

Land to rear of 8-9 Stoneygate Lane, Ribchester

HABITAT MANAGEMENT AND MONITORING PLAN

June 2025



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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 on land to the rear of 8-9 Stoneygate Lane, Ribchester, PR3 2ZS. The development is to include the construction of stables and a manège.

The production of a HMMP is required to discharge condition 5 of the planning permission notice (ref. 3/2025/0153)

1.2 Existing Documents

This HMMP seeks to address condition 5 and has been informed by the following documents which were submitted to the application to set out the Biodiversity Net Gain (BNG) commitments made for the site post-development:

- Knight Sky Ecology (2025). Technical Note: Biodiversity Net Gain Assessment.
- Statutory Biodiversity Metric Calculation Tool.
- Habitat Condition Assessment.
- UK Habitat Classification baseline (Figure 1) and post-development figure (Figure 2).

A biodiversity gain plan is to be submitted separately with regards to the discharging the mandatory BNG condition.

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. The created habitats that are of primary consideration for maintenance / management are highlighted in green and extend to trees only.

Figure 1 provides an overview of the baseline habitats and Figure 2 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 (condition in brackets)	Area (ha)	Area retained	Biodiversity Commitments
BASELINE				
Grassland	Modified grassland (Poor)	0.21289	0.06126	No management commitments required provided that the habitat is retained in perpetuity and remains in the same condition as stated in the baseline.
Urban	Developed land; sealed surface (N/A)	0.00913	0.0	N/A - No management commitments required.
CREATED HABITATS				
Urban	Developed land; sealed surface (N/A)	0.	N/A	N/A - No management commitments required.
Individual trees	Rural tree (Moderate)	0.1059	N/A	Minimum 28 native trees to be planted.

2.2 Aims of BMP

The primary aim of this HMMP is to provide a framework for the delivery of the tree establishment and management measures within the site in order to achieve the BNG metric calculations stated at the planning consent stage (Knight Sky Ecology, 2024). Namely, a net gain of 10.63% for habitats (total post-development value = 0.47 habitat units) is required. This net gain complies with the legislation set out within the Environment Act 2021.

In accordance with the BNG assessment, **a minimum of 28 trees are required to be planted in order to achieve the stated net gain.**

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

2.3 Tree locations

Figure 2 shows the location of the tree planting area.

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 following establishment and there are no expected ecological constraints to the management of the trees.

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 Trees

New Tree Planting (Minimum of 28 Trees)

Trees to be planted will comprise species associated with traditional orchards and include a combination of apple, plum, pear, damson and cherry.

It is recommended to plant at least 3-4 more trees to account for failures. Non-native varieties must be avoided as the trees may not meet the required condition (see Table 3.1).

The trees will be sourced from a reputable stockist using British seed stock.

Whips or feathered trees will be purchased.

Tree planting ideally to be undertaken November to March (dormant season).

Trees to be used shall be root balled or container grown and planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil: compost mix and shall be secured to a machine rounded stake using 1 no. tree tie with rubber spacer. Finished height of stake shall not exceed 1/3 height of staked tree above ground. A thick mulch is to be used to retain moisture and suppress weeds.

Trees to be spaced a minimum of 3m apart.

The trees must be protected from grazing animals (via tree guards or fencing) if required.

Management

Ongoing management will include:

- The trees will be checked on a yearly basis and any dead / dying trees will be replaced.
- Prune and repair wounds (Oct-Feb as required).
- Maintain 1 metre diameter circle of plant free soil round the base of the tree (monthly through growing season).
- Check and adjust stakes (Feb/Aug and after weather disturbance as required).
- Apply slow-release fertiliser annually (Apr/May).
- Water as necessary dependent on weather/soil conditions (May through Aug).
- Apply and maintain mulch to a depth of 75mm around the base of the trees annually (Apr).

3.3 Habitat Condition Requirements & Targets

Trees

As per Table 3.1, in order to meet the stated moderate target condition, the trees would need to **pass 3-4 of the 5 specified criteria**.

Table 3.1. Criteria for target conditions

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

3.4 Tree Establishment Programme

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

Table 3.2. Timetable for annual management requirements

Habitat	Enhancement or creation	Management Action	Year	Timings	Management Requirements	Time to Target Condition
Trees	All planted trees	Tree planting	1	November – March	See Section 3.2	27 yrs
		Replacement planting and ongoing management	2-5	November – March as required	See Section 3.2	
		None	5-30	N/A	None. Trees retained in perpetuity.	N/A

4 ROLES & RESPONSIBILITIES

4.1 Funding Mechanism & Responsibilities

Mr P Bell (the site owner) is responsible for the delivery of all habitat establishment and management requirements detailed within this document and for complying with the biodiversity related planning condition detailed within the consent notice. **The trees will be secured and maintained for at least 30 years in line with legislation.**

The site owner 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 (trees only), it is not envisaged that habitat management actions are required for the habitats after the 5-year establishment period. The trees should not require any works (unless dead or diseased).

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

With respect to the very limited habitat creation and management measures required for trees, it is not considered proportionate for the development to contract an Ecological Clerk of Works for the required monitoring commitments. The most important commitment is the implementation and establishment of the trees. The recommended approach is for the site owner (and person responsible for the delivery and management of the habitats) to submit a very concise report using the example table template below. The table should include photos of the planting and any evidence to show implementation of the correct specifications (e.g., tree labels, or a purchase receipt).

The monitoring reports are suggested to be sent in **Year 1 (following completion)** and **Year 5 (full establishment)**. Thereafter, the land including the created habitats is to be secured for at least 30 years in line with the legislation. There should be no risk to the biodiversity measures in the long term.

Example Table A. 8-9 Stoneygate Lane, Ribchester – HMMP – YEAR 1

Habitat Type	Monitoring Interval and Timing	Example Description
Trees	Year 1 June 2026	28 trees planted in line with the specification of the HMMP. Undertaken December 2025. Tree species ¹ comprised: • Crab apple (x8) • Pear (x6) • Plum (x8) • Cherry (x6)
Photos – Year 1		
Insert photos of tree labels here		
Insert photos of trees in-situ here		
Notes of Target Condition		
• Trees - Habitat condition on course to pass 3-4 of the 5 specified criteria by Year 27.		
Remedial Actions		
One dead tree identified. To be replaced on a like for like basis within the next planting season.		

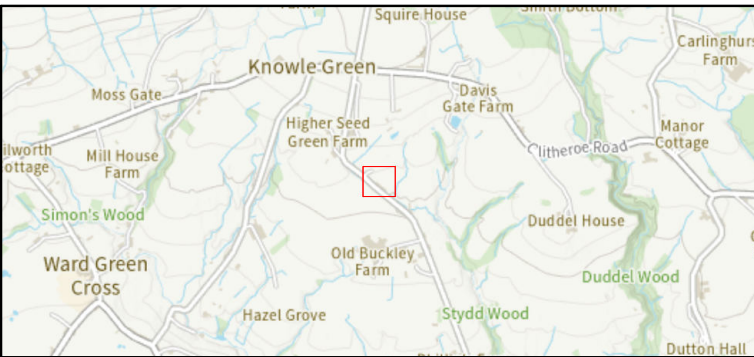
¹ Varieties to be stated upon purchasing.



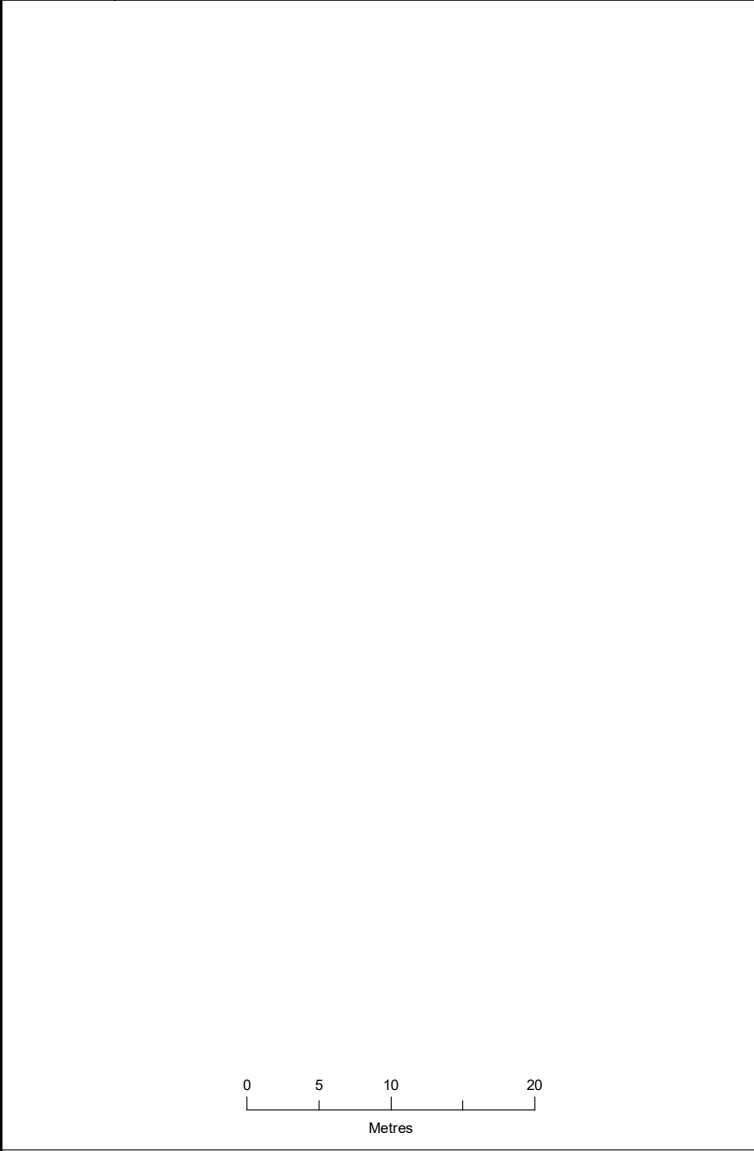
APPENDIX A. FIGURES

Figure 1. UK Habitat Classification Map (Baseline)

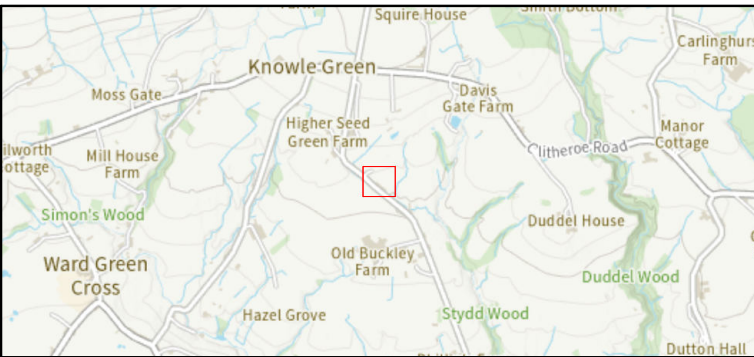
Figure 2. UK Habitat Classification Map (Post-development)



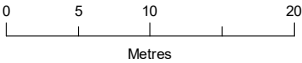
Survey Information	
	Site boundary (2,128.9m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (2,037.6m ²)
	u1b6 - Other developed land (91.3m ²)



PROJECT TITLE				
LAND OFF STONEYGATE LANE, KNOWLE GREEN, PRESTON				
DRAWING TITLE				
Figure 1: UK Habitat Classification Map (Baseline)				
VER	DATE	REMARKS	Drawn	Checked
2.0	13/02/25	UKHab	MP	RK
DRAWING NUMBER:				
KSEcology/StoneygateLane/UKHab				
SCALE	1:525	PLOT SIZE	A3	DATUM
				OSGB
				PROJECTION
				BNG
Source: Ordnance Survey © Crown copyright 2025. All rights reserved. Licence Number 100049837.			 KNIGHT SKY ECOLOGY	



Survey Information	
	Site boundary (2,128.9m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (612.6m ²)
	u1b6 - Other developed land (1,516.4m ²)
	32 - Scattered tree, newly planted



PROJECT TITLE
LAND OFF STONEYGATE LANE, KNOWLE GREEN, PRESTON

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

VER	DATE	REMARKS	Drawn	Checked
2.1	13/02/25	Post-Development	MP	RK

DRAWING NUMBER:
KSEcology/StoneygateLane/Post-Development

SCALE	1:525	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
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