

Duke of York, Grindleton

HABITAT MANAGEMENT AND MONITORING PLAN

March 2025



KNIGHT SKY ECOLOGY
PRACTICAL ECOLOGY SOLUTIONS

E: info@knightskyecology.co.uk

W: www.knightskyecology.co.uk

Report Ref: KSE_089_03

Revision: 00

CONTENTS

1	INTRODUCTION	2
1.1	Instruction and Background.....	2
1.2	Existing Documents	2
2	ECOLOGICAL FEATURES	3
2.1	Habitats.....	3
2.2	Hedgerows	3
2.3	Aims of BMP	4
3	MANAGEMENT	5
3.1	Ecological Trends and Constraints	5
3.2	Management Prescriptions.....	5
3.2.1	General.....	5
3.2.2	Hedgerows – Creation	5
3.2.3	Hedgerow Condition Targets and Requirements	5
3.3	Work Programme	7
4	ROLES & RESPONSIBILITIES	8
4.1	Funding Mechanism & Responsibilities	8
4.2	Remedial Actions.....	8
5	MONITORING & REPORTING	9
5.1	Biodiversity Monitoring	9
APPENDIX A. FIGURES		

1 INTRODUCTION

1.1 Instruction and Background

Knight Sky Ecology Ltd was commissioned to provide a Habitat Management & Monitoring Plan (HMMP) for the permitted development at Duke of York Inn, Grindleton Brow, Grindleton, BB7 4QR.

The development is to include:

- Change of use from public house with living accommodation to residential use. Demolition of side and rear extensions and construction of single-storey extension to side and detached garage. Alteration to vehicle access and creation of domestic curtilage.

The production of a HMMP is required to discharge planning condition 13 of the planning permission notice (Ribble Valley Borough Council - planning ref. 3/2024/0439).

1.2 Existing Documents

This HMMP aims to address the requirements of condition 13 and has been informed by the following documents which were submitted to the application to set out the Biodiversity Net Gain commitments made for the site post-development:

- Knight Sky Ecology (2024). Technical Note: Biodiversity Net Gain (April 2024 – revision 1).
- (Small Sites) Statutory Biodiversity Metric Calculation Tool (revision 1).
- UK Habitat Classification baseline map (Figure 1) and a post-development map (Figure 2).

Please note – the small sites metric tool and Figure 2 have been amended to accurately reflect the detailed landscape design of the site which was drawn up following permission. The landscape design has resulted in an increase in net gain for habitats (no change to hedgerows).

A biodiversity gain plan is to be submitted separately to discharge condition 12 of the planning permission notice.

2 ECOLOGICAL FEATURES

2.1 Habitats

Table 2.1 provides a list of all the habitats that are to be lost or retained along with the selected habitats which are to be created. There are no habitats subject to enhancement. There are no existing or created habitats that require inclusion within this HMMP. Habitats such as vegetated gardens do not require long term monitoring or management provided that they are established during the landscaping works.

Figure 1 provides an overview of the baseline habitats and Figure 2 (revised) provides an overview of the locations of each habitat parcel post-development.

Table 2.1. Habitats within the site to be retained, created and managed

Broad Habitat	Habitat Type	Area (m2)	Area retained (m2)	Condition	Biodiversity Commitments
BASELINE					
Urban	Developed land; sealed surface	1003.90	771.80	N/A	N/A - No management commitments required.
Urban	Vegetated garden	191.50	0.00	N/A	N/A - No management commitments required.
Urban	Unvegetated garden	33.10	0.00	N/A	N/A - No management commitments required.
Urban	Introduced shrub	82.70	0.00	N/A	N/A - No management commitments required.
CREATED HABITATS					
Urban	Vegetated garden	539.4	N/A	N/A	N/A - No management commitments required.

2.2 Hedgerows

Table 2.2 provides a list of the existing and created hedgerows within the site. There are no hedgerows subject to enhancement. A species rich native hedgerow is to be planted along the site boundary as detailed in Table 2.2 and shown on Figure 2. This hedgerow is included within this HMMP.

Table 2.2. Hedgerows within the site to be retained, created and managed

Hedge number	Hedgerow type	Length (m)	Length retained (m)	Condition	Biodiversity commitments
BASELINE					
N/A	Native hedgerow	10.9	10.9	Moderate	No management commitments required provided that the habitat is

					retained in perpetuity as stated and remains in the same condition as stated in the baseline.
CREATION					
N/A	Native hedgerow	5	NA	Moderate	Planted hedgerow on the north-west boundary.

2.3 Aims of BMP

The primary aim of this HMMP is to provide a framework for the delivery of landscaping establishment and management measures within the site in order to meet the biodiversity net gain (BNG) requirements stated within the statutory biodiversity metric tool and the BNG report (Knight Sky Ecology, 2024). The development is to retain and deliver **0.0493 habitat units (89.83%) and 0.0167 hedgerow units (38.39%)**.

This HMMP shall cover the established, management and monitoring of the newly planted hedgerow.

There are no other habitat enhancement, creation or management actions required for any other feature on the site provided that the landscaping is undertaken to the specifications as approved.

3 MANAGEMENT

3.1 Ecological Trends and Constraints

There are no ecological trends or constraints within the site that may influence management. The trees would not be actively managed and there are no expected ecological constraints to the management of the hedgerow.

3.2 Management Prescriptions

3.2.1 General

The appointed landscaping contractor or site owner is to adhere to general good practice guidelines for any landscaping operations including:

- *BS 4428:1989 code of practice for general landscape operations*
- *BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations*

Any imported topsoil and site soils shall also comply with *BS 3882:2015 British Standard Topsoil*.

3.2.2 Hedgerows – Creation

The native hedgerow will contain hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), dog rose (*Rosa canina*) and holly (*Ilex aquifolium*).

Hedge to be planted in a previously prepared trench, 500mm wide and 450mm deep backfilled with a 3:1 mix of multipurpose topsoil to BS3882:2007 and planting compost. Bareroot transplants to be dipped in a suitable mychorrizal dip before planting. Plants to be planted in a double staggered row, 300-350mm wide, at 5nr. plants per linear metre with species planted randomly throughout in groups of 7 to 30 of a single species. The hedge lines shall be mulched after planting with forest mulch to a uniform depth of 50mm.

3.2.3 Hedgerow Condition Targets and Requirements

Native Hedgerow

As per Table 3.1 in order to meet the stated moderate target condition, the hedgerow would need to have no more than 4 failures in total; and should not fail both attributes in more than one functional group.

Table 3.1. Criteria for target conditions (hedgerows)

Attributes and Functional Group		Criteria description	Condition Assessment Criteria
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).

Attributes and Functional Group		Criteria description	Condition Assessment Criteria
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).
C1.	Undisturbed ground and perennial vegetation	>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 hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).

3.3 Work Programme

Table 3.2 provides a timetable for the habitat enhancement, creation and management actions for the site during Years 1 to 5 and for Years 5-30.

Table 3.2. Timetable for annual management requirements

Habitat	Management Action	Year	Timings	Time to Target Condition
Hedgerow	Replacement planting (if required)	2-5	October – February as required	5 years (hedgerow)
	Trimming	5-30	Once every three years. January – February to avoid the nesting bird season and allow the birds to utilise the berry resource from the hedgerow.	Target condition (moderate) to be maintained.

4 ROLES & RESPONSIBILITIES

4.1 Funding Mechanism & Responsibilities

Stansfield Developments Ltd (the site owner) are responsible for the delivery of all BNG requirements detailed within this document and for complying with the biodiversity related planning conditions detailed within the consent notice. **All habitats included within this HMMP will be secured and maintained for at least 30 years in line with legislation.**

The site owners will follow the stated habitat establishment and management measures within this document. This will include the implementation of remedial actions should the habitats not meet the required conditions.

Due to the habitat types, it is not envisaged that significant habitat management actions are required for the habitats after the 5-year establishment period.

4.2 Remedial Actions

Any trees which, within a period of 5 years from the completion of the development, die or are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size or species as approved.

5 MONITORING & REPORTING

5.1 Biodiversity Monitoring

As per condition 12, notice shall be given to the Council when the:

- (i) HMMP has been implemented; and
- (ii) habitat creation and enhancement works as set out in the HMMP have been completed.

With respect to the very limited habitat creation measures, it is not considered suitable or proportionate for the development to undertake monitoring for this particular site. The most important commitment is the implementation and establishment of the hedgerow.

APPENDIX A. FIGURES









Figure 1. UK Habitat Classification Map (Baseline)

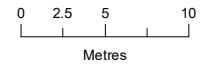
Figure 2. UK Habitat Classification Map (Post-development)

375840 375860 375880 375900 375920 375940

445540
445520
445500
445480
445460
445440



Survey Information	
	Site boundary (1,311.2m ²)
UKHab Habitat Survey	
	u1b5 - Buildings (329.3m ²)
	u1b - Developed land; sealed surface (674.6m ²)
	828 - Vegetated garden (191.5m ²)
	829 - Unvegetated garden (33.1m ²)
	847 - Introduced shrub (82.7m ²)
	h2a - Native hedgerow (10.9m)
	32 - Scattered tree (1)



PROJECT TITLE
DUKE OF YORK, GRINDLETON



DRAWING TITLE
Figure 1: UK Habitat Classification Map (Baseline)

VER	DATE	REMARKS	Drawn	Checked
1.0	22/04/24	UKHab	MP	RK

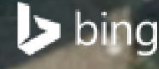
DRAWING NUMBER:
KSEcology/DukeofYork/UKHab

SCALE	1:450	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
-------	-------	-----------	----	-------	------	------------	-----

Source:
Ordnance Survey © Crown copyright
2024. All rights reserved.
Licence Number 100049837.

KNIGHT SKY ECOLOGY



375840 375860 375880 375900 375920 375940

375840 375860 375880 375900 375920 375940



445540

445520






445500

445480

445460

445440



Survey Information	
	Site boundary (1,311.2m ²)
UKHab Habitat Survey	
	u1b5 - Buildings (272.9m ²)
	u1b - Developed land; sealed surface (498.9m ²)
	828 - Vegetated garden (539.4m ²)
	h2a - Native hedgerow (15.9m)

445540

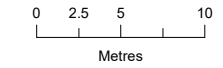
445520

445500

445480

445460

445440



PROJECT TITLE
DUKE OF YORK, GRINDLETON

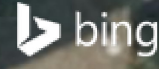
DRAWING TITLE
Figure 2: UK Habitat Classification Map (Post-Development)

VER	DATE	REMARKS	Drawn	Checked
3.0	12/03/25	post-development	MP	RK

DRAWING NUMBER:
KSEcology/DukeofYork/Post

SCALE	1:450	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
-------	-------	-----------	----	-------	------	------------	-----

Source:
Ordnance Survey © Crown copyright
2025. All rights reserved.
Licence Number 100049837.



© 2025 Microsoft Corporation © 2025 Maxar ©CNES (2025) Distribution Airbus DS

375840 375860 375880 375900 375920 375940