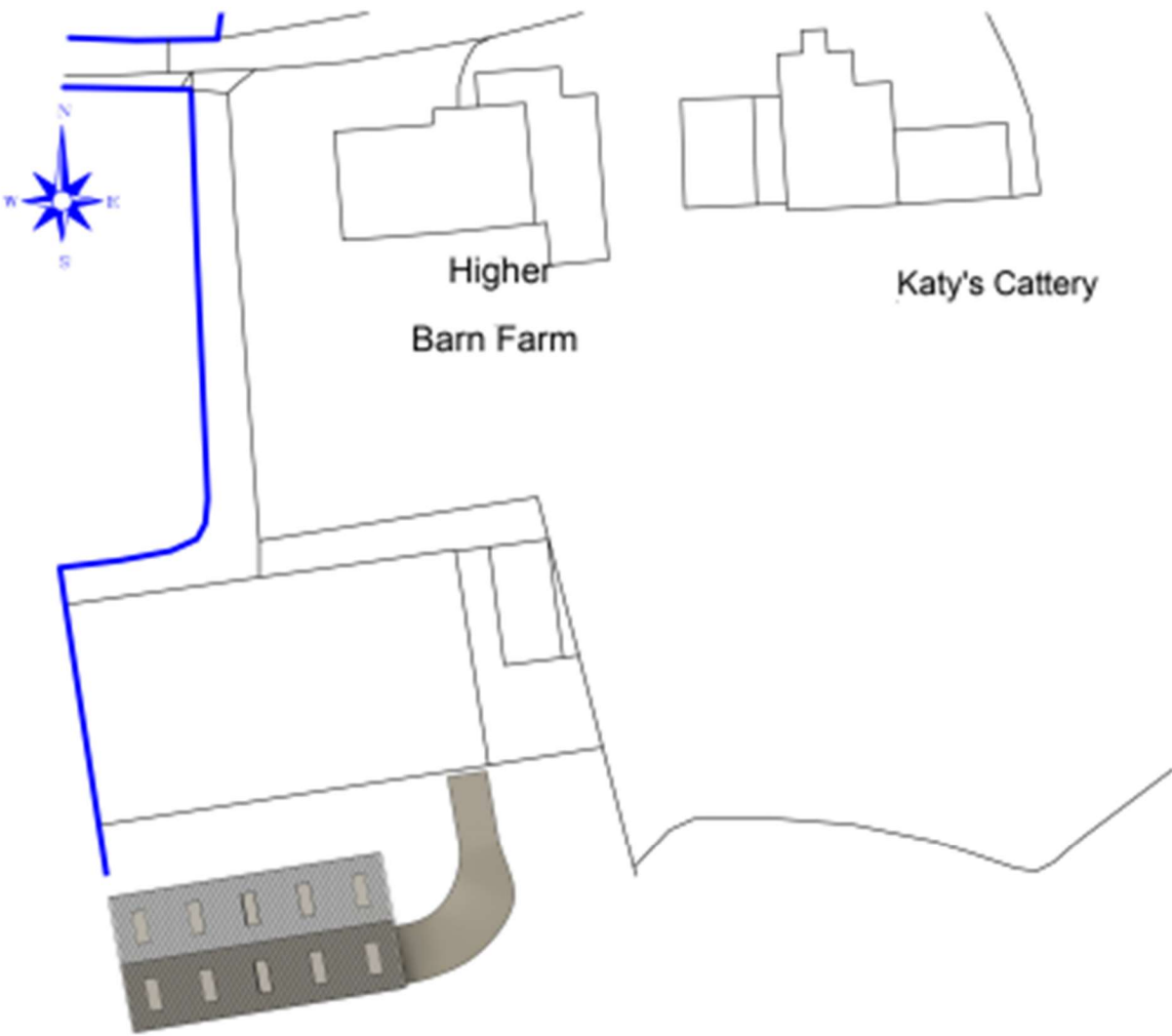


Habitat Management and Monitoring Plan

Site Name:	Cuncliffe House Farm
Date:	15.08.25
Version:	01



Author: Julie Wickington Client:

Contents

1.2

Summary of Management Plan
Site Boundary Plan PB-F01
Site Context Plan PB-F02
Phasing strategy
Roles and Responsibilities
Land Use Summary
Site Context Photos PB-F03
Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01
Baseline and Environmental Information

3
4
5
6
6
7
7
8
9

2.13

Principles Informed by Design Stage
Habitat and Condition Targets PM-T01
Habitat Retention
Habitat Retention Plan PM-F01
Creation, Enhancement and Management Targets and Prescriptions
Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

10
11
12
12
13
14

3.17

Monitoring Strategy
Monitoring Methods and Intervals MS-T01
Monitoring Reports
Adaptive Management

15
15
16
16

Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date

Document Details

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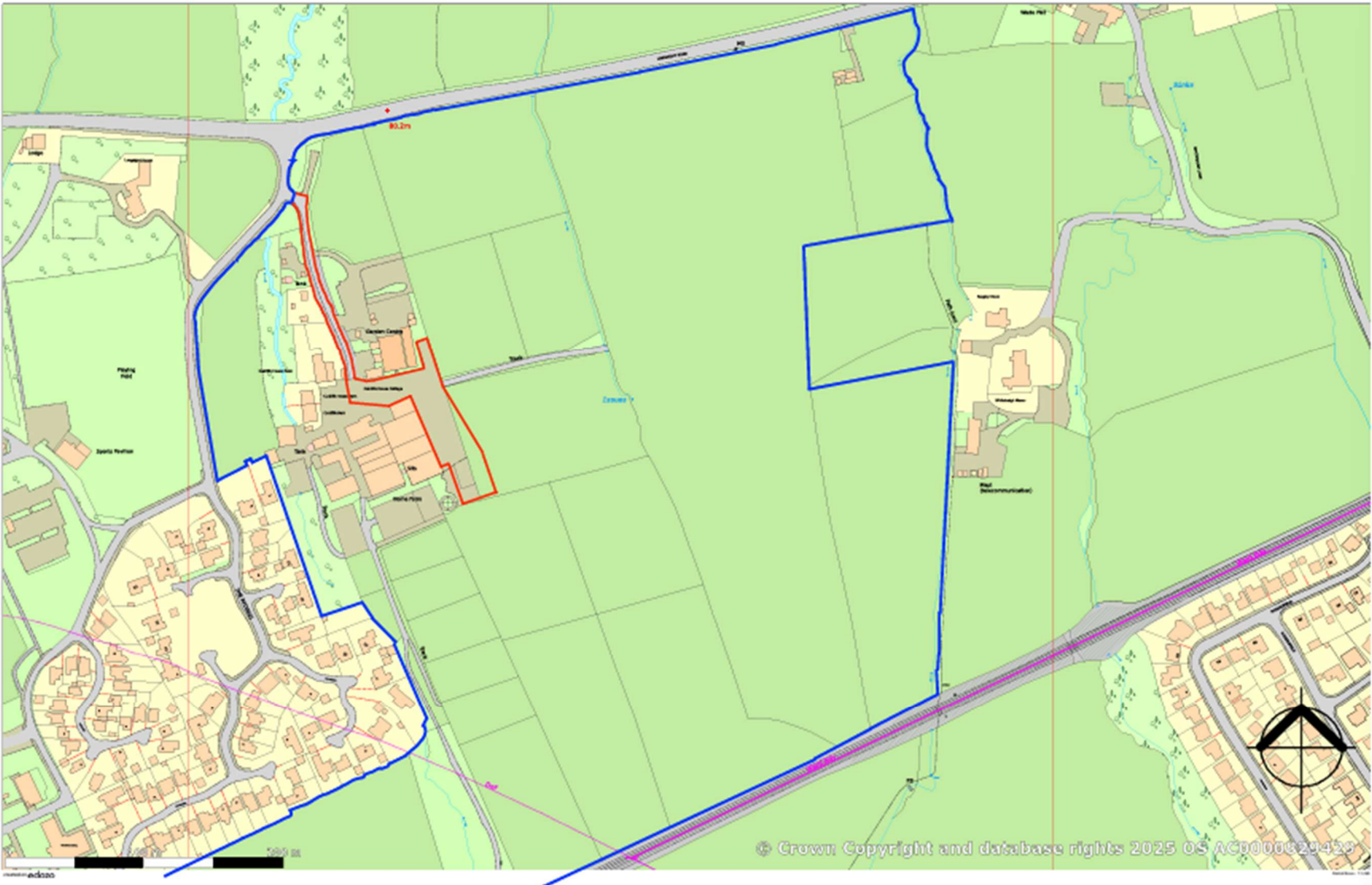
Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	On Site
Development Name and Address	Cunliffe House Farm, Longsight Road, Langho, BB6 8AD.
BNG Project Name and Address	As above
Author Organisation	Fieldology Works Ltd
Landowner	Mr H Barker
Land Manager	Mr H Barker
Responsible person/organisation for creating or enhancing the habitat	Mr H Barker
Period covered by this management plan	Start 2026 - End 2056 1 yearly review - 2026, 2027, 2028, 2029, 2030 5 Year Review - 2031, 2036, 2041, 2046, 2051, 2056 NB: Assumption - development completed in 2025, Year 1 for HMMP commences 2026.
Planning authority	Rible Valley Borough Council
Planning reference (if applicable)	3/2025/0359
BNG register reference (if applicable)	N/A
Central OS grid reference	SD 6935 3413
Metric revision/title	Statutory Biodiversity Metric July 2024
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: X ☐

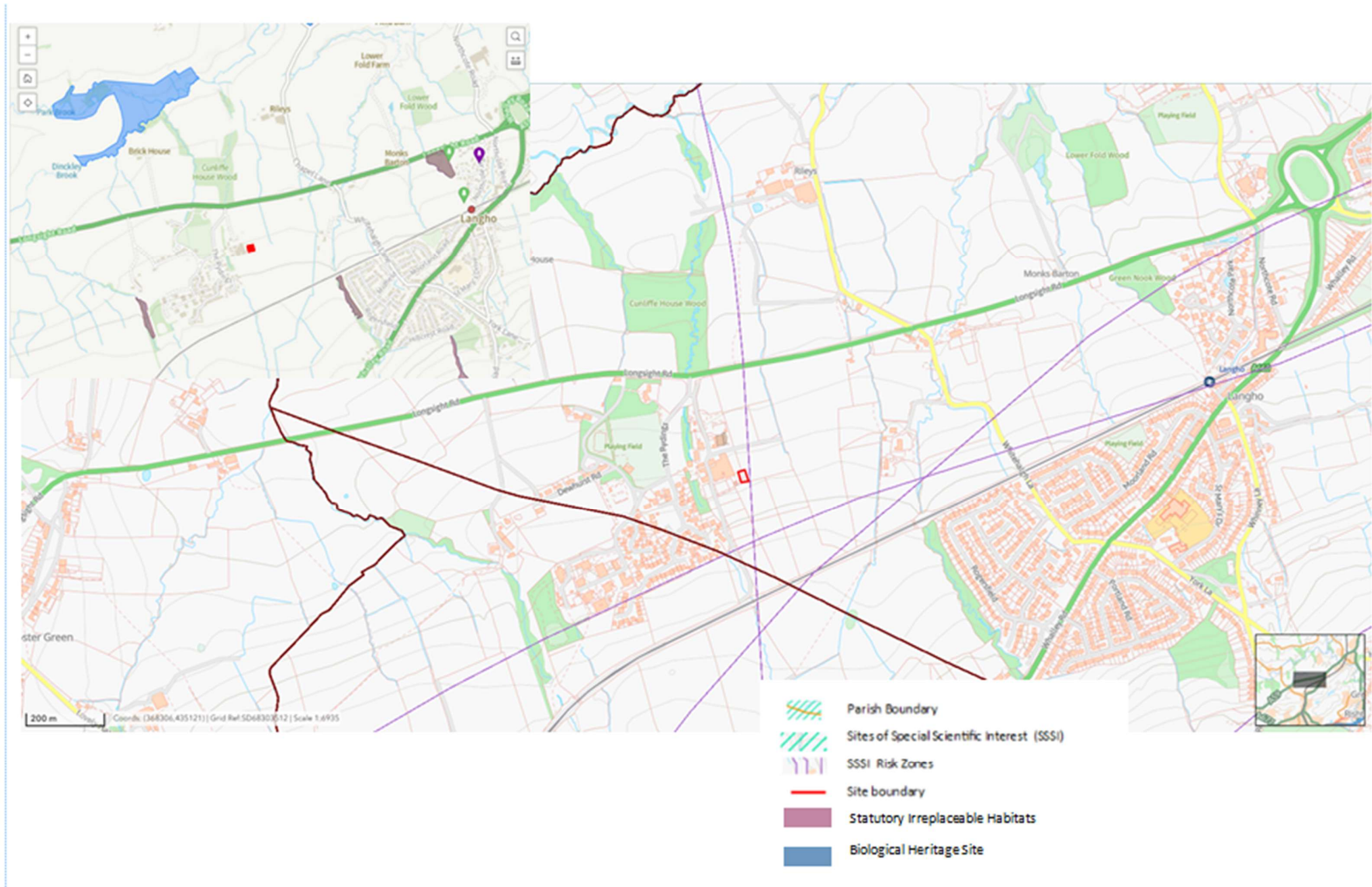
Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02		
Habitats to be enhanced		
Habitat	Area	Target Condition
Modified Grassland	0.0375 Ha	Good
Habitats to be created		
Habitat	Area	Target Condition
Native Hedgerow	15 m	Good
Timescales for Actions PB-B03		
Summarise the key timescales for the actions covered by this HMMP.		
Year 1 - Native Hedgerow to be planted, Modified Grassland enhancements to commence.		
Year 1 - 5 annual monitoring and adaptive management.		
5 yearly reviews 2031, 2036, 2041, 2046, 2051, 2056		
Monitoring Requirements PB-B04		
Summarise the monitoring requirements set out within this HMMP		
The main monitoring requirements will be during the establishment phase, during years 1 - 5 This is to ensure that suitable establishment of the habitats created occurs, and adaptive management strategies can be taken as necessary.		
Required Consents and Licences PB-B05		
List the relevant consents and licences required as part of this HMMP.		
None as part of the works and client made aware of Wildlife and Countryside Act obligations via planning process.		
Funding PB-B06		
Provide an overview of how funding has been secured to deliver the HMMP.		
Funding to be supplied by the developer/land owner.		
Legal Agreement PB-B07		
Provide an overview of any legal agreements that secure the delivery of the HMMP.		
None required.		



Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08 Yes: X No: ☐

Provide details of how the project and any habitat creation and enhancement works and their management will be phased. Include details of how this will be tracked and monitored to achieve BNG targets on the ground.State if this management plan covers a single phase or if it is a site wide management plan. If being provided for a single phase, provide a reference to a document that provides information on the overarching management plan for all phases.

This management plan covers the site wide management plan.
Once the building work is completed and the landscape phase undertaken. The phasing of the work will be as follows:

Cuncliffe House Farm Phasing Strategy

- Grassland to be rotationally left to grow at least 7 weeks before cutting, cutting to commence from mid-July.
- Plant the trees during Autumn for the best establishment.

	Works				Phase	Year from project start
	Protection	Creation	Establishment	Maintenance		
Habitats to be created						
Native Hedgerow 15m (Good)					Ph 1 Ph2	Yr 1 - 5 Yr 5 +
Habitats to be enhanced					Ph 1 Ph 2	Yr 1 Yr 2 - 10
Modified Grassland 0.0375 (Good)					Ph 3	Yr 11 +

Establishment of the hedgerow and grassland monitored in years 1 - 5, with a review of establishment. with corrective action if required for the grassland in years 6 - 10.

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09

Name or Initials		Julie Wickington		
Organisation		Fieldology Works Ltd		
Responsibility	Start Date:	18.08.25	End Date:	01.05.55
Fieldology Works Responsibilities Responsible for the production of the HMMP and subsequent monitoring reports				
Statement of Competency				
Julie has the following experience and qualifications Farmer all her life and project manager in charitable and public sectors - 27 years Facilitator for the East Lancashire Farming Group Competent Ecologist delivering Biodiversity Net Gain Appraisals. Qualifications MSc Human Ecology MA Countryside Management Diploma in Business Studies MA Town and Countryside Planning				

Landowner or Land Manager PB-B10

Name or Initials	Mr Phil Colbett
------------------	-----------------

Organisation		Cunliffe House Farm		
Responsibility	Start Date:	01.09.2025	End Date:	01.05.2055
Responsible for the overseeing of construction of the development.				
Statement of Competency				
Experienced farmer, land owner and land manager who will be able to oversee the work.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Mr P Colbett (see above)		
Organisation				
Responsibility	Start Date:	01.09.25	End Date:	01.05.55
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 PB-B12				
Name or Initials				
Organisation		Blackburn with Darwen Borough Council		
Responsibility	Start Date:	01.05.25	End Date:	01.05.55
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) To review and monitor the monitoring reports submitted to the Local Planning authority by the ‘developer/landowner’.				

Overview of Baseline Habitat

Provide a concise overview of the current site use including a summary of the habitats present, any specific management operation currently in effect and any other land uses.

Provide the context for the management activities to assist the reviewer in understanding the changes proposed.

Habitat overview

The site is currently an area of modified grassland with a line of trees (Conifer sp.) trees, growing along the southern boundary. The site is located adjacent to existing agricultural buildings.

Modified Grassland - Approximately 0.0725 ha of modified grassland is located within the site. g4, 614, 107, 103). Habitat Parcel 1 is part of the proposed location of the agricultural building, there is an area of tipped material to the top of the parcel. Habitat Parcel 2 is the proposed 'on-site' compensation land both parcels are 'poor' condition with 614 (permanent agricultural grassland), 107 (mown and collected) and 103 horse grazed. Habitat parcel 2 is located parallel to the retained native hedgerow and associated ditch, a 5m riparian zone is illustrated as a buffer on (HB001 and HB002), note that habitat condition assessments have to been completed for these sites and these features are excluded from the planning application boundary. It was assessed as scoring a 'Poor' condition based on passing 4 criteria.

Species present in both parcels include: Perennial Rye Grass (*Lolium perenne*), Common Couch (*Elymus repens*), Creeping bent (*Agrostis stolonifera*), Creeping buttercup (*Ranunculus repens*) and Broad leaved dock (*Rumex obtusifolius*). Across the parcels, sward height is not varied, physical damage exists from the poaching of animals and rutting from tractors within the grassland.

Line of trees - A line of trees exists along the southern boundary of the site, running parallel to the artificial, unsealed, unvegetated surface. This is a non-native line of trees (conifer sp). There is a continuous canopy and gaps make up <10% of the total area. Based on the trees diameter these are small-sized trees, they do not have veteran features or natural ecological niches. Whilst 95% of the trees are in a healthy condition, there adjacent farm buildings and machinery stored close to the base of the trees provides an adverse impact on the trees health. The line of trees were assessed as 'Poor', passing 1 criteria.

Urban Land - the access to the site is through an existing farm yard, from Longsight Road, this consists of a tarmacked road and artificial, unsealed, unvegetated surface (it has been assumed for the metric that planning consent for the access, is not required). The proposed agricultural development is also on artificial unvegetated unsealed surface (hard standing) used to store bales and machinery (0.035 ha), there is no vegetation or habitat parcels on this land.

Current management

The grassland and trees at the time of surveying are actively managed. Invasive non-native species are growing on this area Himalayan Balsam (*Impatiens glandulifera*).

Overview of Proposed Site Use PB-B14

Summarise the site’s anticipated uses, including proposed habitats, management regimes and intended land uses.

The footprint of the proposed building will be cleared (consisting of the Modified Grassland, line of trees and artificial, unsealed, unvegetated surface). It is anticipated that should the excavated material be reprofiled on site this will be within the project area and as such it is recommended that a non-native species mitigation strategy is adopted to manage the removal of the Himalayan Balsam. Whilst the retention of the existing grassland is preferred to facilitate the ground re-profiling for the reestablishment/enhancement of the enhanced grassland this may not be practicable given the presence of the non-native invasive species and there is a risk that the lands disturbance may spread the non-native invasive species.

A new access path leading to the proposed agricultural building will be built from the existing yard and grassland to the east of the agricultural building will be the location of the enhanced modified grassland and the planting of the new native hedgerow trees.

The main management prescriptions will be the enhancement of the modified grassland and the planting and establishment of the native hedgerow. The hedgerow will be monitored, with pruning minimised to allow suitable establishment.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices
☐



Figure 1: Looking towards the southern boundary, line of trees and modified grassland (HP 1), site of development



Figure 2: Modified grassland, HP1, site of development.



Figure 3: Area of modified grassland to be enhanced - with existing hedgerow to the right.



Figure 4: Bottom section of modified grassland to be enhanced, showing area of proposed native hedgerow planting to the right.

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☐	The proposal will have a positive impact with the active management and reduction in Himalayan Balsam, a non native invasive species, the enhancement of modified grassland from poor to good and the planting of a new native hedgerow - this hedgerow will link to an existing hedgerow.
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☐	Notable species are referred to above and no protected species cause a constraint.
Invasive Non-Native Species (INNS)	Are there any INNS present onsite that could affect the proposals?	X ☐	One species listed as invasive under both Schedule 9 (Part II) of the Wildlife & Countryside Act (1981), and Schedule 2 of The Invasive Alien Species (Enforcement and Permitting) Order 2019, were located within the site boundary in the form of Himalayan balsam . Whilst it is not an offence for these species to be present on a site, it is an offence to spread or allow them to spread; to prevent incidental spread of these species during the proposed works it is recommended that a precautionary working method statement with appropriate biosecurity protocol is instated prior to commencement of site works. This species is scattered in g4 Habitat Parcel 1 - Modified grassland.
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	X ☐	See Appendices Ecologist responsible for baseline surveys (BI-T03), Habitats (BI-T04), Baseline Habitats Plan (BI-F02), Baseline Distinctiveness and Condition Plan (BI-F03), Baseline Habitats Photos (BI-F04). Also refer Appendix 3: Cunliffe House Farm, Longsight Road, Langho, BB6 8AD. - Biodiversity Net Gain Habitat Condition Assessment
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	No public access.

Climate	Local climate conditions such as dry years and limited rain may impact on the establishment of the newly planted rural trees and species rich hedgerow.	☐	None of the proposed habitats are climate sensitive.
Geology and Topography		☐	No impact
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	No impact
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	None
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	None
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	None
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	The site is not within a flood risk zone.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	None
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	None
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	There are no historic designations.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	None

Baseline and Environmental Information

Refer to Appendix 4 for the Baseline and Environmental Information.

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

Set out your site-wide principles and the overarching aims and objectives that guide this HMMP. Present these clearly and concisely to assist the reviewer with understanding the overall aims and objectives. This will also provide context to the detailed information presented later in this document.

Summarise how each aim and objective will be achieved within the appropriate timescale and maintained for at least 30 years.

Where relevant, provide details on the project's long-term vision, including the beyond the 30 years. This may be a vision statement or similar.

Project Aim

To provide and enhance the habitats to support a wider range of biodiversity, increasing connectivity and niche availability for target species on site.

Objectives

1. To plant a native hedgerow and to maintain this to 'Good' condition; and,
2. To enhance an area of modified grassland from 'Poor' condition to 'Good'.

HMMP - Habitat creation and maintenance timescales

	Works				Phase	Year from project start
	Protection	Creation	Establishment	Maintenance		
Habitats to be created						
Native Hedgerow 15m (Good)					Ph 1	Yr 1 - 5
					Ph2	Yr 5 +
Habitats to be enhanced					Ph 1	Yr 1
					Ph 2	Yr 2 - 10
Modified Grassland 0.0375 (Good)					Ph 3	Yr 11 +

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

Summarise how the site features and baseline information influenced the site's habitat retention, creation and enhancement aspirations during the early stages of the project design.

Where relevant, include details on how you reached a decision on the strategic significance of the habitat parcels present on site.

Design principles

- The type and condition of the habitats to be created and maintained were identified through the initial condition assessment.
- The design of the scheme was based on creating sustainable and diverse habitats.
- Native species will be used which are typical to the site's environmental baseline.
- Greater connectivity will be created to provide opportunities for target species.
- Suitable foraging habitats will be created to support fauna.
- The design will provide an aesthetically pleasing design.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant 'Area', 'Hedgerow', and 'Watercourse' types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Modified Grassland (g4)	Modified Grassland (g4)	2	Poor	Good	10 years	Good condition will be targeted by achieving the following: Passes 6 or 7 criteria including passing essential criterion A	
	Native Hedgerow (h2a)	1	N/A	Good	12	No more than 2 failures in total; AND No more than 1 failure in any functional group.	

Habitat	Condition	Targets	Further Comments

Use this section to provide further details relevant to achieving the habitat and condition targets set out above. Also, include any additional objectives that are relevant to the proposals but outside of the scope of the statutory biodiversity metric calculations.

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

Summarise the details of the habitats to be retained by the project. Use parcel references and clearly show these on the accompanying habitat retention plan.

Set out how protective measures will be implemented and maintained to protect all retained habitats throughout the project.

Set out any management measures that may be required to maintain or enhance their baseline condition.

Specification of Protective Measures to be Used PM-04

Use this section to provide detailed technical specifications of any protective measures (for example fencing) to be implemented.

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: [Click or tap here to enter text.](#)

Creation, Enhancement and Management Targets and Prescriptions

Refer to:

1.

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

This is a pre-emptive list. The list of potential risks should be as comprehensive as possible to provide confidence in the delivery of the management plan objectives. Complete each habitat's management targets and prescriptions first, then consider the likelihood of the risk occurring and what impacts it may have if it was to occur. Consider how these may feed back into monitoring requirements.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
--------------------------	--------------	-------------	--------------------	------------------

Years 2 - 5	Native Hedgerow	Newly planted hedgerow failing to establish trees can be monitored and condition assessed. Trigger will be declining features such as signs of drought stress Initial planting phase should include a mulch to help retain water and then watering as needed through drier seasons during years 1-5 as they establish. If there is a failure to establish, this can be replaced.	10% of targeted number of newly planted native hedgerow found to be dead during years 1-10.	Plant a larger number of hedgerow trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis
Years 2 - 5	Modifies Grassland	Enhanced grassland fails to establish/diversify. Triggers will be predominance of sub-optimal species and numbers of grassland and wildflower species not increasing. Consider gradual species introduction into the established sward, with the anticipation that it will take 10 years to produce the range of modified grassland species >9 number..	Number of grassland and flower species remains the same as the baseline condition in Year 5.	Undertake a second round of sowing, focusing on the bare areas, with preparation of soil, localised to the areas, as needed. Consider overseeding or planting with Upland Acidic Grassland typical wild flowers when grasses establish.

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

Provide details of methods that will be used to compare the baseline habitat with the proposed retention, creation or enhancement measures. For example, this may include before-and-after photos, before-and-after surveys and species lists, etc.

Before and after photos taken. First photos will be taken during creation phase, then annual photos taken in July from years 1-5. Annual targeted survey work will be taken on the grassland and individual trees as described below to ensure that the ‘Good’ standards are achieved, primarily focusing on the targets listed, especially the number of species present. Year 1 will provide the baseline.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Monitoring methods and frequency need to be considered according to habitat type. The text below is only for illustrative purposes. Plan according to your own project and habitat requirements.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Example: Other neutral grassland	To be undertaken on parcels 1, 3, 5 and 8.2 Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m ² . Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
Modified Grassland	All grassland plots to be monitored. Undertake quadrat and DAFOR sampling to identify the establishment and number of species per m2. Take an estimate of sward heights as a percentage of cover and record the percentage cover of scrub if present.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
Native Hedgerow	All hedgerow trees to be checked for signs of stress, decline or other health issues. This will be done through a visual inspection of canopy, giving a percentage score of healthy leaf cover as well as an inspection of the bark and main body of the trees. Ensure removal of tree guards and stakes when trees established >year 10.	Years 1-5, biannual checks to assess health and establishment of the hedgerow. Surveys to be undertaken in May and then July to cover the main growing season and drier periods.
Modified Grassland	Modified Grassland - Inspection to review management regime and development of ‘Good’ Modified Grassland	Year 10, 15,20,25,30

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Fieldology Works Ltd	Ribble Valley Borough Council

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Proj ect Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	September or October	Report on results of initial grassland enhancement and Native Hedgerow creation measures.
Y2	September	September or October	Report on results of initial grassland enhancement and Native Hedgerow creation measures.
Y3	September	September or October	Report on results of initial grassland enhancement and Native Hedgerow creation measures.

Y4	September	September or October	Report on results of initial grassland enhancement and Native Hedgerow creation measures.
Y5	September	September or October	Report on results of initial grassland enhancement and Native Hedgerow creation measures.
Y10	September	September or October	Report on results of initial grassland enhancement and Native Hedgerow creation measures..
Y15	September	September or October	Report on results of initial grassland enhancement and Native Hedgerow creation measures.
Y20	September	September or October	Report on results of initial grassland enhancement and Native Hedgerow creation measures.
Y25	September	September or October	Report on results of initial grassland enhancement and Native Hedgerow creation measures.
Y30	September	September or October	Report on results of initial grassland enhancement and Native Hedgerow creation measures.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Use this box to summarise how you plan to incorporate adaptive management. Consider the risks in section [PM-T02](#) above. The aim is to have a feedback loop between monitoring, then reporting, and how any proposed changes are subsequently reflected in this plan.

Adaptive management is a systematic approach to natural resource management that involves monitoring and evaluating the effectiveness of management actions then adjusting as necessary to improve outcomes over time. It is an iterative process in which management actions are followed by targeted monitoring outcomes. These, in turn, inform the ongoing management.

Monitoring results inform necessary management changes to promote achieving BNG targets stated in the statutory biodiversity metric and HMMP. The monitoring can pick up any unexpected, external influences. Some examples are dealing with a new plant disease, an invasive species that is thriving due to climate change, or changes to site access due to site flooding.

Observations and notes from day-to-day management are important for delivering adaptive management. Consider how this information will be captured and fed into changes in management prescriptions, then through to subsequent monitoring reports.

Regular robust monitoring, and reporting to the responsible authority, should identify issues early on. Then you can make conscious decisions to implement effective actions. If the BNG objectives are affected by external factors, it is important to agree decisions on changes to the management prescriptions and targets with the responsible authority. Following the review, record any changes in this management plan and schedule.

Grassland Monitoring will feed into management to ensure a ‘Good’ level grassland is created. Establishment – monitoring needed to ensure suitable establishment – feedback into management plan in year 1-2, where additional seeding will occur if triggered.

Management – ongoing surveys through year 1 – 5 will monitor management strategy. If species diversity drops, cutting timing can be changed to suit species present or additional species such as yellow rattle can be added.

Native Hedgerow establishment – monitoring needed to ensure suitable establishment – feedback into management plan in year 1-5, where additional management will occur if triggered, such as additional watering. Day to day observations are possible from residents and will be fed back to management so decline is quickly recorded, outside of the standard methodology

APPENDIX 1

Biological Records

Protected and Notable Species (BI-T02)

Provide a concise summary of the notable species records within the zone of influence of the project and any potential impacts from the project.

Species	Dates	Conservation Status	Distance of Closest Record	Potential Impact from Project
				Positive
				Negative
Himalayan Balsam	On Site 2025	Invasive Non-native Species	In Habitat Parcel 1, proposed for development	Positive with removal of the INNS.

Summary of Protected and Notable Species (BI-B03)

Himalayan Balsam is present on Habitat Parcel 1.

Constraints and Opportunities for Project (BI-B04)

Constraints

The INNS will be removed by a suitably qualified person as part of the development proposals, this is an opportunity to protect the spread of INNS.

Opportunities

To enhance the value of the site for native wildlife, a list of appropriate native species has been incorporated into the proposed development. The creation of different sward heights in the grassland will provide habitats for invertebrates.

Bats - The planting of the native hedgerow will provide foraging opportunities for various passerine bird and bat species, the hedgerow trees will be native.

The modified grassland will also act as a buffer strip parallel to the existing and new hedgerow, providing greater shelter/ hibernation for flora.

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Julie Wickington Qualifying member of CIEEM
Organisation	Fieldology Works
Survey Date	4th April 2025
Statement of Competency	
Julie Wickington - Qualifying member of CIEEM Consultant Ecologist with 2 years of professional training and experience. BSc (Human Ecology), MSc (Countryside Management) and MA (Town and Country Planning). Attended several CIEEM training courses to complete the Statutory Metric and UKHab Habitat Condition Assessment and BNG Habitat Condition Assessment. Undertaken a range of BNG Metric Habitat Condition Assessments and produce BNG Metric reports - 2024 Statutory Metric.	
Survey conditions and limitations	
Survey conditions for the habitat and condition assessment surveys. BNG Assessment Limitations Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The conclusions and recommendations detailed in this report are based upon the site redline and blueline boundaries (as appropriate) and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required. Habitat areas (predevelopment) have been measured using online mapping, and therefore will not be completely accurate.	

The Site Layout Plan used for post development areas is indicative in nature and does not constitute a detailed landscape plan.

Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30th January 2020? (BI-B05)

There are no signs or evidence on site that baseline habitats have been purposefully degraded since January 2020.

If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)

Not applicable

Baseline Habitat Descriptions and Condition

Use the following tables to provide details of the relevant baseline habitats information. Provide a concise overview of the justification for the condition chosen for each parcel(s) in the appropriate column.

Habitats (BI-T04) **Also see Appendix 5 for the BNG Habitat Condition Assessment**

Parcel Refs	Habitat Type and Code	Irreplacable	Priority	Description and Condition Justification	Condition	Area (ha)
Ref: 1	Modified Grassland (g4)	No	No	Habitat Parcel 1 is the proposed location of the agricultural building, there is an area of tipped material to the top of the parcel. Habitat Parcel 2 is the proposed 'on-site' compensation land both parcels are 'poor' condition with 614 (permanent agricultural grassland), 107 (mown and collected) and 103 horse grazed.	Poor	0.035 Ha
Ref 4	Modified Grassland (g4)	No	No	Habitat parcel 2 is located parallel to the retained native hedgerow and associated ditch a 5m riparian zone is illustrated as a buffer, note that habitat condition assessments have not been completed for these sites.	Poor	0.0375 ha

Hedgerows (BI-T05) Not Applicable

Fea tur e Ref s	Habitat Type and Code	Irre plac eabl e	Prio rity	Description and Condition Justification	Condition	Area (ha)
1	Line of trees	No	No	Line of conifer Sp. trees.	Poor	0.015 km

Priority and Irreplaceable Habitats Not Applicable

Summary of Priority and Irreplaceable Habitats (BI-B07)
Potential Constraints and Opportunities for Project (BI-B08)

Baseline Habitats Plan (BI-F02)



Baseline Distinctiveness and Condition Plan (BI-F03)

The Modified Grassland as shown in the Baseline Habitat Plan is all in ‘Poor’ Condition.

Baseline Habitats Photos (BI-F04)

Provide a range of photographs representative of the baseline. Add additional pages for photos as required. **Please refer to Figures 1 - 4**