species as soon as possible. • Where possible, do this by hand. If necessary,	Ensure native assemblage of species throughout grassland habitat. Prevents competition	From year 1

Schedule 9 of WCA, 1981).	application of herbicide should be carried out by an experienced contractor.	from aggressive non-native species.	
6. There are greater than 9 species per metre squared	• No fertiliser to be used on wildflower areas • Reduce mowing to twice yearly to allow flowers to set seed • Monitoring and removal of non-native invasive species • Monitoring and removal of more dominant shrub species	Ensures high floristic diversity and a wide range of habitat and foraging provisions for pollinator and bird species	From year 1

6.2.6 Grassland – Modified Grassland – Proposed Seeded Amenity Grass

Germinal grade A19 grass seed containing 5 grass species, including perennial ryegrass (*Lolium perenne*) and corail strong creeping red fescue (*Fescuta rubra rubra*), will be sown within the residential areas, adjacent to roads and driveways, forming verges. This grassland is expected to contain a low species richness and be heavily managed by mowing, resulting in a low sward height. It will also buffer the wildflower meadow habitat from the roads.

Detailed management techniques for modified grassland are described within Table 13, along with the corresponding condition criteria. The expected condition of the grassland is **poor**, with an expected target condition time of 1 year, and, due to the low species richness, these areas of modified grassland cannot achieve moderate or good condition. For this reason, criteria 1 has not been assessed. Regardless, consideration should be given to implementing management practices which promote the development of a habitat which still offers value to local wildlife.

Table 13 – Management Objectives for Modified Grassland

Condition Assessment Criteria / objective	Management Activities	Benefit to environment	Target time for Positive Assessment
1. There must be 6-8 species per m^2. If a grassland has 9 or more species per m^2 it should be classified as a medium distinctiveness grassland habitat type.	N/A	N/A	N/A
2. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for	• Observe periods where mowing is avoided e.g. No Mow May • Leave 1m unmown buffer strips around areas of grassland • Avoid cutting all areas of grass at once to	Varied sward heights provide increased opportunities for commuting and foraging for birds, invertebrates and small mammals	From year 1

	insects, birds and small mammals to live and breed.	provide structural diversity across the site		
3.	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	• Consistent monitoring of habitat for growth of shrub species • Hand removal of any growth of woody species	Maintains the characteristic of the habitat and prevents overgrowth by shrub species	From year 2
4.	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	• Ensure areas of bare ground are kept to a minimum to reduce erosion by re-seeding bare ground • Only carry out necessary maintenance activities when specified and at the appropriate time of year • Management activities to be carried out by a suitably qualified person using the correct equipment	Preventing physical damage promotes healthy growth of vegetation and uniformity within the habitat	From year 1
5.	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	• Seed any bare areas with a suitable seed mix	Ensures widespread cover of desired species and reduces space for non-desirable species to colonise	From year 1
6.	Cover of bracken less than 20%.	• Consistent monitoring of the habitat for bracken growth • Hand removal of bracken upon discovery	Removing bracken at an early stage prevents species from dominating the habitat and outcompeting other desired species	From year 2

6.2.7 Lakes – Ponds (Non-Priority Habitat)

A non-priority pond will be created to the west of the site and will act as a drainage feature. Native reeds will be planted within this habitat, including species such as lesser pond sedge (*Carex acutiformis*), yellow iris (*Iris pseudacorus*), and branched bur reed (*Sparganium erectum*). There will also be an area of wet

meadow surrounding the pond which will also be classified within the pond habitat, containing species such as yellow rattle (*Rhinanthus minor*), meadow buttercup (*Ranunculus acris*), and red campion (*Silene dioica*), and grass species include meadow foxtail (*Alopecurus pratensis*) and creeping red fescue (*Festuca rubra*).

Detailed management techniques for the new pond are described within Table 14 along with the corresponding condition criteria. The expected condition for the pond habitat is **moderate**, with an expected target condition time of 3 years. In order to reach the expected targeted condition, at least five of the condition criteria must be achieved. Criteria 4, 5 and 7 are fixed during the installation of the pond, therefore cannot be assessed. An annual schedule of works for the first 5 years post-development is detailed in Table 20 in Section 6.4.

Table 14 – Management objectives for Pond (Non-priority Habitat)

Condition assessment criteria	Management and enhancement activities	Benefit to environment	Target time for positive assessment
1. The pond is of good water quality, with clear water (low turbidity)	• Ensure marginal habitats are suitably maintained to reduce run-off of sediment into the pond • Avoid intensive management activities or excessive human disturbance around the pond edge • Remove large litter regularly	Ensures aquatic vegetation receives adequate light levels	From year 1
2. There is semi-natural habitat for at least 10 m from the pond edge.	• Maintain marginal habitats and re-seed any areas of bare ground within the other neutral grassland habitat • Encourage colonisation of bare ground by managing disturbance by anthropogenic activity around the pond edge i.e. designated walkways/paths, restricted areas	Marginal semi-natural habitat provides a transitional habitat between the pond and other site areas. Valuable area for refuge for amphibious species.	From year 1
3. Less than 10% of the pond is covered with duckweed or filamentous algae.	• Remove duckweed and filamentous algae by hand using a pond net or a rake	Ensures aquatic vegetation receives adequate light levels	From year 1
4. The pond is not artificially connected to other waterbodies, either via streams, ditches or artificial pipework.	N/A	N/A	N/A
5. Pond water levels should be able to fluctuate naturally	N/A	N/A	N/A

throughout the year. No obvious dams, pumps or pipework.			
6. There is an absence of non-native plant and animal species.	• Regular monitoring (monthly) of habitat for invasive species • Identify and remove invasive, non-native species as soon as possible • Where possible, remove invasive species by hand. If more intensive removal is required, this should be carried out by an experienced contractor	Ensure native assemblage of species. Prevents competition from aggressive non-native species.	From year 1
7. The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	N/A	N/A	N/A
8. In non-woodland ponds, plants, be they emergent, submerged or floating (excluding duckweeds), should cover at least 50% of the pond area that is less than 3 m deep.	• Ensure duckweed is removed to prevent dominant cover • Monitor health of aquatic plants throughout the year and remove dead plant material when necessary • Supplementary introduction of aquatic vegetation, incorporating species reflective of the existing community	Aquatic plants provide foraging and resting opportunities for aquatic and amphibious species	From year 1
9. The surface of non-woodland ponds is no more than 50% shaded by woody bankside species.	• Selective removal of shrub/tree regeneration to thin areas of growth • Prune excess (>50% cover) growth around the periphery of the pond	Allows maximum light levels to reach the pond surface to encourage growth of aquatic vegetation	From year 2

6.2.8 Urban – Vegetated Gardens

The areas of 'Proposed Turf Grass', 'Proposed Groundcover Planting' 'Proposed Hedge Planting' and 'Proposed Ornamental Shrub & Herbaceous Planting' are all within the front and back gardens of houses. Gardens will be the homeowners responsibility, therefore a management plan is not necessary for these habitats.

6.3 Linear Habitats

6.3.1 Line of Trees

An 80m line of trees will be created in the north-western area of the site next to the pond and within the LWS. The line of trees will be comprised of alder, silver birch, goat willow, and small-leaved lime (*Tilia cordata*).

Detailed management techniques are the same as those described for existing lines of trees in Table 8, Section 6.1.1. The targeted condition for the lines of trees is **moderate**, with an expected time to target condition of 20 years. In order to reach the expected targeted condition of **moderate**, at least 3 of the condition criteria must be met. An annual schedule of works for the first 5 years post-development is detailed in Table 15 in Section 6.4.

Appropriate for management

Not appropriate for management

6.4 Five Year Work Programme

Table 15 - Five Year Work Programme for Lines of Trees

Habitat	Action	Frequency Notes	Indicative timing of operation											
			J	F	M	A	M	J	J	A	S	O	N	D
Lines of Trees	Initial and replacement planting – Bare root and root ball	Year 1 then as required to year 5												
	Initial and replacement planting – Containerised	Year 1 then as required to year 5												
	Control and removal of non-native species surrounding trees	As required year 1 to 5												
	Mulching using organic mulch, forming 1m radius around tree, to control weeds • Use organic mulches (leaf litter, rotted hay or grass clippings, manure, wood chips)	Annually years 1 to 3												
	Monitoring throughout growing and dormant period to ensure successful establishment and control browsing and other damage	Every three months years 1 to 5												
	Any required pruning to damaged or diseased trees	As required year 1 to 5												

Habitat	Action	Frequency Notes	Indicative timing of operation											
			J	F	M	A	M	J	J	A	S	O	N	D
	Water twice a month during warmer months	Annually during warmer months or as needed in periods of hot weather												
	Visual inspection of tree health	Based on recommendations made in the tree survey report (Urban Green, 2024d)												

Table 16 – Five Year Work Programme for Urban Trees

Habitat	Action	Frequency Notes	Indicative timing of operation										
			J	F	M	A	M	J	J	A	S	O	N	D
Urban trees	Initial and replacement planting – Bare root and root ball	Year 1 then as required to year 5												
	Initial and replacement planting – Containerised	Year 1 then as required to year 5												
	Control and removal of non-native species surrounding trees	As required year 1 to 5												
	Monitoring throughout growing and dormant period to ensure successful establishment and control browsing and other damage	Every three months years 1 to 5												
	Any required pruning to damaged or diseased trees	As required year 1 to 5												

Habitat	Action	Frequency Notes	Indicative timing of operation											
			J	F	M	A	M	J	J	A	S	O	N	D
	Water twice a month during warmer months	Annually during warmer months or as needed in periods of hot weather												
	Visual inspection of tree health	Based on recommendations made in the tree survey report (Urban Green, 2024d)												

Table 17 – Five Year Work Programme for Mixed Scrub

Habitat	Action	Frequency Notes	Indicative timing of operation											
			J	F	M	A	M	J	J	A	S	O	N	D
Mixed scrub	Initial and replacement planting	As required year 1 to 5												
	Visual inspection to assess plant health	Bi-monthly every year												
	Control and removal of invasive non-native species	As required year 1 to 5												
	Monitoring throughout growing and dormant period to ensure successful establishment and control browsing and other damage	Every three months years 1 to 5												
	Pruning of plants using appropriate methods.	As required year 1 to 5												

Table 18 – Five Year Work Programme for Broadleaved Woodland

Habitat	Action	Frequency Notes	Indicative timing of operation										
			J	F	M	A	M	J	J	A	S	O	N	D
Other Broadleaved Woodland	Initial and replacement planting for failed whips, using the same species – Bare root and root ball	Year 1 then as required to year 5												
	Monitoring of health and viability every 3 years. Visual inspection of trees in high priority areas	Annually and following strong winds												
	Control and removal of non-native, invasive species	As required year 1 to 5. Removal should be carried out as swiftly as possible after identification												
	Pruning of dead and damaged limbs and retention of wood within woodland	Every three months years 1 to 5												
	Thinning of dense woodland growth to 2m spacing	Year 5												
	Thinning of young growth around mature trees	Year 5												

Table 19 – Five Year Work Programme for Other Neutral Grassland/Wildflower Meadow

Habitat	Action	Frequency Notes	Indicative timing of operation										
			J	F	M	A	M	J	J	A	S	O	N	D
Other Neutral Grassland/Wildflower Meadow	Initial and replacement seeding	Year 1 then as required to year 5												
	Control and removal of non-native species	As required year 1 to 5												
	Monitoring throughout growing and dormant period to ensure successful establishment and control browsing and other damage	Every three months years 1 to 5												
	Removal of dense bracken and shrub growth	Annually years 1 to 5, outside of nesting season												
	Mowing of meadow areas	Spring and autumn cut and removal of arisings, annually years 1 to 5												

Table 20 – Five Year Work Programme for Pond (Non-priority Habitat)

Habitat	Action	Frequency Notes	Indicative timing of operation											
			J	F	M	A	M	J	J	A	S	O	N	D
Pond	Re-seeding of other neutral grassland habitat within 10m of pond edge	As required years 1 to 5												
	Cut back excess woody growth around pond edge which is encroaching into pond or shading areas of the pond	Annually years 1 to 5												
	Undertake reed cutting to thin reed beds out	On a 4-year rotation and cut different patches in different years												
	Removal of large litter and debris	Monthly years 1 to 5												
	Control and removal of non-native, invasive species	As required. Removal should be carried out as swiftly as possible after identification												

Habitat	Action	Frequency Notes	Indicative timing of operation											
			J	F	M	A	M	J	J	A	S	O	N	D
	Manual removal of duckweed and extensive algal growth	As required years 1 to 5												

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APPENDIX 1 – BIODIVERSITY ENHANCEMENTS LOCATION PLAN

URBAN GREEN