Waterlooville Golf Club

Habitat Management and Monitoring Plan



29th October 2026

Document control

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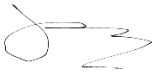
Declaration	I confirm that the information provided in this document is truthful and accurate at the time of completion.	
	Report author	Joseph Dean MSc, BSc 
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Executive summary	
Purpose of report	To provide a Habitat Management and Monitoring Plan (HMMP) for the proposed development site, involving: • Summary of the baseline BNG habitats and conditions on site • Outline of the habitats to be retained, enhanced and created • How habitats will be created and enhanced • Management of habitats over the 30-year period • How and when monitoring will take place • Remedial measures in case targets are not being met • Responsibility for the HMMP activities
Context of report	The Site is comprised of a small parcel of grassland located within a private golf club. The proposed development and alterations to the site are as follows: • Conversion of grassland to gravel.
Retained habitats	The following existing habitats are proposed to be retained in their current condition: • Modified grassland – poor condition
Created habitats	The following habitats of biodiversity value are proposed to be created: • Artificial unvegetated unsealed surface • Seven Individual Trees – moderate condition
Habitat Management	Management prescriptions are outlined in this report over a 30-year period for all of the above habitats as required to meet the target condition criteria.
Monitoring	The habitats will be monitored in years 1, 5, 10, 15, 20, 25 and 30 to ensure they are meeting the targeted criteria. A monitoring report will be produced and provided to the LPA for each monitoring period.

1. Introduction

1.1. Background

1.1.1. In July 2026, Wessex Ecology Ltd were commissioned by Mark Wycherley to produce a Habitat Management and Monitoring Plan (HMMP) for Waterlooville Golf Club, on Cherry Tree Avenue. This was produced based on the approved metric, Biodiversity Net Gain (BNG) Assessment and other relevant ecology reports including:

- 6084.1 Waterlooville Golf Club The_Statutory_Metric
- 6084.1 Waterlooville Golf Club BNG Assessment Report (Wessex Ecology, July 2026)

1.1.2. The planning reference for this project is TBC.

1.1.3. The purpose of this plan is to:

- Provide a summary of baseline habitats and conditions
- Outline the habitats to be retained, enhanced and created
- Detail how the habitats will be created or enhanced
- Detail the management prescriptions of the habitats over the 30-year period and remedial measures as required
- Outline how and when monitoring will take place over the 30-year period
- Outline responsibility for the activities detailed within this HMMP

1.2. Site Description

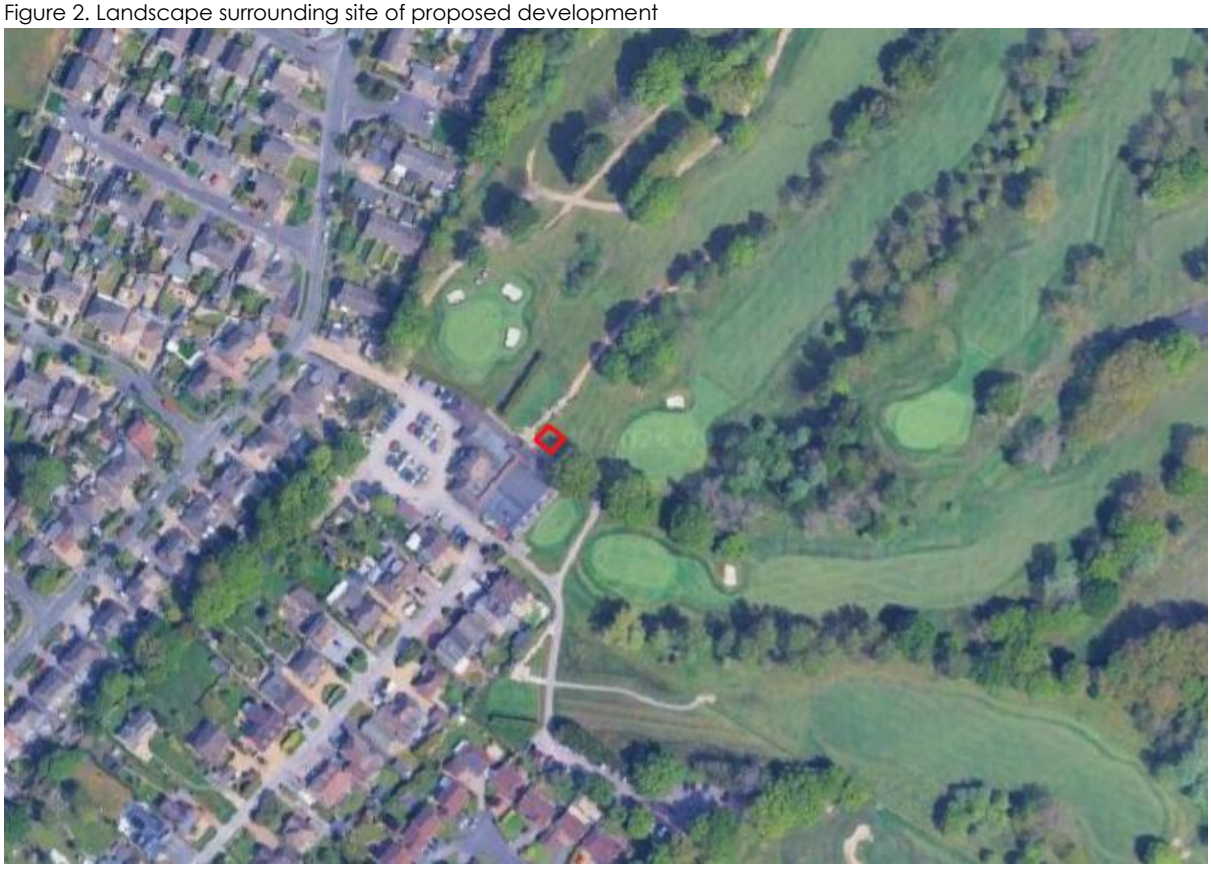
1.2.1. Waterlooville Golf Club and its grounds, hereafter referred to as 'the Site', measured approximately 0.03ha and was situated on Cherry Tree Avenue, which ran to the west of the Site (approximate OS grid reference: SU 69905 10752), see Figures 1 & 2 below.

1.2.2. The proposals are for conversion of existing grassland to gravel and the planting of new trees on the site.

Figure 1. Site location with red line boundary



Figure 2. Landscape surrounding site of proposed development



2. Methodology

2.1. Responsible Person for HMMP Creation

2.1.1. Joseph Dean is an ecologist who leads preliminary roost assessments, supports bat emergence surveys and has experience with a range of field survey techniques.

2.2. Methodology of HMMP Creation

2.2.1. This HMMP was created based on the available baseline information for this site as provided by the previous ecological reports listed in Section 1.0. From the available information, any additional baseline conditions considered relevant to the production of this HMMP have been detailed in Section 3.0 below including:

- Nearby designated sites
- Potential for specific protected species and any relevant mitigation strategies
- Presence of invasive species
- Any other baseline environmental conditions such as contaminated land, flood risk, or relevant historical land use

2.2.2. This HMMP has been created based on the requirements set out in the HMMP Template and companion documents provided by Natural England. However, it has been adapted as considered relevant to the site and management of the proposed habitats.

3. Site Baseline Conditions

3.1. Baseline Habitat Conditions

3.1.1. The areas of each habitat are presented in Table 1 below and the habitat map shown in Figure 3.

Table 1. Pre-development habitat areas on-site

Habitat type	Area (ha)	Condition
Modified grassland	0.06	Poor

3.1.2. Condition criteria, species noted and photos for the habitats recorded are set out in Table 2, below.

3.2. Other relevant ecological conditions for BNG

3.2.1. Other relevant ecological conditions have been considered which may impact upon the management recommended.

3.2.2. There are no designated sites in the immediate vicinity considered relevant to this HMMP.

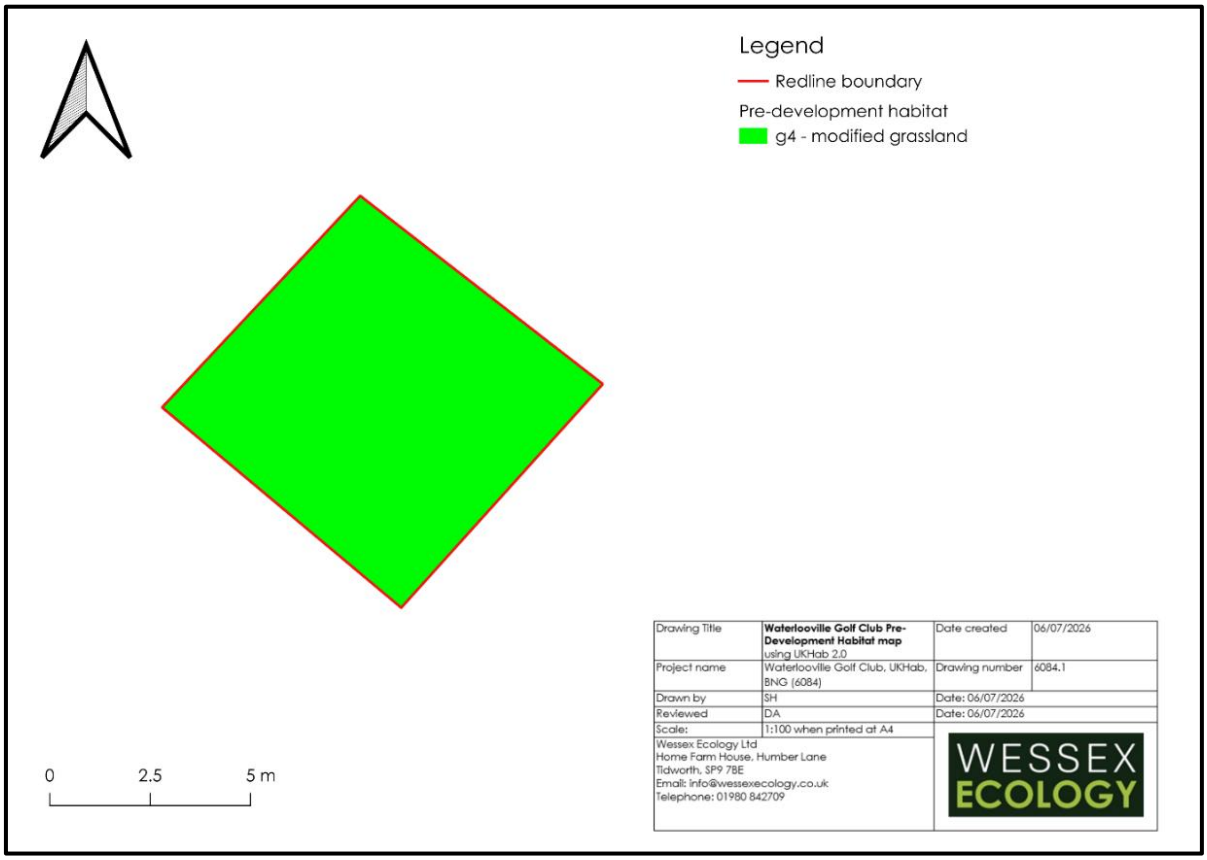
3.2.3. Other protected species have been considered in the timing of management works detailed below.

3.2.4. No invasive species have previously been identified on site.

Table 2. Condition assessment criteria and species list for the habitats recorded on site

Habitat / parcel	Condition	Condition criteria	Species recorded	% present
g4 – modified grassland	Poor	A – Fail - Under 6 species / m2 B – Fail – Varied sward height C – Pass – Scrub under 20% D – Pass – Physical damage under 5% E – Pass – Bare ground above 10% F – Pass – No bracken G – Pass – No invasive species	Perennial rye grass – *Lolium perenne* Annual bluegrass - *Poa annua* Red fescue – *Festuca rubra* Creeping bent - *Agrostis stolonifera* Creeping buttercup – *Ranunculus repens* White clover – *Trifolium repens*	40% 10% 10% 20% 10% 10%

Figure 3. Pre-development UKHab 2.0 habitat map of Site.



4. Proposed habitats

4.1. Retained habitats

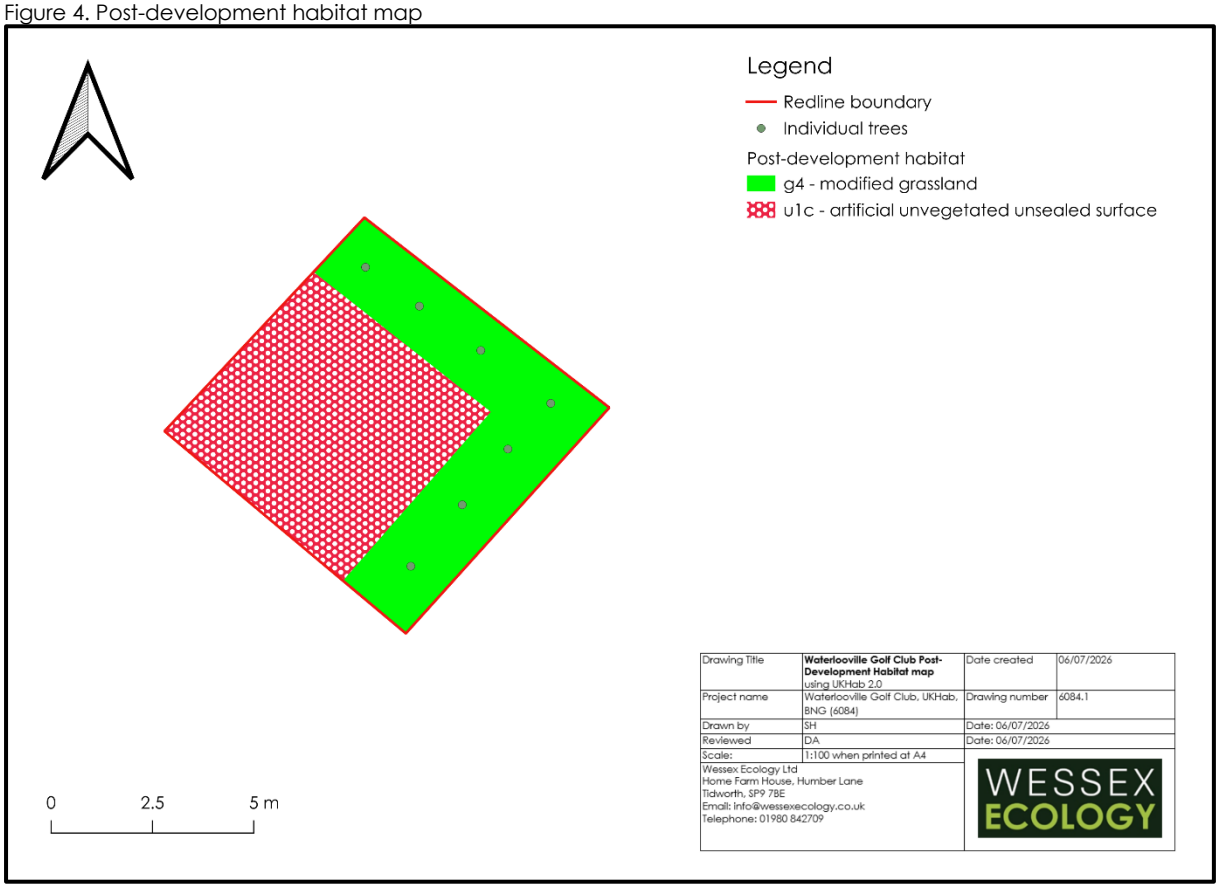
4.1.1. The post-development habitat plan showing all proposed habitats is shown in Figure 4.

4.1.2. The proposed areas to be retained are set out in Table 3.

Table 3. Areas of habitat to be retained

Habitat type	Condition	Area (ha)
Modified grassland – g4	Poor	0.03

Figure 4. Post-development habitat map



4.1.3. The current habitat management practices on site should continue during and after the development. This habitat will also require protection during the works.

4.1.4. The following recommendations should be followed to minimise adverse effects of the proposed development on the existing biodiversity on-site:

- Protective fencing will be installed around any retained habitats of value to protect them during the works.
- The fenced areas are to exclude all construction activities, including materials storage, parking or similar for the duration of the development

works and shall be affixed with appropriate signage restricting access other than for essential maintenance works.

- General good practice construction measures will be employed including suitable storage of chemicals, fuels, spillage containment and other pollution control measures.
- Biosecurity measures will be considered ensuring all vehicles and equipment entering or leaving the site are adequately cleaned between sites.
- All construction waste will be removed from Site by a licensed contractor.

4.1.5. These habitats will be included in the monitoring schedule with management recommended if needed.

4.2. Created habitats

4.2.1. The proposed habitats of biodiversity value to be created are set out in Table 4. Habitats with no biodiversity value are excluded as they do not contribute to BNG.

4.2.2. In addition, the following habitats have biodiversity value but are not included in the habitat creation and management sections below as they do not require any particular conditions to be met. However, they will be monitored for presence.

- Artificial unvegetated unsealed surface
- Individual trees

4.2.3. Management and monitoring of the other habitats is set out in Sections 5 and 6.

Table 4. Areas of habitat to be created on-site

Habitat type	Area (ha)	Condition
Artificial unvegetated unsealed surface – u1c	0.3	N/A
Individual trees	0.0285	Moderate

5. Habitat creation and management

5.1. Individual trees

5.1.1. Seven new individual trees will be planted along the eastern boundary of the newly installed gravel on site, enhancing the border to the gravel area.

5.1.2. A moderate condition is being targeted for these trees. In order to achieve a Moderate condition score, the planted trees must pass 3 or 4 criteria (out of the 6 available), in relation to the Individual Tree habitat type condition assessment.

5.1.3. A summary of the proposed habitat and its target condition is given below in Table 5.

Table 5. Planting specifications recommended for individual trees.

Target Condition: Rural Trees				
Condition Assessment Criteria		Targeted	Creation Approach	Management Approach
A	The tree is a native species (or at least 70% within the block are native species).	Yes	All individual trees planted as part of the landscaping plan to be native species.	Should any planted trees fail to establish, monitoring will identify where replacement trees will need to be planted.
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*	Individual trees automatically pass this criterion.	
C	The tree is mature (or more than 50% within the block are mature).	No	N/A	N/A
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		Tree health to be monitored, any tree found to be subject to sufficient damage to warrant removal will be replaced like for like.
E	Natural ecological niches for vertebrates	No	N/A	N/A

	and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	All trees to be planted are planted over new grassland.	Should any planted trees fail to establish, monitoring will identify where replacement trees will need to be planted.

5.1.4. Recommendations for planting are shown in Table 6.

Table 6. Planting specifications recommended for scrub

Specification	Details
Planting season	November to March (late autumn preferred) Periods of flooding and freezing temperatures will be avoided to prevent damage to the roots.
Species	Oak *Quercus sp.* Hazel *Corylus avellana* Field maple *Acer campestre* Cherry *Prunus avium* Pear *Pyrus communis* Apple *Malus pumila*
Size	1-year old whips
Roots	Mycorrhizal root dip will be added to the roots of each plant prior to planting to promote healthy root growth and increase drought resistance
Protection	A cane support and rabbit guard (preferably biodegradable) will be placed on each plant during planting to protect from rabbits. These will be removed once established, maximum Year 5.

5.1.5. Management will be carried out during establishment and post-establishment as noted in Table 7.

Table 7. 30-year management of individual trees

Specification	Details
During establishment (Years 1-3)	
Weeding	A 1-metre zone around each shrub will be weeded regularly during establishment to prevent competition. Any invasive species identified during monitoring must be immediately removed, and further treatment progressed if appropriate to prevent further spread of these species
Watering	Shrubs will be watered during any periods of severe drought only during establishment.
Replacement	Any plants that fail will be replaced like for like within 6 months or the next planting season.
Once established (Years 4-30)	
Management	Continued suppression of weeds, undertaken either by 'topping', physical control of spot treatment with an appropriate herbicide (to be undertaken late Spring / early Summer) to ensure the young plants are not overwhelmed by pernicious and bulky weeds.

	Continue to monitor for disease or failures and replace during the next planting season.
Timing	All vegetation cutting / thinning will take place in December to February to avoid the nesting bird season and active season for other species such as dormice.
Invasive species	If any invasive species establish, they will be immediately removed and disposed of through a controlled source. Professional help will be sought if required.
BNG Criteria targeted	A – The tree is a native species (or at least 70% within the block are native species). 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). 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. F – More than 20% of the tree canopy area is oversailing vegetation beneath.

5.2. Risks and remedial measures

5.2.1. Potential risks and remedial measures are outlined in Table 8. It is expected that the habitats may take some time to establish, but once established the following may require remedial measures and this outlines triggers for requirements.

Table 8. Potential risks and remedial measures

Habitat type	Risk	Trigger for action	Remedial measure
Individual trees	Newly planted trees fail to establish	10% of targeted number of newly planted trees found to be dead in years 1-10.	Plant a larger number of trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis.

6. Monitoring Schedule

6.1.1. Long term biodiversity monitoring will take place to assess the extent to which the management regime is achieving the objectives defined within this report, and to provide a method for feedback on the achievement of these objectives over the lifetime of the development.

6.1.2. The monitoring assessment will use the methodology and assessment criteria as set out within the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessments Sheets and Methodology (DEFRA, 2024) to assess all retained and created habitats against their target conditions as described within this report.

6.1.3. The monitoring results will be compiled in a brief monitoring report which will define the conditions of all the on-site habitats in relation to the target condition required to deliver the net gain.

6.1.4. Monitoring will be carried out in years 1, 5, 10, 15, 20, 25 and 30 during the optimal botanical season.

6.1.5. For monitoring visits prior to the standard time to target condition, all criteria are not required to be met but the monitoring report will outline if this is in line with expectations for establishing.

6.1.6. The monitoring methods and timing are described further in Table 9.

Table 9. Monitoring methods and timing

Habitat & Time to Target Condition	Methods	Timing
Individual trees	Carry out condition assessment against targeted criteria including: • Assess based on BNG criteria • Confirm absence of invasive species • Photographic evidence	In Years 1, 5, 10, 15, 20, 25 and 30
Report	A monitoring report will be created based on the Natural England BNG Habitat Monitoring Report template including: • Details of condition assessment as above • Any recommended remedial action with a clear timeline of implementation Report will be sent to the local planning authority (LPA) by the client.	In Years 1, 5, 10, 15, 20, 25 and 30, by October

7. Responsibilities

7.1.1. Waterlooville Golf Club, Mark Wycherley, will be responsible for ensuring all inclusions in this HMMP are carried out as required and for the management of the enhanced habitat. Responsibilities include:

- Ensuring all management works are completed as prescribed, or contracting an external management company to complete the works as prescribed;
- Ensuring qualified ecologists are contracted to carry out monitoring as required by the monitoring schedule;
- Ensuring monitoring reports are produced and submitted to the LPA; and
- Implementing any remedial measures identified during monitoring as soon as practicable, or within 6 months maximum.

7.1.2. This HMMP will be included as part of a legal agreement, through a s106 agreement or a conservation covenant that will legally oblige Waterlooville Golf Club to carry out the works.

8. References

DEFRA (2024) The Statutory Biodiversity Metric User Guide. Updated 3 July 2025.

UKHab Ltd (2023) UK Habitat Classification Version 2.0 (https://www.ukhab.org/)