



Sutton Lawn Pleasure Ground, Sutton-in-Ashfield NG17 5FU

HABITAT MANGEMENT AND MONITORING PLAN (HMMP)

MAY 2025
CLA/296/25/HMMP

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Figure 1, Site location (B J Collins – BNG Cover Report)



RESPONSIBILITIES FOR THE MAINTENANCE AND MONITORING OF THE PROPOSED BNG
ENHANCEMENTS (To be completed by the Client/Landowner):

HMMP RESPONSIBILITY	NAME	ORGANISATION	CONTACT
LANDOWNER/CLIENT:			
LANDSCAPE ARCHITECT:	LISA FINCH	CLASSIC LANDSCAPE ARCHITECTURE LTD	07895 450407 lisafinchlandscapes@gmail.com
LPA:			
ECOLOGIST:			
CONTRACTOR/ MANAGEMENT COMPANY:			

1.0 INTRODUCTION

BACKGROUND

This Habitat Management and Monitoring Plan (HMMP) has been prepared by Classic Landscape Architecture on behalf of Sutton Lawn Pleasure Ground, Sutton-in-Ashfield NG17 5FU (the ‘Site’). The HMMP accompanies the ‘Soft Works Plan’ produced to accompany the application for an artificial sports pitch at the above site and should be read in conjunction with drawing no. CLA/296/24/LP01 Rev A (or latest version).

This drawing sets out the areas of Biodiversity Net Gain (BNG) required to achieve the mandatory 10% enhancement of the Site in line with legislation. A BNG survey and assessment was carried out by B J Collins (attached as Appendix B and C) and should be referred to as part of this document at all times.

This HMMP sets out the maintenance specifications for all of the ‘Managed Areas’ within the Site planted as part of the Biodiversity Net Gain requirement. It does not include other areas within the ownership of the Client. The mitigation relates to Sutton Lawn-Statutory BNG Metric Calculation 26.07.24 V6.

SUPPORTING INFORMATION

The HMMP is to be read in conjunction with the following documents:

- Hard and Soft Landscape Proposals (CLA/296/24/LPO1 Rev A – or latest version)
- Biodiversity Net Gain Assessment—B J Collins (Final version 6 26/07/2024)
- Biodiversity Net Gain Assessment Of New Artificial Pitch (Cover report July 2024)

SITE LOCATION AND CONTEXT

(Refer to figure 1, Site location (B J Collins))

The area to be impacted extends to approximately 1.52 ha and the Site is centred upon the Ordnance Survey grid reference SK 50064 59098.

The Site comprises an area at Sutton Lawn Pleasure Ground with the proposed mitigation forming the northern boundary of the Site. The pleasure ground is surrounded by residential and other development with limited existing vegetation on the west and east and an open boundary to the north. The surrounding landscape comprises areas of sports pitch and amenity grassland with denser vegetation associated with the pleasure grounds to the south.

Refer to the BNG Assessment for further location details including additional site photography, pre-development baseline and management areas in accordance with the BNG requirements.

The ‘Site’ for the purposes of this document refers to the red line planning boundary and is considered on-site.

PLANNING STATUS

This document is prepared to satisfy the relevant planning condition and adhere to the mandatory BNG enhancements for a minimum of 30 years.

Ashfield County Council is the local authority however the Local Nature Recovery strategy is led by Nottinghamshire County Council (NCC). NCC website was searched to identify strategic plans for biodiversity for the BNG Metric within the locality, the Nottinghamshire and Nottingham Local Nature Recovery Strategy is currently under consultation therefore the Nottinghamshire Plan 2021-2030 was used to understand biodiversity targets in the area for the BNG Metric produced by B J Collins.

SCOPE

This assessment has been designed to meet British Standard 42020 (2013) ‘Biodiversity – Code of Practice for Planning and Development’.

In relation to proportionality and in line with this Standard, it is stated that ‘*The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate. This approach is enshrined in Government planning guidance, for example, paragraph 174 of the National Planning Policy Framework for England. The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.*’

The aim of this HMMP is to provide the necessary ecological enhancement and management prescriptions to ensure the BNG is achieved in accordance with BNG assessments undertaken at the Site for the purpose of fulfilling the legal requirement. Specifically, this report aims to provide definitive detail with regards to species-specific enhancement prescriptions in addition to best practice methodology. A 30-year management plan will ensure the effective establishment and long-term success of the proposed habitat creation. As such, this report aims to provide sufficient detail to address the recommended Condition(s) set out within the planning approval.

IMPLEMENTATION AND HANDOVER

For details of initial implementation refer to details on the Soft Landscape Proposals plan. Following completion of all hard and soft works and subsequent handover, this document should be referred **to at all times**, together with the above listed documentation.

RESPONSIBILITIES

The Client will appoint a Management Company upon planning approval who will be responsible for the delivery of the habitat creation, enhancement and management prescriptions detailed within this report. They will also be responsible for ensuring that ongoing monitoring is undertaken and that monitoring reports are provided.

It will be the responsibility of the Landscape Contractor or appointed operatives to carefully read and follow this HMMP to ensure that the Site is maintained at all times to the standards set out in this document. Any queries should be addressed immediately to the Landscape Architect/Management Company.

At the time of writing, no contractor has been engaged. It is the responsibility of the Client/Management Company to ensure that the full extent of the HMMP is understood by any Contractor asked to tender for the maintenance of the Site. It is also essential that competent managers and operatives are employed to undertake the work in order to achieve the necessary and desired results.

APPROACH

The approach is to provide clear, concise information about the necessary management and maintenance required with outcomes (management objectives) clearly defined to avoid ambiguity.

2.0 THE SITE

The Site forms an irregular block of land extending to approximately 1.52 ha. The Site comprises an area at Sutton Lawn Pleasure Ground with the proposed mitigation forming the northern boundary of the Site. The pleasure ground is surrounded by residential and other development with limited existing vegetation on the west, east and an open boundary on the north abutting the adjacent road. The surrounding landscape comprises areas of sports pitch and amenity grassland with denser vegetation associated with the pleasure grounds to the south.

The Site is centred upon the Ordnance Survey grid reference SK 50064 59098.

The wider Site comprises sports facilities, some of which are being replaced as part of this scheme.

BASELINE CONTEXT

The baseline ecological conditions of relevance to this report were determined as a result of the appraisal carried out by B J Collins as part of the BNG assessment. Their report *‘Habitat Condition Assessments for Biodiversity Net Gain For The New Artificial Pitches At Sutton Lawn, Sutton in Ashfield (May 2025)’* set out the condition survey of the Site.

LANDSCAPE CONTEXT

(Refer to Condition Sheet – grassland habitat (BJ Collins) attached as Appendix B.)

The survey area comprises one main habitat type: Modified Grassland (amenity grassland) which the majority of which is regularly mown to a very low sward. It lies on the northern end of an historic pleasure ground where tree planting is prevalent to the south of the proposed sports pitches. The northern area of the pleasure ground is open with no tree planting.

ECOLOGICAL CONTEXT

The Ecological Assessment carried out by B J Collins sets out the site-specific considerations in respect of protected habitats and species prior to the redevelopment of the site.

There are a limited range of habitats within the Site which are described as ‘the areas are typical amenity grassland managed by regular mowing’. Their condition assessment is therefore described as Moderate-Poor.

The Site therefore provides very limited ecological value at present and there are no protected species recorded.

The ecological and biodiversity enhancement of the Site is set out to maintain an overall Biodiversity Net Gain in perpetuity in line with the Ecological Assessment carried out at the time of the planning submission.

ARBORICULTURAL CONTEXT

There are a number of existing trees to the south of the Site in the wider context within the pleasure ground, all of which are to be retained and protected. There are no trees to the north of the Site where mitigation is proposed where the grassland abuts the road and rear gardens abutting the Site to the east and west.

PROPOSED MITIGATION

Refer to Appendix A: CLA/296/24/LP01 Rev A and Appendix C: B J Collins Biodiversity Net Gain Cover Report (July 2024)

The proposed mitigation is to plant a native wildlife mixed shrub strip to the north-east north and north-west sides of the main playing field area. In total this will extend to 4930 m² of planting. Shrubs will be chosen for their dense growth to permit breeding bird opportunities and refuge for small mammals such as hedgehog, that flower at various times of the year providing a nectar and pollen source for invertebrates. By delivering 0.493ha of mixed shrub over the area of intensively mown modified grassland the project results in a net gain.

The mitigation is to be provided on-site and is located to the north of the pleasure ground adjacent to Garden Lane. Refer to CLA soft landscape plan for exact positioning and specification of proposed planting (CLA/296/24/LP01 Rev A attached as Appendix A).

3.0 GENERAL STANDARDS

The general Management aim for the Site is to protect the existing features, whilst enhancing the Site by providing for the successful and sustainable establishment of new features. A high standard of visual amenity and recreation will sit alongside the protection and enhancement of wildlife and biodiversity in perpetuity.

The following sets out the general standards required within this Management Plan:

HEALTH AND SAFETY SPECIFICATION

In accordance with the Health and Safety at Work Act, the Management Company and all contractors shall carry out their own risk assessment in respect of all operations and external hazards. All operatives must be suitably skilled/qualified and supervised.

When working within public open space areas, all contractors shall take appropriate care. Measures shall be taken to protect the general public and operatives, and to avoid damage to third parties and adjoining property at all times.

The effectiveness of all health and safety measures including inspections shall be regularly assessed.

SPECIFICATION

All materials and workmanship relating to landscape operations shall comply with relevant legislation, British Standards, Regulations and Codes of Practice including the following (as amended):

- BS 3936- Nursery Stock
- BS 3969 + A1- Recommendations for Turf for General Purposes
- BS 4428- Code of practice for general landscape operations (excluding hard surfaces)
- BS 5837- Trees in relation to design, demolition and construction – recommendations
- BS 3998- Tree Work – Recommendations
- BS 8545- Trees from nursery to independence in the landscape – recommendations
- National Planting Specification Guidelines
- Horticultural Trades Association Standards (including 'Handling and Establishing Landscape Plants' Parts 1, 2 & 3
- CPSE 'Plant Handling' Standards
- CDM Regulations
- COSHH Regulations

PESTICIDE USE

The use of herbicides or pesticides is discouraged and should only be applied following a risk assessment to consider potential effects on the environment and human health. The use of chemicals near watercourses (including sustainable drainage features) should be avoided at all times. If it is deemed essential, this shall only occur where relevant permissions from the Environment Agency are in place. Where required, treat invasive and/or persistent weeds with spot applications of translocated herbicide, taking care to avoid spray drift. Pesticides should only be used for major infestations or outbreaks, if the general public or the long-term health of shrubs or trees is likely to be affected.

Any treatment must be carried out using an appropriate and authorised product (including products specifically approved for use near water where applicable) in accordance with the COSHH Regulations 2002, EU Biocides Regulations 528/2012, COPR Regulations 1986 (as amended), product COSHH/Safety Data Sheet and manufacturer’s instructions, using the principles of good control practice. Chemicals should only be applied by a suitably certified, skilled and experienced operative, using the principles of good control practice at all times.

PEAT

Horticultural Peat shall not be used on Site as a mulch or soil conditioner. New nursery stock shall ideally be supplied peat free.

WILDLIFE AND BIODIVERSITY

The Management Company shall be aware of the constraints afforded to the site, including the presence of any protected habitats and species as well as any that may appear during the management period. The Management Company will ensure that the Site is surveyed by a qualified Ecologist on an annual basis to assess the success or otherwise of outlined mitigation and to provide further advice as and when required.

All works should be completed at an appropriate time of year and in accordance with relevant EU and UK wildlife legislation. No tree works or vegetation clearance shall be carried out during bird breeding season unless a nesting bird survey has been completed by a suitably qualified ecologist immediately prior to removal. Only emergency tree works can be carried out, avoiding all impact on bird species where possible. All birds are protected (Wildlife and Countryside Act, 1981 as amended) whilst establishing a nest and until that nest is vacated. In this respect, the period late August to early March is appropriate for any works. Due to the possibility of unseasonal weather conditions, an inspection should be made for active nests prior to vegetation clearance even within this period.

All new hedgerow, shrub/scrub, and tree planting will utilise native species of local provenance. Native planting stock for woodland and hedgerow planting shall be UK grown, and as far as possible originate from the local Forestry Commission Native Seed Zone with a proportion from neighbouring Seed Zones as appropriate.

BIOSECURITY

The specification of any new planting should ensure that appropriate measures are taken to prevent or reduce the risk of the transmission of emerging pests, diseases and invasive species. This includes exercising good practice in the specification and sourcing of plant material and promoting good, biosecure site management as outlined by the Forestry Commission. Further information on specific species can be found on the UK Plant Health Risk Register.

To minimise the introduction of pests and diseases (particularly for species considered to be a high risk), plant stock must be either grown from seed in the UK or have been grown in the UK for a minimum of one year preceding their use.

TREE WORKS

All retained and proposed trees will be managed to promote their amenity and wildlife value, whilst ensuring the health and safety of the public. Regular inspections by a qualified Arboriculturist shall be carried out in accordance with the Arboricultural Method Statement where this exists or following recommendations from subsequent arboricultural inspection reports. The Management Company will be responsible for seeking specialist advice and works as and when necessary to prevent injury to persons or property from the failure of trees.

All works to trees should be carried out by a qualified and experienced Arboricultural Contractor in accordance with BS 3998:2010 'Tree Work – Recommendations.'

INVASIVE SPECIES

No invasive non-native plants should be introduced into the Site. Any invasive plants (as listed in Schedule 9 Part 2 of the Wildlife and Countryside Act, 1981 as amended) such as Japanese Knotweed, Giant Hogweed or Himalayan Balsam found to be present should be controlled and suitably removed and disposed off-site in accordance with legislation and best practice. Further information can be obtained in the Environment Agency Publication 'Managing Invasive Non-Native Plants' and <https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants>.

WASTE AND ARISING

Where practical and only within very informal areas, fallen and dead timber may be left in situ, creating valuable deadwood habitat. If this is not feasible for health, safety or other reasons, fallen timber (or that arising from tree surgery works) can be used elsewhere on-site for refugia and hibernaculum or similar habitat features (particularly around the native boundary of the Site, as deemed appropriate by the Landscape Architect/Ecologist).

All other waste (rubbish, debris etc.) arising from management operations shall be removed from Site to an approved tip.

INSURANCE

All operations will be undertaken only with the appropriate level of insurance in place at all times.

4.0 MONITORING AND REVIEW

ANNUAL MONITORING AND INSPECTION

The general standards, maintenance and management operations set out within this HMMP shall be monitored on an annual basis for both adherence and effectiveness. An annual inspection of the Managed Areas shall be completed in September of each year.

Each inspection will be coordinated by a suitably qualified representative of the Management Company and will include a site-wide review of all landscape elements, open spaces and landscaped areas, supported by specialist reports, records / attendance sheets, and the details of any additional or occasional management works completed.

The inspection will also include advice from specialist consultants and stakeholders as required.

Following the annual inspection, the maintenance schedules and budget for the following year should be agreed, along with the need for any additional items of maintenance which may require expenditure.

LONGER-TERM MONITORING AND REVIEW

In order to ensure that the Site is sustainable in the long-term, it is envisaged that a more extensive review of the HMMP shall be completed after 3 years following handover to the Management Company and then at intervals of no more than 5 years as follows:

Year 3 Review: An inspection of the site following the completion of the initial establishment period to confirm adherence with the management aims and objectives, along with any specific remedial actions required; and Year 8/13/18/23/30 Review: A more detailed inspection of the site to identify changes in conditions, confirm adherence with management aims and objectives and any remedial actions required. The maintenance operations and schedule should be considered for their effectiveness, and updated as required, along with the identification of strategic enhancements and the priorities for undertaking such work.

Each review should consider changes in the use of all open space and site conditions (including ecology) alongside any alterations in legislation, standards and best practice.

Any new management prescriptions deemed necessary to ensure the aims and objectives of the HMMP are met should be identified and the Management Plan document shall be formally reviewed and updated.

Changes made to the HMMP are to be submitted and formally agreed with the Local Planning Authority in writing.

All reviews shall be carried out by suitably qualified professionals including the Landscape Architect, Arborist and Ecologist.

Any proposed amendments to the layout/planting of the scheme will be authorised by the nominated Landscape Architect in the first instance.

5.0 MANAGEMENT AND MAINTENANCE OPERATIONS

This section sets out the landscape management operations necessary to ensure that the landscaped areas are maintained cost effectively, sustainably and to a high standard in perpetuity. Although not all factors may apply at the time of the preparation of this report and planting plan, potential changes to the Site are possible and therefore a broad outline has been provided for general tasks.

Operations are broadly required on the following basis:

Establishment Period (new soft landscape areas only): An initial period of 1-3 years post implementation (prior to and immediately after handover) of relatively intensive aftercare to encourage the strong growth of new seeding and planting and successful establishment of the landscape scheme. This will involve the introduction of a regime of initial watering and rigorous weed, pest and disease control.

Annual Routine Maintenance: Maintenance activities generally post-handover to be carried out on a regular basis to an agreed schedule each year, along with regular monitoring and inspections. These activities form the basis of the annual maintenance budget.

Occasional Maintenance: Those activities which may only be required on an occasional or as required basis such as replacement and / or enhancement.

The landscape management operations should be read in conjunction with the Landscape plans, ecology reports and Arboricultural Method Statement where this exists.

NUMBER AND FREQUENCY OF VISITS

The extent, timing and nature of maintenance operations are likely to vary from year to year depending on seasonal conditions and growth rate. Operations as detailed within this HMMP shall generally be carried out on a weekly/fortnightly basis through the growing season (April to September) with monthly attendance in the dormant period (October to March) i.e. 18 visits per year. During the establishment period, the number and frequency of visits for items such as watering will need to be increased. Refer to detailed specifications below.

At each visit regular monitoring of all landscape areas will be undertaken and remedial actions completed as necessary.

In the longer-term there are several factors which may influence the ongoing requirements and levels of management required. These include:

The nature / character of the open space – formal areas will generally require higher levels of maintenance than areas of informal or semi-natural open space where a variety of habitats will be encouraged.

Natural trends- control of pernicious weeds including invasive exotics such as Himalayan balsam, Japanese knotweed etc. and the manipulation of natural successional processes to enhance the ecological value of particular areas.

Human trends- measures to counteract potentially negative factors resulting from human use e.g. vandalism, litter, fly tipping etc.

Legal constraints – use of the open spaces by protected species will need to be given due consideration with respect to management operations as required.

GENERAL

The maintenance of all soft landscaped areas shall be carried out at appropriate intervals, in response to the establishment and maturity of the planting and according to the growing season.

Safety checks of all footpaths, fencing, and other structures shall be completed on a monthly basis throughout the year. Any problems or defects shall be recorded, and remedial works identified, prioritised and completed as necessary.

Any unauthorised use of the open space such as vandalism / graffiti or other abuse shall be reported immediately to the Management Company for further action. Any problems shall be identified, and an appropriate strategy put in place.

The site shall be checked as stated within the maintenance specification for litter, fly-tipping and other debris. On each visit all such rubbish, along with the arisings from maintenance operations, shall be collected and removed from the site to an approved tip. The managed areas shall be left clean and tidy at all times.

6.0 MANAGEMENT AND MAINTENANCE OPERATIONS

(Refer to the specification tables below for full information.)

NATIVE SCRUB MIXES

Blocks of native scrub mixes are to be planted around the Site. These comprise:

- Four blocks of native mixed scrub planting to the north of the Site adjacent to Garden Lane.

Management Aims:

To establish a strong, dense and biodiverse mix of native scrub.

To protect and enhance the biodiversity on the Site by providing a dense, native blocks of planting providing ecological links between features on and off site as well as foraging and refuge opportunities.

Management Objectives:

- To ensure the satisfactory establishment and growth of new native planting.
- To ensure the parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).
- At least 80% of scrub is native,
- To ensure that there are at least three native woody species,
- To ensure that no single species comprising more than 50% of the cover.
- To ensure that seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present within the mix.

- To ensure that there is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.
- To ensure that the scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.
- To ensure that there are clearings, glades or rides present within the scrub, providing sheltered edges.

General Establishment

The establishment period will comprise an initial period of intense after-care to ensure satisfactory establishment. This will include watering and rigorous weed, pest and disease control

All arisings should be collected and removed from the site.

Watering

In the first years, watering of planting will be paramount and must be carried out regularly in all areas of planting, but particularly in hot and/or dry conditions (2 weeks or more without substantial rainfall) to ensure successful establishment. On each occasion, water to field capacity using a low-pressure hose to avoid damage to plants.

Any failed plants under 90% establishment of the overall quantities should be replaced early in the following planting season.

The maintenance operations for the scrub areas are set out in the relevant table below. The following operations allow successful establishment, routine management and occasional operations as may be required from time to time.

SCRUB MANAGEMENT

Scrub management for wildlife should create and maintain a range of species, ages and structure through periodic rotational management. Left unmanaged, scrub will develop into woodland.

Creating new areas or extending existing areas of scrub can be achieved through natural regeneration, planting, or simply stopping cultivation or grazing. Larger stands can be created in field corners where two or more hedges intersect.

Where scrub has been neglected, you can increase its structural and species diversity through rotational cutting or grazing. Tall herb and rough grassland creation can be incorporated into rotational scrub management.

Scrub encroachment needs to be prevented where it compromises adjacent features or land.

Key features of the best-value scrub include:

- Sunny, sheltered scrub edges to provide a warm microclimate for insects and reptiles.
- Scalloped edges increase the length of edge and provide shelter.
- Sheltered rides through scrub (avoid creating openings that face the prevailing wind or where there are hibernacula present).
- A patchwork of scrub and glades with diverse vegetation heights.
- Bramble for nesting and feeding birds, and for insects.
- Deadwood which supports fungi and invertebrates. You can provide deadwood by leaving dead trees or shrubs standing or by retaining small stacks of cut wood in dappled shade.

- Bare ground, which is important for insects, reptiles and scarce plants. You can create it if scrub is being uprooted, but avoid areas of archaeological importance and hibernation areas for reptiles.
- Recently disturbed areas provide bare ground and support food and forage plants for insects e.g. ground-ivy, dead-nettles, ragworts, willowherbs, speedwells.
- Open areas with tall herbs such as hogweed, cow parsley, thistles, ragworts and teasel. These provide pollen, nectar and overwintering sites for insects, and seeds for birds.
- Areas of coarse tussocky grassland to provide summer nesting habitat for bumblebees, refuge areas for amphibians and reptiles and winter shelter for many insects.

Cutting scrub

Cutting most species of scrub encourages re-growth and is useful for maintenance and restoration. Cutting scattered small patches will diversify scrub structure. Plan your cutting programme to take account of existing interests and constraints (archaeology, landscape and species) and to create the desired patch layout.

Cutting should take place between September and February to avoid the bird breeding season, but care must also be taken to avoid disturbing other species including reptiles and amphibians. Cut areas of scrub in a rotation, aiming to retain all ages. Scrub typically matures in 15 years, so cut 1/15th every year or 1/5th every third year, for example. No more than 50% of the area of scrub should be managed in anyone year. Hazel crops after 7 years and therefore no more than 50% of the hazels within the area shall be coppiced at any time.

Edge management by mowing or flailing

The rough grassland areas within scrub require mowing to maintain their open nature and encourage flowering herbs. Rotational mowing of less than 50% of the area per year will retain some areas for insects to overwinter. Mow in late summer or autumn after flowers have set seed. If you can, mow in November or December to avoid damage to reptiles.

WHAT GOOD SCRUB LOOKS LIKE...



SPECIFICATION TABLES FOR ESTABLISHMENT AND LONG-TERM MAINTENANCE – TO BE READ IN CONJUNCTION WITH CLASSIC LANDSCAPE ARCHITECTURE SOFT LANDSCAPE DRAWINGS

SCRUB MIXES					
	Management Objective	Maintenance task	Method	Timing/Frequency	Notes
1	To ensure the satisfactory establishment and growth of new native planting	Check all plants for health and vigour Carry out weeding/mulching Carry out watering Check plant protection	All planting will be carried out as soon as the planting season begins and always before January to aid establishment. By Spring, planting should be showing some vigour and should have established some new rooting. Late planting will cause the plants to struggle through the first growing season and increase losses dramatically. All areas of planting will be well covered with a suitable bark mulch and this will be maintained throughout the establishment period to a minimum depth of 50mm to suppress weed growth and to retain moisture. Pernicious weeds should be removed by hand or controlled where required by using an appropriate herbicide as a last resort. Some scrub planting is on slopes/bunds that are too steep for mulching. An increased watering regime will need to be undertaken. Watering should be focussed and sufficient to allow successful establishment during dry periods. Plant guards / shrub shelters shall be checked and where necessary adjusted or replaced. It is generally expected that the majority of plant protection will be removed as soon as practically possible or certainly after five years following the end of the establishment period with shelters collected and removed off-site or re-used as appropriate.	October/November – Establishment/Year 1 Weeding monthly during the growing season and once during the dormant season. Establishment to end of Year 3. Mulching once per year during Years 1-3. As required from establishment to Year 3. Annually up to Year 5. Remove all guards at Year 5.	
2	To ensure that the developed features on site are appropriately screened or softened.	Carry out routine pruning and maintenance	Carry out pruning for visual purposes with the aim of ensuring a dense sub-canopy screen but preventing shrubs from getting too leggy and thin at the base.	All works should be undertaken between October and February delaying to January / February where possible to allow any berry crop to be used by wintering birds.	
3	To encourage biodiversity by adopting management regimes suitable to create a variety of habitats for a range of species including bats, birds, reptiles and invertebrates.	Carry out routine pruning and maintenance	Selectively thin and/or coppice areas of native planting in blocks on a 7 year rotation retaining occasional selected trees where good specimens exist. Management should aim to create a dense and varied vegetation height and structure to provide areas of nesting, feeding and foraging habitat with a maximum of 20% of vegetation being removed or coppiced in any one cycle to allow open glades or rides where blocks are sufficiently large. Following coppicing, protect stools from deer and rabbit predation where necessary by piling brash over them and monitor periodically for regrowth. A proportion of the arisings (up to 30% each year) shall be retained in agreed	All works should be undertaken between October and February delaying to January / February where possible to allow any berry crop to be used by wintering birds.	

			locations on site as brash / log piles, to encourage use by reptiles, and amphibians in their terrestrial phase as well as hedgehogs and invertebrates. Remaining arisings shall be collected up and removed from the site or alternatively chipped / mulched and spread on Site in locations within scrub areas to be agreed with the Landscape Architect/Ecologist.		
4	To carry out an annual assessment of the success of planting	Carry out assessment of planting as necessary	Carry out an annual check as specified to determine the level of losses/overcrowding and the proposed management regime for the following year. Following the assessment, a schedule of planting/pruning/clearing will be drawn up and implemented as required.	Assess annually in September/October for November/December planting.	
5	To ensure that any areas of planting which fail are suitably replaced	Carry out replacement planting as necessary	Where plant losses occur, these should be replaced early in the first planting season following failure. All replacement plants shall be of similar size and species to those specified in the landscape plan. Where large losses occur, seek the advice of a qualified arboriculturalist to determine cause/necessity to replant.	Preferably November to December or through to late February as required. Years 1-5	
6	Long-term maintenance and monitoring	Following successful establishment, scrub will be managed on rotation to maintain both dense and open areas creating different environments for a varied and long-term habitat for a wide variety of species.	Trim and coppice as necessary every 7 years depending upon plant vigour to maintain open canopies, glades and rides. Coppice hazels and larger species to prevent overcrowding of the subcanopy layer and to allow sufficient light into the site to enable a diverse ground cover habitat for a range of species. Leave 50% of hazel uncoppiced at any time to allow these to bear fruit.	From October to February one during Years 7,14,21,28	

REFERENCES AND LEGISLATION

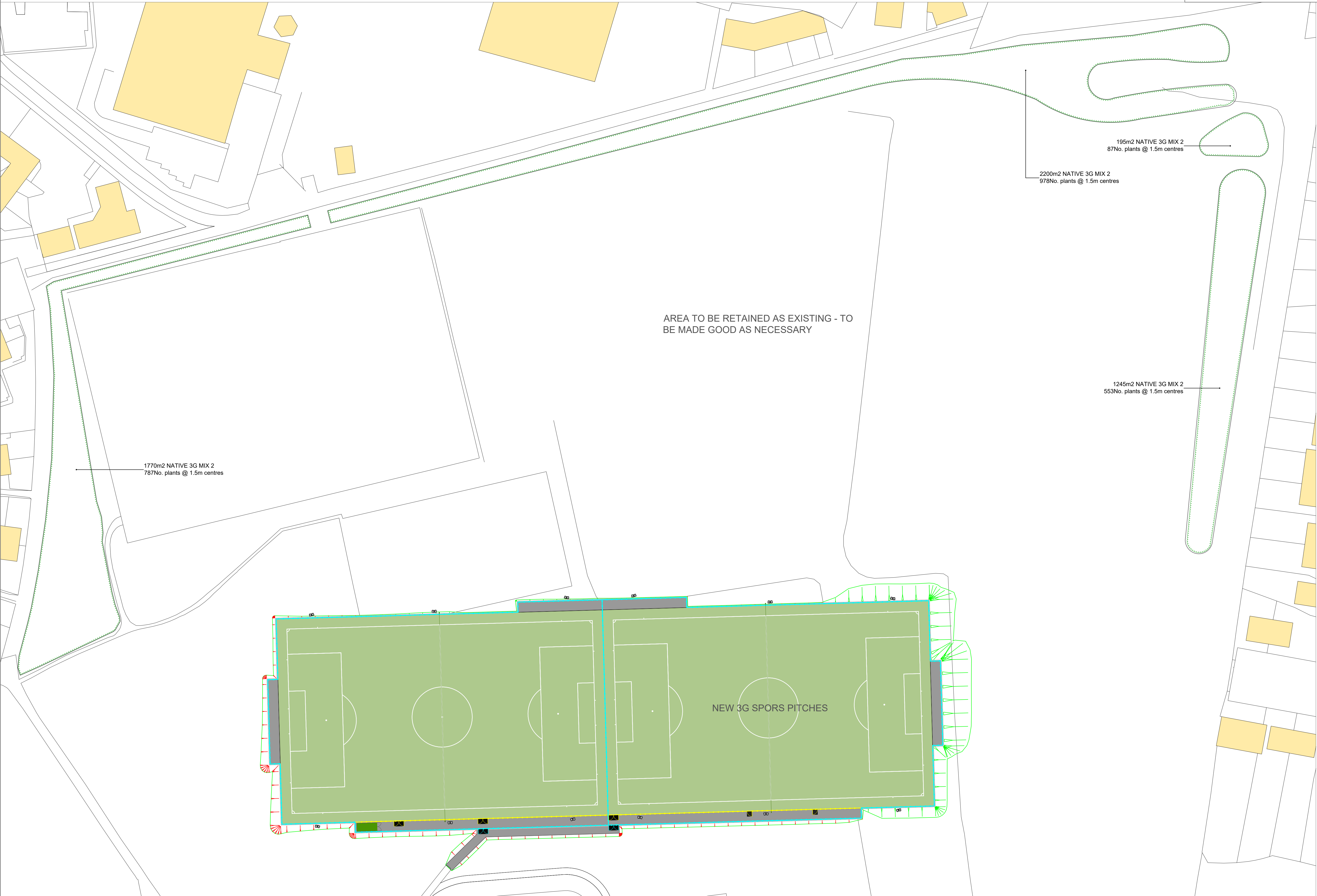
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- HMSO: Countryside & Rights of Way Act (2000).
- HMSO: Natural Environmental and Rural Communities Act (2006).
- HMSO: The Conservation of Habitats and Species Regulations (2010).
- National Planning Policy Framework (December 2024).

MANAGEMENT/MONITORING SHEET – SITE VISIT AND WORKS COMPLETED

DATE	PURPOSE OF VISIT	OBSERVATIONS/ACTIONS CARRIED OUT	FURTHER ACTIONS REQUIRED	CHECKED/SIGNED

APPENDIX A

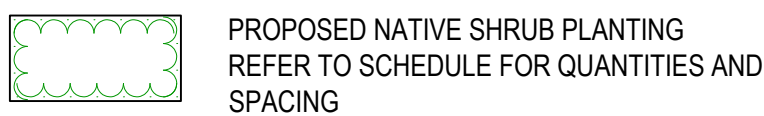
SUTTON LAWN PLEASURE GROUND



PLANT SCHEDULE

PLANT MIXES					
PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE
5410m2 NATIVE 3G MIX 2 planted @ 1.5m centres					
10%	240	No.	Cornus sanguinea	B Trans	60-80cm
10%	240	No.	Corylus avellana	B Trans	60-80cm
5%	120	No.	Ilex aquifolium	C 5L	60-80cm
5%	120	No.	Ligustrum vulgare	B Trans	60-80cm
5%	120	No.	Lonicera periclymenum	C 5L	60-80cm
10%	240	No.	Malus sylvestris*	B Trans	60-80cm
10%	240	No.	Prunus avium *	B Trans	60-80cm
5%	120	No.	Rosa rugiflora	B Trans	40-60cm
5%	120	No.	Ribes rubrum	B Trans	60-80cm
5%	120	No.	Ribes nigrum	B Trans	60-80cm
5%	120	No.	Sambucus nigra	B Trans	60-80cm
5%	120	No.	Symphoricarpos 'Albus'	B Trans	60-80cm
10%	240	No.	Viburnum lantana	B Trans	60-80cm
10%	240	No.	Viburnum Opulus	B Trans	60-80cm
Individual varieties to be planted in groups of approximately 15-18 with species marked * to be focussed towards the centre of the area.					
NOTES AND ABBREVIATIONS					
B = Bare root (bagged).					
C = Container (or pot) grown, followed by size of the container (or pot).					
STOCK = Root condition/protection method eg Bare root.					
Trans = Transplant (or undercut seedling).					
- Refer to specification for further information.					
- All plants to be completely hardened off					
- Substitutions to be agreed with Landscape Architect.					
Plant Schedule generated by "Qscape" software 12/03/2025					

KEY



PROPOSED NATIVE SHRUB PLANTING
REFER TO SCHEDULE FOR QUANTITIES AND
SPACING

OUTLINE SPECIFICATION

IMPLEMENTATION PROGRAMME
Soft landscaping to be timebanded and implemented during the first planting season (Mid-November to Mid-January for successful establishment. Planting between January and March must have an increased watering regime) after the substantial completion of the hardworks.

SERVICES
These landscape proposals have not been cross referenced against service and utility locations to identify any potential conflicts. Client/engineer to review and advise accordingly.

PLANT STOCK
The trees should be planted in accordance with British Standards BS8545 : 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4428 : 1989, BS 4043 : 1989 and BS 5837 : 2012. **All tree, hedgerow and native shrub stock will be native and of local provenance from a reputable supplier.**

Plant material and operations shall conform to BS8545 : 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4428 : 1989, BS 4043 : 1989 and BS 5837 : 2012.

All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root system.

Where bareroot plants arrive on Site and are not to be planted that day, these must be 'heeled in' with roots covered by sand/compost or damp straw until immediately before planting. Plants will not be left out at all and will be bagged for transportation around Site - (Root hairs are almost invisible and must not be allowed to dry out). Prune any badly damaged roots before planting.

TOPSOIL PREPARATION
All planting areas shall be excavated to the specified depth and the base of all planting beds ripped a further 250mm minimum, to provide free drainage. All arisings shall be removed from the planting bed prior to topsoiling. No bricks, rubble or debris in subsoil layers will be accepted prior to topsoiling.

TOPSOIL
Imported topsoil (if required) shall be from an approved source. It shall be a loam type, to BS 3882:2007. A topsoil sample shall be provided to the Landscape Architect with topsoil structure analysis for general landscape purposes. Topsoil from stockpiles on site shall be graded and separated and shall have been loose topped, not piled above 2.5m and shall have not have been compacted by site plant. All topsoil heaps shall be regularly treated with herbicide and again prior to use to prevent the spread of weed. All contaminated soil shall be removed from site to an approved tip.

All beds shall be cultivated to a depth of 300mm and raked to an even tilth prior to planting operations. Grass/Wildflower areas will have min. 150mm topsoil.

Tree pits in soft landscape areas shall be excavated to a minimum size of 600 x 600 x 600mm deep, or 1/3 larger than the rootball/container size and backfilled with approved topsoil and 100mm depth of peat free compost / ameliorants. All tree pits to be thoroughly decompacted across base and sides prior to back-filling.

Boarding or geotextile/matting shall be used throughout ALL trafficked areas and planting will only be carried out during dry weather to prevent damage to adjacent areas. The surface will be left clean and soil free. Planting beds shall be left at a min of 20mm below the finished paving levels.

WEED/DEBRIS CLEARANCE
Weed growth on topsoil heaps shall be controlled by regular spraying with herbicide. Where necessary areas to be planted, turfed or seeded shall be cleared of any grass, weed growth or debris physically and/or chemically with a translocated herbicide (glyphosate) prior to cultivation operations. If necessary any further grass and weed growth shall be eradicated physically and/or chemically (only if mechanical means fail) with a translocated herbicide. All roots of perennial weeds shall be removed. More than one application may be necessary to ensure eradication.

PROPOSED PLANTING
All plants shall be quality checked on arrival.

PROPOSED NATIVE SHRUB AREAS
All shrubs shall be either bare root or container grown as specified, bushy and have a minimum of three breaks/ branches from the base of the plant with full root development. All plants to be planted at nursery height (allowing for settlement and mulch) and carefully firmed in.

Plants will be planted at densities and positions shown within the schedule and on the plan and natural planting will be set out to create blocks of same species plants in groups of between 15-18 dependant upon total quantities. Taller species will be focussed towards the centre of the beds.

Each plant shall have a spiral tree guard and cane which shall be removed after two years to ensure that no plastics remain on Site.

All areas of planting (other than on sloping areas) shall have a min depth of 50mm decorative bark mulch to retain moisture and suppress weed growth around the planting areas.

IRRIGATION
Immediately following planting, all plants will be 'watered in' to field capacity. Thereafter, **planting areas will be irrigated to ensure successful establishment. It will be the responsibility of the Contractor to ensure that sufficient irrigation is provided and that plants succeed**during periods of dry weather, planting will be irrigated to field capacity at least twice per week until the plants have fully established and during the maintenance period.

REMEDATION PERIOD
The Landscape Contractor shall maintain the site for a period of 12 months following practical completion. All planting areas are to be kept free of weeds for the duration of the maintenance period. All plants that are found dead, diseased or dying at the end of the first growing season shall be replaced at the Landscape Contractor's own expense in the next available growing season and no later than January. Areas of turf that have not become successfully established shall be re-laid in the next available season.

MAINTENANCE/REMEDATION PROGRAMME
Practical Completion of the works shall be determined by the Contract Administrator (CA). The Contractor shall prepare a Maintenance programme in accordance with the Specification at Practical Completion to be approved by the CA. Final Completion shall be determined by the CA. It is the responsibility of the Landscape Contractor to monitor the landscaping works and take action to comply with the requirements of the Specification.

MAINTENANCE OUTLINE - IN BRIEF
PLANT FAILURES:
All plant failures shall be replaced during the 5 year maintenance period. Any failures to be replaced in the autumn of the first planting season following such failure.

Plant protection will be checked regularly and removed after two years to ensure initial protection and that no plastics are left on Site to deteriorate.

WEEDS: All trees, shrubs and hedgerow planting shall be kept free of weeds for the duration of the 5 year maintenance period. This shall be by mechanical means. Chemical application shall only be used where mechanical methods have failed.

Tree and scrub blocks will be strimmed twice per year in spring and autumn to keep down weed growth and allow establishment. Ensure that no trees/shrubs are damaged during this process. All losses will be replaced.

IRRIGATION: All new tree, shrub and hedge planting shall be irrigated by the contractor as required using appropriate methods to ensure proper establishment of planting. This shall comprise a minimum of two visits per week for three years where all planting will be watered to field capacity with a minimum of 50L/tree position at each visit. Irrigation shall continue for a three year period to ensure full and healthy establishment.

LITTER: Litter shall be collected and removed from site at each maintenance visit and as necessary at other times. Excessive litter around the take away outlet shall be reported to the Client and the Outlet Manager for consideration.

SITE GUIDANCE FOR EXCAVATION ACTIVITY IN ROOT PROTECTION AREAS (RPA)
This guidance applies to all excavation in RPAs to remove existing surfaces, existing structures or to install new services. Pedestrian access into RPA's can damage the soil by compaction and so all access routes must be covered in load spreading ground protection such as heavy-duty plywood, boards or some other custom designed load spreading protection. Similarly, temporary storage of excavated fill must be on load spreading ground protection.

All excavation in RPA's must be carried out by hand using spades, forks and trowels.

The objective of digging carefully by hand is to retain as many roots as possible and minimise damage to the bark of those retained. Hand digging must be done carefully to retain all roots greater than 2.5cm and to prevent damage to the bark of those retained. Clumps of smaller roots including fibrous roots must also be retained where appropriate. A fork must be used to loosen the soil and help locate any substantial roots. Once roots have been located, the trowel must be used to clear the soil away from them without damaging them.

Roots 2.5-10cm in diameter must only be cut in exceptional circumstances. Roots greater than 10cm in diameter must only be cut after consultation with the appropriate supervising officer.

Care must be taken to avoid disturbing the roots that will be left in the ground beyond the excavation. Exposed roots must be cut cleanly with a sharp saw or secateurs 10-20cm behind the exposed surface of the excavation. Exposed roots must be protected from direct sunlight, drying out and extremes of temperature by covering over with sacking or other suitable material.

Backfilling must be carried out carefully to avoid direct damage to the roots and excessive compaction of the soil around them. Back filling must be with excavated soils and left slightly proud at the surface to allow for natural settlement.



DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
TO BE READ WITH ALL CONTRACT DOCUMENTATION
ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR.

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C B A	12/03/25	CLA CLA CLA	ADDITIONAL SCRUB ADDED
REV:	DATE:	INITIALS:	DETAILS:

CLASSIC

CLASSIC LANDSCAPE ARCHITECTURE
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CLIENT: SURFACING STANDARDS LTD		PROJECT: SUTTON LAWN PLEASURE GROUND	
DWG TITLE: SOFT LANDSCAPE PROPOSALS - ECOLOGICAL MITIGATION			
SCALE: 1:500@A0		DATE: 5TH AUGUST 2024	
DRAWN BY: LFM	CHECKED: CLA	DWG NO. : CLA/296/24/LP01	REV: A

APPENDIX B



BIODIVERSITY NET GAIN ASSESSMENT
OF
NEW ARTIFICIAL PITCH
SUTTON LAWN
SUTTON IN ASHFIELD

A report to:

Surfacing Standards Limited

Office 2 - Empingham House
Uppingham Gate
Ayston Road
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Rutland
LE15 9NY

By:

B J Collins – Protected Species Surveyors Ltd

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July 2024

Report to:	Surfacing Standards Limited
Report Title:	Biodiversity Net Gain Assessment of Sutton Lawn, Sutton in Ashfield
Survey Site/Job:	Sutton Lawn, Sutton-in-Ashfield NG17 5FU
OS Grid Reference:	SK 50064 59098
Survey & Mapping Date:	31 st May 2022 and 17 th June 2024
Surveyed & Mapped by:	N Clayton BSc (Hons) ACIEEM
Architect/Agent:	Surfacing Standards Limited
Planning Reference:	

Versioning and Quality Assurance

Report Status	Date	Author(s)	Reviewed by
Final version 6	26/07/2024	N Clayton BSc (Hons) ACIEEM	B J Collins MSc MCIEEM

DISCLAIMER

This document has been prepared by B J Collins Protected Species Surveyors Limited. We accept no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

The evidence which we have prepared and provided is true and has been prepared and provided in accordance with the guidance of The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

RELIANCE - The report describes the conditions and ecological features on the site (and possibly its environs) at the time of survey and that this may (is likely to) change over time. Reliance upon the findings of this report should be determined in accordance with the Chartered Institute of Ecology and Environmental Management guidance on the longevity of ecological surveys, see Advice Note (April 2019) On the Lifespan of Ecological Reports and Surveys CIEEM.

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SUMMARY

This report has been prepared by BJ Collins – Protected Species Surveyors Ltd on behalf of Surfacing Standards Ltd.

The report provides the results of a Biodiversity Net Gain Assessment of: Sutton Lawn, Sutton-in-Ashfield NG17 5FU. The site is centred upon the Ordnance Survey grid reference SK 50064 59098.

The proposal is to construct new artificial sports pitches with floodlights, and renovate the pathway.

The attached and supporting Biodiversity Net Gain Metric identifies that the creation of the artificial pitch will result in net loss of biodiversity in the absence of mitigation and compensation.

The habitat that will be lost comprises of amenity grassland, that loss will result in a total of 2.05 habitat units within the metric without any compensation actions.

The total % loss of habitat within the metric once the landscaping scheme proposed must achieve the 10% statutory requirement.

The losses delivered within this Biodiversity Net Gain assessment are:

Habitat Units: a 2.05 unit loss (negative; equivalent to a loss of 100%).

In order to achieve the biodiversity net gain target of 10% (2.25 HBU overall) from the project a total of 2.25 habitat units is required.

Compensation and delivery of Net gain

In order to deliver the minimum 10% net gain an area of the site has been identified where biodiversity enhancement will also lead to enhancement of the overall landscape.

This scheme is to plant a native wildlife mixed shrub strip to the north-east north and north-west sides of the main playing field area. In total this will amount to 5410 m² of planting. Shrubs will be chosen for their dense growth to permit breeding bird opportunities and refuge for small mammals such as hedgehog, that flower at various times of the year providing a nectar and pollen source for invertebrates.

By delivering 0.541ha of mixed shrub over the area of intensively mown modified grassland the project results in a net gain.

The summary of the calculations are as follows:

Gains delivered by this Biodiversity Net Gain Metric

The loss of 2.05 habitat units is compensated by 1.37 habitat units from the mixed shrubberies.

This results in a gain of 10.04%

The trading rules within the Statutory calculation tool have been satisfied with the proposed development plan.

All of the proposals will require a detailed management plan and adaptive monitoring for a minimum of 30 years from the implementation of those habitats as per guidelines.

1 INTRODUCTION

This report has been prepared by BJ Collins – Protected Species Surveyors Ltd on behalf of Surfacing Standards Ltd. The report provides the results of a Biodiversity Net Gain Assessment in accordance with Statutory guidance for achieving net gain for biodiversity. The site is located at Sutton Lawn, Sutton-in-Ashfield NG17 5FU. The area to be impacted extends to approximately 1.52 ha and the site is centred upon the Ordnance Survey grid reference SK 50064 59098.

The evidence is presented in the form of Statutory Biodiversity Metric calculations for the site based on a condition assessments of the habitats on-site.

The proposal is to construct a new artificial sports pitch with floodlights, and renovate the pathway.

The survey area comprises one main habitat type: Modified Grassland (amenity grassland) which the majority is regularly mown to a very low sward. The location of the survey site is provided in figure 1 below.



Figure 1: The location of the site highlighted in red.

2 METHODOLOGY

2.1 Habitat Condition Survey to inform BNG Calculations

To inform the Biodiversity Net Gain (BNG) Calculations, the habitat types and condition of the habitats within the site were assessed on the 31st of May 2024. The habitats on the site were assessed and categorised in order to provide baseline information and subsequent interpretation of the ecological value of the site.

2.2 BNG Calculations

The latest version of the Statutory Metric (DEFRA, 2024) has been used to calculate the baseline value of the site (before development) and the post-development value in order to calculate the Total Net Unit Change. The broad habitat type 'Individual trees' has been used where a tree (or a group of trees) over 7cm in diameter at breast height (DBH) does not meet or contribute towards the definition of another broad habitat type. The tree sizes and areas have been assessed using the guidelines as shown below in table 1.

Size class	Diameter at breast height (cm)	Metric area equivalent (ha)
Small	greater than 7cm and less than or equal to 30cm	0.0041
Medium	greater than 30cm and less than or equal to 60cm	0.0163
Large	greater than 60cm and less than or equal to 90cm	0.0366
Very large	greater than 90cm	0.0764

Table 1: Tree size classes and area equivalents taken from Statutory Metric guidelines.

2.3 Minimum Mapping Units

The minimum mappable area used is equal to or above 25 m², the minimum mappable length of a linear feature is equal to or above 5 m.

2.4 Personnel

The Habitat Condition Survey and the BNG Calculations were undertaken by Nick Clayton BSc (Hons) ACIEEM.

2.5 Limitations

The survey was undertaken inside of the optimum season for habitat surveys (April to September/October). There were no access restrictions.

2.6 Local Policy

Ashfield County Council is the local authority however the Local Nature Recovery strategy is led by Nottinghamshire County Council (NCC). NCC website was searched to identify strategic plans for biodiversity within the locality, the Nottinghamshire and Nottingham Local Nature Recovery Strategy is currently under consultation therefore: The Nottinghamshire Plan 2021-2030 was used to understand biodiversity targets in the area. Ambition 9 Protecting the environment and reducing our carbon footprint screenshot below. Additional targets within this ambition include tree planting, habitat restoration/enhancement and supporting watercourse owners to develop flooding resilience.

Our [Environmental Policy](#) and plan sets out how we'll enhance Nottinghamshire's natural habitats and landscapes, while reducing the Council's impact on the environment. We're making good progress, and since 2014-15 we have already reduced carbon emissions from energy use across our highways and properties by 69%. But, we know we need to do more. With that in mind, we're planning to:

- further reduce emissions across our transport fleet, properties and highways
- support and improve biodiversity
- reduce waste and increase recycling
- improve air quality
- promote greener travel.

We are committed to working towards these goals for all our communities, but especially those where a greener environment would most benefit health and wellbeing.

Screenshot 1: A screenshot of Ambition 9 Protecting the environment and reducing our carbon footprint.

3 BASELINE CONDITIONS



Figure 2. Site Boundary and Habitat Map using UKHAB

3.1 On-site Habitats and Habitat Condition Assessment Results

3.1.1 Artificial unvegetated, unsealed surface – u1c- (Map indicator 2)

The largest area impacted by the proposal is a large 3G artificial pitch.

Assigned score: N/A other



Photograph 2- showing the artificial pitch and area of amenity grassland to be lost, looking north east.

3.1.2 Grassland: Modified grassland- g4 - (Map indicator 3 and 4)

Modified grassland (Metric ref 1) at the site contains: The grassland is dominated by Perennial ryegrass (*Lolium perenne*) and White clover (*Trifolium repens*), other species identified within both sections (3 and 4) were Annual meadow grass (*Poa annua*) F, Broad leaved plantain (*Plantago major*) O, Daisy (*Bellis perennis*) O, Cock's foot (*Dactylis glomerata*) O, Ribwort plantain (*Plantago lanceolata*) R, Yorkshire fog (*Holcus lanatus*) O, Dandelion (*Taraxacum sp.*), Creeping buttercup (*Ranunculus repens*), Hairy Bitter-cress (*Cardamine hirsuta*) R.

The modified grassland (map indicator 4) had a higher hydrological value, and was of a higher sward. Additional species in this section included Rough meadow grass (*Poa trivialis*) F, Crested dogs-tail (*Cynosurus cristatus*) R, Meadow foxtail (*Alopecurus pratensis*) R, Marsh foxtail (*Alopecurus geniculatus*) O, and Cuckooflower (*Cardamine pratensis*) R.

		Map indicator 3	Map indicator 4
Condition Assessment Criteria		Condition Achieved (Y/N)	
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	N	Y
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 vertebrates and invertebrates to live and <u>breed</u> .	Y	Y
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover <u>should be classified as the relevant scrub habitat type</u> .	Y	N
D	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 <u>access, or any other damaging management activities</u> .	N	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Y
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA4).	Y	Y
Essential criterion 1 achieved		N	Y
Number of criteria passed		5	6
Condition Assessment Result		Poor	Good

Table 2. Grassland (low) Condition Assessment Sheet taken from Statutory Metric.



Photograph 3 - showing the slightly longer sward at the eastern section identified as map indicator 4 in Figure 2.

3.2 Baseline Total Habitat Units

Map ref	Baseline Habitat On-site	Condition assessment	Area (ha)	Habitat Units (HBU)
On-site				
2.	Artificial unvegetated, unsealed surface	N/A other	0.7372	0.00
3.	Modified grassland	Poor	0.3401	0.68
4.	Modified grassland	Good	0.2278	1.37
Total On-site			1.31	2.05

Table 3: A table showing the baseline values of habitats to be affected by the proposals.

4 PROPOSED DESIGN - ON-SITE

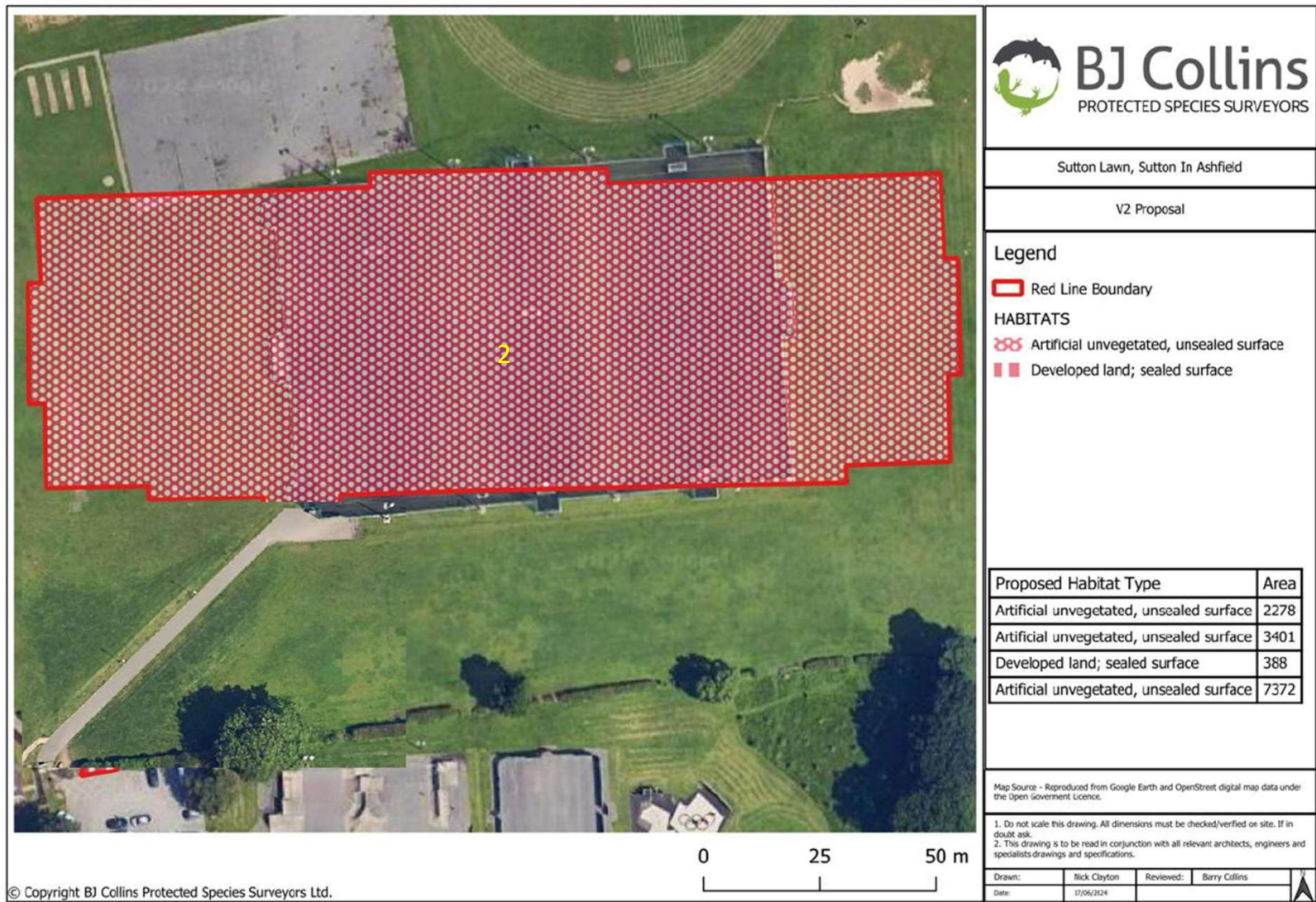


Figure 3. Proposed Design showing on site Proposals.

4.1 On-site Habitat Creation - AGP

4.1.1 Artificial unvegetated, unsealed surface – u1c (Map indicator 2)

This habitat type refers to the newly created artificial pitch, which is permeable.

Minimum Targeted Condition: N/A other

4.1.2 Proposed Total Habitat Units – On-site

Map ref	Proposed Habitat On-site	Area retention category	Proposed Condition assessment	Area (ha)	Habitat Units (HBU)
On-site					
1.	Artificial unvegetated, unsealed surface	Created	N/A	1.3051	0.00
Total				1.3051	0.00

Table 4: A table showing the proposed values of the habitats.

4.2 On-site Habitat Creation - Planting

In order to deliver the required biodiversity net gain areas of native shrubs will be planted. This particular habitat has been chosen as it is easily managed in the long run and by choosing flowering species provides for a range of invertebrates as well as breeding bird habitat on the site.

This habitat will be placed on an area of disused tarmac/concrete and create a buffer between the playing fields and the adjacent housing development.

In total there will be 5410 m² of shrub planting. The species proposed to achieve this all native and typical of the type of habitat found in this region of the UK, to include Hazel (*Corylus avellana*), Holly (*Ilex aquifolium*), Guelder rose (*Ribes rubrum*), blackcurrant (*Ribes nigrum*), Snowberry (*Symphoricarpos albus*), Honeysuckle (*Lonicera periclymenum*), Dogwood (*Cornus sanguineous*), Sweet briar (*Rosa rubiginosa*), red Currant (*Ribes rubrum*), blackcurrant (*Ribes nigrum*), Elder (*Sambucus nigra*), Privet (*Ligustrum vulgare*), Wild cherry (*Prunus avium*), and Crab apple (*Malus sylvestris*). These have been chosen to provide flowering across the season as well as shrubs that are spineless, and therefore do not damage footballs when sports activity is ongoing

Plant material and operations shall conform to BS8545 : 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4428 : 1989, BS 4043 : 1989 and BS 5837 : 2012.

The planting season shall be from the 1st of October to the 31st of March. Container grown stock may be planted outside this season if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged or frozen.

All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root system.

DEFRA Minimum Targeted Condition: Moderate

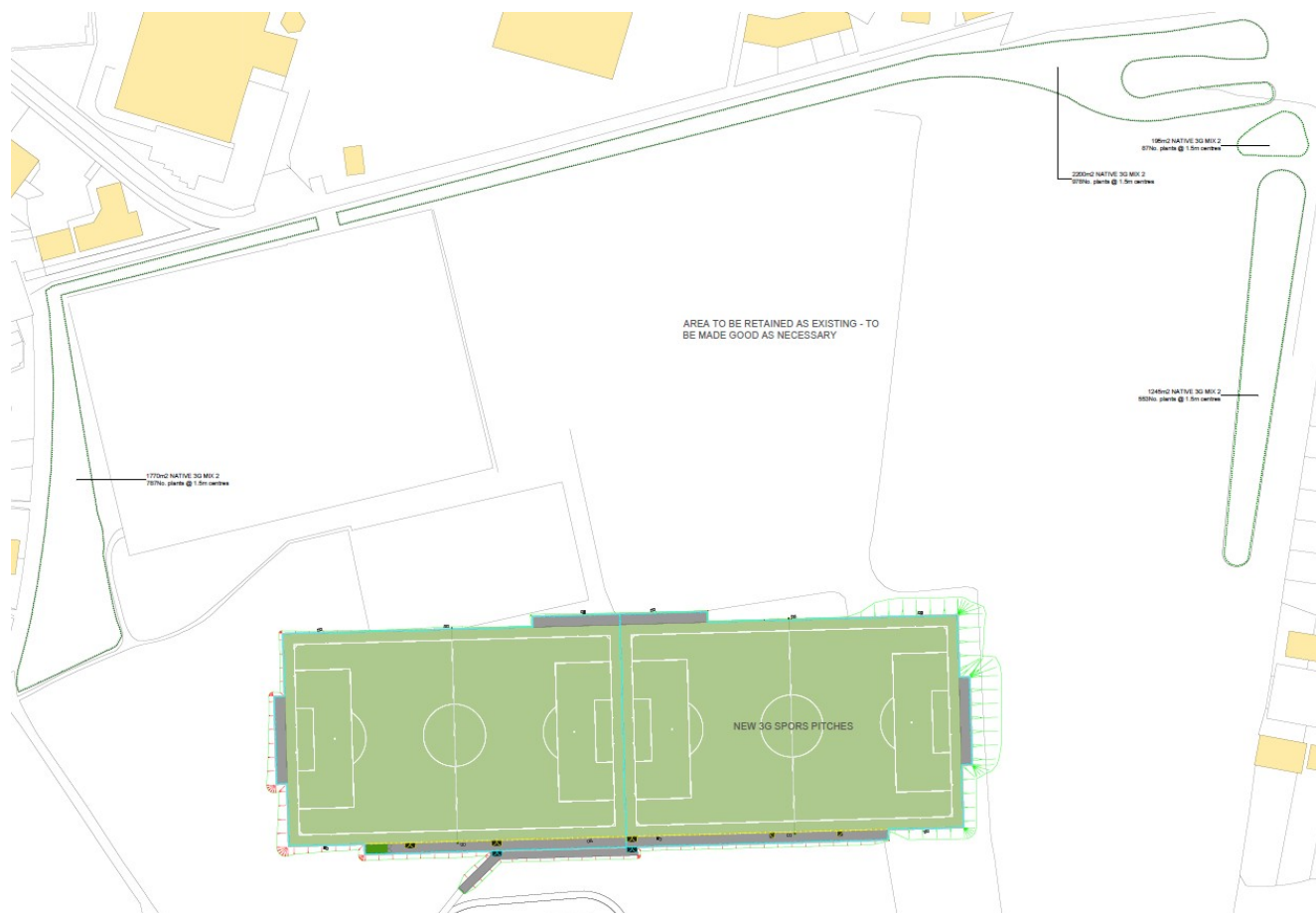


Figure 4. Proposed Design showing on-site proposals.

4.2.1 Proposed Total Habitat Units – on-site

Map ref	Proposed Habitat On-site	Area retention category	Proposed Condition assessment	Area (ha)	Habitat Units (HBU)
On-site					
2.	Mixed shrubs	Created	N/A	0.541	3.62
Total				0.541	3.62

Table 4: A table showing the proposed values of the habitats.

5 BNG RESULTS

5.1 Habitats

Habitat Units: Total Net Unit Change of -2.05 (negative; equivalent to a loss of 100%).

5.2 Habitat units required to meet target

In order to achieve the biodiversity net gain target of 10% (2.25 HBU overall) from the project a total of **2.25** habitat units is required.

5.3 Compensation provided in the metric

A mitigation strategy has been provided which delivers 5410 m² of mixed shrub planting to an area of the site devoid of wildlife features.

This delivers 1.37 habitat units, once the AGP habitat value is removed from the equation.

This equates to a biodiversity net gain of 10.04%, and an uplift of 0.33 Habitat units.

5.4 Trading Rules

The trading rules within the DEFRA calculation tool have **been satisfied** with the proposed development plan.

Please see the excel document for full calculation details labelled:

Sutton Lawn -Statutory BNG Metric Calculation 26.07.24 V6

On-site baseline	Habitat units	3.29	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	3.62	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.33	10.04%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.33	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.33	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.04%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	3.29	3.62	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Figure 5. A screenshot of the metric results

References

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). The UK Habitat Classification User Manual Version 1.1 at <http://www.ukhab.org/>

DEFRA (2024) The Statutory Biodiversity Metric User Guide - Date: February 2024

Nottinghamshire County Council (2024) Ambition 9 Protecting the environment and reducing our carbon footprint at <https://plan.nottinghamshire.gov.uk/vision-and-ambitions/protecting-the-environment-and-reducing-our-carbon-footprint/>



BJ Collins
PROTECTED SPECIES SURVEYORS

HABITAT CONDITION ASSESSMENTS FOR
BIODIVERSITY NET GAIN
FOR THE
NEW ARTIFICIAL PITCHES
SUTTON LAWN
SUTTON IN ASHFIELD

A report to:

Surfacing Standards Limited

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May 2025

Report to:	Surfacing Standards Limited
Report Title:	Habitat condition assessments for Biodiversity Net Gain Assessment of Sutton Lawn, Sutton in Ashfield
Survey Site/Job:	Sutton Lawn, Sutton-in-Ashfield NG17 5FU
OS Grid Reference:	SK 50064 59098
Survey Dates:	31 st May 2022 and 17 th June 2024, 2 nd of May 2025
Surveyed & Mapped by:	N Clayton BSc (Hons) ACIEEM, B J Collins MSc MCIEEM
Architect/Agent:	Surfacing Standards Limited
Planning Reference:	

Versioning and Quality Assurance

Report Status	Date	Author(s)	Reviewed by
Final version	02/05/2025	B J Collins MSc MCIEEM	B J Collins MSc MCIEEM

DISCLAIMER

This document has been prepared by B J Collins Protected Species Surveyors Limited. We accept no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

The evidence which we have prepared and provided is true and has been prepared and provided in accordance with the guidance of The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

RELIANCE - The report describes the conditions and ecological features on the site (and possibly its environs) at the time of survey and that this may (is likely to) change over time. Reliance upon the findings of this report should be determined in accordance with the Chartered Institute of Ecology and Environmental Management guidance on the longevity of ecological surveys, see Advice Note (April 2019) On the Lifespan of Ecological Reports and Surveys CIEEM.

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1 INTRODUCTION AND REPORT SUMMARY

This report has been prepared by BJ Collins – Protected Species Surveyors Ltd on behalf of Surfacing Standards Ltd.

The report provides the results of the condition assessments used within the preparation of the Biodiversity Net Gain Assessment of: Sutton Lawn, Sutton-in-Ashfield NG17 5FU. The site is centred upon the Ordnance Survey grid reference SK 50064 59098.

The proposal is to construct new artificial sports pitches with floodlights, and renovate the pathways.

This report supports the attached and supporting Biodiversity Net Gain Metric which identifies that the creation of the artificial pitch will result in net loss of biodiversity in the absence of mitigation and compensation.

This report contains the condition assessment of the areas where compensatory habitats will be placed.

The habitats on site comprise of a uniform amenity grassland and with the exception of map reference 4 all the other map references 3, 5, 6 and 7 comprise of a similar amenity grassland sward. This is largely dominated by perennial ryegrass and Cock's-foot grass, with herb species particularly dominated by Dandelion.

The condition assessments comprised of a stratified survey stopping at every 30 m and counting the herb species and areas of bare ground in that locality.

The result was a uniform count of between two and four species, comprising of grasses and herbs, to each 1 m² sampled.

Species present overall in the compensatory habitats (map references 5, 6 and 7), being those not described within the Biodiversity Net Gain covering report, included for Cock's-foot grass (*Dactylis glomerata*), perennial ryegrass (*Lolium perenne*), dandelion (*Taraxacum officinale* agg.), White clover (*Trifolium repens*), Yarrow (*Achillea millefolium*), greater plantain (*Plantago major*), ribwort plantain (*Plantago lanceolata*), annual meadow grass (*Poa annua*), common cat's-ear (*Hypochaeris radicata*), cranesbill species (*Geranium* spp.), shepherd's purse (*Capsella bursa-pastoris*), creeping buttercup (*Ranunculus repens*), Daisy (*Bellis perennis*), and ragwort (*Senecio jacobaea*).

2 SITE PHOTOGRAPHS

The following shows photographs from the site survey of the 2nd May 2025.



Photograph 1 - typical view of the amenity grassland surrounding the existing artificial pitch area (map reference 3).



Photograph 2 - the grassland forming the eastern boundary of the playing field (map ref. 5)



Photograph 3 - views of the the grassland comprising the northern boundary of the playing fields (map reference 6)



Photograph 4 -views of the grassland comprising the western boundary of the playing field (map ref. 7)

3 CONDITION ASSESSMENTS

Condition assessments of the habitats affected by the development proposal and the proposed compensatory planting areas are included overleaf.

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)											
UK Habitat Classification (UKHab) Habitat Type											
Grassland - Modified grassland											
Habitat Description											
Amenity grassland associated with an expansive area of public open park. Mown on a regular basis but with no evidence of regular herbicide applications. Both the area for the proposed new artificial pitch and the areas proposed for compensatory planting to achieve net gain or other uniform habitat type.											
On-site or off-site, site name and location	Sutton Lawn Proposed Artificial Pitches and BNG compensation area. Sutton Lawn, Sutton-in-Ashfield NG17 5FU	Survey date and Surveyor name	31st May 2022 and 17th June 2024, by N Clayton BSc (Hons) ACIEEM 2nd May 2025 by B J Collins MSc MCIEEM								
		Survey reference (if relating to a wider survey)	SK 50064 59098								
Limitations (if applicable)	Note that the areas are typical amenity grassland managed by regular mowing and therefore whilst criterion C, F and G apply to more open native grassland, these criterion to are not relevant to these habitats.	Habitat parcel reference									
		Map ref 3	Map ref 4	Map ref 5	Map ref 6	Map ref 7					
		Grid reference									
Condition Assessment Criteria		S	K	5	0	0	6	5	9	1	0
		Criterion passed (Yes or No)					Notes (such as justification)				
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include those listed in Footnote 1). 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 m2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead 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	Yes	No	No	No	This was determined by age stratified survey stopping at every 30 m. At most four species were recorded with a range of between two and four at any stop point				
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 vertebrates and invertebrates to live and breed.	Yes	Yes	Yes	Yes	Yes	Regularly mown				
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	NA	NA	NA	NA	NA	Not applicable this is amenity grassland				
D	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.	No	Yes	Yes	Yes	Yes					
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)2.	Yes	Yes	Yes	Yes	Yes					
F	Cover of bracken Pteridium aquilinum is less than 20%.	NA	NA	NA	NA	NA	Not applicable this is amenity grassland				
G	There is an absence of invasive non-native plant species3 (as listed on Schedule 9 of WCA4).	NA	NA	NA	NA	NA	Not applicable this is regularly mown amenity grassland				
Essential criterion achieved (Yes or No)		NO	YES	NO	NO	NO					
Number of criteria passed		2	4	3	3	3					
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√									
Passes 6 or 7 criteria including passing essential criterion A	Good (3)										
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		YES								
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	YES		YES	YES	YES					

Figure 3 – condition assessment sheets

4 SITE HABITATS

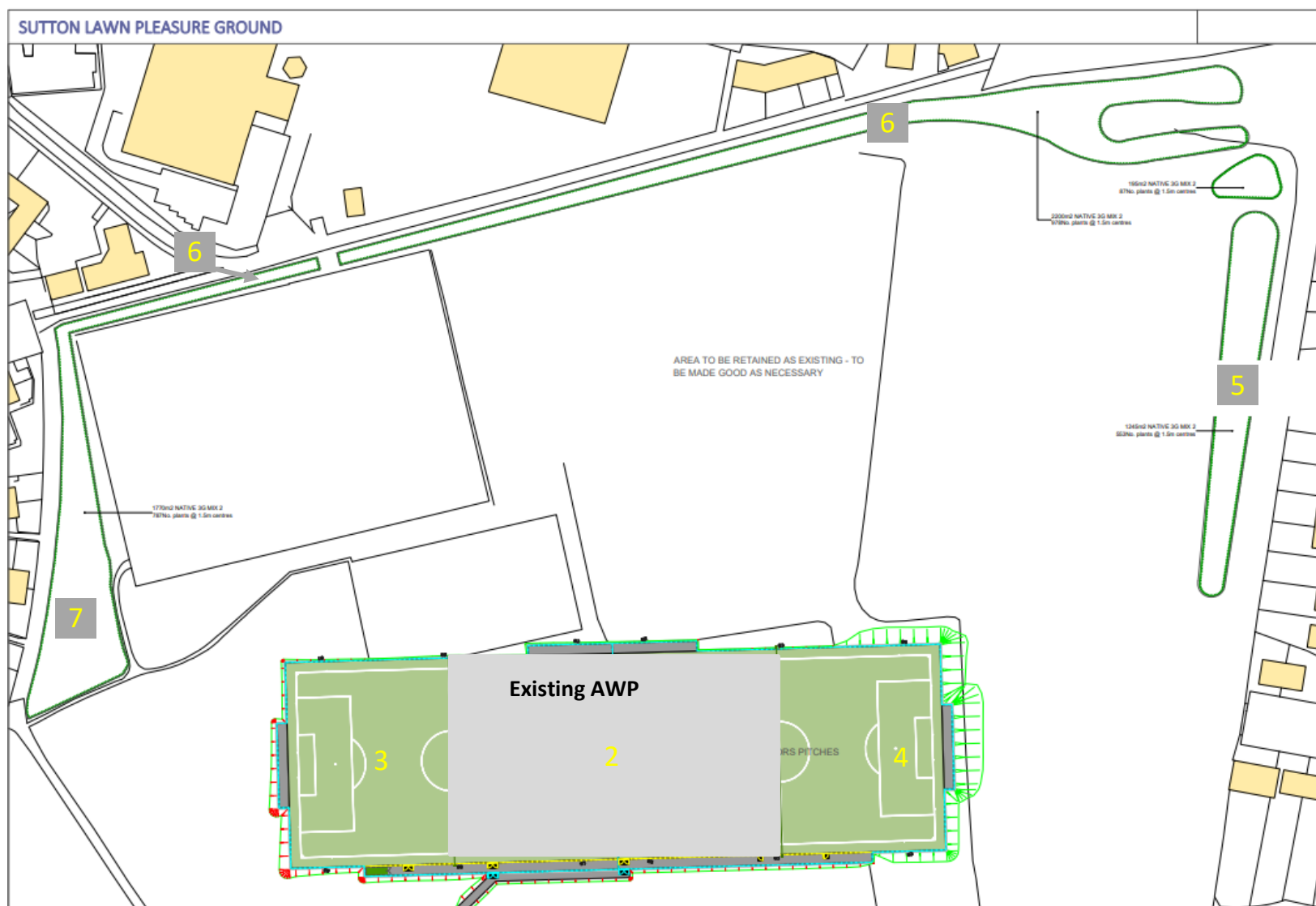


Figure 2. Site Boundary and Habitat Map using UKHAB