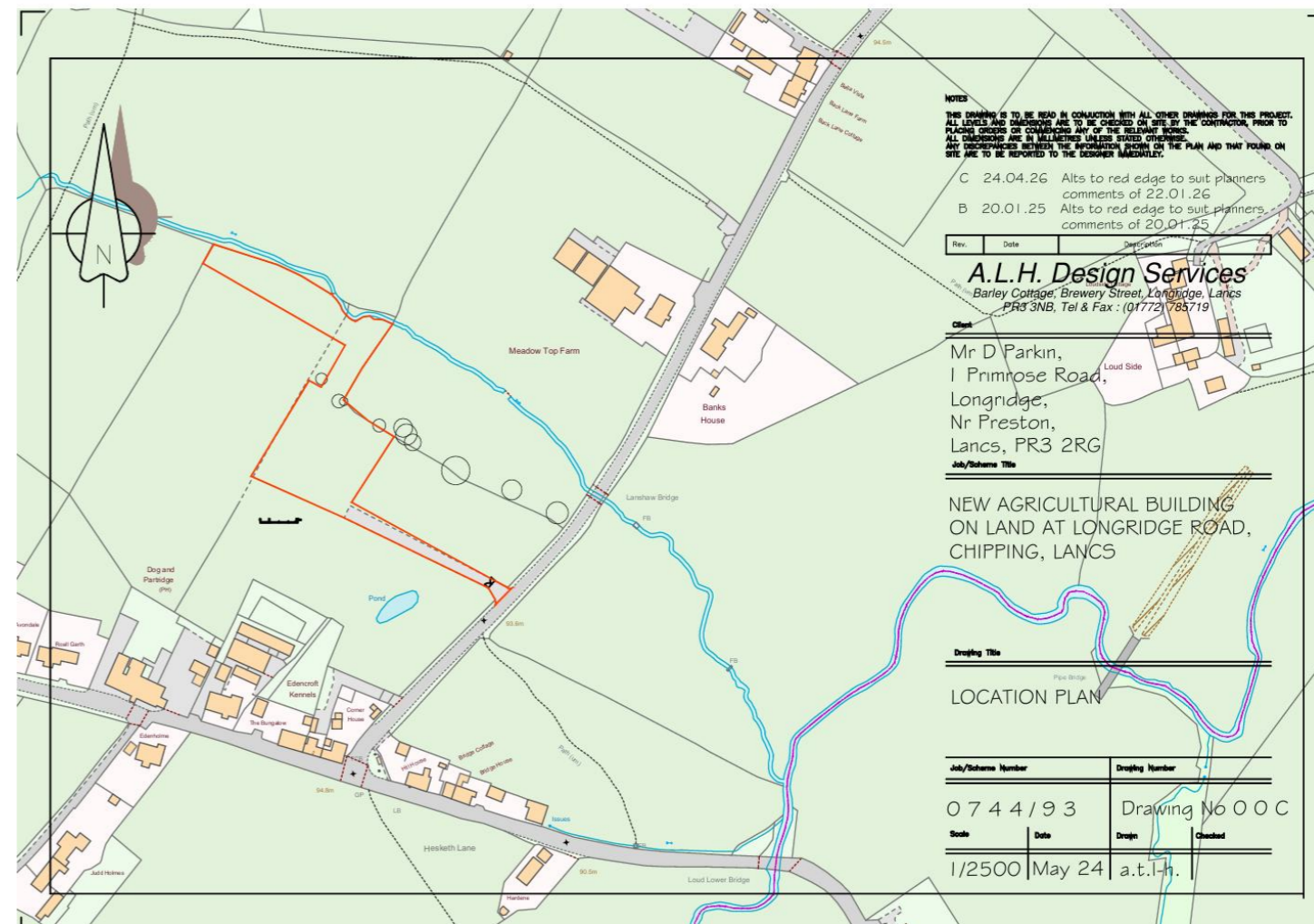


Habitat Management and Monitoring Plan

Site Name:	Land off Back Lane Chipping PR3 2QA
Date:	07.05.2026
Version:	01



Author: Julie Wickington

Client: F117 Mr D Parkin

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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
Final Draft		JW 07.05/2026	JW 07.05.2026

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	Land off Back Lane Chipping PR3 2QA
BNG Project Name and Address	As above
Author Organisation	Fieldology Works Ltd
Landowner	Mr D Parkin
Land Manager	Mr D Parkin
Responsible person/organisation for creating or enhancing the habitat	Mr D Parkin
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 2026, Year 1 for HMMP commences 2026.
Planning authority	Ribble Valley Council
Planning reference (if applicable)	3/2026/0128
BNG register reference (if applicable)	N/A
Central OS grid reference	SD 6197 4148
Metric revision/title	The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_disabled_tool_23.07.2024. DP FINAL
Are any Irreplaceable Habitats present onsite	Yes: <input type="checkbox"/> No: X <input type="checkbox"/>

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02			
	Habitat	Area	Target Condition
Habitats to be retained	Modified Grassland	0.0382 ha	Moderate
Habitats to be enhanced	Modified Grassland	0.25 ha	Good
Habitats to be created	Rural Tree	0.0977 Ha	Moderate

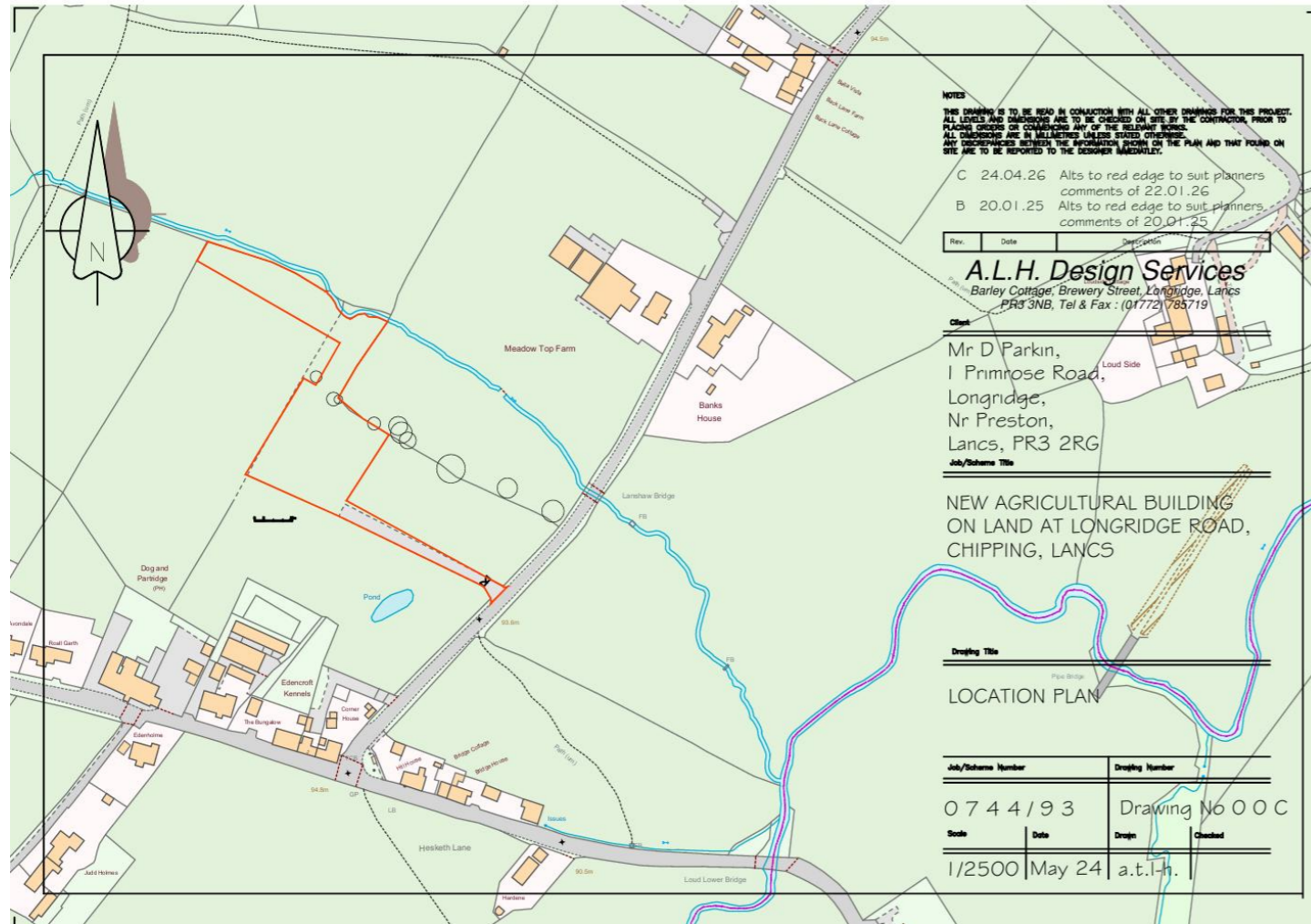
Timescales for Actions PB-B03
Summarise the key timescales for the actions covered by this HMMP.
Year 1 - Modified Grassland enhancements to commence and planting of rural trees.
Year 1 - 5 annual monitoring and adaptive management.
5 yearly reviews 2031, 2036, 2041, 2046, 2051, 2056

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.



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: 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.

The phasing of the work will be as follows:

- Grassland to be enhanced from early spring (March-April) or Autumn (October-November) depending on when the building phase is completed.
- Plant the trees during Autumn for the best establishment.

	Works				Phase	Year from project start
	Protection	Creation	Establishment	Maintenance		
Habitats to be retained						
Modified Grassland 0.0382 ha - Moderate					Ph2	Yr 5 +
Habitats to be enhanced						
Modified Grassland 0.25 ha - Good					Ph1 Ph 2	Yr 2 - 5 Yr 5 +
Habitats to be created						
Individual Rural Trees (24 No) 0.0977 Ha Moderate					Ph 1 Ph 2 Ph 3	Yr 1 Yr 2 - 5 Yr 5 +

Establishment and enhancement of the trees and grassland monitored in years 1 - 5, with a review of establishment. with corrective action if required.

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:	30.10.26	End Date: 30.10.56

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 D Parkin		
Organisation		Land off Back Lane Chipping PR3 2QA		
Responsibility	Start Date:	30.10.2026	End Date:	30.10.2056
Responsible for the overseeing of construction of the development.				
Statement of Competency				
Experienced 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 D Parkin		
Organisation		Land off Back Lane Chipping PR3 2QA		
Responsibility	Start Date:	30.10.26	End Date:	30.10.56
Responsible for the overseeing the maintenance and management.				
Statement of Competency				
Experienced land owner and land manager who will be able to oversee the maintenance and management.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials				
Organisation		Ribble Valley Borough Council		
Responsibility	Start Date:		End Date:	
The review, auditing and, or, long-term of this HMMP.				

Overview of Baseline Site Use PB-B13

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

MODIFIED GRASSLAND

Approximately 0.4085 ha of modified grassland is located within the site. It was assessed as scoring a 'Moderate' condition based on passing 4 criteria.

Across the habitat parcels, there are 8 species present (an essential criterion for the condition assessment). Species present included: Perennial Rye Grass (*Lolium perenne*), Timothy (*Phleum pratense*), Creeping Bent (*Agrostis stolonifera*), Couch grass (*Elymus repens*), Broad-leaved Dock (*Rumex obtusifolius*), Common Nettle (*Urtica dioica*), Creeping Buttercup (*Ranunculus repens*), Soft Rush (*Juncus effusus*). Additional species found in parcel 2 Rough Meadow Grass (*Poa trivialis*).

Sward height was not varied, all was grazed by sheep, no scrub is present. Physical damage is evident with areas of poaching and the use of minimum tillage.

URBAN LAND

The access to the site is from the highway (Longridge Road) an artificial, unvegetated, unsealed surface (tarmac chippings). The total area is 0.0585 ha all of this area is being retained and no compensation is required.

Current management

The grassland at the time of the initial BNG surveying was actively managed, as a grazed grassland.

Overview of Proposed Site Use PB-B14

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

Proposed erection of agricultural building for livestock and machinery and access improvements.

The management prescriptions will be:

- retention of modified grassland (Moderate) 0.328 ha
- enhancement of the modified grassland (Good) 0.25 ha
- planting and establishment of individual 24 No. rural trees (Moderate)

The habitats management regimes are described in this HMMP.

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

X Refer to Appendix 1 for additional photographs.



Figure 2: Approximate view of the: Ariel view @ Google: Accessed May 2026

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?	<input type="checkbox"/>	The proposal will have a positive impact on the Site with the enhancement of modified grassland and planting of trees.
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?	<input type="checkbox"/>	
Invasive Non-Native Species (INNS)	Are there any INNS present onsite that could affect the proposals?	<input type="checkbox"/>	
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?	<input type="checkbox"/>	
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	<input type="checkbox"/>	See Appendices
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	<input type="checkbox"/>	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.	<input type="checkbox"/>	None of the proposed habitats are climate sensitive.
Geology and Topography		<input type="checkbox"/>	No impact
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	<input type="checkbox"/>	No impact
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	<input type="checkbox"/>	None
Contaminated Land	If there is any contaminated land, will this present any constraints?	<input type="checkbox"/>	None
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	<input type="checkbox"/>	None
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	<input type="checkbox"/>	None
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	<input type="checkbox"/>	None
Historic Land Use	Does the historic land use present any constraints or opportunities?	<input type="checkbox"/>	None
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	<input type="checkbox"/>	There are no historic designations.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	<input type="checkbox"/>	None

Baseline and Environmental Information

Refer to Appendix 1 of this HMMP 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 24 Individual native trees with a predominantly continuous canopy with no adverse impacts on tree health caused by human activities and to maintain these to moderate condition;
2. To retain an area of modified grassland at moderate condition.
3. To enhance an area of modified grassland from moderate to good.

HMMP - Habitat creation and maintenance timescales

	Works				Phase	Year from project start
	Protection	Creation	Establishment	Maintenance		
Habitats to be retained						
Modified Grassland 0.0382 ha - Moderate					Ph2	Yr 5 +
Habitats to be enhanced						
Modified Grassland 0.25 ha - Good					Ph1 Ph 2	Yr 2 - 5 Yr 5 +
Habitats to be created						
Individual Rural Trees (24 No) 0.0977 Ha Moderate					Ph 1 Ph 2 Ph 3	Yr 1 Yr 2 - 5 Yr 5 +

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)	4	Moderate	Moderate	N/A	Moderate condition will be maintained by achieving the following: Passes 4 or 5 criteria including passing essential criterion A	
Modified grassland (g4)	Modified Grassland (g4)	5	Moderate	Good	10 years	Moderate condition will be targeted by achieving the following: Passes 6 or 7 criteria including passing essential criterion A	
Individual Rural trees	Individual Rural Trees	6	N/A	Moderate	27 years	Passes 3 or 4 criteria	

Habitat and 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.

Habitats to be retained are illustrated on the Proposals Plan Refer to [Appendix 4: Proposals Plan](#)

Management measures to maintain these features when they are enhanced can be found in

[Appendix 5 Modified Grassland](#)

[Appendix 6 Individual Rural Trees](#)

Specification of Protective Measures to be Used PM-04

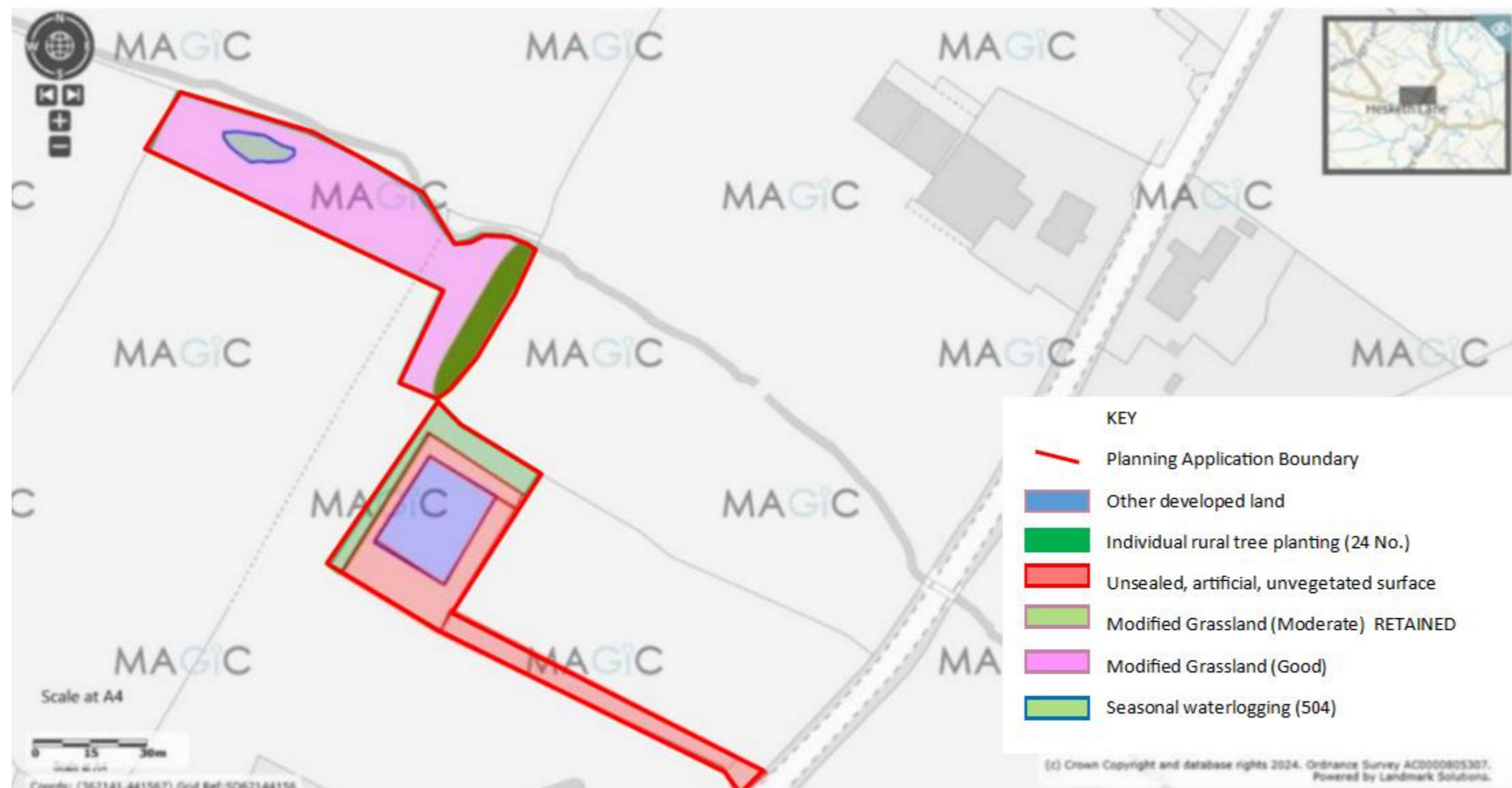
Use this section to provide detailed technical specifications of any protective measures (for example fencing) to be implemented.

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: [Refer to Appendix 4: Proposals](#)

[Plan](#)



Creation, Enhancement and Management Targets and Prescriptions

Refer to:

Appendix 5: Modified Grassland

Appendix 6: Individual Rural Tree

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	Individual Trees	Newly planted trees 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 trees found to be dead during years 1-10.	Plant a larger number of 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	Modified grassland	Modified Grassland fails to establish/diversify. Trigger will be declining features such as signs of drought stress Initial planting phase should include time for grasses and flowers to set seed (after 15 th July) to increase seed bank naturally.	Number of grassland and flower species remains the same as the baseline condition in Year 3.	Visual inspection at least once or twice a year. If species diversity is not increasing consider overseeding with specialist Grassland mix.

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)
<p>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.</p> <p>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 as described below to ensure that the moderate standard is achieved, primarily focusing on the targets listed, especially the number of species present. Year 1 will provide the baseline.</p>

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 monitored Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m ² 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
Individual trees	All individual trees to be checked by a suitable surveyor 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.	Years 1-5, biannual checks to assess health and establishment of trees. Surveys to be undertaken in May and then July to cover the main growing season and drier periods.
Individual Trees	Visual inspection for features of natural ecological niches.	Year 20

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	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.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	September or October	Report on results of initial grassland & individual trees
Y2	September	September or October	Report on results of initial grassland & individual trees
Y3	September	September or October	Report on results of initial grassland & individual trees
Y4	September	September or October	Report on results of initial grassland & individual trees
Y5	September	September or October	Report on results of initial grassland & individual trees
Y10	September	September or October	Report on results of initial grassland & individual trees
Y15	September	September or October	Report on results of initial grassland & individual trees
Y20	September	September or October	Report on results of initial grassland & individual trees

Y25	September	September or October	Report on results of initial grassland & individual trees
Y30	September	September or October	Report on results of initial grassland & individual trees

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 moderate 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.

Individual Trees – 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

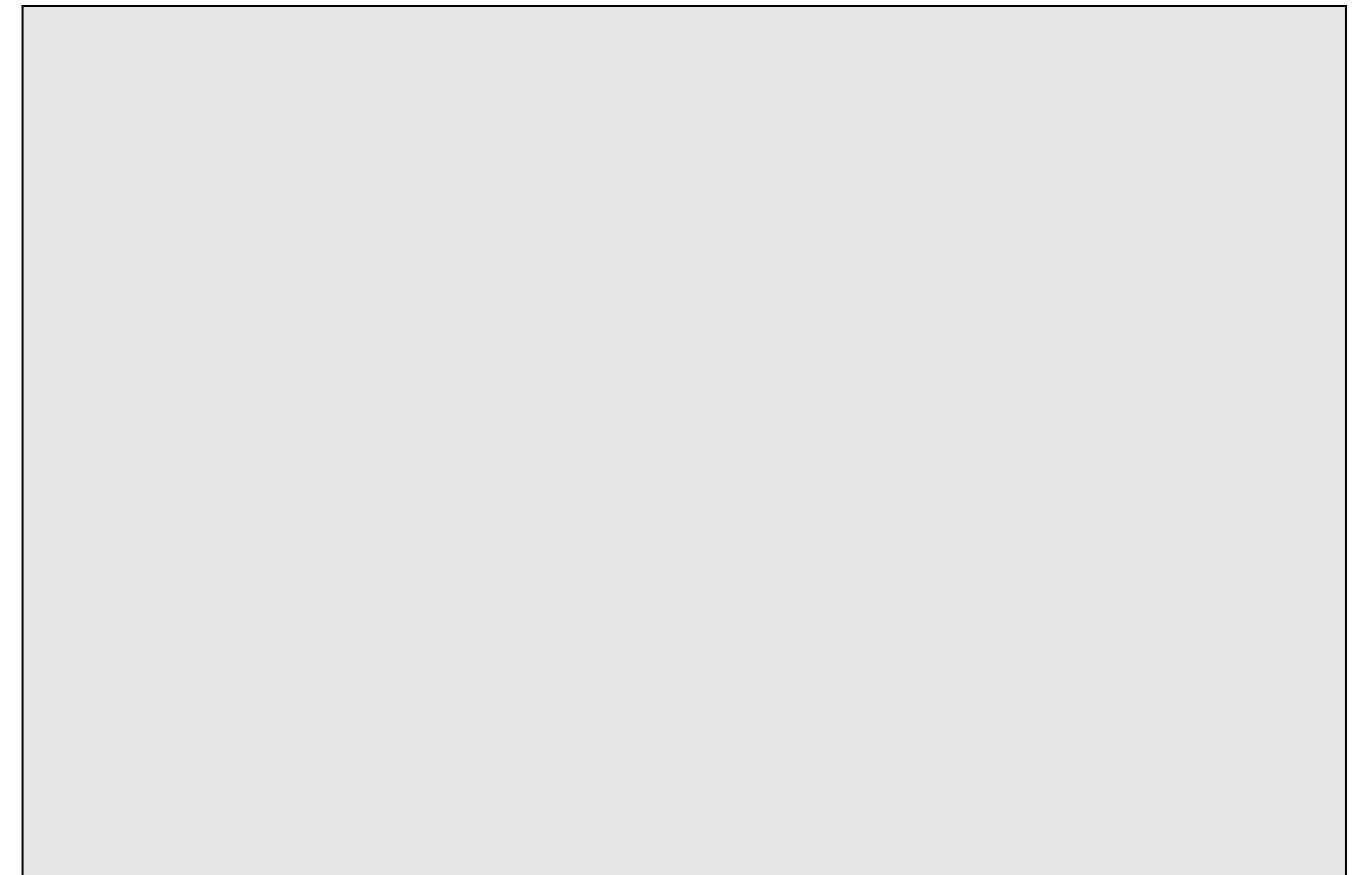
Protected and Notable Species (BI-T02) NOT APPLICABLE NONE ON SITE

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

Summary of Protected and Notable Species (BI-B03)

Constraints and Opportunities for Project (BI-B04)



Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Julie Wickington Qualifying member of CIEEM
Organisation	Fieldology Works
Survey Date	30 th October 2024
Statement of Competency	
<p>Julie Wickington - Qualifying member of CIEEM</p> <p>Consultant Ecologist with 2 years of professional training and experience.</p> <p>BSc (Human Ecology), MSc (Countryside Management) and MA (Town and Country Planning).</p> <p>Attended several CIEEM training courses to complete the Statutory Metric and UK Hab Habitat Condition Assessment and BNG Habitat Condition Assessment.</p> <p>Undertaken a range of BNG Metric Habitat Condition Assessments and produce BNG Metric reports - 2024 Statutory Metric.</p>	
Survey conditions and limitations	
<p>Survey conditions for the habitat and condition assessment surveys.</p> <p>BNG Assessment Limitations</p> <p>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 blue line 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 red line boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.</p> <p>Habitat areas (predevelopment) have been measured using online mapping, and therefore will not be completely accurate.</p>	

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)

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

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 8 for the BNG Habitat Condition Assessment**

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
2 - 5	Modified Grassland (g4)	No	No	Approximately 0.4085 ha of modified grassland is located within the site. It was assessed as scoring a 'Moderate' condition based on passing 4 criteria. o Across the habitat parcels, there are 8 species present (an essential criterion for the condition assessment). Species present included: Perennial Rye Grass (<i>Lolium perenne</i>), Timothy (<i>Phleum pratense</i>), Creeping Bent (<i>Agrostis stolonifera</i>), Couch grass (<i>Elymus repens</i>), Broad-leaved Dock (<i>Rumex obtusifolius</i>), Common Nettle (<i>Urtica dioica</i>), Creeping Buttercup (<i>Ranunculus repens</i>), Soft Rush (<i>Juncus effusus</i>). Additional species found in parcel 2 Rough Meadow Grass (<i>Poa trivialis</i>).	Moderate	0.4085 Ha

Hedgerows (BI-T05)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)

Priority and Irreplaceable Habitats

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

Baseline Habitats Plan (BI-F02)



Refer to Appendix 3

Baseline Distinctiveness and Condition Plan (BI-F03)

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**