Habitat Management and Monitoring Plan



Site Name:	The Club at Cams Hall Estate
Date:	15/11/2026
Version:	D

Author: BlueJay Ecology Ltd

Client: Maze Planning Solutions

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Version Control

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

Version	Issue Status	Prepared by / Date	Approved by / Date
A	Final	02 02 2026	BJE / Feb 2026
B	Updated for Condition 07 of P/26/0226/FP	12 11 2026	BJE / Nov 2026
C	Updated to amended application boundary	13 11 2026	BJE / Nov 2026
D	Site context plan (PB-F02) added; metric revision updated	15 11 2026	BJE / Nov 2026

Document Details

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Authorship Details

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Non-Technical Summary

This Habitat Management and Monitoring Plan sets out how the habitats created to deliver Biodiversity Net Gain for the car park extension at The Club at Cams Hall Estate (planning permission P/26/0226/FP) will be established, managed and monitored for 30 years.

A 0.43 ha area of mown golf course grassland within the application boundary will be converted to 0.25 ha of mixed native broadleaved woodland and 0.18 ha of species-rich neutral grassland, as shown on Figure 2 (Rev C). Together with the works for the car park extension, this delivers a net gain of 0.56 habitat units (27.42%).

The landowner, Strand Harbour Securities Ltd, is responsible for carrying out the works and the long-term management. BlueJay Ecology Ltd will monitor the habitats against their target condition and report to Fareham Borough Council in Years 1, 2, 3, 5, 10, 15, 20, 25 and 30. Where monitoring shows a habitat is not on course, the remedial measures in this plan will be carried out.

1. Project Background

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

Site Overview PB-B01	
Project type	BNG delivered through a BNG delivery area within the application boundary (linked to car park extension proposals).
Development Name and Address	The Club at Cams Hall Estate, PO16 8UP. Central Grid Reference SU 58682 05559.
BNG Project Name and Address	As above.
Author Organisation	BlueJay Ecology Ltd.
Landowner	David Hosier, Strand Harbour Securities Ltd Suite 3, Faretec, Carnac Court, Cams Estate, Fareham, Hampshire, PO16 8UY.
Land Manager	Strand Harbour Securities Ltd.
Responsible person/organisation for creating or enhancing the habitat	Strand Harbour Securities Ltd to appoint a nominated landscaping contractor (TBC) to implement habitat creation and enhancement works
Period covered by this management plan	30 years. Year 1 will commence following practical completion of all soft landscaping within the BNG delivery area. Approximate period: 2027–2057 5-year update: 2032
Planning authority	Fareham Borough Council.
Planning reference (if applicable)	P/26/0226/FP
BNG register reference (if applicable)	Not applicable.
Central OS grid reference	SU 58682 05559
Metric revision/title	The Statutory Biodiversity Metric (iteration C, November 2026)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

Habitat to be retained:
Other broadleaved woodland, secondary woodland (w1g 31) within the application boundary (retained).

Habitat to be created: Other broadleaved woodland (w1g created, 0.25 ha) and other neutral grassland (g3c created, 0.18 ha) within the BNG delivery area, as shown on drawing 897 04 and on Figure 2 Rev C (BlueJay Ecology Ltd, November 2026).

Habitat to be enhanced: None.

Timescales for Actions PB-B03

Habitat creation works are expected to be undertaken in Q4 2026 / Q1 2027 (autumn / winter planting season). The woodland will be planted during winter 2026/27 and the species-rich grassland sown in spring 2027.

The HMMP covers 30 years, with Year 1 commencing following practical completion of all soft landscaping within the BNG delivery area (Year 1 start: 2027). Management and monitoring will continue for the full plan period.

Monitoring Requirements PB-B04

Monitoring will be undertaken in Years 1–5 annually (establishment period), and in Years 10, 15, 20, 25 and 30 thereafter, unless otherwise required by condition or legal agreement. Monitoring will include condition assessment against the statutory metric criteria and a summary of any remedial actions required. Monitoring reports will be submitted to the LPA in Years 1, 2, 3, 5, 10, 15, 20, 25 and 30, as required by Condition 07 of planning permission P/26/0226/FP, using the latest monitoring report template published by Natural England.

Required Consents and Licences PB-B05

N/A

Funding PB-B06

The landowner (Strand Harbour Securities Ltd) will fund implementation of the habitat creation works and the ongoing management and monitoring requirements for the full 30 year period.

Legal Agreement PB-B07

Provide an overview of any legal agreements that secure the delivery of the HMMP.

The BNG delivery area lies within the application boundary and is recorded as on-site in the statutory metric. Delivery, management and monitoring of the habitats for 30 years is secured by Condition 07 of planning permission P/26/0226/FP. No separate legal agreement is required.

Site Boundary Plan PB-F01



Legend

Boundaries

Application boundary

UKHab

Classification

g4 107 529 (Modified grassland, Mown and collected, Golf course)

w1g 31 (Other broadleaved woodland, Secondary woodland)

Rev	Description	By	CB	Date
A	BNG area redrawn and within red line			NOV 2026

BlueJay Ecology

Client	MAZE Planning Solutions
Project	The Club at Cams Hall Estate
Title	UKHab Results Map

Status	Drawn By	PM/Checked By
FINAL	BJE	JA
Project Number	**Scale @ A3**	**Date Created**
-	1:1,250	FEB 2026
Figure Number		**Rev**
1		A

Site Context Plan PB-F02



Legend

Boundaries

Application boundary

Rev	Description	By	CB	Date

BlueJay Ecology

Client	MAZE Planning Solutions
Project	The Club at Cams Hall Estate
Title	Site Context Plan

Status	Drawn By	PM/Checked By
FINAL	BJE	JA
Project Number	**Scale @ A3**	**Date Created**
-	1:5,000	NOV 2026

Figure Number: **PB-F02** Rev: **-**

Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	**Yes:** ☐ **No:** ☒

The habitat creation and associated soft landscaping within the BNG delivery area will be delivered as a single phase during the 2026/27 planting season (Q4 2026 / Q1 2027). The species-rich grassland will be sown in spring 2027.

Roles and Responsibilities

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

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		JA		
Organisation		Bluejay Ecology		
Responsibility	Start Date:	2026	End Date:	2057

BlueJay Ecology Ltd are responsible for producing this HMMP and for completing the monitoring and reporting required under the plan, including any updates to the HMMP if required following monitoring visits.

Statement of Competency

This Habitat Management and Monitoring Plan (HMMP) has been prepared by Jay Allen, Principal Ecologist at BlueJay Ecology Ltd. Jay has over 12 years of experience in ecological surveys, impact assessments, and mitigation strategies for a range of development projects. He has undertaken numerous extended Phase 1 Habitat Surveys and Phase 2 protected species surveys and has practical experience in designing and implementing mitigation measures in line with planning policy and protected species legislation.

Jay is an Associate Member of CIEEM (ACIEEM) and holds Natural England and Natural Resources Wales licences to survey for great crested newt *Triturus cristatus*, dormouse *Muscardinus avellanarius*, smooth snake *Coronella austriaca*, and sand lizard *Lacerta agilis*. His experience includes the preparation of ecological reports to support planning applications, advising on Biodiversity Net Gain (BNG), and ensuring compliance with relevant legislation and industry standards.

This HMMP has been produced in accordance with best practice guidance, drawing on Jay's knowledge of habitat assessment, species requirements, and long-term management principles.

Landowner or Land Manager PB-B10				
Name or Initials		N/A		
Organisation		Strand Harbour Securities Ltd		
Responsibility	Start Date:	2026	End Date:	2057

The landowner (Strand Harbour Securities Ltd) will act as land manager for the BNG delivery area for Years 1–30 and will be responsible for ensuring the habitats are managed in accordance with this HMMP.

Statement of Competency

Strand Harbour Securities Ltd will appoint suitably competent contractors to implement and maintain the habitats in accordance with this HMMP and will appoint BlueJay Ecology Ltd (as the suitably qualified ecologist) to complete monitoring and reporting.

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		N/A		
Organisation		Strand Harbour Securities Ltd		
Responsibility	Start Date:	2026	End Date:	2057

Implementation of the habitat creation works and any maintenance activities required under this HMMP, in accordance with the agreed programme and specifications.

Statement of Competency

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

LPA or Responsible Body for Reviewing HMMP PB-B12	
Name or Initials	N/A

Organisation		Fareham Borough Council		
Responsibility	Start Date:	2026	End Date:	2057
The LPA will be responsible for reviewing and auditing the HMMP and monitoring reports.				

Contents **Project Background** **Planned Management Activities** **Monitoring Schedule**

Land Use Summary

Overview of Baseline Site Use PB-B13

The site comprises two small parcels associated with the existing golf club car park and a BNG delivery area. Baseline land use is a managed golf course and associated land, comprising short-mown practice turf (modified grassland) and a small block of secondary broadleaved woodland adjacent to the car park.

A full list of baseline habitats included in the BNG assessment is provided below, with the associated habitat codes shown on the UKHab baseline plan:
• g4 107 529 (Modified grassland, mown and collected, golf course)
• w1g 31 (Other broadleaved woodland, secondary woodland)

Overview of Proposed Site Use PB-B14

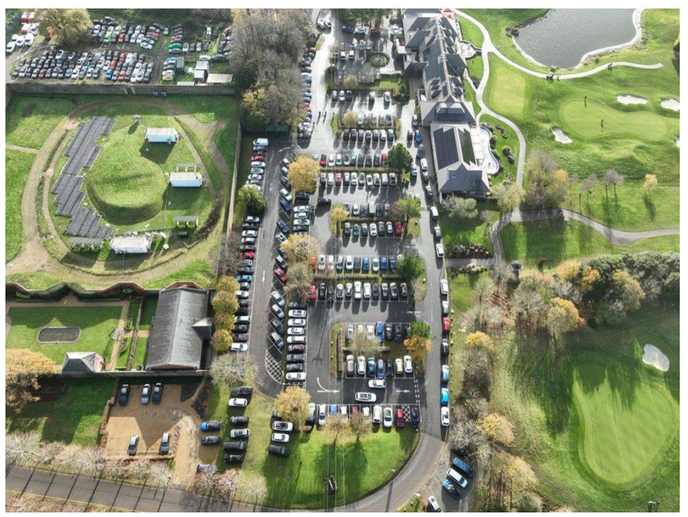
The proposals comprise extension of the existing car park within the application boundary and delivery of Biodiversity Net Gain via habitat creation within the BNG delivery area. The BNG delivery area will remain in the control of the landowner and will be managed in accordance with this HMMP for a minimum of 30 years.

Proposed habitats include:
• u1b (Developed land, sealed surface) associated with the car park extension
• w1g (Other broadleaved woodland, created), 0.25 ha, and g3c (Other neutral grassland, created), 0.18 ha, within the BNG delivery area.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices
☒ Reference: Click or tap here to enter text.





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

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☐	No, all of the statutory and non-statutory designated sites are a sufficient distance from the application site that no adverse effects will occur.
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☒	Cams Hall PO16 8UP: Preliminary Ecological Appraisal (Species section). Key considerations for delivery of the HMMP include nesting birds and bats (GLTA and wall checks where relevant), and precautionary update checks prior to any
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	There are no INNS on or directly adjacent to the site.
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	Hampshire Biodiversity Information Centre (HBIC) data search commissioned to inform the desk study (designated sites and species records)
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	Document reference or reason if not included: UKHab Survey undertaken January 2026; baseline habitats mapped and shown on Figure 1 (UKHab Results Map).
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	The BNG delivery area is within a managed private estate and the HMMP does not propose any change to public access arrangements. Public access is not relevant to the management prescriptions.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	No site-specific climate constraints have been identified that would change the management prescriptions. Standard establishment and adaptive management measures are included within the prescriptions.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	There are no geological or topographical constraints at the site.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	There is no agricultural land on the site.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Soils and substrates do not present any constraints.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	The hydrology of the site does not present any constraints.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	Flood risk classification is not required to define the habitat management prescriptions in this HMMP
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	There are no historic environment designations.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	

2. Planned Management Activities

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

Management Plan Aims and Objectives PM-B01

The aim of this Habitat Management and Monitoring Plan is to secure delivery of Biodiversity Net Gain for the scheme by establishing and maintaining the proposed habitats within the BNG delivery area for a minimum period of 30 years, alongside protection of retained habitats within the application boundary.

The objectives of this management plan are to:

- protect retained habitats (including the retained secondary broadleaved woodland within the application boundary) during any implementation works and avoid damage from plant, storage or access.
- establish the proposed broadleaved woodland and species-rich neutral grassland creation areas within the BNG delivery land parcel during the 2026/27 planting season, using appropriate planting methods and aftercare to achieve successful establishment.
- manage the BNG delivery area to achieve the target habitat condition identified within the statutory metric over the plan period, including replacement planting where establishment fails and adaptive management where monitoring identifies shortfalls.
- manage the species-rich neutral grassland within the BNG delivery parcel as a hay meadow, with an annual cut and removal of arisings, and protect both created habitats from intensive mowing, compaction and disturbance during the establishment period.
- undertake monitoring at the agreed intervals and provide clear reporting that confirms progress towards target condition, identifies any issues (e.g. browsing damage, drought stress, weed competition, vandalism), and sets out remedial actions with timescales.
- prevent the introduction or spread of invasive non-native species through appropriate biosecurity and by responding promptly if any invasive species are recorded during monitoring.

Principles Informed by Design Stage

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

Design Principles Informed by Baseline Information PM-B02

The habitat proposals have been developed in response to the baseline habitat conditions within the wider estate setting. Baseline habitats within the relevant parcels comprise modified grassland managed as short-mown golf course/practice turf and a small area of secondary broadleaved woodland adjacent to the existing car park. The baseline position is therefore dominated by habitats that are regularly managed and influenced by access, disturbance and edge effects.

The design principles for the BNG delivery area are as follows:

- deliver the net gain primarily through creation of broadleaved woodland and species-rich neutral grassland within land already under the control of the landowner, so the habitat can be secured and managed consistently over 30 years.
- locate woodland creation within the BNG delivery parcel so that it can develop with limited conflict with existing golf course operations, while still being practical to implement and maintain.
- Retain the existing woodland within the application boundary and avoid direct impacts through clear demarcation of working areas, access routes and storage during implementation.
- Recognise that the retained modified grassland areas will continue to be managed for amenity/golf course purposes and, therefore, focus BNG delivery on habitat creation that can reasonably achieve and sustain its target condition within this management context.
- incorporate monitoring and adaptive management from the outset, acknowledging the establishment risks typical of new woodland planting (e.g. drought, browsing, weed competition), and setting out clear remedial actions to keep delivery on track.

Habitat and Condition Targets PM-T01

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

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Modified grassland	Developed land, sealed surface	N/A	N/A	N/A – Other	0	N/A	Developed land associated with car parking extension.
Other, broadleaved woodland; secondary woodland	Developed land, sealed surface	N/A	N/A	N/A – Other	0	N/A	Developed land associated with car parking extension.
Modified grassland	Other, broadleaved woodland	N/A	Poor	Moderate	15	Moderate condition will be targeted via achieving conditions: A (2 points, two age classes) B (3 points, no grazing pressure) C (3 points, no invasive species) D (3 points, 6+ native species) E (2 points, 50% canopy, 50% shrubs) F (1 point, woodland unlikely to become established within 15 years to have suitable areas of open space) G (1 point, no coppice or regrowth likely within 15 years) H (2 points, 11-25% tree mortality) I (2 points, recognisable plant community) J (3 points, 3 storeys present) K (1 point, no veteran trees) L (1 point, lacking deadwood) M (2 points, less than 20% damaged ground) Total 26 points = moderate condition targeted	0.25 ha of mixed native broadleaved woodland planting, as specified on drawing 897 04. Targeted conditions provided.
Modified grassland	Other neutral grassland	N/A	Poor	Moderate	5	Moderate condition will be targeted by passing five of the six grassland criteria: A (good representation of the habitat type), B (varied sward height), C (bare ground between 1% and 5%), D (bracken under 20% and scrub under 5%) and E (undesirable species and physical damage under 5%). Criterion F (more than 10 species per m2) is not targeted.	0.18 ha of species-rich grassland sown with Emorsgate EM2 at 4 g/sqm and managed as a hay meadow with a 2.4 m wide mown path, as specified on

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
							drawing 897 04. Targeted conditions provided.

Habitat and Condition Targets Further Comments
N/A

Contents | Project Background | Planned Management Activities | Monitoring Schedule

Habitat Retention

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

Measures to be Implemented to Protect Retained Habitats PM-03

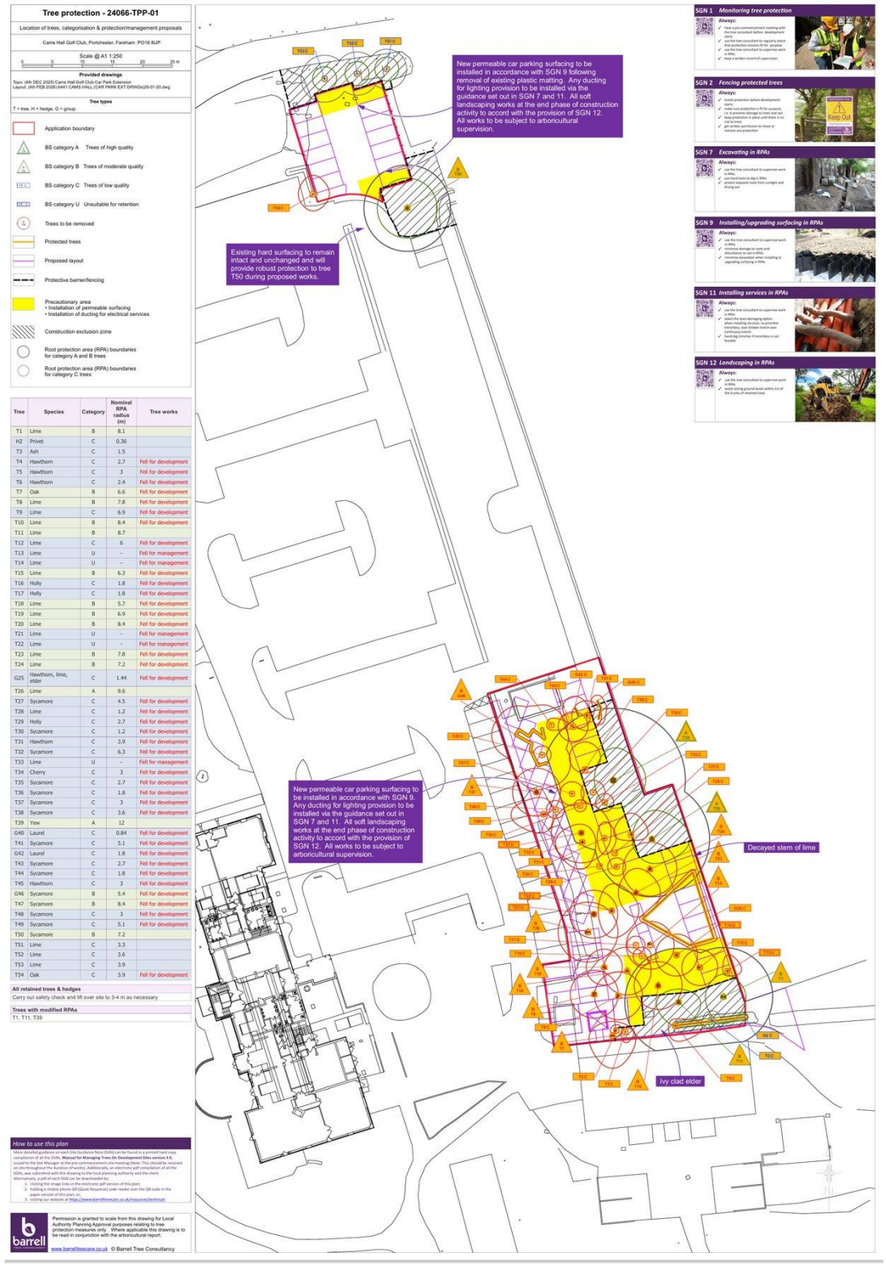
The only habitat retained is 0.03 ha of other broadleaved woodland next to the Area 1 car park extension. It will be protected in accordance with the approved tree protection plan (24066-TPP-01) and CEMP Rev C. No modified grassland is retained in the BNG area.

Specification of Protective Measures to be Used PM-04

All existing trees to be retained are subject to BS 5837 (2012) 'Trees in relation to design, demolition and construction - Recommendations', and will be fully fenced off, prior to the commencement of any works. Root protection areas will be established prior to the commencement of the works. No storage of materials, disposal of rubbish, site fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree canopies.

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: Click or tap here to enter text.



Creation, Enhancement and Management Targets and Prescriptions

Habitat Creation, Enhancement and Management Plan EM-F01

Show the habitat Creation, Enhancement and Management measures in this plan. Present this as a single, side-wide masterplan. Alternatively, provide a separate plan showing the locations of each specific habitat to be delivered on the project site, copy this page into each of the habitat sheets below.



Legend

Boundaries

Application boundary

PD UKHab

Classification

- Retained: w1g, 31: Other broadleaved woodland, secondary woodland
- g4: Modified grassland
- u1b: Developed land, sealed surface
- w1g: Other, broadleaved woodland
- g3c: Other neutral grassland

Rev	Description	By	CB	Date
C	Red line amended to incl. BNG area; rescaled 1:1,250			NOV 2026
B	BNG area and habitats revised per drawing 897 04			AUG 2026

BlueJay Ecology

Client: MAZE Planning Solutions

Project: The Club at Cams Hall Estate

Title: Post-development UKHab

Status	Drawn By	PM/Checked By
FINAL	BJE	JA
Project Number	**Scale @ A3**	**Date Created**
-	1:1,250	FEB 2026

Figure Number: **2** Rev: **C**

Grassland (Low Distinctiveness)

Creation, Enhancement and Management Summary (GL-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 5. Grassland Low

Target Habitat:			Modified grassland – Poor condition			
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs. **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2, please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.	No	All	Amenity lawn seed / turf (likely dominated by fescues / rye-grasses),	N/A	Re-seeding as and when identified.
B	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) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	N/A	N/A	N/A	N/A
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	All	N/A	N/A	Remove undesirable species as and when identified; mowing management will reduce scrub cover.
D	Physical damage is evident in less than 5% of total grassland area Examples of	No	N/A	N/A	N/A	N/A

	physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.					
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	Yes	All	N/A	N/A	
F	Cover of bracken *Pteridium aquilinum* less than 20%.	Yes	All	N/A	N/A	Remove undesirable species as and when identified; bracken unlikely on site, but mowing regime will reduce cover where present.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes	All	N/A	N/A	Remove undesirable species as and when identified; and pulling of invasive species, or chemical control where required and approved.

Additional Management Prescriptions (GL-B01)
Please use this space to detail any additional management measures to be conducted along with the above measures. These may for example include (but are not limited to) measures specifically relating to the presence of protected species or may be additional measures that are in support of local nature recovery targets and, or, planning policy. N/A

Grassland (Low Distinctiveness)

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

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

Action	Relevant Parcels	Timing	Prescriptions
Sowing	All	At end of the car park construction, following suppliers' instruction	The required ground shall be cleared and levelled. Once a seed bed is prepared, the seed shall be surface sown and broadcast by hand or machine. The seed shall not be incorporated or covered to any depth but rolled to firm and obtain good soil/seed contact. Sowing rates shall follow the supplier's recommendation. The time for sowing must be assessed on site and determined by the soil conditions. Ideally sowing shall take place in autumn or spring but can occur at other times if there is sufficient moisture and warmth – advice shall be sought from the Project Ecologist or Landscape Architect.

Establishment	All	Year 1	Cutting operations of modified grasslands shall comprise: • Approximately 6 to 8 cuts shall be undertaken when the soil is relatively dry between April to August; • Cutting bar shall be set to approximately 150mm above ground level; • Litter, debris and stones and earth clods larger than 50mm in any dimension shall be removed prior to each cut; • Arisings shall be removed from site or located within an appropriate area as designated by the Contracts Manager.
Mowing	All	Year 2 – 30 (spring/summer)	Regular long-term mowing regimes should be undertaken to promote healthy growth whilst maintaining amenity
Weeding	All	Years 2-30 (spring/summer)	Hand removal of weeds where required, or where necessary treated with an approved herbicide applied by hand.
Re-seeding	All	Years 2 – 30 (spring or autumn)	Any damage to grassland caused by machinery, vehicle or pedestrian damage shall be remedied by the restoration of the seed bed and over-sowing of the prescribed seed mix. Scope and targets for supplementary seeding shall be informed following each monitoring period.

Grassland (Low Distinctiveness) Species Lists (GL-T03)

Provide a detailed species list for the habitat to be created.

Common Name	Scientific Name	Abundance / %	Comments
			Amenity turf or seed mix, hard-wearing, likely dominated by fescue or ryegrass.

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 6. Grassland Medium, High and Very High

Target Habitat:			Other neutral grassland – Moderate condition		
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	The grassland is a good representation of the habitat type, with the appearance and composition of the sward closely matching other neutral grassland and its characteristic species consistently present.	Yes	All	Sow Emorsgate EM2 Standard General Purpose Meadow Mixture at 4 g/sqm on a prepared, weed-free seed bed.	N/A	Annual hay cut with arisings removed. No fertiliser, and no herbicide other than spot treatment of undesirable species.
B	Sward height is varied, with at least 20% of the sward under 7 cm and at least 20% over 7 cm.	Yes	All	N/A	N/A	Hay cut in July or August, with the 2.4 m path kept mown. Regrowth mown or strimmed in autumn, leaving uncut margins.

C	Bare ground covers between 1% and 5% of the area.	Yes	All	N/A	N/A	Bare areas above 5% re-sown with the specified mix.
D	Bracken covers less than 20% of the area and scrub, including bramble, less than 5%.	Yes	All	N/A	N/A	The annual cut prevents scrub establishing. Bramble and tree seedlings removed by hand where found.
E	Species indicative of sub-optimal condition and physical damage together account for less than 5% of the area.	Yes	All	Perennial weeds removed before sowing.	N/A	Docks, thistles, nettle and ragwort pulled or spot treated. No machinery or storage on the meadow outside cutting operations.
F	More than 10 vascular plant species per m2 are present, including forbs characteristic of the habitat type.	No	N/A	N/A	N/A	N/A

Additional Management Prescriptions (GH-B01)

The 2.4 m wide path through the meadow will be mown regularly through the growing season and kept to its specified width. Four log piles will be created within the BNG delivery area, as shown on drawing 897 04.

Grassland (Medium, High, and Very High Distinctiveness)

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

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

Action	Relevant Parcels	Timing	Prescriptions
Ground preparation	All	Before sowing	Remove perennial weeds and cultivate to a fine tilth, then firm by treading or rolling. No additional topsoil or fertiliser is to be used.
Sowing	All	Spring 2027	Surface sow Emorsgate EM2 at 4 g/sqm by hand or machine, dividing the seed and sowing in overlapping passes. Do not cover the seed. Firm with a roller or by treading to give good contact between seed and soil.
First year management	All	Year 1	Cut the flush of annual weeds in mid to late summer and remove the cuttings. Keep the sward short by mowing through to the end of March. Dig out docks and other perennial weeds.
Hay cut	All	Years 2 to 30 (July or August)	Leave uncut from spring until late July or August. Cut to about 50 mm, leave the hay to dry and shed seed for one to seven days, then remove it from the meadow.
Aftermath mowing	All	Years 2 to 30 (autumn and spring)	Mow or strim the regrowth to about 50 mm through to late autumn or winter, and again in spring if needed. Remove arisings.

Re-seeding	All	Years 2 to 30 (spring or autumn)	Re-sow bare or failed areas with the specified mix. The scope of any supplementary seeding will be informed by each monitoring visit.

Grassland (Medium, High, and Very High Distinctiveness) Species Lists (GH-T03)

Provide a detailed species list for the habitat to be created.

Common Name	Scientific Name	Abundance / %	Comments
			Emorsgate EM2 Standard General Purpose Meadow Mixture, sown at 4 g/sqm. Composition as the supplier's specification, including common knapweed *Centaurea nigra*, oxeye daisy *Leucanthemum vulgare*, wild carrot *Daucus carota*, salad burnet *Poterium sanguisorba*, cowslip *Primula veris* and yellow rattle *Rhinanthus minor*.

Woodland

Creation, Enhancement and Management Summary (WO-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 24. Woodland

For each condition row, delete the condition targets that aren't being targeted as necessary.

Target Habitat:			Other, broadleaved woodland – moderate condition				
Condition Assessment Criteria			**Target Score**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	Age distribution of trees	Three age classes present	2	All	Plant mixed-age stock and stagger planting phases (seedlings, whips, standards); retain legacy mature trees.	N/A	Phased thinning and rotational coppice to maintain three cohorts; monitor recruitment and replant gaps every 5–10 years.
		Two age classes present					
		One age class present					
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	3	All	Fence planting areas; use tree shelters/guards; select less-palatable species/stock sizes.	N/A	Inspect and repair guards/fences seasonally; adapt protections if browsing signs appear.
		Evidence of significant browsing pressure is present in 40% or less of whole woodland					
		Evidence of significant browsing pressure is present in 40% or more of whole woodland					
C	Invasive plant species	No invasive species present in woodland	3	All	Use cleaned/native planting stock; apply site biosecurity; avoid known invasive species.	N/A	Annual surveys; rapid removal of seedlings; maintain a 3–5 year eradication follow-up log.
		Rhododendron *Rhododendrion ponticum* or cherry laurel *Prunus laurocerasus* not present, other invasive species <10% cover					
		Rhododendron or laurel present, or other invasive species) 10% cover					
D		Five or more native tree or shrub species found across woodland parcel	3	All	Plant a diverse palette of locally native canopy and understorey species (aim ≥5 species/parcel). Underplant with		Keep species list and planting records; replace losses with same/provenance species; monitor

	Number of native trees species	Three to four native tree or shrub species found across woodland parcel			complementary native shrubs/trees and phase supplementary planting to reach species target.		diversity every 5 years.
		Two or less native tree or shrub species present across woodland parcel					
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understorey shrubs are native	2	All	Use only native species for canopy and understorey plantings (local provenance where possible). Remove or progressively replace non-native species; replant gaps with native stock to exceed 80% cover.		Monitor percent native cover at canopy and shrub layers every 5 years; remove non-natives as detected.
		50 – 80% of canopy trees and 50-80% of understorey shrubs are native					
		<50% of canopy trees and <50% understorey shrubs are native					
F	Open space within woodland	10-20% of woodland has areas of temporary open space. Unless woodland <10ha in which case 0-20% temporary open space is permitted.	1	All	Design 10–20% of area as temporary glades/rides and early-succession patches; locate as a mosaic. Create/expand glades and rides; clear small patches and allow phased natural regeneration to maintain temporariness.		Maintain open spaces via rotational cutting/mowing/coppicing on a 5–15 year cycle.
		21-40% of woodland has areas of temporary open space					
		<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.					
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth	1	All	Not targeted	N/A	N/A
		One or two classes only present in woodland					
		No classes or coppice regrowth present in woodland					
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	2	All	Select healthy, provenance-appropriate stock; avoid	N/A	Monitor and treat pests per biosecurity guidance. Tree health

		11% to 25% mortality and/or crown dieback or low risk pest or disease present			single-species blocks; ensure good establishment conditions.		Surveys every 3–5 years; prompt sanitary felling/removal for high-risk pests/disease; maintain contingency/reporting procedures. Remove and safely dispose of diseased material; replace high-mortality cohorts with resistant/native mixes;
		Greater than 25% tree mortality and or any high risk pest or disease present					
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	2	All	Where appropriate, use local ground-flora translocation/seeding and source soils/propagules from suitable donor sites (with permission). Manage shade and disturbance to favour ancient woodland species.	N/A	Monitor NVC ground layer composition every 5 years; maintain low disturbance and suitable light regimes.
		Recognisable NVC plant community at ground layer present					
		No recognisable NVC plant community at ground layer present.					
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	3	All	Plant a structural mix from the start: standards, understorey shrubs and shrub/tree layers; include nurse trees. Underplant, selectively thin to release understorey, and create canopy gaps to encourage layered growth.	N/A	Rotational thinning and coppice to maintain multiple storeys; monitor vertical structure every 5–10 years
		Two storeys across all survey plots					
		One of less storey across all survey plots					
K	Veteran trees	Two of more veteran per hectare	1	All	N/A	N/A	N/A
		One veteran tree per hectare					
		No veteran trees present in woodland					
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems and stumps, or an abundance of small cavities.	1	All	N/A	N/A	N/A
		Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.					

		Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.					
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	2	All	Avoid importing nutrient-rich soils; limit heavy machinery; use low-impact establishment to prevent compaction and enrichment. Remediate compacted/damaged ground (scarification, soil management); remove nutrient sources (fly-tipping) and re-establish vegetation with low-nutrient substrates.	N/A	Monitor for nutrient inputs and physical damage; maintain buffer strips, manage visitor pressure and repair damage promptly.
		Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground					
		More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground					

Additional Management Prescriptions (WO-B01)

N/A

Woodland Species Lists (WO-T03)

Provide a detailed species list for the habitat to be created

MIXED NATIVE BROADLEAF WOODLAND PLANTING (2,500sqm 0.25 Ha)

UNDERPLANTING

plant name	common name	%	size at planting	total
Acer campestre	(field maple)	10%	600-900mm BR	35
Corylus avellana	(hazel)	10%	600-900mm BR	35
Crataegus monogyna	(hawthorn)	40%	600-900mm BR	165
Ilex aquifolium	(holly)	5%	600-900mm BR	20
Quercus robur	(pedunculate oak)	15%	600-900mm BR	50
Tilia cordata	(small leaved lime)	15%	600-900mm BR	50
Viburnum opulus	(guelder rose)	5%	600-900mm BR	20

(BR = bare root)

Planted on a 3m grid. Plant in groups of 3-9 of same species to create naturalistic effect. Each plant to be slit planted and fitted with a 600mm clear plastic spiral rabbit guard held in place with a 900mm bamboo cane. Area 1m x 1m around base of each plant to be kept weed free at all times for min 3 years following planting using mulch mat and 75mm thick layer of bark mulch. Area between trees to be sown with Emorsgate EM2 wildflower mix at 4g/sqm.

STANDARD TREE PLANTING

plant name	common name	size at planting	total
Quercus robur	(pedunculate oak)	STD 8-10cm BR	4
Tilia cordata	(small leaved lime)	STD 8-10cm BR	6
		(BR=bare root)	

Planted in positions as shown. Each tree to be single staked and fitted with a 600mm high clear plastic spiral rabbit guard. Area 1m x 1m around the base of each tree to be kept weed free at all times for min 3 years from planting using mulch mat covered in 75mm thick layer of bark mulch.

FEATHERED TREE PLANTING

plant name	common name	size at planting	total
Acer campestre	(field maple)	1.75-2m feathered BR	9
Corylus avellana	(hazel)	multistem 1.2-1.5m high	9
Crataegus monogyna	(hawthorn)	1.75-2m feathered BR	7

Woodland planting is specified on drawing 897 04 (Susanna Brown Landscape Architect, June 2026). It comprises 375 bare root whips at 600 to 900 mm, planted on a 3 m grid in groups of three to nine of the same species: hawthorn *Crataegus monogyna* (40%), pedunculate oak *Quercus robur* (15%), small-leaved lime *Tilia cordata* (15%), field maple *Acer campestre* (10%), hazel *Corylus avellana* (10%), holly *Ilex aquifolium* (5%) and guelder rose *Viburnum opulus* (5%). Ten standard trees (four pedunculate oak and six small-leaved lime) and 25 feathered or multi-stemmed field maple, hazel and hawthorn will be planted in the positions shown. Each plant will be fitted with a spiral guard and kept weed free over a 1 m by 1 m area for three years using mulch mats and bark mulch. Any plant that fails within five years will be replaced in the next planting season.

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

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

See Biodiversity Enhancement Plan / Post-development Habitat Plan

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
To be identified during agreed monitoring timescales by SQE, or at ad-hoc points by site management team.	Modified grassland	Grassland fails to establish	Greater than 5% of grassland failing to establish	Supplementary seeding of bare areas to specification. Consider changing seed mix if local conditions may be affecting sward establishment i.e. climatic conditions, soil chemistry.
To be identified during agreed monitoring timescales by SQE, or at ad-hoc points by site management team.	Modified grassland	High cover of undesirable weeds	Weeds cover 10% of grassland area	Increase weed control
To be identified during agreed monitoring timescales by SQE, or at ad-hoc points by site management team.	Other neutral grassland	Sown species fail to establish	Bare ground above 10%, or sown species absent from more than 25% of the area, at the end of Year 1	Prepare the seed bed and re-sow failed areas with the specified mix in the next spring or autumn window.
To be identified during agreed monitoring timescales by SQE, or at ad-hoc points by site management team.	Other neutral grassland	Coarse grasses or undesirable species dominate	Undesirable species exceed 5% cover	Bring the hay cut forward and add a second cut with arisings removed. Pull or spot treat undesirable species.
To be identified during agreed monitoring timescales by SQE, or at ad-hoc points by site management team.	Other neutral grassland	Scrub encroachment	Scrub or bramble exceeds 5% cover	Cut and remove scrub during the autumn mowing.
To be identified during agreed monitoring timescales by SQE, or at ad-hoc points by site management team.	Broadleaved woodland	Non-native species are introduced and begin to dominate	Results of ongoing surveys indicate introduced species	Remove undesirable species; supplementary plant with other target species

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
To be identified during agreed monitoring timescales by SQE, or at ad-hoc points by site management team	Broadleaved woodland	Excessive bracken or bramble in cleared areas	Bramble or bracken exceeds 50% cover within regeneration glades	Introduce seasonal cutting using brush cutters; consider temporary shading with mulch or deadwood if appropriate
To be identified during agreed monitoring timescales by SQE, or at ad-hoc points by site management team	Broadleaved woodland	Failure of ground flora to establish	By Year 5, no discernible native woodland ground flora community present	Overseed glade areas with a locally appropriate woodland wildflower mix; reduce canopy density if light levels remain too low
To be identified during agreed monitoring timescales by SQE, or at ad-hoc points by site management team	Broadleaved woodland	Poor survival of planted whips	>30% whip failure by Year 2 in any planting block	Replace failed whips during the next planting season; review planting technique, deer browsing pressure and ensure guards and mulch are maintained

3. Monitoring Schedule

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

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)
To monitor the progress of the habitats within the site, the appropriate condition assessment will be undertaken for each habitat type at appropriate intervals post construction to conclude if they are heading towards their target. Photographs taken before and after the creation of the habitats will also be used to further evidence the progress of the target habitats. Species lists will be recorded. For retained habitats, the condition assessment scores will be compared against baseline habitat condition values to ensure habitats have been retained in the same condition. Where any negative changes in habitat condition is recorded, remedial measures as detailed above will be implemented to ensure the relevant condition criteria can be achieved.

Monitoring Methods and Intervals MS-T01

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

See BNG Enhancement Plan / Planting Schedule

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Broadleaved woodland	- Undertake woodland structure assessments, including ground flora, canopy cover, and age class distribution. - Quadrat surveys: 1x1 m for ground flora; 10x10 m for tree plots. - Record species presence, abundance, DBH (Diameter at Breast Height), and canopy density. Monitor for herbivore damage, presence of invasive species, and quantity/quality of deadwood.	Monitoring will be conducted annually in years 1-5, then every 5 years post-creation, to ensure establishment and progression towards the targeted habitat condition, with a single visit in each year. Ad hoc monitoring will be undertaken by the landowner in the interim and if required, additional monitoring visits will be arranged. Surveys to be completed between May and August.
Other neutral grassland	Condition assessment against the grassland (medium, high and very high distinctiveness) criteria. At least five 1x1 m quadrats recording species present, number of species per m2, sward height and bare ground. Record cover of scrub, bracken and undesirable species, and any physical damage. Fixed-point photographs.	Monitoring will be conducted annually in years 1-5, then every 5 years post-creation, with a single visit in each year. Surveys to be completed in June or July, before the hay cut.

Monitoring Reports

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

Monitoring Report Schedule MS-T02

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

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Strand Harbour Securities Ltd	Fareham Borough Council

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

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	May to August	Report on broadleaved woodland and neutral grassland progress / identify remedial measures as required
Y2	September	May to August	Report on broadleaved woodland and neutral grassland progress / identify remedial measures as required
Y3	September	May to August	Report on broadleaved woodland and neutral grassland progress / identify remedial measures as required
Y4	September	May to August	Report on broadleaved woodland and neutral grassland progress / identify remedial measures as required
Y5	September	May to August	Report on broadleaved woodland and neutral grassland progress / identify remedial measures as required
Y10	September	May to August	Report on broadleaved woodland and neutral grassland progress / identify remedial measures as required
Y15	September	May to August	Report on broadleaved woodland and neutral grassland progress / identify remedial measures as required
Y20	September	May to August	Report on broadleaved woodland and neutral grassland progress / identify remedial measures as required
Y25	September	May to August	Report on broadleaved woodland and neutral grassland progress / identify remedial measures as required
Y30	September	May to August	Report on results of final habitat conditions.

Monitoring reports will be submitted to the LPA in Years 1, 2, 3, 5, 10, 15, 20, 25 and 30, as required by Condition 07 of planning permission P/26/0226/FP. Each report will use the latest monitoring report template published by Natural England.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

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

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

Where significant changes to the management approach have been identified by the SQE (i.e. significant failure of newly planted trees or grassland sward development, presence of invasive plant species), these will be discussed directly with the Contracts Manager (of the Management Company) and responsible authority with appropriate remedial measures devised, prior to issuing the Monitoring Report. Where necessary and proportionate, site visits will be undertaken between all parties.

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

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

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

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