

Land at Eastham House Barn, Mitton

HABITAT MANAGEMENT AND MONITORING PLAN

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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 at Eastham House Barn, Clitheroe Road, Mitton, BB7 9PH.

The development is to include: Proposed stables, tack room and muck midden. Proposed agricultural storage building and associated hard standing.

The production of a HMMP is required to discharge condition 5 of the planning permission notice (ref. 3/2025/0761).

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). BNG & Preliminary Ecological Appraisal - Ecology Technical Note
- Statutory Biodiversity Metric Calculation Tool (Rev 1)
- 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 regard to the discharging the mandatory BNG condition (condition 4).

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 including the location of the tree planting area.

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)	0.08383	0.03195	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 (NA)	0.02511	0.02511	N/A - No management commitments required.
CREATED HABITATS				
Urban	Developed land; sealed surface (N/A)	0.05188	NA	N/A - No management commitments required.
Individual trees	Rural tree (Moderate)	0.0407	N/A	Minimum of 10 native trees to be planted.

3 SCOPE & AIMS

The primary aim of this HMMP is to provide a framework for the delivery of the habitat establishment and management measures within the site in order to achieve the outcomes set out within the statutory biodiversity metric calculation tool. This includes the retention / creation of **0.22 habitat units on-site (12.3% gain)**

In accordance with Table 2.1, this HMMP is specifically focused on the trees only. It details planting, establishment, and management measures. Trees are to be retained and managed for at least 30 years, though active management is not expected beyond the 5-year establishment period unless trees are dead or diseased.

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.

4 MANAGEMENT

4.1 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.

4.2 Management Prescriptions

4.2.1 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*.

4.2.2 Trees

New Tree Planting (Minimum of 10 trees)

Trees to be planted will comprise fruit trees and include:

- 3no. silver birch (*Betula pendula*)
- 4no. rowan (*Sorbus aucuparia*)
- 3no. holly (*Ilex aquifolium*)

At least 3 more trees (one of each species) will be planted to account for failures in the first-year. Non-native varieties will be avoided as the trees may not meet the required condition (see Table 4.1).

- Location – See Figure 2
- Size – Feathered tree: 0.5 to 0.1 m
- The trees will be sourced from a reputable stockist using British seed stock. Such as <https://shop.woodlandtrust.org.uk>
- 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 5m 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).

4.3 Habitat Condition Requirements & Targets

Trees

As per Table 4.1, in order to meet the stated moderate target condition, the trees would need to **pass 3-4 of the 5 specified criteria**.

Table 4.1. 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.

4.4 Tree Establishment Programme

Table 4.2 provides a timetable for the habitat enhancement, creation and management actions for the site during Years 1 to 30.

Table 4.2. 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 4	27 yrs
		Replacement planting and ongoing management	2-5	November – March as required	See Section 4	
		None anticipated.	5-30	N/A	None anticipated. Trees retained in perpetuity.	N/A

5 ROLES & RESPONSIBILITIES

5.1 Funding Mechanism & Responsibilities

Mr & Mrs Bowen (the site owners) are 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 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.

5.2 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.

6 MONITORING & REPORTING

6.1 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 undertake long-term monitoring. The most important commitment is the implementation and establishment of the trees. The recommended approach is for the site owners (and persons 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.

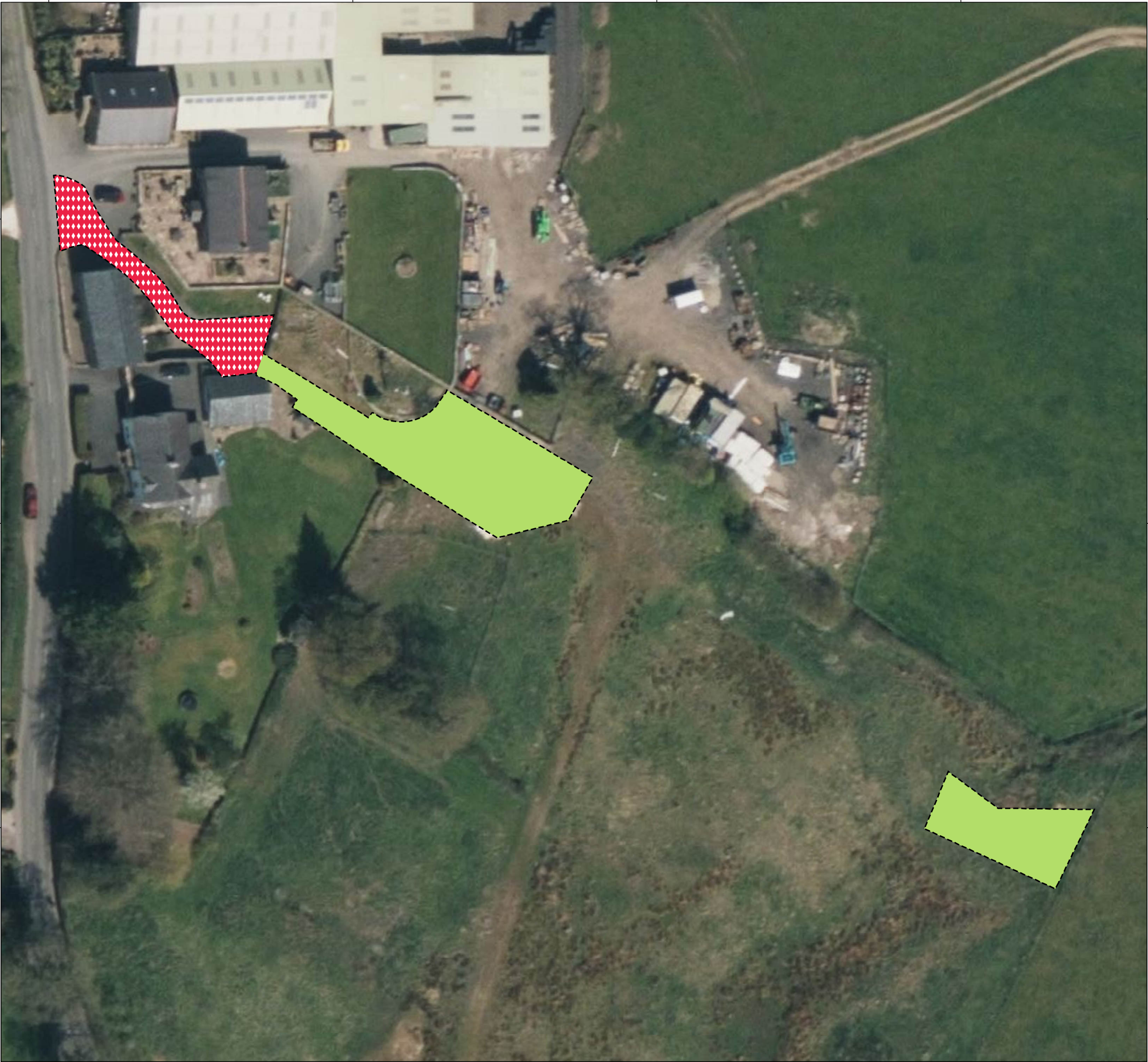
Example Table A. HMMP – YEAR 1

Habitat Type	Monitoring Interval and Timing	Example Description
Trees	Year 1 June 2026	10 trees planted in line with the specification of the HMMP along with an additional 3 trees. Undertaken February 2026. Tree species comprised: • 4no. silver birch (<i>Betula pendula</i>) • 5no. rowan (<i>Sorbus aucuparia</i>) • 4no. holly (<i>Ilex aquifolium</i>)
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		
None required.		

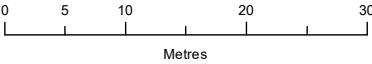
APPENDIX A. FIGURES

Figure 1. UK Habitat Classification Map (Baseline)

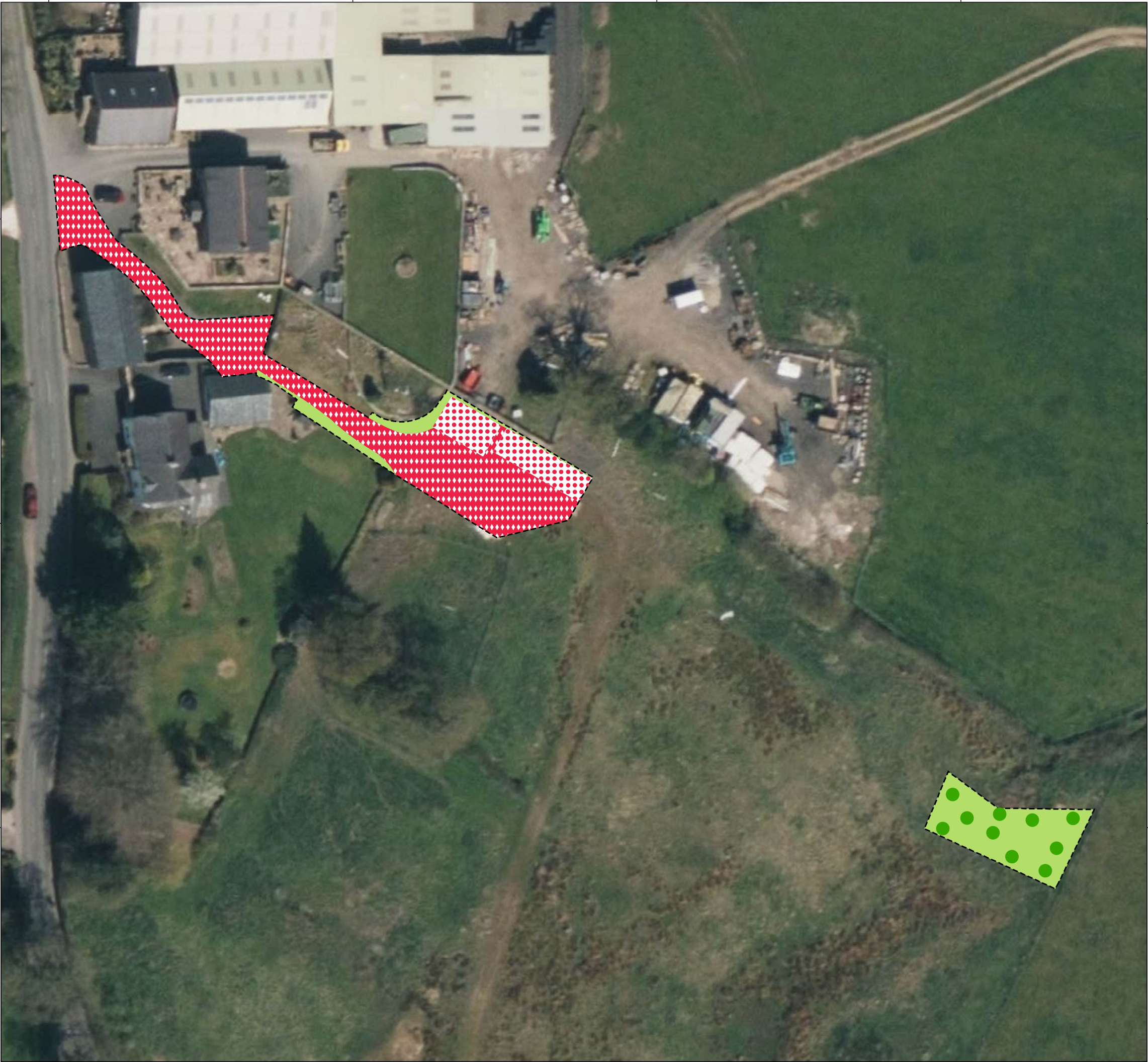
Figure 2. UK Habitat Classification Map (Post-development)



Survey Information	
	Site boundary (1,089.4m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (838.3m ²)
	u1b6 - Other developed land (251.1m ²)



PROJECT TITLE				
LAND AT EASTHAM HOUSE BARN, MITTON				
DRAWING TITLE				
Figure 1: UK Habitat Classification Map (Pre-Development)				
VER	DATE	REMARKS	Drawn	Checked
3.1	04/12/25	Pre-Development	MP	RK
DRAWING NUMBER:				
KSEcology/EasthamHouse/Pre				
SCALE	1:625	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 (1,089.4m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (319.5m ²)
	u1b5 - Building (129.5m ²)
	u1b6 - Other developed land (640.4m ²)
	32 - Scattered tree (10)



PROJECT TITLE

LAND AT EASTHAM HOUSE BARN, MITTON

DRAWING TITLE

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

VER	DATE	REMARKS	Drawn	Checked
3.2	04/12/25	Post-Development	MP	RK

DRAWING NUMBER:

KSEcology/EasthamHouse/Post

SCALE	1:625	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
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