

Mytton Fold Hotel, Whalley Road, Billington

HABITAT MANAGEMENT AND MONITORING PLAN

July 2025



KNIGHT SKY ECOLOGY
PRACTICAL ECOLOGY SOLUTIONS

E: info@knightskyecology.co.uk

W: www.knightskyecology.co.uk

Report Ref: KSE_0180_04

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	4
2.3	Aims of HMMP	4
3	MANAGEMENT	5
3.1	Ecological Trends and Constraints	5
3.2	Management Prescriptions.....	5
3.2.1	General.....	5
3.2.2	Individual Trees	5
3.2.3	Hedgerows – Creation.....	6
3.2.4	Hedgerows – Management	6
3.2.5	Habitat Condition Requirements & Targets	6
3.2.6	Hedgerow Condition Targets and Requirements	7
3.3	Work Programme	8
4	ROLES & RESPONSIBILITIES	9
4.1	Funding Mechanism & Responsibilities	9
4.2	Ecological Clerk of Works	9
4.3	Remedial Actions.....	9
5	MONITORING & REPORTING	10
5.1	Biodiversity Monitoring	10
APPENDIX A.	FIGURES	11

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 Mytton Fold Hotel, Whalley Road, Billington, BB6 8AB. The development is to include the construction of four new padel courts, external lighting and associated external works.

The production of a HMMP is required to discharge planning condition 6 of the planning permission notice (Ribble Valley Borough Council - planning ref. 3/2025/0094).

1.2 Existing Documents

This HMMP aims to address the requirements of condition 6 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:

- Sunderland Peacock& Associates Ltd – Proposed Site Plan – Hard and Soft Landscaping Plan (July 2025).
- Knight Sky Ecology Ltd. Mytton Fold Hotel Technical Note: Biodiversity Net Gain (March 2025 – revision 1)
- Statutory Biodiversity Metric Calculation Tool (revision 3).
- UK Habitat Classification baseline (Figure 1) and post-development figure (Figure 2) (Revision 3)

A biodiversity gain plan is to be submitted separately. Both the Statutory Biodiversity Metric Calculation Tool and post-development figures have been amended from the previous versions to reflect the landscape plan design and planting requirements. Further tree planting for screening purposes was requested during the planning consultation stage.

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. Habitats such as the modified grassland (in poor condition) do not require long term monitoring or management provided that they are retained and secured.

Figure 1 (Appendix A) provides an overview of the baseline habitats and Figure 2 (Appendix A) 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 (ha)	Area retained (ha)	Condition	Biodiversity Commitments
BASELINE					
Grassland	Modified grassland	0.26423	0.13354	Poor	No management commitments required provided that the habitat is retained in perpetuity as stated within the landscape plan.
Urban	Developed land; sealed surface	0.00863	0.00863	NA	N/A - No management commitments required.
CREATED HABITATS					
Urban	Developed land; sealed surface	0.13069	NA	NA	N/A - No management commitments required.
Individual trees	Rural tree	0.1221	NA	Moderate	30 native trees to be planted.

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.

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					
H1	Native hedgerow	18.9	18.9	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.
H2	Native hedgerow with trees	62.8	62.8	Poor	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					
H2 - Infill	Species-rich native hedgerow	14.5	NA	Moderate	Hedgerow to infill H2.

2.3 Aims of HMMP

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. The development is to retain and deliver **0.64 habitat units (21.18%)** and **0.41 hedgerow units (24.86%)**.

This HMMP shall cover the established, management and monitoring of trees and hedgerows.

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 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 Individual Trees

As per the Landscape Plan, trees to be planted will include:

- 8 x rowan (*Sorbus aucuparia*).
- 5 x wild cherry (*Prunus avium*).
- 5 x silver birch (*Betula pendula*).
- 9 x hazel (*Corylus avellana*)
- 3 x common lime (*Tilia cordata*)

Ornamental variants must be avoided, as these would be a lower value resource to native faunal species and may not meet the required 'moderate' condition (see below).

Imported topsoil and site soils shall be to British Standards BS 3882 - Multipurpose Grade. Spread to 300mm depth over areas to be planted with trees. Remaining minimum rooting depth to be provide by a good quality subsoil to BS 8601:2013, free of building material debris to achieve a rooting depth of 900mm.

It is recommended to plant at least five more trees to account for failure.

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.

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

3.2.3 Hedgerows – Creation

The species-rich 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 mycorrhizal 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.

3.2.4 Hedgerows – Management

- Hedgerows must not be cut or trimmed during the nesting bird season from 1 March to 31 August.
- Trim the hedgerows until late winter. Hedgerow berries provide vital food for birds throughout the winter.
- Allow the hedgerows to grow out (in height and width).
- Change the cutting regime – cut the hedgerows once every 2-3 years or cut just one side per year.
- Encourage more species richness at the hedgerow base by retaining an unmanaged strip of grassland 1-2m from the base. This grassland can be cut once a year in the early autumn.

3.2.5 Habitat Condition Requirements & Targets

Individual 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 (habitats)

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.

3.2.6 Hedgerow Condition Targets and Requirements

Species-rich Native Hedgerow

As per Table 3.2, 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 3.2. 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).
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.

Attributes and Functional Group		Criteria description	Condition Assessment Criteria
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 3.3 provides a timetable for the habitat enhancement, creation and management actions for the site during Years 1 to 5.

Table 3.3. Timetable for annual management requirements

Habitat	Management Action	Year	Timings	Management Requirements	Time to Target Condition
Individual trees & new hedgerow	Tree planting	1	October – February	See Section 3.2	27 yrs (trees)
	Replacement planting (if required)	2-5	October – February as required	See Section 3.2	5 years (hedgerow)
Existing hedgerows	Cutting	Once every 2-3 years or one side per year	January – February	See Section 3.2.4	N / A
Existing hedgerows	Reduced management of grassland base adjacent to hedgerows	1-30	Cut grassland in late August / September.	See Section 3.2.4	N / A

4 ROLES & RESPONSIBILITIES

4.1 Funding Mechanism & Responsibilities

Mytton Fold Hotel (the site owners) 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. For example, the trees should not require any works (unless dead or diseased).

4.2 Ecological Clerk of Works

An Ecological Clerk of Works (ECoW) from Knight Sky Ecology Ltd or other ecological consultancy is to be appointed prior to the commencement of any construction works and will oversee all biodiversity related aspects of the scheme throughout the duration of the landscaping and habitat establishment schedule (Years 1-5).

4.3 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 4, no development, including any site preparation shall commence or be undertaken on site until a landscape/habitat management and monitoring plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas has been submitted to and approved in writing by the Local Planning Authority

With respect to the basic habitat creation measures (i.e., tree and hedgerow planting), post-development monitoring is to be minimal. The trees and hedgerows should be fully established and healthy by Year 5. The target condition for the trees (moderate) will take 27 years.

Biodiversity monitoring reports are suggested to be sent in **Year 1 (following planting) and Year 5 (full establishment)**. The land including the created habitats are 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.

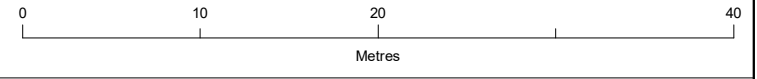
APPENDIX A. FIGURES

Figure 1. UK Habitat Classification Map (Baseline)

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



Survey Information	
	Site boundary (2,728.6m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (1,335.4m ²)
	u1b6 - Other developed land (1,393.2m ²)
	h2a - Native hedgerow (11.4m)
	11 - Hedgerow with trees (62.8m)
	11 - Hedgerow with trees, newly planted (14.5m)
	32 - Scattered tree, newly planted (30)



PROJECT TITLE							
LAND AT MYTTON FOLD HOTEL, LANGHO							
DRAWING TITLE							
Figure 2: UK Habitat Classification Map (Post-Development)							
VER	DATE	REMARKS	Drawn	Checked			
3.1	16/07/25	Post-Developmen	MP	RK			
DRAWING NUMBER:							
KSEcology/MyttonFoldHotel/Post-Developmen							
SCALE	1:425	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
Source: Ordnance Survey © Crown copyright 2025, All rights reserved. Licence Number 100049837.				 KNIGHT SKY ECOLOGY			