HABITAT MANAGEMENT AND MONITORING PLAN

JANUARY 2025

The Eagle at Barrow
Clitheroe Road
Barrow
Lancashire
BB7 9AQ

URBAN GREEN

QUALITY MANAGEMENT

Project Title:	Habitat Management and Monitoring Plan				
Document Type:	HMMP	**Issue No.:**	02		
Date:	28/11/24				
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Revision Status

Rev	Date	Comment	Prepared	Checked
01	22/01/2025	Addressing client comments.	WG	SP

Project Details

Project Type:	Commercial Development
Project:	The Eagle at Barrow
Location:	Clitheroe Road, Barrow, Lancashire, BB7 9AQ
Author Organisation:	Urban Green
Developer:	Stantec
Developer Address:	100 Barbirolli Square, Manchester, M2 3AB
Responsible Person:	TBC
Planning Authority:	Ribble Valley Borough Council
Planning Reference (if applicable):	TBC
BNG Register Reference (if applicable):	TBC
HMMP Name/Reference:	TBC
Metric Revision/Title:	Statutory Biodiversity Metric from July 2024
Are any Irreplaceable Habitats presents onsite?	Yes: ☐ No: ☒
Phasing Strategy:	N/A

CONTENTS

1 Project Background

1.1 Roles and responsibilities

1.1.1.1 NOTE: This document is currently in draft format. The following section is to be completed by the relevant parties once the document becomes live.

Ecologist or Other Professional Responsible for HMMP				
Name or Initials		William Gillis		
Organisation		Urban Green		
Responsibility	**Start Date:**	TBC	**End Date:**	TBC

The author of the report is Assistant Biodiversity Net Gain Consultant, William Gillis.

The person who will be responsible for the implementation of the HMMP and the continued monitoring is still TBC.

Statement of Competency
William has experience providing consulting services in Biodiversity Net Gain for a range of development schemes across the UK, including residential and commercial schemes. William is a technically competent and experienced person, as defined in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.

Landowner or Land Manager					
Name or Initials		TBC			
Organisation		TBC			
Responsibility	**Start Date:**	TBC	**End Date:**	TBC	
Summarise the relevant responsibilities of the landowner (or land manager if appropriate) in the production and, or, implementation of this HMMP					
Statement of Competency					
Demonstrate management and monitoring competency and, or, relevant site knowledge and skills through relevant training, qualifications or experience, or a combination of these.					
Management Organisation(s) Responsible for Implementing the HMMP					
Name or Initials		TBC Add N/A if works being completed by the landowner or land manager			
Organisation		TBC			
Responsibility	**Start Date:**	TBC	**End Date:**	TBC	
Summarise the relevant responsibilities of the Management Organisation(s) in the production and, or, implementation of this HMMP.					
Statement of Competency					
Demonstrate the knowledge, skills and, or, experience to manage the habitats to achieve the BNG requirements, through relevant training, qualifications, experience, or combination of these.					

LPA or Responsible Body for Reviewing HMMP				
Name or Initials		TBC		
Organisation		TBC		
Responsibility	Start Date:	TBC	End Date:	TBC
Summarise the agreed relevant responsibilities of the LPA or Responsible Body in the review, auditing and, or, long-term involvement in the implementation of this HMMP (if applicable)				

1.2 Summary of Management Plan

1.2.1 Timescales for Actions

1.2.1.1 This management plan will cover a period of 30 years once the development onsite has been completed.

1.2.2 Monitoring Requirements

1.2.2.1 Monitoring must be carried out by a suitably qualified ecologist on Years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30.

1.2.3 Funding

1.2.3.1 This development, HMMP and continued monitoring will be funded by the future hotel operator.

1.2.4 Legal Agreement

1.2.4.1 The onsite and offsite significant enhancements for BNG will be secured via a Section 106 agreement or a conservation covenant once planning permission has been granted.

1.3 Scope

1.3.1.1 Urban Green has been instructed by Fence Gate Limited to complete a Habitat Management and Monitoring Plan (HMMP) for the land at The Eagle at Barrow in Clitheroe, Lancashire (hereafter referred to as 'the site').

1.3.1.2 The site is currently used as car park for the Eagle at Barrow pub. There is a small grassland parcel at the base of the site and a hardstanding area with trees as well as a small watercourse at the north-west boundary. The boundary for the site can be found in Appendix 1.

1.3.1.3 The proposals include the construction of a hotel within the existing car park/grassland area of The Eagle at Barrow public house. There will also be associated hard and soft landscaping to maximise onsite gain potential.

1.3.1.4 There is no phasing strategy for this development.

1.4 Site Context

1.4.1.1 The site is located at National Grid Reference SD 73510 37587 and comprises a total area of approximately 0.4ha (see Appendix 1).

1.4.1.2 The site is located in the village of Barrow, immediately west of Clitheroe Road. The Eagle at Barrow pub/restaurant is located immediately north of the site, and Clitheroe town is around 4km to the north. The River Calder is located approximately 1.5km south of the site, a tributary of the River Ribble located approximately 2.4km west of the site. Agricultural land dominates the surrounding landscape to the east and west, and the village of Whalley is approximately 1km south of the site. (see Appendix 2).

1.4.1.3 The existing habitats on the site consist of a modified grassland parcel at the south, with the majority of the site being developed land for a car park. There is some introduced shrub across the car park, as well as a small garden area to the west of the site, comprising ornamental shrubbery planted for aesthetic purposes. Within this small garden area are 17 trees and a small, culverted water course at the north-western site boundary.

1.5 Purpose of Report

1.5.1.1 The purpose of this management plan is to provide a schedule for the management of habitats on site for a 30-year period, ensure that existing and proposed habitats are suitably maintained and ensure good establishment and continued improvement of habitat condition.

2 Baseline Environmental Data

2.1 Desk Study

2.1.1.1 A desk study for relevant environmental data was completed for the site and has been summarised in Table 1.

Table 1 – Desk Study Sources of Information

Environmental Information	Data Source	Results
Local Planning Authority	Local Planning Authorities (April 2024) Boundaries UL - https://geoportal.statistics.gov.uk/datasets/992de91f065148e786870aec2359d427/explore	The site is within the Ribble Valley Local Planning Authority.
National Character Area	National Character Area Profiles – https://nationalcharacterareas.co.uk/	The site falls within National Character Area Bowland Fringe and Pendle Hill.
Agricultural Land Status	Natural England (https://publications.naturalengland.org.uk/category/5954148537204736)	According to Natural England's Agricultural Land Classification map for the North West region, the site is currently classified as Good to Moderate.
Soils and Substrates	Soilscapes Viewer, LandIS (https://www.landis.org.uk/soilscapes/)	The soil on site is likely to be slowly permeable seasonally wet and acidic, with an loamy and clayey texture and low fertility. Due to the size and function of the site, and the low complexity of the habitats proposed, a full soil analysis of the site was not deemed necessary.
Landscape Character and Designations	MAGIC/PEA	MAGIC and the PEA did not identify any potential impacts on designated sites nearby.
Historic Land Use	National Library of Scotland (https://www.nls.uk/)	The site has been a public house since at least 1888, previously named the Spread Eagle.

2.2 Preliminary Ecological Appraisal Summary

2.2.1.1 A preliminary ecological appraisal (PEA) was conducted on the site in October 2024 by Urban Green. This constituted a desk-based study and a field survey.

2.2.1.2 Key information obtained in the PEA is summarised in Table 2; full details can be found within the PEA (Urban Green, 2024b).

Table 2 – Summary of the PEA (2024b)

Site Aspect	Summary
Current Site Use and Adjacent Site Use	The site is currently a car park with amenity space managed for its aesthetical value. The village of Barrow, Lancashire is present immediately north of the site with much of the surrounding landscape consisting of agricultural land.

Potential Impacts on Designated Sites	No potential impacts on designated sites nearby to the site are anticipated to occur due to the proposed development. The site is located at a sufficient distance from nearby designated sites, and the proposed development activities have been considered.
Habitats	The site comprised predominantly hardstanding and modified grassland, with smaller areas of introduced shrub, scattered trees and a small brook.
Ecological Constraints	The following potential ecological constraints were identified during the assessment: • Suitable habitats for: o nesting birds, o common amphibians, o bats, o hedgehog, and commuting and foraging badger
Recommended Ecological Mitigation	The following mitigation measures are recommended to minimise potential impacts due to the proposed development: • Precautionary Working Methods during the construction phase for badgers. • If any vegetation requires removal, it should be completed outside of the breeding bird season (March to September, inclusive). If this is not feasible, a Nesting Bird Check is to be completed by a qualified ecologist within 48 hours before removal is completed. • Reasonable avoidance measures for common amphibians and hedgehog. • Lighting mitigation should follow the guidance outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting in the UK" (2018).
Recommended Further Surveys and Reports	Based on the proposals for the site (at the time of writing), no further ecological surveys are required in order for the scheme to progress.
Recommended Ecological Enhancements	The National Planning Policy Framework (NPPF) (2024) highlights the requirement for planning policies and decisions to conserve and enhance the natural environment. The proposed development provides the opportunity to enhance the site and ecological enhancements have been recommended.

2.3 Biodiversity Net Gain Assessment

2.3.1.1 The Biodiversity Net Gain Assessment was completed on this site by Urban Green in October 2024 (Urban Green, 2024a).

2.3.2 Methodology

2.3.2.1 The Biodiversity Net Gain Assessment and Report follows the user guidance produced by Department for Environment, Food & Rural Affairs (2024) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

2.3.2.2 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from Department for Environment, Food & Rural Affairs, using data obtained from the field surveys.

2.3.2.3 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.

2.3.3 Baseline Habitat Assessment

2.3.3.1 The habitats present onsite prior to development have been summarised in the tables below, as well as the habitat units lost as part of the development.

2.3.3.2 Photos of all existing, pre-development habitats can be found within Appendix 3. Maps showing the pre-development habitats and their condition, and definitions for primary and secondary codes can be found in Appendices 4 to 6.

2.3.3.3 The baseline habitats present are summarised in the tables below.

Table 3 – Baseline Area Habitats

Habitat Type and Parcel Reference	Priority Habitat	Total Area (ha)	Condition	Total Units
1) Developed land; sealed surface	No	0.26	N/A	0.00
2) Modified grassland	No	0.11	Poor	0.23
3) Introduced shrub	No	0.004	N/A	0.01
4) Introduced shrub	No	0.02	N/A	0.04
5) Modified grassland	No	0.007	Poor	0.01
7) Urban tree	No	0.07	Poor	0.28
8) Urban tree	No	0.02	Moderate	0.20
Total	-	0.50	-	0.76

Table 4 – Baseline Watercourse Habitats

Habitat Type and Parcel Reference	Priority Habitat	Total Length (km)	Condition	Total Units
1) Other rivers and streams	No	0.006	Fairly poor	0.02

2.3.4 Post-Development Habitat Assessment

2.3.4.1 Post-development habitats are subject to the same condition assessments as baseline habitats, with the addition of temporal and difficulty multipliers within the Statutory Biodiversity Metric.

2.3.4.2 The proposed landscape plan was provided by Urban Green (2024) and can be found in Appendix 7. Using this, the existing habitats that will be retained, lost and enhanced have been identified (Appendix 8).

2.3.4.3 The landscape layout has been converted into a post-development habitat map (Appendix 9).

2.3.5 Post-Development Habitat Summary

Table 5 - Post Development Biodiversity Net Gain Calculation

		Habitat Unit Change					Net change in Biodiversity	
	On-site baseline	Retained	Lost	Enhanced	Created	On-site post development	Habitat units	%
Area Habitat Units	0.76	0.48	0.27	-	0.40	0.88	+0.12	**+16.43**
Linear Hedgerow Units	-	-	-	-	0.37	0.37	+0.37	**N/A**
Watercourse Units	0.02	0.02	-	-	-	0.02	N/A	**N/A**

2.3.5.1 As illustrated in Table 5, the proposed development produces a net gain of 0.12 area habitat units (16.43%), a gain of 0.37 linear hedgerow units (no percentage change as baseline was zero), and no net change in watercourse habitat units.

2.3.5.2 The trading rules have met for all habitat types present.

2.3.5.3 The development complies with local and national planning policy for area habitats and linear hedgerow habitats. However, the watercourse does not achieve the required 10% net gain.

2.3.5.4 An additional 0.002 units of watercourse habitat will need to be created through offsite mitigation to achieve a 10% net gain. As the potential for biodiversity has been maximised onsite, this will be achieved through offsite mitigation, either through a local habitat bank or using Statutory Credits from Natural England.

2.3.5.5 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a long-term management plan (usually 30 years) is required.

3 Habitat Management

3.1 Management Responsibilities

3.1.1.1 The detailed maintenance requirements outlined in this section must be followed at all times. Any deviations from the management plan must be highlighted to the site owners or management company.

3.1.1.2 The organisation implementing this plan will be a management company with the necessary certificates of competence to implement landscape management operation on site.

3.1.1.3 The managing organisation will ensure that all site management complies with good practice standards and all relevant health and safety procedures.

3.1.1.4 The managing organisation will also ensure that measures outlined to avoid pollution incidents, comply with protected species and habitats legislation, and ensure overall environmental protection are enforced.

3.1.1.5 Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the management detailed within the document.

3.2 Habitats Covered

3.2.1.1 This management plan covers all proposed habitats which provide significant onsite enhancements, as assessed within the Statutory Biodiversity Metric. These include:

- habitats of medium or higher distinctiveness in the biodiversity metric;
- habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development;
- habitat creation or enhancement where distinctiveness or condition is increased relative to that of the habitat before development;
- areas of habitat creation or enhancement which are significant in area relative to the size of the development.

3.2.1.2 Habitats that do not provide significant on-site enhancements do not require detailed management regimes. However, many of these habitats still perform important functions and should receive some ecologically driven management.

3.2.1.3 Habitats that have not provided significant onsite enhancements, and basic management measures are summarised in Table 6.

Table 6 – Habitats that do not provide significant onsite enhancements

Habitat Type	Justification	Management Measures
Introduced Shrub	Introduced shrub is a low distinctiveness habitat, and only contributes 0.02 units (2.3%) of the overall post-development unit value. In addition, it is automatically allocated a condition score of N/A within the BNG metric.	• Pruning and cutting may be necessary, but should aim to maintain shape and vigour, promote flowering/fruiting, and create variation and diversity in height and structure. • Avoid cutting all specimens across the plot in a single period, particularly where this is likely to remove all flower/fruit interest for wildlife. • Avoid herbicide use, instead prioritise organic mulches.
Rain Garden	Rain gardens are a low distinctiveness habitat, and only contributes 0.03 units (3.4%) of the overall post-development unit value.	• Occasional weeding may be required during the first two years of the life of the rain garden. Remove by hand any weeds, ensuring that you remove the whole plant, including the roots. As the plants in the beds mature, they will fill in any gaps and suppress weed growth. • During winter, you may want to remove any dead or untidy plants, although it is good to leave some dead stems and seed heads for wildlife. • Regular mowing is not required, but the bed may benefit from cutting occasionally. If required, cutting can be undertaken in late summer or autumn with a scythe or strimmer with particularly tough material cut by hand with secateurs. Remove cut material for composting.
Modified Grassland	Modified grassland is a low distinctiveness habitat, and only contributes 0.03 units (3.4%) of the overall post-development unit value.	• Implement a rotational mowing regime to maintain diversity. • Hand removal of any scrub or invasive, non-native species that establish. • Reseed any bare or damaged ground with appropriate seed mix.
Developed Land; Sealed Surface	Developed Land; Sealed Surface is a very low distinctiveness habitat and contributes no units to the overall post-development unit value of the site.	• Regularly monitor tarmacked areas and resurface/fill holes where necessary. • Replace any lose paving stones. • Clear any vegetation that begins to colonise these areas.

3.3 Retained Habitats

3.3.1.1 Some of the habitats that originally existed on the site will be retained as part of the development.

3.3.1.2 They will be retained in their current condition and should be protected during the development works. A Habitat Retention and Protection Measures Map can be found in Appendix 8.

3.3.1.3 Retained habitats and appropriate protection measures have been detailed in Table 7.

Table 7 – Retained Habitats and Protection Measures

Habitat Type	Condition	Protection Measures
Modified Grassland	Poor	• Install fencing around grassland where possible and avoid driving heavy machinery into these areas. • Use grass protection mats or ground protection meshes.
Urban Trees, Introduced shrub and watercourse area	Poor and Moderate	• Install fencing around the root zone to keep vehicles and workers away from trees. • Ensure no runoff can enter the stream. • Remove any rubbish from the stream/overall area. • Do not drive heavy machinery over the root zone. • Use permeable pavers in walkways or patios that allow rainwater to percolate into the soil beneath. • Do not wash equipment or dump chemicals over the roots. • Water during and after construction whenever there is less than one inch of rainfall in a week.

3.3.1.4 Retained habitats should be managed following the appropriate prescriptions within Section 3.7 to ensure that they continue to maintain their current condition.

3.4 Enhanced and Created Habitats

3.4.1.1 This section sets out the specific measures that will ensure that all proposed habitats that provide significant onsite enhancements are successfully created and can achieve their target condition within the targeted time period.

3.4.1.2 Habitats to be created are summarised in Table 8.

Table 8 – Proposed Habitat Creation

Habitat Type	Proposed Condition	Time to Target Condition (years)
Area Habitats		
Urban tree	Poor	10
Urban tree	Moderate	27
Mixed scrub	Poor	1

Hedgerow Habitats		
Native Hedgerow	Moderate	5

3.5 General Measures

3.5.1.1 Habitat creation on site will follow details set out in the Detailed Planting Plan (Urban Green, 2024d). The following general measures shall be met to ensure successful habitat creation and succession on site.

- All planting is to follow guidance set out in the relevant British Standard or Horticultural Trades Association documents and carried out by a competent person.
- Planting is to remain undamaged, with healthy and vigorous growth, and is to be planted upright and well balanced. Trees and shrubs are to be of good shape and without elongated shoots, grown in a suitable environment and hardened off before being delivered to the site.
- All planting is to be true to name and free from pests, diseases, discoloration, weeds, fungus, and physiological disorders upon planting.
- If plants/trees are unobtainable alternatives are to be agreed with the Ecologist/Landscape Architect in writing prior to ordering.
- After planting ensure that the full depth of topsoil is wetted. Apply water evenly and without damaging or displacing plants or soil. Continue to water as necessary to ensure the successful establishment and continued thriving of planting.
- No tree/shrub/hedgerow works shall be completed during nesting bird season (March to September inclusive). If works are required within the nesting bird season, a check must be undertaken of all affected trees by a suitably qualified ecologist.

Optimal timing for habitat creation

Unsuitable for habitat creation

3.6 Habitat Creation Measures

3.6.1 Individual Trees - Urban Trees

3.6.1.1 A total of 16 trees will be planted onsite. They will mainly be planted on the periphery of the site, while three will be planted within ornamental shrub across the centre of the carpark.

3.6.1.2 Species will be freeman maple (*Acer freemanii*), silver birch (*Betula pendula*) and wild cherry (*Prunus avium*). Freeman maple is non-native species whereas silver birch and wild cherry are native.

Table 9 – Habitat Creation Activities for Urban Trees

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation	• Dig a square hole the same depth as the tree's rootball but three times as wide. Loosen the soil around the sides and base of the hole. Avoid planting during hot/dry, wet or freezing conditions. • Retain the topsoil and mix with compost.												
Planting	• Soak the roots of the tree for 2 hours before planting. • Place tree into centre of hole, spread roots and fill hole with soil mixture, compacting once full to secure tree. • For trees >1.5m in height, add a stake on the side that will be facing the wind and tether the tree to it. • Water the soil generously.												
Establishment	• Water daily for the first two weeks, then weekly for the first year while the tree has its leaves. Tear off any suckers that appear and readjust the tether to the stake to avoid damage to the trunk. Stakes can be removed after 3 years.												

3.6.2 Heathland and shrub – Mixed Scrub

3.6.2.1 Lengths of semi-native scrub will be planted along the base of the site and up the west side of the site too.

3.6.2.2 Species include native hawthorn (*Crataegus monogyna*), guelder-rose (*Vibernum opulus*), common dogwood (*Cornus sanguinea*), hazel (*Corylus avellana*) as well as non-native rubella (*Skimmia japonica*) and flowering current (*Ribes sanguineum*).

Table 10 – Habitat Creation Activities for Mixed scrub

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation	• Remove weeds by hand, or use herbicides where necessary (e.g. glyphosate free herbicide).												
	• Fork soil to break up and compacted areas and create pits with approximately 3m² spacing. Complete just prior to planting to avoid soil becoming waterlogged or dried out.												
Planting	• Plant whips into pits and backfill with topsoil (ideally collected from site) which will be combined with a general-purpose slow-release fertiliser and Tree Planting and Mulching Compost. • Avoid freezing or waterlogged conditions. • Secure trees with stakes and protected with tree guards. • Plant species in groups of 3-5.												

3.6.3 Hedgerow – Native hedgerow

3.6.3.1 A length of native hedgerow will be planted along the southern and western boundaries of the site.

3.6.3.2 Species will include hawthorn, hazel, dogwood, holly (*Ilex aquifolium*) and dog rose (*Rosa canina*).

Table 11 – Habitat Creation Activities for Native Hedgerow

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation	• Remove weeds by hand, or use herbicides where necessary (e.g. glyphosate free herbicide), and then cultivate the soil.												
Planting	• Avoid freezing or waterlogged conditions. • Plant using slot-planting or T-notch planting depending on the soil type. • Plant in double staggered rows, with approx. 40cm between rows, and 4 plants per linear metre, in groups of 10 of the same species. • Secure whips with spiral guards and/or bamboo canes (if provided) • Apply mulch to base of plants to prevent weed establishment.												
Establishment	• Hand removal of any weeds that establish at the base of the plants.												

Optimal timing for management

Unsuitable for management

3.7 Management Prescriptions

3.7.1.1 This section includes detailed management techniques and annual schedule of works for each habitat that will be present within the proposed development, including retained, enhanced and created habitats. These management prescriptions should be followed for the next 30 years to ensure all habitats achieve their existing/proposed condition.

3.7.2 Individual Trees – Urban Trees

3.7.2.1 The retained and newly planted trees should be managed following the detailed management techniques which are described within Table 12, along with the corresponding condition criteria.

Table 12 - Management Objectives for Individual Trees

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. The tree is a native species (or at least 70% within a block)	• Replacement planting for failed trees using same species (according to planting scheme within landscapes).	Root ball - As required												
		Bare root - As required												
	• Hand removal of any non-native saplings establishing	As required												
B. The tree canopy is predominantly continuous C. The tree is mature or veteran D. There is little or no evidence of an adverse impact on tree health by anthropogenic activities and no current regular pruning	• Undertake regular arboricultural inspections to identify any structural risks, pests, diseases or other health issues.	Every 3 years												
	• Pruning of damaged or diseased trees to ensure tree canopy is balanced and consistent with the natural structure for the species. All pruning works must be carried out by a qualified professional. • Limit the use of damaging management practices e.g., herbicide use and unnecessary pruning.	As required												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
regime so the trees retain >75% of expected canopy	• Avoid undertaking management activities on all trees in a single month period to retain important resources for wildlife. Instead, rotate management across plots.													
	• Water twice a month during warmer months.	Annually during warmer months or as needed in periods of hot weather												
	• Once trees reach semi-maturity, appropriate corrective surgery may be necessary and should be completed by a qualified professional.	Annually from Year 10 onwards												
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark	• **This criterion is unlikely to pass as trees will be managed for aesthetic and safety purposes due to their location.** • However, where appropriate and safe, leave any micro-habitat features, such as ivy, loose bark and deadwood, in place and where it is safe and appropriate.	As required												
F. More than 20% of the tree canopy area is oversailing vegetation beneath	• Mulch forming 1m radius around tree, to control weeds. Use organic mulches (leaf litter, rotted hay or grass clippings, manure, wood chips), at a depth of 75mm.	Annually Years 1 to 3												
	• Leave a 2m unmanaged buffer zone around any trees planted over vegetation to allow natural succession of surrounding vegetation. • Avoid use of herbicides within this zone.	As required												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
	• Continuously monitor for invasive, non-native species and weeds (see Appendix 10). • Where safe and appropriate to do so, remove by hand immediately. If necessary, application of herbicide should be carried out by an experienced contractor.	As required												

3.7.3 Heathland and shrub – Mixed scrub

3.7.3.1 No management activities to take place during nesting season (March to September inclusive).

3.7.3.2 Detailed management techniques are described within Table 13 along with the corresponding condition criteria.

Table 13 - Management Objectives for Mixed scrub

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description.	• Replace lost plants with others of the same species, size and quality to ensure diversity is maintained – follow planting process in Section 3.6.2.	Annually												
B. Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	• Prune all shrubs immediately after flowering, back to a strong, upright shoot as low as possible, aiming to remove one stem in three. • Allow natural seeding of new shrubs where appropriate.	Annually from Year 4												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
C. There is an absence of invasive non-native species and species indicative of sub-optimal condition make up less than 5% of ground cover.	• Continuously monitor for invasive, non-native species and weeds (see Appendix 10). • Where safe and appropriate to do so, remove by hand immediately. If necessary, application of herbicide should be carried out by an experienced contractor.	As required												
	• Hand removal of any scrub or tree species indicative of suboptimal condition, such as cherry laurel (*Prunus laurocerasus*), snowberry (*Symphoricarpos* spp.), and cotoneaster (*Cotoneaster* spp.).	As required												
D. The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	• Maintain a buffer of at least 2m in the adjacent grassland where there is no mowing or management to allow succession of natural vegetation.	Annually												
E. There are clearings, glades or rides present within the scrub, providing sheltered edges.	• Woody species in clearings/rides/glades should be removed where possible, to retain open spaces within this habitat.	As required												

3.7.4 Hedgerow – Native Hedgerow

3.7.4.1 No management activities to take place during nesting season (March to September inclusive).

3.7.4.2 Detailed management techniques are described within Table 14 along with the corresponding condition criteria.

Table 14 - Management Objectives for Native Hedgerow

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A1. Height >1.5m average along length. A2. Width >1.5m average along length. B1. Gap between ground and base of canopy <0.5 m for >90% of length.	• Prune hedge once a year shaping the hedge to be slightly narrower at the top compared to the base, to allow light to reach lower sections of the hedge. • Pruning is most beneficial in February or March, outside of the nesting season. • Prune using secateurs.	Annually after year 2												
B2. Gaps make up <10% of total length and no canopy gaps >5 m	• Replace any failed plants with new hornbeam whips, following planting outlined within landscape designs, (Urban Green, 2024d).	As required												
C1. >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least).	• Leave a 1m buffer zone around the base of the hedge which is free from management activity e.g. weeding, mowing • Limit use of fertilisers in this area to ensure habitat isn't dominated by a handful of species	Annually												
C2. Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	• No use of fertilisers to prevent nutrient enrichment, allow for a higher diversity of flora and prevent a few species dominating	Annually												
D1. >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species.	• Identification and removal of invasive non-native species as soon as possible. Where possible, do this by hand. If necessary, application of herbicide should be carried out by an experienced contractor.	As required												

D2. >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	• Damaging practices and activities should be avoided around the hedge e.g., use of machinery to allow plants to grow to maturity and in good health.	Annually	

3.7.5 Other Rivers and Streams – Unnamed brook

3.7.5.1 The watercourse will be retained in its current condition (**fairly poor**).

3.7.5.2 Management actions have been set out below to ensure this condition is maintained.

Table 15 - Management Objectives for Other Rivers and Streams

Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
• Identification and removal of invasive non-native species as soon as possible. Where possible, do this by hand (See Appendix 10). • If necessary, application of herbicide should be carried out by an experienced contractor.	Annually												
• Identification of leaf litter in the winter as neighbouring trees begin to die. • Remove any leaf litter to enable the flow of water through the watercourse.	As required												
• Monitor for litter/rubbish that may be affecting the flow of the watercourse	Annually												

4 Habitat Monitoring

4.1 Monitoring Schedule

4.1.1.1 Following completion of habitat creation and initial enhancement works, habitats should be monitored to ensure that they are on track to achieve their predicted condition.

4.1.1.2 Monitoring should be carried out on Years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30.

4.1.1.3 All monitoring should be completed within the optimal botanical survey period (May to October) by a suitably qualified ecologist, using appropriate measures to assess the habitat against the Statutory Biodiversity Metric Condition Assessments (DEFRA 2024b) (e.g., photography, quadrat sampling, etc).

4.2 Monitoring Reports

4.2.1.1 Following completion of habitat creation and initial enhancement works, a monitoring report should be prepared and submitted to the Local Planning Authority or Responsible Body on the years detailed in Section 4.1.

4.2.1.2 Monitoring results inform necessary management changes to promote achieving BNG targets stated in the Statutory Biodiversity Metric and HMMP, allowing an adaptive management system to be followed.

4.2.1.3 For any habitats which aren't achieving their proposed condition within the target time period, reasons for failure and proposed remediation measures should also be recorded.

4.2.2 Individual Trees – Urban Trees (Poor Condition)

4.2.2.1 Table 16 details the habitat condition criteria for the elected habitat type and the target condition score for each criterion after 30 years. The proposed overall condition score for this habitat is **poor**, with a final time to target condition of **10 years.**

Table 16 – Monitoring Results for Individual Trees

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. The tree is a native species (or at least 70% within a block)	FAIL												This criterion is automatically failed as the tree is non-native.
B. The tree canopy is predominantly continuous	PASS												This criterion is automatically passed by all individual trees.
C. The tree is mature or veteran	FAIL												This tree is not expected to reach maturity within 30 years.
D. There is little or no evidence of an adverse impact on tree health by anthropogenic activities	FAIL												These criteria are expected to fail as this tree will be managed for aesthetic and safety purposes due to its location.
E. Natural ecological niches present	FAIL												
F. More than 20% of the tree canopy area is oversailing vegetation beneath	PASS												
Overall Condition	Poor												

4.2.3 Individual Trees – Urban Trees (Moderate condition)

4.2.3.1 Table 17 details the habitat condition criteria for the elected habitat type and the target condition score for each criterion after 30 years. The proposed overall condition score for this habitat is **moderate**, with a final time to target condition of **27 years.**

Table 17 – Monitoring Results for Individual Trees

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. The tree is a native species (or at least 70% within a block)	PASS												This criterion is automatically passed as the tree is native.
B. The tree canopy is predominantly continuous	PASS												This criterion is automatically passed by all individual trees.
C. The tree is mature or veteran	FAIL												This tree is not expected to reach maturity within 30 years.
D. There is little or no evidence of an adverse impact on tree health by anthropogenic activities	FAIL												These criteria are expected to fail as this tree will be managed for aesthetic and safety purposes due to its location.
E. Natural ecological niches present	FAIL												
F. More than 20% of the tree canopy area is oversailing vegetation beneath	PASS												
Overall Condition	Moderate												

4.2.4 Heathland and Shrub – Mixed Scrub

4.2.4.1 Table 18 details the habitat condition criteria for the elected habitat type and the target condition score for each criterion after 30 years. The proposed overall condition score for this habitat is **poor**, with a final time to target condition of **1 year.**

Table 18 – Monitoring Results for Mixed Scrub

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. The parcel represents a good example of its habitat type	FAIL												
B. Seedlings, saplings, young shrubs and mature shrubs are all present	FAIL												
C. There is an absence of invasive non-native species/ >5% species indicative of sub-optimal condition	PASS												
D. The scrub has a well-developed edge	FAIL												
E. There are clearings, glades or rides present	FAIL												
Overall Condition	Poor												

4.2.5 Hedgerows – Native Hedgerow

4.2.5.1 Table 19 details the habitat condition criteria for the elected habitat type and the target condition score for each criterion after 30 years. The proposed overall condition score for this habitat is **moderate**, with a final time to target condition of **5 years.**

Table 19 – Monitoring Results for Native Hedgerow

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A1. Height: >1.5 m average along length	FAIL												
A2. Width: >1.5 m average along length	FAIL												
B1. Gap between ground and base of canopy <0.5 m for >90% of length	PASS												
B2. Gaps make up <10% of total length. No canopy gaps >5m	PASS												
C1. >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	PASS												
C2. Undesirable species <20% cover of the area of undisturbed ground	PASS												

D1. >90% of hedgerow and undisturbed ground is free from Invasive Non-native species	PASS												
D2. Current damage: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	PASS												
Overall Condition	Moderate												

4.2.6 Other Rivers and Streams – Unnamed brook (Retained)

4.2.6.1 Table 20 details the habitat condition criteria the retained watercourse. The watercourse should remain in **fairly poor** condition for the 30-years, with the condition being assessed on the proposed years using a MoRPH5 River Condition Assessment, and the results recorded within Table 20.

Table 20 – Monitoring Results for Other Rivers and Streams – Unnamed brook

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
F. Morph River Condition	Fairly Poor												

5 References

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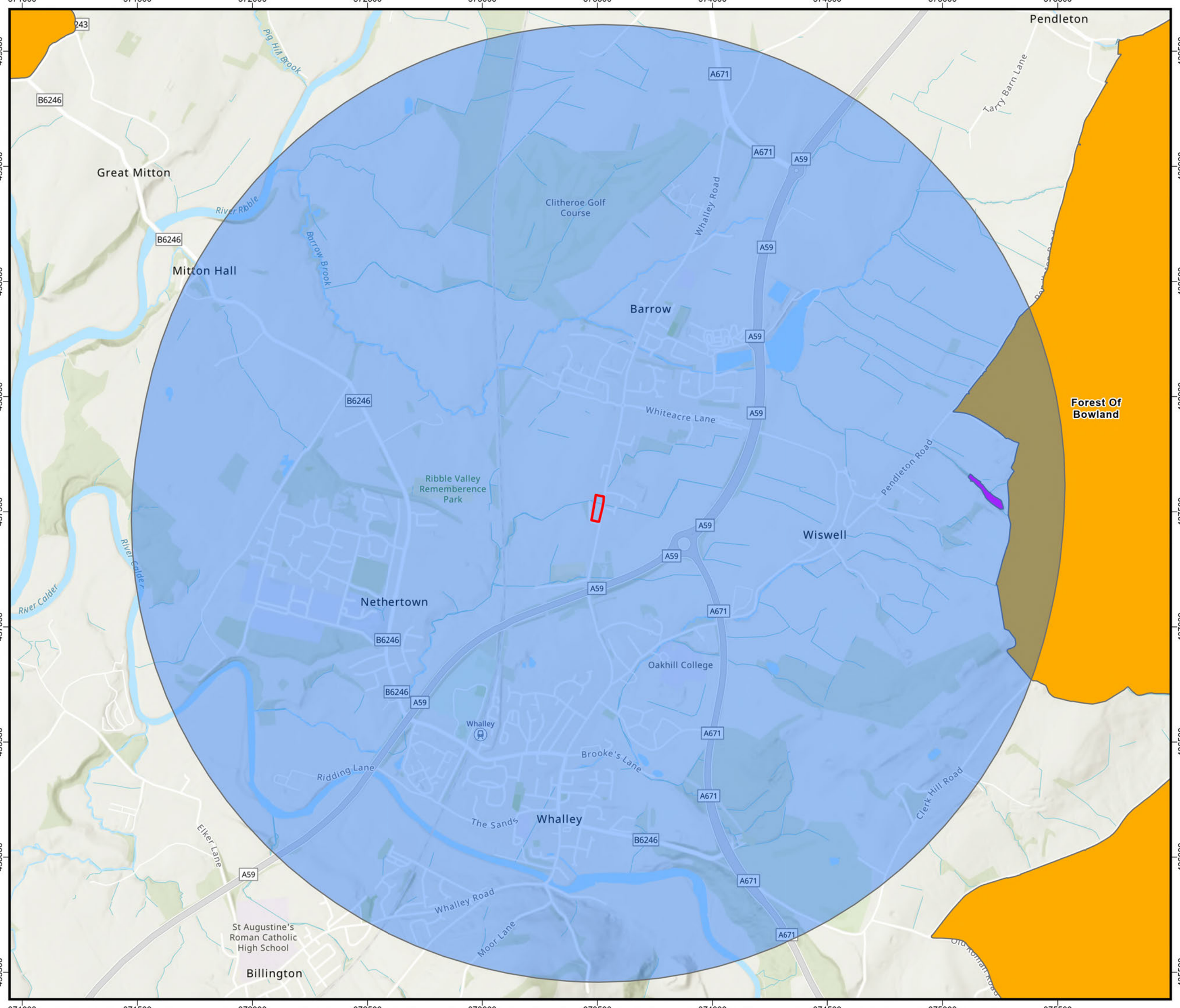
Appendix 1 – Site Boundary Map

URBAN GREEN



URBAN GREEN

Legend

- Red Line Boundary
- 2km Buffer
- Areas of Outstanding Natural Beauty (England) © Natural England
- Sites of Special Scientific Interest (England) © Natural England

N

0 180 360 720 Meters

Client:	Stantec		
Project:	The Eagle at Barrow		
Title:	Designated Sites		
Issue: 01		Figure: 00	
Drawn: CL	Checked: JH	Approved: JH	
Project: UG2650	Scale @ A3: 1:15,000	Date: 30/08/2024	
Dwg No: UG_2650_ECO_DS_01		Revision: 01	

Appendix 2 - Site Context Map

URBAN GREEN

Legend:

Red Line Boundary

0.85

Kilometers

N

Client: Stantec	Issue: 01	Figure: 01
Project: The Eagle at Barrow	Scale @ A4: 1:10,000	
Title: Site Context	Approved by: CL	Checked by: MK
Drawing Ref: UG_2650_SITE_CONTEXT	Author: CL	Date: 30/07/2024

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Appendix 3 - Photographs of the Site

Photograph 1: South of the site, hardstanding with modified grassland.

Photograph 2: South of the site where the proposed hotel will be.

Photograph 3: Ornamental garden area along western boundary.

Photograph 4: Ornamental garden area along western boundary.

Photograph 5: Ornamental garden area along western boundary.

Photograph 6: Ornamental garden area along western boundary with trees present.

Photograph 7: Ornamental garden area along western boundary.

Photograph 8: Ornamental garden area along western boundary.

Photograph 9: Ornamental garden area along western boundary.

Photograph 10: Ornamental garden area along western boundary.

Photograph 11: Culverted watercourse present in the north-west parcel.

Photograph 12: Culverted watercourse present in the north-west parcel.

Photograph 13: Northern boundary of the site with Eagle at Barrow pub pictured.

Photograph 14: Modified grassland parcel at the northern boundary of the site.

Photograph 15: Ornamental shrub across hardstanding in centre of site.

Appendix 4 – Baseline Habitat Map

URBAN GREEN

U R B A N
G R E E N

N

- Red Line Boundary
- Other rivers and steams
- Modified grassland
- Other developed land
- Urban
- Target Notes

TN1 - Pile of grass cuttings

0 5 10 20 Meters

Client: Stantec		
Project: The Eagle at Barrow		
Title: Baseline Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: SP	Approved: SP
Project: UG2650	Scale @ A3: 1:650	Date: 01/11/2024
Dwg No: UG_2650_ECO_HM_01		Revision: 01

Appendix 5 – Baseline Habitat Condition Map

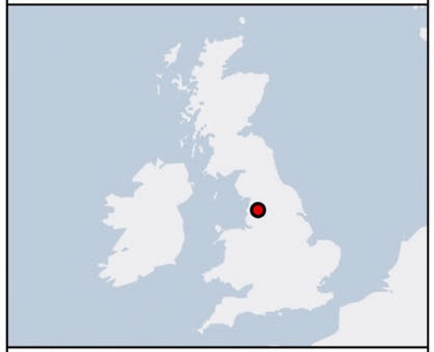
URBAN GREEN

URBAN GREEN

Red Line Boundary
N/A
Poor

N

0 5 10 20 Meters



Client: Stantec			
Project: The Eagle at Barrow			
Title: Baseline Condition Map			
Issue: 01		Figure: 00	
Drawn: CL	Checked: SP	Approved: SP	
Project: UG2650	Scale @ A3: 1:650	Date: 22/11/2024	
Dwg No: UG_2650_BNG_BC_01		Revision: 01	

Appendix 6 - Primary and Secondary Codes

Primary Code	Definition
g4	Modified grassland
r2b	Other rivers and streams
u	Urban
u1b6	Other developed land
Secondary code	**Definition**
108	Frequently mown
516	Active management
847	Introduced shrub

Appendix 7 - Proposed Landscape Plan

URBAN GREEN

KEY

Hard Works

Vehicular Asphalt Surfacing
To car park
Black colour. *To engineer specification & recommendation*

Existing Vehicular Asphalt Surfacing
To roads and car park
To be retained and made good.

Pedestrian Asphalt Surfacing
Black colour. *To engineer specification & recommendation*

Concrete plank paving
80x600x150mm. Colour - Silver (or similar approved)

Concrete flag paving
50x450x450mm. Colour - Cara Slate Ground Textured

Concrete tactile paving:
400x450mm Blister

Permeable Block Paving
To parking bays

Existing Brick Wall
To be retained.

Proposed timber post and 3 rail fence
To replace existing.

Door hoop barriers
BX14/DB (or similar approved) - Finish TBC

Sheffield cycle stands
BXMW/GS/Sheffield-Stand (or similar approved)
- Finish TBC

Soft Works

Existing Vegetation
To be retained

Proposed Tree Planting

Proposed Hedge Planting
Native / ornamental shrubs.

Proposed Semi-Native Shrub Planting
Semi-native shrub mix.

Proposed Species Rich Grass
Species rich grass & wildflower seed mix.

Proposed Rain Garden Planting
Rain garden planting mix.

Proposed Ornamental Shrub Planting
Ornamental shrub mix.

Existing Vegetation
To be retained

Notes:-

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
P03	01/11/24	UPDATED ISSUE	TH	SA
P02	18/10/24	UPDATED ISSUE	TH	SA
P01	19/08/24	FIRST ISSUE	TH	SA

Client: STANTEC	**Project:** THE EAGLE AT BARROW	**Drawn:** TH	**Checked:** SW	**Approved:** SA	**Date:** 19/08/24
Issue: PLANNING	**Title:** GENERAL ARRANGEMENT PLAN	**Dwg No:** UG_2650_LAN_GA_DRW_01		**Scale @ A1:** 1:200	**Revision:** P03

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KEY

Soft Works

Existing Vegetation
To be retained

Proposed Tree Planting

Proposed Hedge Planting
Native / ornamental shrubs.

Proposed Semi-Native Shrub Planting
Semi-native shrub mix.

Proposed Species Rich Grass
Species rich grass & wildflower seed mix.

Proposed Rain Garden Planting
Rain garden planting mix.

Proposed Ornamental Shrub Planting
Ornamental shrub mix.

Existing Vegetation

Plant Schedule

QTY	UNIT	CODE	PLANT NAME	STOCK	SIZE	SPACING
Shrubs						
9	No.	Cor san	Cornus sanguinea	C3L	40-60cm	3/m2
9	No.	Sam BL	Sambucus nigra "Black Lace"	C3L	40-60cm	3/m2

QTY	UNIT	CODE	PLANT NAME	STOCK	FORM	GIRTH/ HEIGHT
Trees						
6	No.	ACE JEF hs	Acer x freemanii 'Jeffersed'	RB	STD	12-14cm
5	No.	BET PEN hs12	Betula pendula	RB	STD	12-14cm
5	No.	PRU AVI hs	Prunus avium	RB	STD	12-14cm

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE
Hedge Mixes					
110m NATIVE HEDGE MIX 1 planted @4/m in a Double Staggered Row					
50%	220	No.	Crataegus monogyna	B Trans	60-80cm
20%	88	No.	Corylus avellana	B Trans	60-80cm
20%	88	No.	Cornus sanguinea	B Trans	60-80cm
5%	22	No.	Ilex aquifolium	C3L	40-60cm
5%	22	No.	Rosa canina	B Trans	60-80cm
To be planted in species groups of approximately 10.					

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE
Plant Mixes					
174m2 SEMI-NATIVE SHRUB MIX 8 planted @3/m2					
25%	131	No.	Crataegus monogyna	B Trans	40-60cm
25%	131	No.	Viburnum opulus	C3L	40-60cm
10%	52	No.	Cornus sanguinea	B Trans	60-80cm
10%	52	No.	Skimmia japonica 'Rubella'	C2L	30-40cm
20%	104	No.	Corylus avellana	C3L	40-60cm
10%	52	No.	Ribes sanguineum	C3L	40-60cm
Individual varieties to be planted in groups of approximately 3-5.					
78m2 POLLEN AND NECTAR WILDFLOWER MIX planted @1/m2					
100%	78	No.	No. Superior Pollen and Nectar Wildflower Seed Mix	Seed	
Seeded at 2g m2 over prepared ground from Habitat Aid					
65m2 PURPLE & WHITE RAIN GARDEN MIX planted @4/m2					
10%	26	No.	Mentha x piperita	C2L	Full pot
10%	26	No.	Anemone x hybrida 'Honorine Jobert'	C2L	Full pot
10%	26	No.	Astilbe 'Snowdrift'	C2L	Full pot
5%	13	No.	Iris sibirica	C2L	Full pot
5%	13	No.	Echinacea purpurea	C2L	Full pot
10%	26	No.	Hosta 'Tall Boy'	C2L	Full pot
5%	13	No.	Aucuba japonica 'Rozannie'	C2L	20-30cm
10%	26	No.	Salix purpurea 'Nana'	C2L	20-30cm
5%	13	No.	Philadelphus 'Belle Etoile'	C2L	20-30cm
15%	39	No.	Phalaris arundinacea 'Feesey'	C2L	Full pot
15%	39	No.	Luzula sylvatica	C2L	Full pot
Individual varieties to be planted in groups of 3 or 5.					
At least 1 of each species to be planted in each rain garden.					
101m2 Ornamental Low Mix planted @4/m2					
20%	81	No.	Hebe 'White Gem'	C3L	30-40cm
20%	81	No.	Mahonia aquifolium 'Apollo'	C3L	30-40cm
15%	61	No.	Skimmia x confusa 'Kew Green'	C3L	30-40cm
15%	61	No.	Spiraea japonica 'Little Princess'	C3L	30-40cm

Notes and Abbreviations

B	=	Bare root (bagged).
C	=	Container (or pot) grown, followed by size of the container (or pot).
FORM	=	Shape of tree as supplied by the nursery.
QTY	=	Quantity
RB	=	Rootballed (balled and wrapped).
SIZE	=	Height or Spread of juvenile plant.
Std	=	(clear stem) Standard.
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.

Notes:-

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
P02	01/11/24	UPDATED ISSUE	IG	SA
P01	31/10/24	FIRST ISSUE	IG	SA

Client: STANTEC	**Project:** THE EAGLE AT BARROW	**Drawn:** IG	**Checked:** SW	**Approved:** SA	**Date:** 31/10/24
Issue: PLANNING	**Title:** SOFT LANDSCAPE PLAN	**Dwg No:** UG_2650_LAN_SL_DRW_02		**Scale @ A1:** 1:200	**Revision:** P02

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Appendix 8 – Habitat Retention Plan

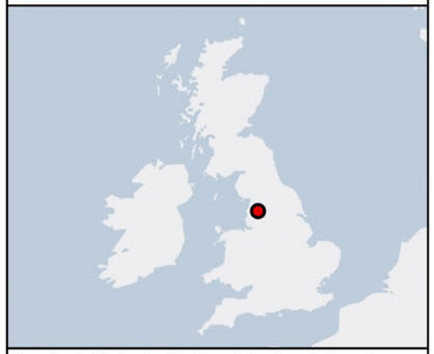
URBAN GREEN

URBAN GREEN

Lost
Retained
Protective Fencing

N

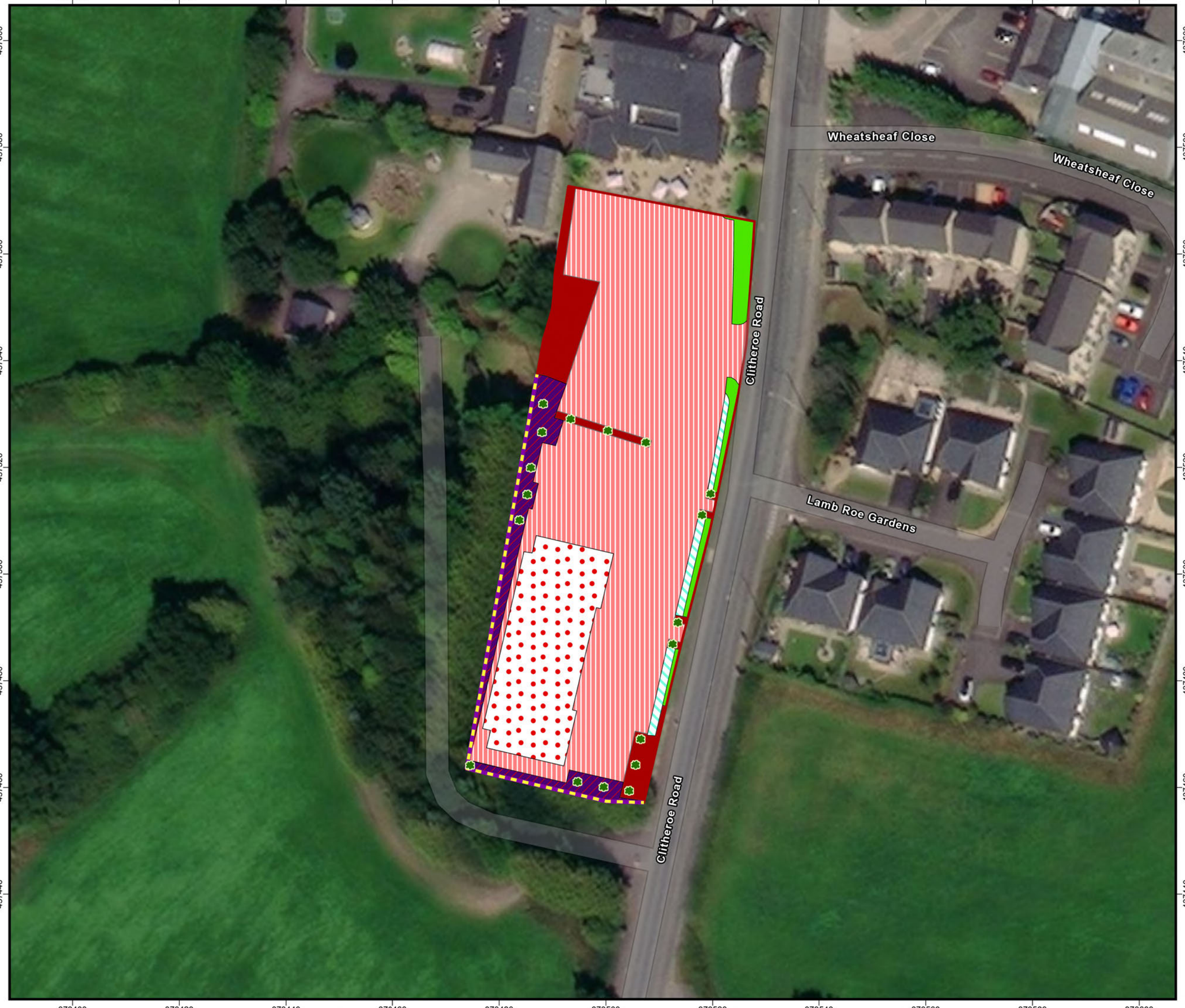
0 5 10 20 Meters



Client: Stantec		
Project: The Eagle at Barrow		
Title: Habitat Retention Results		
Issue: 01	Figure: 00	
Drawn: CL	Checked: SP	Approved: SP
Project: UG2650	Scale @ A3: 1:650	Date: 01/11/2024
Dwg No: UG_2650_BNG_HR_01		Revision: 01

Appendix 9 - Post-Development Habitat Map

URBAN GREEN



URBAN GREEN

N

- Red Line Boundary
- Native hedgerow
- Building
- Developed land sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Rain garden
- Tree

0 5 10 20 Meters

Client: Stantec		
Project: The Eagle at Barrow		
Title: Post Development Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: SP	Approved: SP
Project: UG2650	Scale @ A3: 1:650	Date: 22/11/2024
Dwg No: UG_2650_BNG_PDHM_01		Revision: 01

Appendix 10 - Invasive, Non-Native Species

5.1.1.1 An invasive, non-native species is a species that is present outside of its native range but has established populations after accidental or intentional introduction to a geographical region. These species have negative ecological impacts on the environments in which they are present by outcompeting native flora and fauna for resources, facilitating the spread of disease, and interrupting natural food webs.

5.1.1.2 Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019 list the species within the UK which are considered invasive and are damaging to biodiversity. It is the legal responsibility of the landowner to control populations of invasive species and prevent their growth and spread.

5.1.1.3 While no invasive species were identified onsite; however, it should be noted that some invasive non-native plants are very fast spreading and therefore the potential for these species to be introduced to the site later cannot be ruled out.

5.1.1.4 The table below details common invasive, non-native species listed on Schedule 9 and the Invasive Alien Species Order 2019 and how to identify them. If any are identified onsite, a professional management company that specialises in invasive species should be contacted immediately.

Common name (*scientific name*)	Identification	
Himalayan balsam (*Impatiens glandulifera*)	• Green or red stems • Serrated oval leaves growing in a whorl round the stem • Bright pink flowers	

Giant Hogweed	• Up to 4m in height • Large white flower clusters • Green stem with purple blotches • Large compound leaves with serrated edges, up to 1.5m across	
Japanese knotweed (*Fallopia japonica*)	• Bamboo like stems with purple flecks • Large, shovel shaped leaved • Cream/white clustered flowers	
Rhododendron (*Rhododendron* spp.)	• Woody stems • Oval, dark green, glossy leaves • Dense clusters of flowers of various colours	

Montbretia (*Crocosmia x crocosmiiflora*)	• Low growing plant • Long, thin, light green leaves • Bright orange flowers	
Cotoneaster (*Cotoneaster* spp.)	• Genus of flowering plants • Dense, shrubby growth • Small, shiny, dark green leaves • Small white or pink berries with red berries in autumn	
Variegated yellow archangel (*Lamium galeobdolon subsp. Argentatum*)	• Low growth which forms carpets on the ground • Opposite, variegated leaves • Small, round, yellow flowers