AMENITYTREE
ENVIRONMENTAL PLANNING CONSULTANTS

Habitat Management and Monitoring Plan

Version 1 updated
13.01.2026

Prepared for: Neo Projects

Site: Apollo Public House

Prepared by Simon Brain. Managing Director PGCE (Bio. Rec.)

1. Introduction

1.1 Background to the Project
1.2 Report purpose
1.3 Management objectives

2. Protection of existing landscape interest

2.1 Retention and protection of existing trees

3. Proposed habitat creation methods

3.1 Hedge creation
3.2 Scrub enhancement
3.3 Neutral grassland enahncement from modified grassland
3.4 Off site enhancements

4. General

4.1. General maintenance
4.2. Maintenance visits

5. Monitoring details

5.1. Monitoring/review regime over the 30 year period
5.2. Potential contingencies
5.3 Organisations responsible for implementing, managing and monitoring

Appendix

Appendix 1 Tree Protection plan
Appendix 2 Maintenance and monitoring schedule and post development CAS

1. Introduction

1.1 Background to the project

Amenity Tree was commissioned by the client to undertake a Habitat Monitoring and Management Plan for the Apollo Public House site and to support the sites redevelopment and to specifically address how the on-site biodiversity will be delivered.

The 10% mandatory gain shall be delivered by the on-site enhancement of grassland and creation of urban tree habitat as detailed in the Assessment of Biodiversity Net Gain (BNG) Version 3 dated 06.02.2025. There is no off site mitigation that applies to this scheme.

1.2 Report purpose

The purpose of the report is to outline the methods and means by which the proposed landscape shall be implemented and achieved and to set out the overall management objectives for the site, and to describe the long term maintenance required to allow the planting to flourish and reach its design potential.

1.3 Management objectives

- The site shall be managed as a high-quality care area maintaining an attractive, tidy and safe finish to all landscape elements.
- The existing planting shall enhance the biodiversity and nature conservation interest.
- The Management Company shall ensue establishment and the long-term health of all landscape elements to the benefit of residents and staff as well as the visual amenity of the area.
- Best Health & Safety practices shall be always used.
- To maintain standards and make amendments where required, it is expected that the Management Company will review the management

work (with reference to this document) at least quarterly with the maintenance team for the first year and annually thereafter.

2.0 Protection of existing landscape

2.1 Retention and protection of existing trees

The implementation of retained tree protection measures shall mean the retention of the arboriculture assets located on the site as shown on the Tree Protection Plan in Appendix 1. The retention of these trees shall be managed by the following means:

- A site visit shall be carried out by the arboricultural clerk of works to delineate the actual RPA in accordance with BS5837:2012.
- The position of the RPA shall become the Construction Exclusion Zone and be fenced off with hears fencing securely staked to the ground.
- The clerk shall receive digital images to demonstrate the CEZ is fit for purpose prior to any other work commencing on site.
- All works shall conform to the approved Abroricultural Impact Assessment and Method Statement

3.0 Proposed habitat creation methods

3.1 Habitat creation methods – Urban trees

Thirteen urban trees are proposed. The total proposed coverage of these in the habitat creation within the metric is as 0.0529ha and they are proposed to a moderate condition satisfying the urban tree CAS criteria as below.

A	The tree is a native species (or at least 70% within the block are native species).	No
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature)[1].	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes

Recommended Species: At least 70% of trees will be native species found in the local area, taking into account the requirement to plant trees that will be appropriate for anticipated changes in climate.

Considerations:

• Trees will adapt to natural conditions. Additional watering will only be required during a particularly long dry spell

Trees are to be planted within the tree planting season (October to March inclusive).

• Up to 30% of street trees will not establish and therefore supplementary planting over the following three years will be required to achieve prescribed numbers over the longer term.

Creation Methodology:

• Advanced nursery stock trees or larger will be planted within optimal tree planting season (October to March inclusive).

• Suitable wooden stakes will be used to support the trees.

• Weeds will be controlled around the base of the trees by applying organic mulch (10cm depth in a 50cm buffer around trees), this will also assist with water retention. This will be applied in early summer until trees are successfully established (minimum 3 years).

3.2 Proposed habitat enhancement measures

A total of 229Sqm of retained modified grassland shall be enhanced into neutral grassland in moderate condition by satifying the following CAS criteria.

A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Yes	Speceis mix can deliver
B	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 insects, birds and small mammals to live and breed.	Yes	Can be managed in HMMP
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	No	Urban area >%%
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Yes	Can be managed in HMMP
E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	No	likley to be greater than 5%

Objectives:

• To enhance appearance and visual interest and introduce species diversity.

Maintenance Operations:

• Maintain a sward length within the limits of 30-80mm

• Remove arisings from site. Arisings shall also be removed from all paths and roads and taken off site.

• When necessary, grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control injurious or invasive weeds. Alternatively spot treatment of isolated weed growth may be carried out by hand. All arisings shall be removed from site.

• Reinstatement by re seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and re seeded if necessary.

• Where necessary compacted areas shall be aerated with the appropriate equipment in the autumn.

• At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer.

• Depressions to be filled in over time by adding a top dressing and over seeding, using a sandy soil

• Collect litter and dispose off site on each visit

The enhanced area of modified grassland will require the following techniques to achieve a moderate condition.

Seeding with Flower Rich Grass Mix (EM4/1Mixes) to create a sward with 20% wildflowers. The mix includes 22 species indicative of this habitat type, such as crested dog's-tail, bent, yarrow, as well as indicators of higher quality grassland such as black knapweed and oxeye daisy.

Preparation of the ground through deep rotavating/soil ripping, removal of weeds by cultivation or herbicide treatment prior to sowing. Sowing in late

summer/autumn (late August – October) or spring (April – May). Seeds surface sown at rate of 20kg/ha and firmed in using a roller.

The wild flower and grass species in this mix (EL1) are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season. Control annual weed growth in the first season by re is easily controlled by repeated mowing.

Cutting regime

Year 1:

- First cut 5cm March / April (Spring seeding first cut in May).
- Cut every 2 months or when sward reaches 15cm.
- Final cut September / October.
- Allow cut grass to dry and disperse seed before removing arisings.

The requirements in the first year are to control weeds and reduce competition from grasses. Cut sward to a height of 5cm every 2 months or when the sward reaches 15cm. Remove all cut material to avoid smothering the sward. Where persistent weeds exist, spot treat with Glyphosate or dig out.

Future Years:

- One cut in September to 15cm.
- Remove all cuttings.
- Allow cut grass to dry and disperse seed before removing arisings.
- The requirement in future years is to maintain a species diverse sward of value to wildlife.

The site may require further cuts in the autumn period to remove untidy growth in an extended growing season.

Please see Appendix for the Maintenance and monitoring schedule and further details of the enhancement proposed including timing of management, monitoring intervals and anticipated time to target delivery.

3.3 Off site enhancements

The site has achieved the mandatory 10% on the site and off site mitigation is not required.

4.0 GENERAL

- All materials and workmanship are to be the highest possible standards and shall be in accordance with relevant British Standards, good horticultural practices and Landscape specifications.
- The Management Company shall employ suitably qualified staff for all work and when using sprays and mechanical equipment. All equipment shall be kept in a sound condition, fit for use and purpose.
- Appointed contractors shall comply with all relevant Health & Safety regulations and good working practices.
- The Management Company shall take care when working beside any structure or paved area and will, at their own cost be responsible for making good any damaged caused.
- All work shall be carried out whilst soil and weather conditions are suitable for the proposed operations.
- Weeds, prunings, leaves, rubbish and other arisings shall be removed from the site composting where possible at the end of each visit. No materials shall be left on site and the area shall be let in a neat and tidy condition after each visit.
- Under no circumstances shall arisings, wood, rubbish etc be burnt on site or disposed of through refuse bins provided for occupants.
- Entomogical or disease infestation shall be dealt with as required and shall be checked at each visit. Control shall either be by spraying with approved

chemicals, pruning all dead wood by cutting back to an outward pointing bud or by the removal of defective plants.

- Watering during the first two years after planting maybe necessary during times of drought in summer months and, when watering is required, it shall be carried out on a regular basis to suit climatic conditions. If conditions are severe or soils are particularly free draining, careful monitoring and more frequent watering maybe necessary to maintain good plant health and avoid plant failure.
- All shrubs / hedges shall be pruned to remove deadwood, overhanging / tangles and damaged branches.
- Winter flowering shrubs shall be pruned in the spring. Shrubs flowering in March to July shall be pruned immediately after flowering and shrubs flowering in July to October shall be cut back to old wood in the winter. Shrubs that require spring pruning to provide seasonal colour shall be pruned in March and shrubs require seasonal pruning to promote continual flowering shall be pruned appropriately. Plants shall be refirmed when necessary to ensure the plants are securely planted
- Bark mulch levels shall be maintained, being topped up when necessary to a minimum depth of 50mm. Any spillages shall be swept back onto the bed from surrounding areas, ensuring no plants are smothered.
- Edge valleys in beds shall be maintained to reduce spillage and grass edges shall be cut at each maintenance visit.

4.1 Maintenance visits

4.1 There shall be a minimum of 20 maintenance visits per year. Visits shall be weekly March to October and twice monthly November to February. Additional visits maybe needed to manage with extreme weather conditions or specific horticultural requirements.

5. Monitoring details

5.1. Monitoring/review regime over the 30-year period.

Monitoring reports to be submitted to the LPA in years 1, 2, 5, 10, 15, 20, 25 and 30 alongside results of monitoring utilising habitat condition criteria within the condition assessment sheets and the Maintenance and Monitoring schedule and shall report whether or not the habitats are on track to reach their target habitat and conditions in the 30 year period.

5.2. Potential contingencies

Should a proposed habitat and/or target condition be concluded to be unachievable during the monitoring period the following shall occur.

- A detailed report shall be compiled to determine the reasons for the lack of achievability by the ecologist. It shall address the root causes of the issue and provide recommendations as to how the root causes could be altered.
- The roost causes shall be addressed by all parties and a further attempt shall be made to achieve condition within the term period of 30 years.
- This activity shall be fully reported upon by the appointed ecologist annually until target condition can be reversed.
- Alternative areas for habitat creation will be examined and considered for feasibility.
- If after these factors have been exhausted the LPA will be informed and if considered necessary by all parties off site mitigation will be required to the satisfaction of the LPA.

5.3 Organisations responsible for implementing, managing and monitoring

During the initial build period it will be the responsibility of the main contractor to appoint an Ecological Clerk of Works to oversee the habitat enhancements and creations during the build period.

The main contractor shall implement and appoint approved landscape contractors for the works implementations who shall be overseen by the appointed EcOW/landscape architect.

Management of the landscape after the build shall be by separate management committee.

Appendix 1 – Tree Protection plan

TREE PROTECTION PLAN

Retention value key

(RETENTION VALUE A)

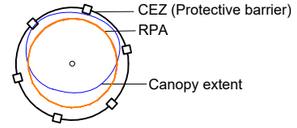
(RETENTION VALUE C)

(RETENTION VALUE B)

(RETENTION VALUE U)

Root Protection Areas (RPA) & Construction Exclusion Zones (CEZ)

Root Protection Areas (RPA's) have been identified and are based on BS5837:2012. RPA's and Construction Exclusion Zones (CEZ) have been shown as detailed below. The CEZ shall act as the protective barrier for retained trees.



CEZ

The CEZ's will require installation as shown on the TPP.

NOTES
This drawing shall not be reproduced in black and white.
This drawing is produced for Planning and Construction

Tree No.	latin name	Life Stage	Diameter(mm)	Height(m) / Crown Height (m)	North(m)	South(m)	East(m)	West(m)	Category	Estimated Remaining Life Expectancy (yrs)	RPA-R
G1	Prunus avium (Wild Cherry), Alnus glutinosa (Alder)	EM	275	1	4	4	4	4		20+	3.3
G2	Betula pendula (Birch)	EM	345	1	5	5	5	5		20+	4.14

Client:
DK

Project:
Apollo
12351

Detail:
TREE PROTECTION PLAN

Drawn By:	Date:	Scale:
PS	14.02.2025	1:250@A3

Drg No:	Revision:
TR-01	V1

Appendix 2 Maintenance and monitoring schedule