

Gregsons Farm, Newsholme

HABITAT MANAGEMENT AND MONITORING PLAN

September 2026



KNIGHT SKY ECOLOGY
PRACTICAL ECOLOGY SOLUTIONS

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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 Gregsons Farm, Newsholme, Clitheroe BB7 4JF.

The development is to include: Proposed livestock accommodation building.

The production of a HMMP is required in relation to condition 9 (Biodiversity Gain Plan) of the planning permission notice (ref. 3/2026/0384).

1.2 Existing Documents

This HMMP 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 (2026). Technical Note: 399_01_Gregsons Farm - Ecology Walkover & BNG Strategy May 2026.
- Statutory Biodiversity Metric Calculation Tool
- Habitat Condition Assessment.
- UK Habitat Classification baseline (Figure 1) and post-development figure (Figure 2).

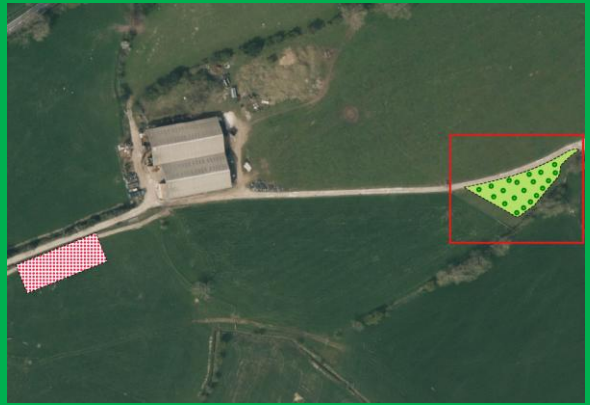
2 ECOLOGICAL FEATURES

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. Please note – Figure 2 is an illustration only.

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)	0.18864	0.10024	No management commitments required – land is to be managed as existing.
Urban	Developed land; sealed surface (N/A)	0.01238	0	N/A - No management commitments required.
CREATED HABITATS				
Urban	Developed land; sealed surface	0.10078	NA	N/A - No management commitments required.
Individual trees	Rural tree	0.0733	NA	18 native trees – in the land parcel as shown below: 

3 SCOPE & AIMS

The primary aim of this HMMP is to provide a framework for the delivery of the habitat establishment and management measures required to achieve the outcomes set out within the Statutory Biodiversity Metric calculation tool. This includes the retention and creation of **0.42 habitat units on-site**.

In accordance with Table 2.1, this HMMP is specifically focused on the trees. It details the required planting, establishment and management measures. The trees are to be retained and managed for a minimum of 30 years. However, active management is not expected to be required beyond the initial 5-year establishment period, unless individual trees are identified as dead, diseased or otherwise requiring remedial action.

No other habitat enhancement, creation or management measures are required for any other feature on the site, provided that the development is constructed and maintained in accordance with the approved specification.

4 MANAGEMENT

4.1 Ecological Trends and Constraints

Following the establishment period, the trees are not expected to require active management beyond routine inspection and remedial actions where necessary. 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 18)

Trees to be planted will comprise the following species:

- **4no. silver birch (*Betula pendula*)**
- **4no. rowan (*Sorbus aucuparia*)**
- **4no. holly (*Ilex aquifolium*)**
- **2no. hazel (*Corylus avellana*)**
- **2no. cherry (*Prunus avium*)**
- **2no. English oak (*Quercus robur*)**

Trees shall be supplied as bare-root, root-balled or container-grown stock, as appropriate to the size and species, and planted during the dormant season.

Non-native varieties will be avoided as the trees may not meet the required condition (see Table 4.1).

- The trees will be sourced from a reputable stockist using British seed stock.
- Tree planting is to be undertaken November to March (dormant season).
- Trees are to be 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 suitable stake using 1 no. tree tie with rubber spacer. The finished height of the stake shall not exceed one-third of the staked tree's height above ground. A 75 mm depth of mulch shall be applied around the base of each tree to retain moisture and suppress weed growth
- 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 where required and in accordance with the manufacturer's recommendations.
- 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 6 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 and monitoring.	2-5	November – March as required	See Section 4	
Trees	All planted trees	Limited requirements aside from general pruning where required and replacement of dead / diseased trees.	5-30	N/A	See Section 4	

5 ROLES & RESPONSIBILITIES

5.1 Funding Mechanism & Responsibilities

Mr Peel (the site owner) is 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 retained and managed for a minimum period of 30 years, in accordance with the requirements of the approved Biodiversity Gain Plan and associated planning condition.**

The site owner 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.

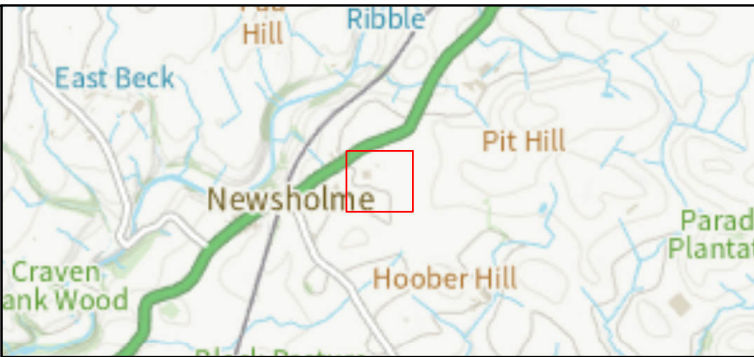
5.2 Remedial Actions

Any trees which, within the 30-year management period, die, are removed, or become seriously damaged or diseased shall be replaced during the next appropriate planting season with trees of a similar size and species, unless otherwise agreed with the Local Planning Authority

APPENDIX A. FIGURES

Figure 1. UK Habitat Classification Map (Baseline)

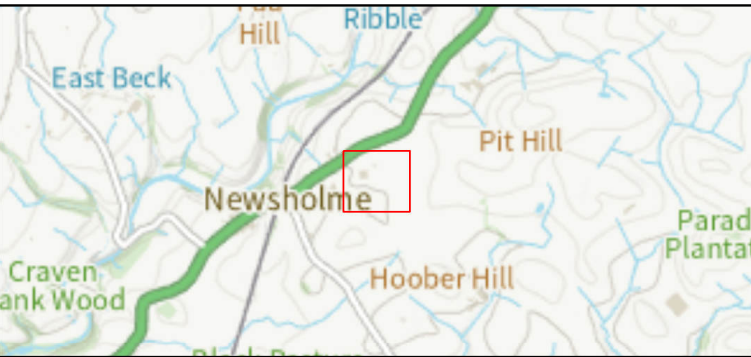
Figure 2. UK Habitat Classification Map (Post-development)



Survey Information	
	Site boundary (2,010.2m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (1,886.4m ²)
	u1b6 - Other developed land (123.8m ²)



PROJECT TITLE							
GREGSONS FARM, NEWSHOLME							
DRAWING TITLE							
Figure 1: UK Habitat Classification Map (Baseline)							
VER	DATE	REMARKS	Drawn	Checked			
1.0	13/05/26	UKHab	MP	RK			
DRAWING NUMBER:							
KSEcology/GregsonsFarm/UKHab							
SCALE	1:1,200	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
Source: Ordnance Survey © Crown copyright 2026, All rights reserved. Licence Number 100049837.					 KNIGHT SKY ECOLOGY		



Survey Information	
	Site boundary (2,010.2m ²)
UKHab Habitat Survey	
	g4 - Modified grassland (1,002.4m ²)
	u1b5 - Building (1,007.8m ²)
	32 - Scattered tree, newly planted



PROJECT TITLE				
GREGSONS FARM, NEWSHOLME				
DRAWING TITLE				
Figure 2: UK Habitat Classification Map (Post-Development)				
VER	DATE	REMARKS	Drawn	Checked
1.0	13/05/26	Post-Development	MP	RK
DRAWING NUMBER:				
KSEcology/GregsonsFarm/Post-Development				
SCALE	1:1,200	PLOT SIZE	A3	DATUM
		OSGB	PROJECTION	BNG
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