



HABITAT MANAGEMENT AND MONITORING PLAN

The management plan is intended to discharge planning conditions for the demolition of existing holiday let chalet and replacement with one single-storey two-bedroom holiday-let at 'Hazelmere' Hurst Green, BB79QP. The plan is to be handed to the building owner/ occupants/ management company/ contractor, or whoever is responsible for the grounds maintenance of the site.

The plan has been prepared and coordinated by Mulberry TMC

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1.0 Introduction

Background and Purpose of the Habitat Management and Monitoring Plan (HMMP)

- 1.1 The proposed scheme is the development of a 2-bed single-storey holiday chalet at "Hazelmere Longridge Road Hurst Green BB7 9QP. The purpose of this document is to provide a HMMP for the long-term management (30 years) of habitats associated with the proposed development site. It sets out ecological guiding principles, aims, objectives, monitoring and threats. This allows those responsible for the management and maintenance of the site to understand the existing and proposed habitats, levels and standards for management and maintenance, the proposed development and implications for ongoing maintenance of the site.
- 1.2 This HMMP should be read in conjunction with the Landscape General Layout and Planting Schedules (*ref: 2026.03.30--M755-HLF-LAND-01 & 2026.03.30--M755-HLF-LAND-02*). Shown at Figure 1 below
- 1.3 A specification for planting is provided at section 4 of this report and a maintenance schedule is provided in section 5. This sets out the detailed habitat planting, protection and

maintenance requirements for the site. Planting and maintenance of the site must be carried out as per the requirements set out. Any discrepancies between this plan, the drawings and specification must be highlighted to site owners and overall management staff.

Planning Requirements

- 1.4 This HMMP supports the full planning application for the development on the site.
- 1.5 The plan, to cover a 30 year period after completion, has been requested by Ribble Valley Borough Council as part of a planning condition (*ref: 3/2025/0720*) to ensure proposed habitats are suitability managed and maintained and reach their potential.

Monitoring and Review

- 1.6 Annual monitoring reports will be made against condition of planting and health of the habitat. The outcomes of this monitoring will form part of a Site Management Monitoring Report to be submitted by the management company to the site owner annually. The report will include management operations undertaken and any actions outstanding or

required within the following year that fall outside of this plan and maintenance specification.

1.7 This HMMP will be reviewed annually by the site owner, management company and other interested parties to ensure that the aims of the plan are being met. The success of the management company shall be reviewed through regular meetings and inspections including:

- Annual Site Meeting following submission of annual report;
- Quarterly site inspections and reports;
- Monitoring of identified habitats; and
- Other unscheduled inspections made as required.

1.8 Every 5 years the HMMP will be reviewed and updated where necessary to reflect any changes on the site or to targets. This will review the type and frequency of maintenance operations to ensure the continued high-quality management of the site in accordance with the design philosophy and habitat requirements as the site establishes and matures.

1.9 The structure of this plan has been set out under the following headings:

- Introduction
- Baseline Information
- Development Proposals
- Planting Specification
- Site Management and Maintenance
- Monitoring Surveys
- Ecological Trends or Constraints
- Implementation of the Management Plan

2.0 Baseline Information

Site Location

2.1 The site is located approximately 0.8 kilometres to the west of Hurst Green, Longridge.

Site Description

2.2 The site is accessed off a single gateway off Longridge Road. The land rises from the road towards the rear of the site where the building is located. Land falls steeply on the eastern side of the site toward Bailey Brook running along the eastern site boundary.

2.3 The site is occupied by a single storey timber building used as a holiday let and small domestic timber shed.

2.4 The site benefits from large mature trees (species include; oak, ash, sycamore, cherry and birch) and on the boundary with some non-native conifers and gappy hedgerows or scrub. The remainder of the site is covered by grassland.

2.5 A site visit by Mulberry TMC was undertaken in March 2026. Photographs of the site are shown opposite)



3.0 Development Proposals

Building and Landscape Proposals

- 3.1 The proposed development is for the demolition of an existing timber building and replacement with a new two-bedroom building in approximately the same position and approximately 4.7m high.
- 3.2 The proposal also includes the creation of a new parking area on lower ground to the front of the site as well as new timber entrance gates. A small narrow footpath is proposed to lead from the proposed car parking area to the new building.
- 3.3 The majority of existing trees are retained.
- 3.4 Landscape proposals have been developed and specified by landscape architecture professionals. Proposals include the provision of 5no new native trees, 3no fruit trees and mixed species native hedging to the front of the site and behind the visibility splay.

3.5 Existing habitats have been either retained or new areas created that will be managed to enhance biodiversity and features of interest on site.

3.6 Once development is complete the following new habitats will be created onsite (Table 1).

Table 1

Habitat Type	Area/ Length/ No
Trees	8no
Mixed Species Hedgerows	21 lin m

Figure 1- Landscape General Layout and Planting Schedules:



4.0 Planting Specification

Tree and Hedge Planting Specification

- 4.1 Trees and shrubs planted shall comply with BS.3936 (Specification of Nursery Stock) and shall be planted in accordance with BS.4428 (General Landscape Operations) and BS8545:2014 'Trees from nursery to dependence in the Landscape'. New trees to have a UK Plant Passport.
- 4.2 Avoid use of herbicide and pesticides in planting preparation and maintenance regimes.
- 4.3 Engineer to refer to soft landscape proposals when undertaking drainage and foundation design. Contractor to familiarize themselves with location of underground services using routing plans, CAT scans and onsite survey prior to planting and excavations.
- 4.4 Bare root and root-balled stock to be planted in the dormant season.
- 4.5 All planting stock to be clearly labelled on delivery with the full botanical name. Plant stock to be approved prior to delivery to site and planting and trees be set out by Landscape Architect.
- 4.6 Organic soil improvement compost to be dug into all hedgerow planting areas and used at 1cubic m per 10m². Hedgerows to be mulched to 75mm depth immediately after planting with medium grade bark mulch.
- 4.7 If very wet or very dry conditions are found in proposed planting areas the landscape architect shall review planting locations and/or species.
- Tree pits
- 4.8 Ensure adequate rooting space and soils are provided per tree.
- 4.9 Tree Pit to be dug 400mm larger than rootball in any direction. Side and base of pit to be forked over to aid drainage help root establishment. Tree pit to be back-filled with a mix of:
- 1 part 'Melcourt topgrow' (or similar) peat free, tree planting compost;
 - Mycorrhizal Fungi; and

- 3 parts good quality, as dug sub and top soils to similar profiles as existing (Preferably use the excavated soil if of suitable quality and free draining).

4.10 Minimum 1m² area surrounding tree to be level (cut into bank on sloping ground). Medium grade bark mulch to be placed at the base of each trees to a depth of 75mm. Mulch to be maintained at size and depth for at least two growing seasons.

Tree Stakes (Standards)

- 4.11 3no. stakes and 3no. hessian/ rubber ties system to be used on each tree. Stakes to be 75mm diameter tanalised softwood, pointed at one end. Top of stake to be 600mm above ground level . Stakes to be driven firmly into ground, position stakes at time of planting.
- 4.12 Stakes to remain in place until trees have a strong upright form. If ties are adjusted regularly the stake can remain in place until it rots off.
- 4.13 Tree strimmer guards to be used on all trees within grassed areas.

Tree Irrigation

- 4.14 Monitor trees in growing season and provide water to ensure healthy establishment. Tree irrigation system (for example 'RootRain' Urban by Green, Blue Urban) to be provided to all trees. Trees to be watered during the first three growing seasons. Watering to be based on weather and ground conditions. As a general guide, 75L of water to be provided to each tree every 2 weeks.
- 4.15 Alternatively use 75L Treegator Watering Bag by Green Tech to provide slow release of water to new planted trees. Ensure bags are regularly topped up with water, checking every two weeks. Also check bag is in good condition and not effecting tree health or tree growth. Use bags for at least 2 years, reposition or replace bag if required.

Hedgerow Planting (Whips and Transplants)

- 4.16 All existing vegetation to be removed from 1.2m wide strip. Plants to be double staggered and spaced at 5/ lin m into min 300mm depth topsoil with free draining subsoil beneath. Whips to be randomly planted in areas shown on drawings. Group 3 or 5 of the same species together. Do

not plant whips within 1m of proposed standard trees. 1no. 600 x 50mm Treebio Biodegradable Spiral Guard and cane to be used for each plant and 1no. 600x 150mm Bio-Earth Biodegradable Plastic Free Shrub Shelter Guard and cane to be used for holly. Medium grade bark mulch to be placed at the base of hedgerow at a width of 1.0m and 75mm depth immediately after planting. Mulch to be maintained at size and depth for at least two growing seasons. Timber Post, Struts and 3 lines of strained galvanised wire to be erected in the centre of the hedge (where no other fencing type has been proposed) to protect the hedge during establishment.

- 4.17 Any queries in relation to planting schedules, layout or planting stock to be raised with Landscape Architect.

- 4.18 Suitable tree root barriers to be used on boundaries with hard-standing, walling, services, proposed and existing buildings.

5.0 Site Management and Maintenance

Aims, Objectives and Targets for Management

5.1 The landscape scheme and ecological mitigation have been designed to reflect the local landscape context in order to integrate the development into the landscape and provide a naturalistic environment for wildlife and people to enjoy. There are 3 strategic design objectives for the scheme:

1. Retain and protect the sites valued landscape features and provide new landscape features that will sympathetically integrate into the wider environment and mature to create an attractive setting.
2. Increase species diversity within the tree species.
3. Improve habitat connectivity across the site and in the wider landscape

Ecological Management Objectives

5.2 There 2no. proposed landscape and habitats proposed for the site which each have differing management requirements. The landscape elements/habitats are

presented at Table 1 and are listed below with the management objectives and tasks described on the following pages.

Proposed Habitats

1. New Trees
2. New Mixed Species Native Hedgerows

Landscape/ Habitat Feature Type 1: New Trees

Objective
T1 To allow trees to successfully establish to provide an attractive setting to the development whilst ensuring a safe environment.
T2 Management to provide conditions where a healthy tree root system and canopy will develop.
T3 Monitor trees for signs of disease and take action to prevent the spread through the site.

Operation/Prescription	Frequency per annum	Years applicable/ or frequency over the plan period	Indicative timing of operation (monthly)														
			J	F	M	A	M	J	J	A	S	O	N	D			
Inspect guys, stakes and ties regularly for firmness and support. Adjust ties twice annually. (*) Remove ties and supporting posts once trees have established. Straighten leaning trees or refirm trees as required (Objectives T1 and T2)	12	1 to 5			*								*				
Maintain loose mulch around base of trees (Objectives T1 and T2)	2	1 to 5															
New trees to be watered as required to ensure successful establishment of trees. Programmed fortnightly during the growing season and more during prolonged periods of drought. Watering not to take place if rootball already looks saturated (Objectives T1 and T2)	As required	1 to 5															
Inspect irrigation bags. Ensure bags are regularly topped up with water, checking every two weeks during the growing season. Check bag is in good condition and not effecting tree health or tree growth. Reposition or replace bag if required. (Objectives T1, T2 and T3)	22	1 to 5															
Carry out hand weeding to vegetation within 0.5m radius of base of tree. 1.5m within scrub area (Objectives T1 and T2)	Monthly	1 to 5															
Fertilise and aerate trees which are not thriving (Objectives T1 and T2)	2	1 to 3															
Replacement of failed tree planting in the next available planting season (Objective T1)	As required	1 to 3															

Formative pruning to maintain health and vigour. Annual crown lifting, pruning, thinning and shaping of trees as required. (Objective T2)	1	1 to 5 as required											
Undertake safety inspections by an arboriculturalist to check for damage and diseases. Carry out remedial works as required. Also check roots are not causing damage to roads, pavements or buildings. (Objective T3)		Every 2 years.											

Landscape/ Habitat Feature Type 2: New Mixed Species Native Hedgerows

Objective
H1. Hedgerow to be managed proactively to maintain structure to provide density for bird nesting habitat.
H2. Promote biodiversity by restricting flailing hedgerow to shape once per annum. *
H3 Manage hedgerow to prevent conflicts with people, built environment and maintain visibility.
H4. Ensure hedgerows remain species rich.
H5. Ensure newly planted hedgerows establish and thrive.
H6. Once established ensure hedgerows are at least 1.5m wide and 1.5m high.

Operation/Prescription	Frequency per annum	Years applicable/ or frequency over the plan period	Indicative timing of operation (monthly)														
			J	F	M	A	M	J	J	A	S	O	N	D			
Remove litter and detritus from within hedgerows every 10 working days (Objectives H1 and H2)	18	1 to 5															
Remove litter and detritus from within hedgerows (Objectives H1 and H2)	4	1 to 5															
Replant/ gap up hedgerow where plants have not established or have died (in the next available planting season). Ensure species are as per the original specification. (Objective H4).	1	1 to 3															
Keep area weed free through regular hand weeding (Objectives H1 and H5)	22	1 to 5															
Watering as required during establishment particularly during times of prolonged drought . (Objective H5)	As required	1-3															
Keep area beneath new hedgerow mulched with c. 75mm depth bark, until hedge thickens and becomes established. (Objective H5)	1	1-3															
Trim/face up hedgerows twice annually in first 3 years to maintain form and encourage bushy growth avoiding bird nesting season (March to	2	1 to 3															

6.0 Monitoring Surveys

6.1 Monitoring of the habitats on site will be undertaken after the first year of establishment to snag and assess any planting failures and then every 5 years for the duration of the management plan post-construction. This should involve the following elements:

Monitoring Habitats;

6.2 The monitoring will be undertaken by a trained ecologist/ arboriculturist. Recommendations will be made, if required, to management operations to promote biodiversity and continued sustainability on site.

6.3 If the inspection at year 5 shows that management has been successful, this document will be updated to reflect continued management.

6.4 Tree condition surveys are recommended as key indicators to help with the above inspections. Inspections should be undertaken between May and October.

6.5 Monitoring of the site will highlight any early warning signs and allow for rectification.

6.6 The monitoring surveys will ensure that the habitats within the site remain at or above the implemented areas, as per the table below.

Habitat Type	Area/ Length/ No
Trees	8no
Mixed Species Hedgerows	21 lin m

7.0 Ecological Trends or Constraints

- 7.1 This section provides a brief summary of the potential threats or constraints on site that could affect management operations or habitats on site.

Tree/ hedge failure due to poor planting and maintenance

- 7.2 Ensure trees and hedges are planted by experienced landscape contractors to the correct height and to the specification as provided. A common reason for tree failures is that they are planted too deep in the ground.
- 7.3 Ensure tree pits and planting areas are free draining and not water logged. If water logged, aid drainage and/or excavate tree pit in an alternative nearby location. If very waterlogged soils are encountered consult landscape architect.
- 7.4 Ensure trees are regularly maintained. This is especially important in the first 3 years. Ensuring a 1m diameter vegetation-free area around the base of each tree and 1m width area for the hedging is important to ensure dominant grass and weed species do not starve the tree of essential

water and nutrients. Keeping weed suppressant mats and mulch regularly maintained will help this.

Environment Impact

- 7.5 The UK is experiencing periods of longer- drier weather conditions. Or periods of excessive rain-fall and flooding. This can mean trees and plants need to tolerant drought and/or flooding conditions. This can also mean the establishment of newly planted trees can be more problematic.
- 7.6 Ensure trees and plants are watered during dry spells in the growing season (April- October)
- 7.7 Ensure trees are regularly inspected for pest and disease by a trained arboriculturist. Respond to signs of pest and disease early to prevent spreading and effect tree health.
- 7.8 Ensure hedge protection guards are fitted property and cover the lower portion of the tree to prevent rabbits, voles and maintenance machinery ring barking the tree and reducing its ability to absorb water and nutrients from the soil.

8.0 Implementation of the Management Plan

Responsibilities

- 8.1. The management responsibility of landscape features and habitats across the site will fall to the site owner or a managing agent.
- 8.2. This HMMP plan sets a standard for this maintenance to ensure establish of landscape features.
- 8.3. It is the owners and/or the management agents responsibility to ensure the management plan is updated and passed to the relevant management organisations throughout the plan period.
- 8.4. The site owners may employ other organisation to carry out landscape maintenance operations on their behalf. The site owners must ensure the third parties have the relevant experience and certificates of competence to carry out the management operations.

- 8.5. Third party and management companies will be responsible for ensuring that maintenance operations are in accordance with this HMMP. The site will be managed to comply with all relevant health and safety legislation, approved codes of practice (ACOP's) and Health and Safety Executive guidance.
- 8.6. The management agent and third parties will be responsible for preparing risk assessments for all elements of work as required under the Management of Health and Safety at Work Regulations 1999 and for carrying out monitoring and review. The Health and Safety Procedures for the site will follow the guidelines within the HSE publications including HSG65 'Managing for Health and Safety' and HSG268 'How to Control Risks at Work'. The managing company will need to comply with the relevant legislation including:
 - Health and Safety: Health and Safety and Work Act (1974);
 - Equality Act 2010 (Superseding the Disability and Discrimination Act (2005));
 - The Wildlife and Countryside Act 1985 as amended;
 - Environmental Protection Act 1990;
 - Control of Pollution Act (1974) / Pesticides Act (1998);
 - Building Regulations Approved Documents;

- BS3936:1989 Part 1 Nursery Stock, Trees & Shrubs;
- BS5837:2012 Trees in Relation to Construction;
- BS3998:2010 Recommendations for Tree Work;
- BS7370-4:1993 Grounds Maintenance. Recommendations for Maintenance of Soft Landscape;
- The Control of Pesticides Regulations 1986;
- The Code of Practice for the Use of Approved Pesticides in Amenity Areas 1988;
- The Code of Practice of Plant Handling 1980;
- National Plant Specification Section 10.2 'Handling & Establishing Landscape Plants'; and
- CPSE Recommended Form of Tender for the Supply & Delivery of Plants.