Cuckoo Hall Farm, Higher Road, Longridge

Discharge of Conditions 10, 11, 12 and 15 - 3/2024/0121

July 1, 2025

project ecology

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Contents

1 Introduction and History

1.1.1 Project Ecology was commissioned by PWA Planning to provide ecology consultancy services in connection with development work at Cuckoo Hall Farm, Longridge, hereafter referred to as the 'site'.

1.1.2 The site received full planning permission from Ribble Valley Borough Council in December 2024 for "*the proposed extension of farmhouse and conversion of attached existing agricultural barn and adjacent agricultural building to form extended dwelling including creation of basement level with subterranean parking; demolition of other agricultural buildings and replacement with new agricultural stock shed with solar panels and new agricultural storage building to west of farmhouse*"(planning reference: 3/2024/0121).

1.2 Aims and Objectives

1.2.1 This document aims to discharge conditions 10, 11, 12 and 15, which relate to the installation of species mitigation and a Habitat Management and Monitoring Plan (HMMP).

1.3 Condition 10

1.3.1 Condition 10 states: "*Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt the submitted details shall align with the recommendations contained within the submitted 'Bat Survey Report and Method Statement'. ".*

1.4 Condition 11

1.4.1 Condition 11 states: "*Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until precise details, including the location and timings for the installation of the proposed Barn Owl Box have been submitted to, and approved in writing by the Local Planning Authority.".*

1.5 Condition 12

1.5.1 Condition 12 states: "*No removal of vegetation including trees or hedges shall be undertaken within the nesting bird season (1st March - 31st August inclusive) unless a pre-clearance check on the day of removal, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to the Council within one month of the pre-clearance check being undertaken. Any removal of vegetation outside the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal to ensure that removal does not result in unacceptable impacts upon nesting birds or other species of conservation concern.*"

1.6 Condition 15

1.6.1 Condition 15 states: "*a) The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan (as required by the 'Statutory Biodiversity Condition' - see further details below), has been submitted to, and approved in writing by, the local planning authority. This shall include details of:- (i) a non-technical summary; (ii) the roles and responsibilities of the people or organisation(s) delivering the HMMP; (iii) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; (iv) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and (v) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority. (b) Notice in writing 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. (c) First use of the dwelling hereby approved shall not take place until: (i) the habitat creation and enhancement works set out in the approved HMMP have been completed; and (ii) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority. (d) The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. (e) Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.*"

2 Bat and Bird Boxes

2.1.1 2 Woodstone Estella House Sparrow Nest Box (or equivalent) are to be installed on the house facing northeast to northwest, at a minimum height of 3m. Indicative locations are shown on Figure 1 below.

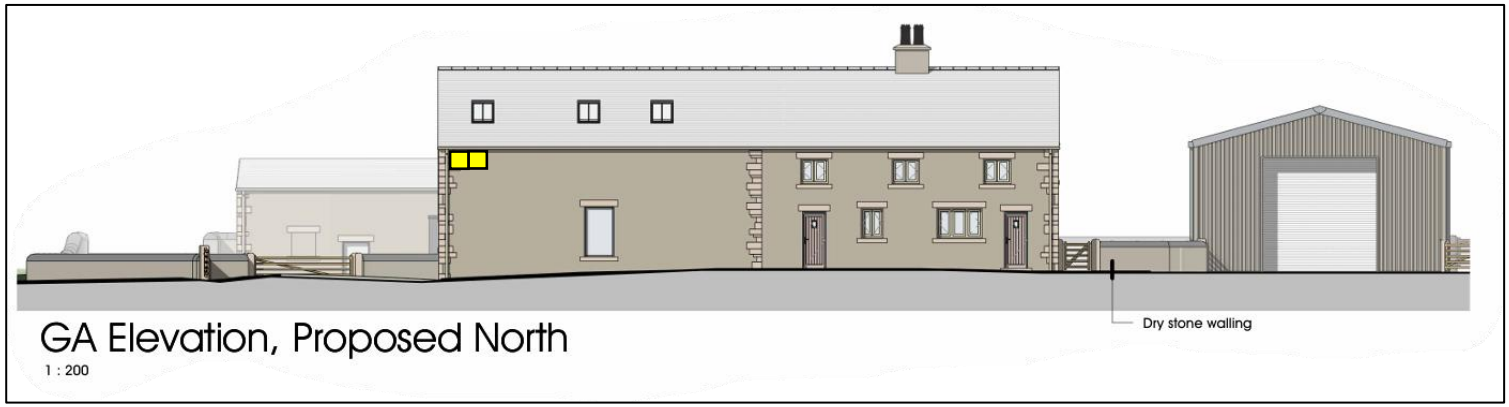


Figure 1. Indicative locations of the bird boxes (yellow square)

2.1.2 2 Greenwood Eco habitat Bat Boxes (or equivalent) are to be erected on a suitable retained tree and a building on site and positioned facing south at a minimum height of 3m. Indicative locations are shown on Figure 2 below.

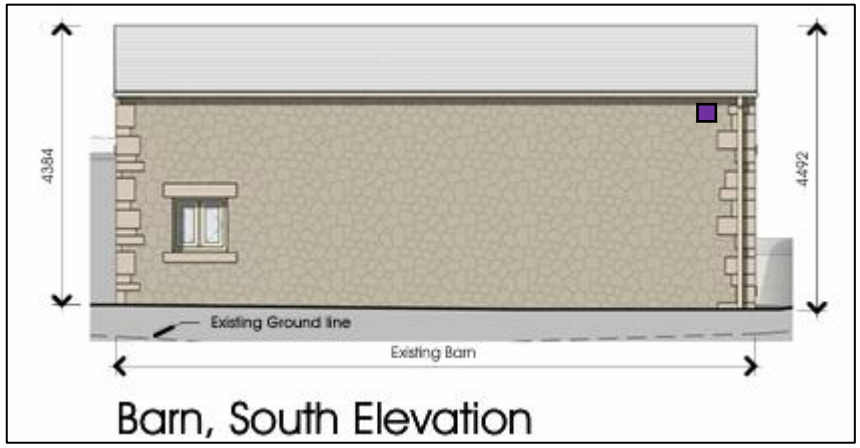


Figure 2. Indicative locations of the bat boxes (purple square)

3 Barn Owl Mitigation

3.1.1 It is considered no suitable trees are located on site for the installation of a Barn Owl box

3.1.2 The most appropriate place for a Barn Owl box is within the proposed Stock Shed, on the eastern gable wall. See Figure 3 for the location.

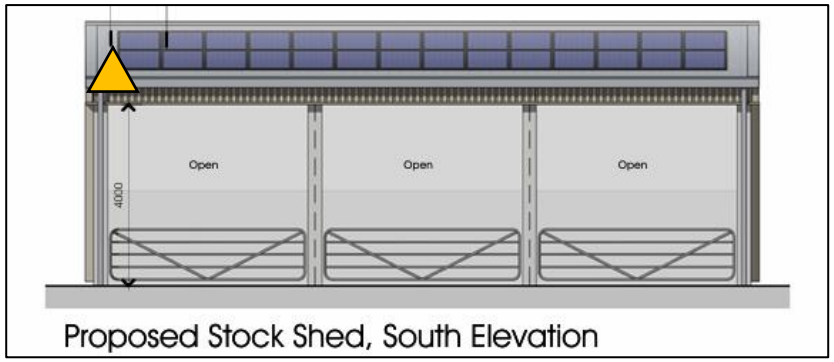


Figure 3. Location of the Barn Owl box (orange triangle)

3.1.3 Installation is as follows:

- Minimum 3 metres (10 feet) off the ground.
- Secure to wall beams or rafters.
  Provide:
- A perch at the entrance.

3.1.4 Timing is as follows:

- Install between November and February, so the box is available before the breeding season (March–August).
- Avoid disturbing owls from March–October (breeding season).

3.1.5 Legal Constraints:

- Barn Owls are Schedule 1 protected species under the Wildlife and Countryside Act 1981.
- It's illegal to disturb nesting Barn Owls without a license.
- Do not inspect or clean an active nest box during the breeding season.

3.1.6 Maintenance & Monitoring

- Inspect and clean annually (Nov–Jan).
- Remove old nesting material and check for damage or evidence of predators.
- Use gloves, mask, and respect any occupancy signs (e.g., white droppings, pellets, feathers).
- Record findings if part of a local monitoring scheme or with BTO.

4 Avoidance of Harm to Nesting Birds

Rationale

4.1 The protection afforded to nesting birds can cause delays to construction work if the clearance or disturbance of nesting habitats such as hedgerows and trees is required between March and August (inclusive). Works to disturb potential bird nesting habitat can take place between March and August but only in the absence of nesting activity as verified by a Suitably Qualified Ecologist (SQE).

Methods

4.2 To avoid risk of committing an offence under the Wildlife and Countryside Act 1981 (as amended) it is usually necessary to programme all construction works that might directly impact upon breeding birds to the September-February period outside the bird breeding season.

4.3 If it is not feasible to carry out the clearance works during winter months, potential nesting habitats within or in close proximity to the construction zone will be checked by a SQE immediately in advance of the work. Only if no nesting activity is detected should works proceed. If nesting activity is detected, further work will be delayed until a SQE is satisfied that nesting activity has ceased.

5 Habitat Management and Monitoring Plan

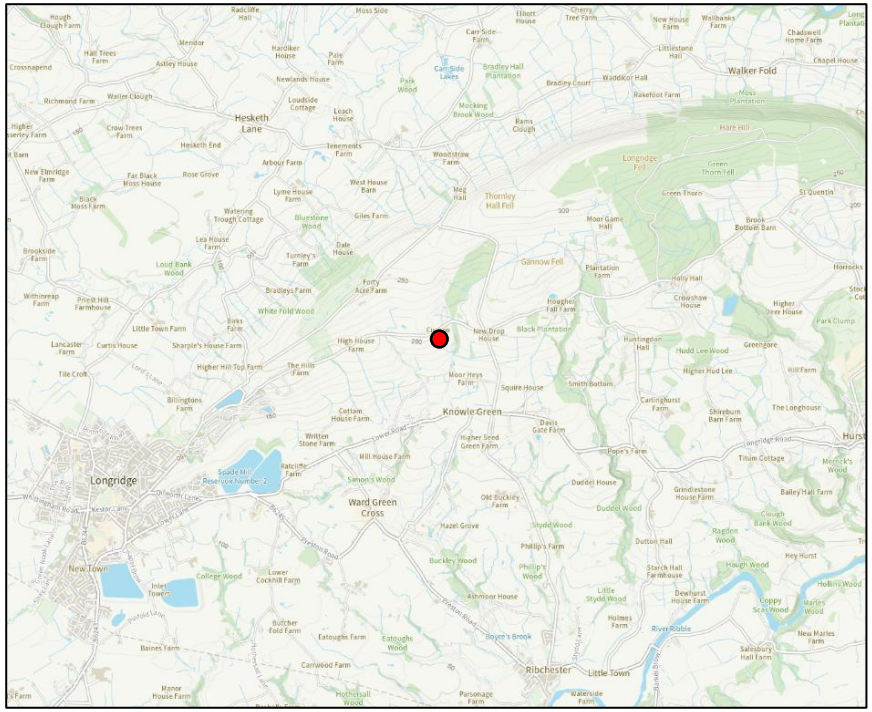
5.1 Project Background

Site Overview	
Project type	On-site
Development Name and Address	Cuckoo Hall, Higher Road, Longridge
BNG Project Name and Address	N/A
Author Organisation	Ben Crossthwaite *MCIEEM*
Landowner	Mr Owen McLaughlin
Land Manager	Mr Owen McLaughlin
Responsible person/organisation for creating or enhancing the habitat	Mr Owen McLaughlin
Period covered by this management plan	2025-2055
Planning authority	Ribble Valley Borough Council
Planning reference (if applicable)	3/2024/0121
BNG register reference (if applicable)	N/A
Central OS grid reference	SD 63889 39012
Metric revision/title	Small Site Metric – February 2024 - Cuckoo Hall Farm_SSM_6f46_metric
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

5.2 Summary of Management Plan

Habitats to be Retained, Created and Enhanced
Created Habitats - Modified Grassland - Individual Trees - Species-rich Native Hedgerow
Timescales for Actions
Prior to the occupation of the building
Monitoring Requirements
Newly created modified grassland, individual trees and species-rich native hedgerow, will be monitored intensively for five years after establishment and then every five years.
Required Consents and Licences
N/A
Funding
Works to be funded by the applicant.
Legal Agreement
30 Year HMMP

5.3 Site Context Plan



5.4 Phasing Strategy

5.4.1 The site proposals are not to be delivered in phases.

5.5 Roles and Responsibilities

Ecologist or Other Professional Responsible for HMMP	
Name or Initials	Ben Crossthwaite (or other suitably qualified ecologist)
Organisation	Project Ecology
Start Date	2025
End Date	2055
Responsibility	Oversee habitat creation, modification and management. Monitor the progress of habitats towards target conditions.

Landowner or Land Manager	
Name or Initials	Mr Owen McLaughlin
Organisation	N/A
Start Date	2025
End Date	Unknown
Responsibility	Project management of clearance and construction phases.

Management Organisation(s) Responsible for Implementing the HMMP	
Name or Initials	N/A
Organisation	
Start Date	
End Date	
Responsibility	

LPA or Responsible Body for Reviewing HMMP	
Name or Initials	
Organisation	Ribble Valley Borough Council/Greater Manchester Ecology Unit
Start Date	2025
End Date	2055
Responsibility	TBC

6 Baseline and Environmental Information

6.1 Designated Sites

Site Name	Designation	Distance from site	Potential Impact
N/A			
Constraints and Opportunities for Project			
N/A			

6.2 Protected and Notable Species

Species	Dates	Conservation Status	Distance of Closest Record	Potential Impact from Project
N/A				
Constraints and Opportunities for Project				
N/A				

6.3 Biological Records Plan

6.3.1 N/A

6.4 Baseline Habitats Survey

Ecologist responsible for baseline surveys	
Name or Initials	Josh Hellawell
Organisation	PWA Planning
Survey Date	17/07/2024
Survey conditions and limitations	
No constraints to the site survey recorded.	

6.5 Land Use Summary

Overview of Baseline Site Use
The site comprises a farmstead surrounded by modified grassland.
Overview of Proposed Site Use
Summarise the site's anticipated uses, including proposed habitats, management regimes and intended land uses. The site proposals are for the extension of farmhouse and conversion of attached existing agricultural barn and adjacent agricultural building to form extended dwelling including creation of basement level with subterranean parking; demolition of other agricultural buildings and replacement with new agricultural stock shed with solar panels and new agricultural storage building to west of farmhouse. No habitats are proposed to be retained. Areas of modified grassland, hedgerows and individual trees are proposed across the site. Once stablished, the hedgerow and trees will be managed on an ad-hoc basis.

6.6 Site Baseline, Environmental Information and Associated Impacts Checklist

Baseline and Environmental Information	Prompts for when these may be relevant	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	It is unclear form the documents available if protected sites were considered.	
Protected and Notable Species	The buildings on site were assessed for bats using various survey techniques. The buildings on site we assessed for Barn Owl.	Bat Survey Report and Method Statement European Protected Species (Bats). Reasonable Avoidance and Mitigation Measures – Bat Worker Consultancy, 2023. METHOD STATEMENT and Reasonable Avoidance Measures – Barn Owl - Bat Worker Consultancy, 2024.
Invasive Non-Native Species (INNS)	Unclear from the documents provided.	
Biological Records Plan - Sites and Species	Unclear from the documents provided.	
Baseline Habitats Survey	Baseline survey conducted in 2024	Cuckoo Hall Farm_SSM_6f46_report (PWA, 2024).
Public Access	N/A	
Climate	N/A	
Geology and Topography	The site is largely flat in a rural, agricultural environment.	
Agricultural Land Status	N/A	
Soils and Substrates	The site is likely to have eutrophic soil conditions as the surrounding land is dominated by pastural farmland. No constraints.	
Contaminated Land	There are no contamination issues	
Hydrology and Drainage	No drainage or hydrological constraints	
Flood Risk Zones	No flood risk	
Landscape Character and Designations	There are no constraints associated with Landscape character.	
Historic Land Use	No historic land use constraints	
Historic Environment and Earth Heritage	No heritage constraints	

6.7 Baseline Habitat Descriptions and Condition

Habitat Units						
Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (m^2)
1	Ground level planters	No	No	Not available	N/A - SS metric used	1.86
2	Developed land; sealed surface	No	No	Not available	N/A - SS metric used	2341.65
3	Ground level planters	No	No	Not available	N/A - SS metric used	1.96
4	Vegetated garden	No	No	Not available	N/A - SS metric used	578.48
5	Modified grassland	No	No	Not available	N/A - SS metric used	2687.63
6	Ground level planters	No	No	Not available	N/A - SS metric used	1.83
7	Individual Trees (small)	No	No	8 trees	N/A - SS metric used	326

Hedgerow Units						
Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Length (m)
1	Native Hedgerow	No	No	Not available	N/A - SS metric used	10.19

Watercourse Units						
Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Length (km)
N/A						

6.8 Baseline Habitat Map

Courtesy of PWA Planning

6.9 Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30th January 2020?
N/A
If habitats have been purposefully degraded, provide details of how this has been accounted for
N/A

6.10 Land Tenure and Public Access

Relevant Land Tenure Information
Land currently owned by Mr Owen McLaughlin. There is no intention to change land ownership during the lifetime of this plan.
Potential Impact to Scheme
There will be no impact arising from land ownership.
Public Access Information
N/A
Potential Impact to Scheme
N/A

7 Habitat Retention, Enhancement, Creation and Management Plan

7.1 Habitat and Condition Targets

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Developed land; sealed surface	Modified grassland	N/A	N/A	Good	Standard time to target condition from the statutory biodiversity metric.	Good condition will be targeted by achieving a pass in criteria A, C, D, E, F and G.	
Developed land; sealed surface	Developed land; sealed surface	N/A	N/A	N/A	N/A	N/A	
Developed land; sealed surface	Vegetated garden	N/A	N/A	N/A	N/A	N/A	
Developed land; sealed surface and Modified grassland	Individual Trees	N/A	N/A	N/A – Small site metric used	N/A		Native saplings will be planted, and dead and diseased plants will be replaced. Saplings will be planted over grassland vegetation.
Developed land; sealed surface	Species-rich Native Hedgerow	N/A	N/A	Good	Standard time to target condition from the statutory biodiversity metric.	Good condition will be targeted by achieving a pass in criteria A1, A2, B1, B2, C1 and D1. Criterion C2 and D2 will not be targeted.	Native whips will be planted, and dead and diseased plants will be replaced. Whips will be planted over grassland vegetation.
Habitat and Condition Targets Further Comments							
Hedgerow and individual trees will be subject to a period of five years of aftercare when any dead, dying or diseased plants will be replaced.							

7.2 Habitat Retention and Enhancement

Measures to be Implemented to Protect Retained Habitats
N/A
Specification of Protective Measures to be Used
N/A

7.3 Creation, Enhancement and Management Targets and Prescriptions

Modified Grassland - Enhanced					
	Condition Assessment Criteria	Targeted	Relevant Parcels	Enhancement/Creation Approach	Management Approach
A	"There are 6-8 vascular plant species per m2 present, including at least 2 forbs.Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2. Please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet. "	Yes			Seed mix below.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No		Conversion from amenity grassland to species-rich grassland by sowing a grass/wildflower seed mix with a variety of species will create a sward with a variable height	Regular management will continue. .
C	"Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present).	Yes			Routine inspection and intervention if scrub species establish.

	Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type."				
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes		Control of weeds if present as part of ground preparation for sowing seed-mix.	No footfall, vehicular movement or parking on these areas of modified grassland
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Yes			No footfall, vehicular movement or parking on these areas of modified grassland
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes			Routine inspection and intervention if Bracken establish.
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Yes			Routine inspection and intervention if invasive species establish.

Modified Grassland Creation, Enhancement and Management Detailed Methods			
Action	Relevant parcels	Timing	Prescriptions
Prepare substrate		Aug to Oct	Harrowing in late summer, allow re-growth of weeds, herbicide application, tillage to create a fine tilth.
Seed sowing		Sept to Oct	Sow appropriate seed mix at a rate of 5gm/m2. Make provision for further applications if germination fails.
Sward modification		Jul to Aug	Mow grassland and remove cuttings. Chain harrow grassland to create gaps in the sward. Apply a suitable herbicide to weed rosettes and bramble shoots. Make provision for further applications if germination fails.
Seed sowing		Sept to Oct	Sow appropriate seed mix at a rate of 5gm/m2. If repeat applications are required sow at 3gm/m2.
Year 1 mowing		May to Aug	Mow and remove cuttings 3-4x in year one to reduce vigour of the grasses. Apply suitable herbicide (1-2x) during mid and late summer to control pernicious weeds.
Weed and scrub control		May and Jul	Carry out routine herbicide applications for 3-5 years until control is achieved (<5% cover) and if necessary, maintain routine applications for 30 years.
Mowing		Aug to Sep	Carry out mowing after the majority of grassland plants have set seed. Cut and dry to create hay or consider cropping methods to create haylage, depending on demands.

Modified Grassland			
Common Name	Scientific Name	Abundance/%	Comments
Crested dog's-tail	*Cynosurus cristatus*	10	
Red fescue	*Festuca rubra*	20	
Cock's-foot	*Dactylis glomerata*	10	

Sweet vernal-grass	*Anthoxanthum odoratum*	10
Common bent-grass	*Agrostis capillaris*	15
Meadow foxtail	*Alopecurus pratensis*	10
Smooth meadow-grass	*Poa pratensis*	15
Ox-eye daisy	*Leucanthemum vulgare*	2
Common sorrel	*Rumex acetosa*	2
Black knapweed	*Centaurea nigra*	2
Ribwort plantain	*Plantago lanceolata*	2
Meadow buttercup	*Ranunculus acris*	2

Species -rich Native Hedgerow

Condition Assessment Criteria		Targeted	Relevant Parcels	Enhancement/Creation Approach	Management Approach
A1	>1.5 m average along length	Yes		Allow new hedge to reach 2m height before trimming.	Incorporate trimming into existing regime.
A2	>1.5 m average along length	Yes			
B1	Gap between ground and base of canopy <0.5 m for >90% of length	Yes			
B2	"Gaps make up <10% of total length; and No canopy gaps >5 m"	Yes		Re-plant gaps created by dead, dying or diseased specimens.	Repeat creation approach during five-year aftercare to ensure establishment.
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 hedgerow (at least)."	Yes			
C2	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No			

D1	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Yes		Routine inspection and apply herbicide to INNS.	Herbicide application by suitably qualified personnel
D2	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	No		No tipping of materials, wheel rutting in rooting zone of the hedgerows.	

Native Hedgerow Creation, Enhancement and Management Detailed Methods			
Action	Relevant parcels	Timing	Prescriptions
Prepare substrate		Winter	'Screef' vegetation or spray planting strip (0.5m width) with suitable herbicide.
Plant shrubs		Winter	Plant shrubs in staggered rows (0.25m width) at 5 plants per metre. Plant bare-rooted whips (40-60cm). Plant a sapling every 30-50m intervals. Apply a mulch to base of plants to suppress weed growth.
Protect and support shrubs		Winter	Attach tree supports and guards (or spirals) to individual shrubs.
Inspection		September	Inspect hedgerow habitat annually for five years and identify dead, dying and diseased specimens and missing guards / supports for replacement and/or pruning. Inspect fence and repair /replace if damaged. Repeat for five years.
Beating up		Winter	Replace dead or diseased shrubs. Replace missing guards and supports. Repeat for five years.
Weed control		Summer (May to July)	Apply herbicide or mowing to control soft vegetation (weeds). Repeat for five years.
Removal of protection and support		Winter	Remove individual guards and supports after 5-7 years and dispose off-site.
Trimming		Winter	Incorporate new hedgerows into existing hedgerow trimming regime when height and width are greater than 2m x 2m.

Native Hedgerow			
Common Name	Scientific Name	Abundance	Comments
Hawthorn	*Crataegus monogyna*		
Hazel	*Corylus avellana*		
Elder	*Sambucus nigra*		
Blackthorn	*Prunus spinosa*		
Dogwood	*Cornus sanguinea*		
Field maple	*Acer campestre*		

7.4 Habitat Creation and Management – Risk Register and Remedial Measures

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Years 1 to 5	Grassland	Germination failure	>10% failure of seed mix to germinate.	Review extent of failure and which species have failed to germinate. Modify seed mix and re-sow in Autumn.
Years 1 to 30	Grassland	Scrub encroachment	>5% cover of shrubs.	Increase intervention (mowing or herbicide application).
Years 1 to 30	Grassland	INNS and pernicious weed cover	>5% cover.	Increase intervention (herbicide application).
Years 1 to 5	Hedgerow	Tree / shrub loss	Any losses of shrubs for years 1 to 5.	Replant with same species for one fail. Use a different species if repeat failure.
Years 1 to 5	Hedgerow	Damage or loss of guards and supports	Any damage or loss.	Replace guards and supports.

8 Monitoring Schedule

8.1 Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan
Beating up of hedgerows for years 1 to 5 with full replacements. Condition assessments in September in years 10, 20 and 30 years. Grassland condition assessments in years 1, 3, 5, 10, 20 and 30 years. Reporting in years1, 3, 5, 10, 20 and 30.

8.2 Monitoring Methods and Intervals

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Grassland	• Undertake quadrat sampling to verify the habitat type that is establishing and the number of species per m2. • Estimate percentage of bare ground, bramble and bracken cover. • Compile a botanical species list across grassland to check against target species list.	• Years 1 to 5, then every 5 years. • Surveys to be completed between May and August.
Hedgerows	• Beating up inspection in years 1 to 5 • Walk the hedgerow to assess criteria and habitat condition. • Compile a botanical species list across grassland to check against target species list.	• Years 1 to 5, then every 5 years. • Surveys to be completed between May and August.

8.3 Monitoring Reports

8.3.1 Person responsible for submitting the monitoring reports will be Mr Owen McLaughlin.

8.3.2 Organisation receiving and responsible for reviewing reports will be Ribble Vallet Borough Council and Greater Manchester Ecology Unit.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Yrs 1-5	December	July	Carry out assessments in summer. Report results to land manager / owner. Agree changes to management and recommendations Prepare and submit report to LPA.
Yrs 10, 20, 30	December	July	Carry out assessments in summer. Report results to land manager / owner. Agree changes to management and recommendations Prepare and submit report to LPA.

8.4 Adaptive Management

Adaptive Management

8.4.1 Grassland seed mixes can be modified if species fail to germinate. Targeted changes to grassland seed-mix if flooding or disease occurs.

8.4.2 Hedgerow will be replaced if dead or dying specimens detected. If disease occurs, a replacement species will be selected to replace the diseased species

8.4.3 If flooding causes loss of shrubs, replacement with flood tolerant species including Alder and Willows will be carried out.

9 Post-development Habitat Map

Courtesy of PWA Planning