

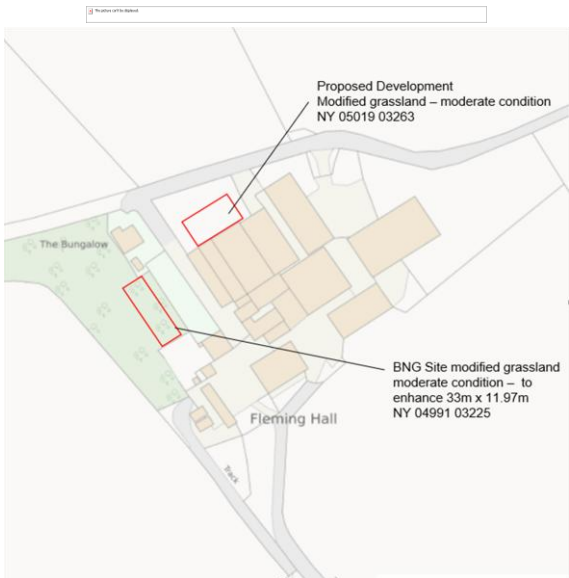
Habitat Management and Monitoring Plan

Site Name:	Fleming Hall
Date:	31/08/2025
Version:	1



Client Mr & Mrs Richardson

Author: Sandy Brown



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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
1	Live	Sandy Brown 31.08.2025	Cumberland Council

Document Details

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Authorship Details
Monitoring record produced by: Mitchells Land Agency Mitchells Auction company Ltd Lakeland Agricultural Centre Cockermouth CA13 0QQ

1. 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	Enhancement of modified grassland to wildflower neutral grassland 2 Planting of new hedge
Development Name and Address	Fleming Hall Farm Gosforth Seascale CA20 1AD
BNG Project Name and Address	Fleming Hall Farm Gosforth Seascale CA20 1AD
Author Organisation	Mitchells Auction Co Ltd - Farm & Environmental Advisory
Landowner	Mr Richardson
Land Manager	Mr Richardson
Responsible person/organisation for creating/enhancing the habitat plus submitting report year 2,5,7,10,20 and 30	Sandy Brown – Head of Mitchells Farm & Environmental Advisory
Period covered by this management plan	01.01.2026 – 31/12/2055
Planning authority	Cumberland Council
Planning reference (if applicable)	4/25/2163/0F1
BNG register reference (if applicable)	N/A
Central OS grid reference	
Metric revision/title	Reference Biodiversity metric used for this project ('statutory biodiversity metric' from January 2024)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
The enhancement of modified grassland moderate condition to wildflower neutral grassland- Good condition.
Timescales for Actions PB-B03
2,5,7,10,20,30 – monitoring reports to be submitted to Planners.
Monitoring Requirements PB-B04
Conduct flower survey between June & August, submit monitoring report to planners, years 2,5,7,10,20,30
Required Consents and Licences PB-B05
None.
Funding PB-B06
Landowner will carry out at own expense
Legal Agreement PB-B07
Condition within planning approval.

Figure 1 – Farm plan identifying the site of the new cattle housing extension and site of the BNG

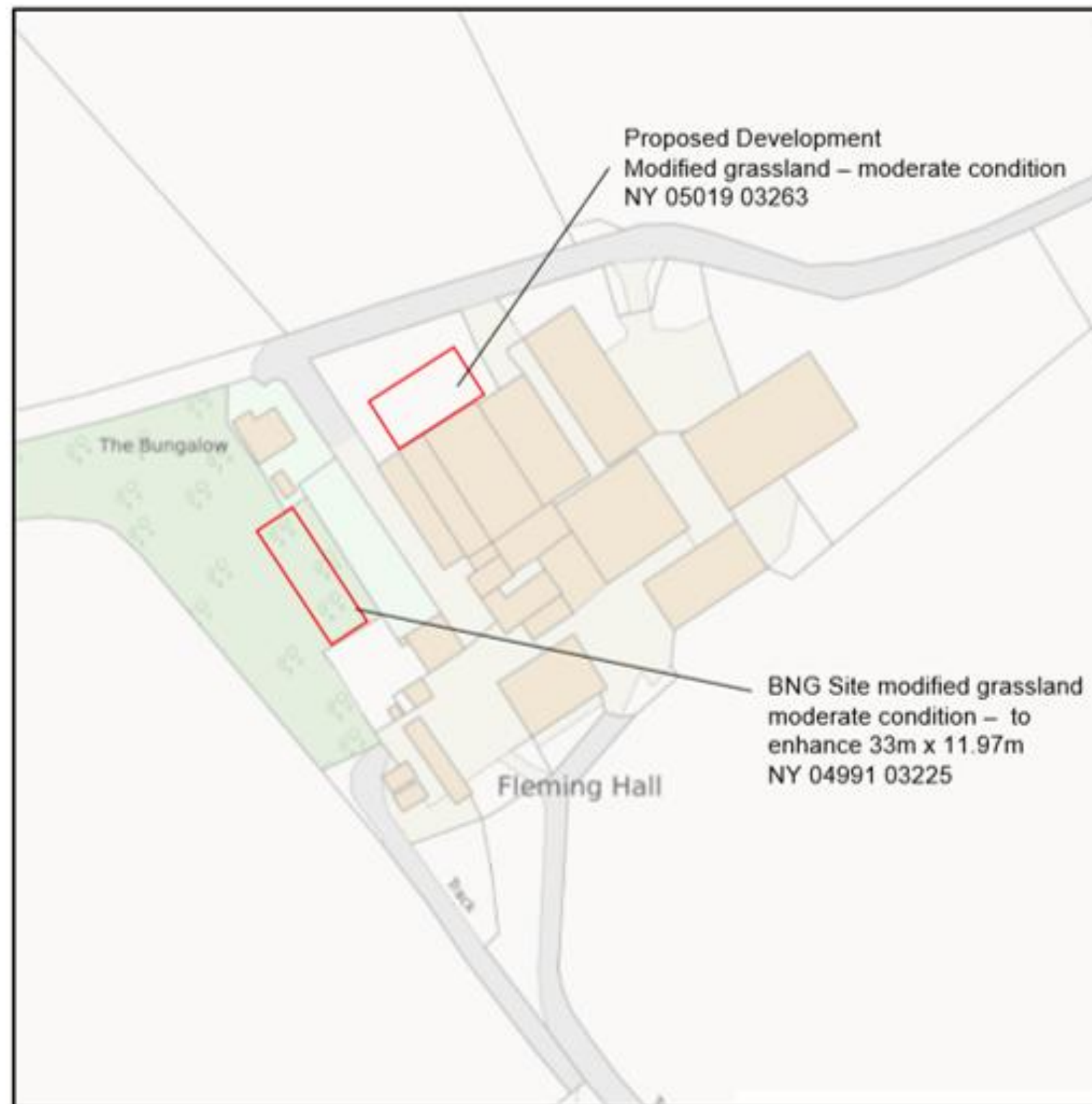
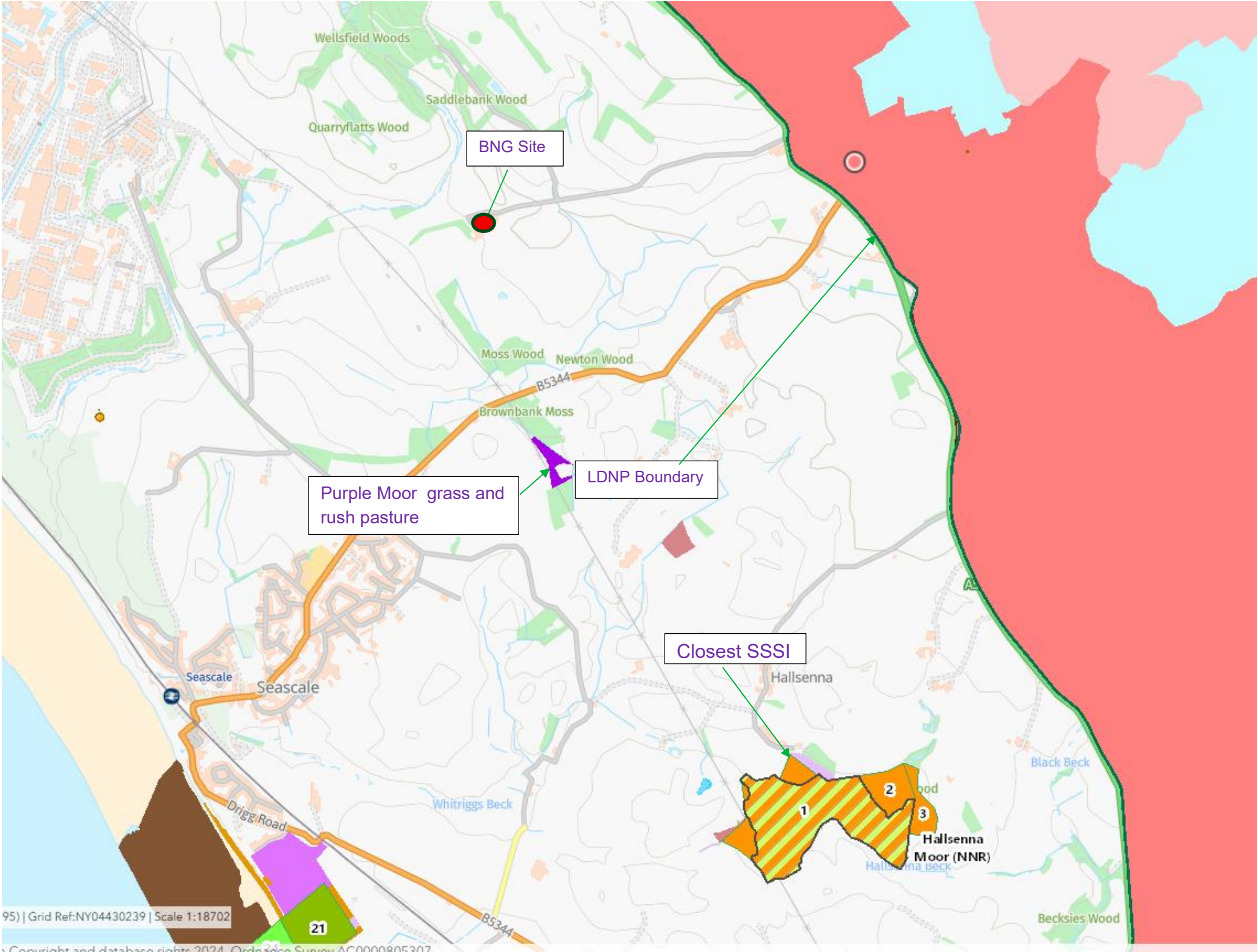


Figure 1 – Farm plan identifying the site of the new barn extension and site of the BNG

Site Context

Plan PB-F02

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.



Yes: ☐ No: ☒

General description of the management required:

Enhancement to a Willd flower Neutral grassland

The botanical diversity of this grassland may be enhanced by simply amending existing management practices.
However, pro-active restoration management may be required involving introduction of seeds and creation of gaps for their establishment. Substantial changes of livestock type, timing of grazing or control of dominant species may also be required.
Promotion of good soil conditions.

Indicators of Success

- The Soil Phosphate Index should be 0 or 1 by year 5.
- By year 5, at least 2 high-value indicator species of rich grassland habitat should be frequent and 2 occasional in the sward.
- By year 2, cover of bare ground should be between 1% and 5%, distributed throughout the area in hoof prints or other small patches.

Species of flowers : red clover, bird's foot trefoil, black knapweed, bugle, common bistort, , eyebrights, great burnet, hawkbits, lady's mantle, meadow vetchling, meadowsweet, melancholy thistle, ox eye daisy, vetch, meadow pea, stitchwort, orchids, pignut, ragged robin, sneezewort, tormentil, yellow rattle, small blue-green sedges.

Management Prescriptions; the dos and don'ts of management

The following rules apply across the whole area being managed under this option.

- From year 1, manage the sward by grazing and/or cutting to achieve a sward height of between 2cm and 10cm in October / November.
- Manage the grassland to achieve the indicators by cutting and removing field-dried hay after 15 July. In years when hay is taken graze the aftermath. Where spring grazing takes place exclude livestock at least 9 weeks before cutting for hay.
- Well-rotted farmyard manure may be applied at a maximum rate of 6 tonnes/ha every year to grassland managed as hay meadow, but not within 10 metres of a watercourse. There must be no other application of nutrients such as fertilisers, other organic manures or waste materials including sewage sludge. On neutral grassland you may apply lime, subject to a soil test, to raise pH to 6.0.
- Supplementary feeding is not permitted.
- Control undesirable species such as creeping thistle, spear thistle, curled dock, broadleaved dock, common ragwort, common nettle so that , their cover is less than 5% of the area.

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		Sandy Brown		
Organisation		Mitchells Farm & Environmental Advisory		
Responsibility	Start Date:	01.01.2026	End Date:	31.12.2055

Enhancement to a species rich grassland plan has been designed by Sandy Brown. The plan will be under her supervision, but the intention is for the owner at Fleming Hall Farm to continue management past the 5th year.

Statement of Competency

Head of Farm & Environmental Advisory is an experienced person having worked in grassland restoration at Natural England, undergoing many training courses in hay meadow identification and restoration. Since 2012 she has been facilitating long term contracts between Landowners & Natural England.

Landowner or Land Manager PB-B10

Name or Initials		Mr Richardson		
Organisation		Fleming Hall		
Responsibility	Start Date:	01.01.2026	End Date:	31.12.2055

To enhance a specified area of modified grassland to encourage a wildflower neutral grassland. This will include overseeding the area with flower seeds, controlling grazing and cutting, nutrient input and monitoring progress and condition over a 30year period.

Statement of Competency

Mr Richardson has undertaken training in over seeding.

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Sandy Brown (Head of Department)		
Organisation		Mitchells Farm & Environmental Advisory		
Responsibility	Start Date:	01.01.2026	End Date:	31.12.2055
Statement of Competency				
The Head of Farm & Environmental Advisory is an experienced person having worked in grassland restoration at Natural England, undergoing many training courses in hay meadow identification and restoration. Since 2012 she has been facilitating long term contracts between Landowners & Natural England.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		Officer		
Organisation		Cumberland Council		
Responsibility	Start Date:	01.01.2026	End Date:	31.12.2055
Report to be sent by Mitchells Farm & Environmental Advisory (or another designated authority) at years 2,5,7,10,20, & 30 years				

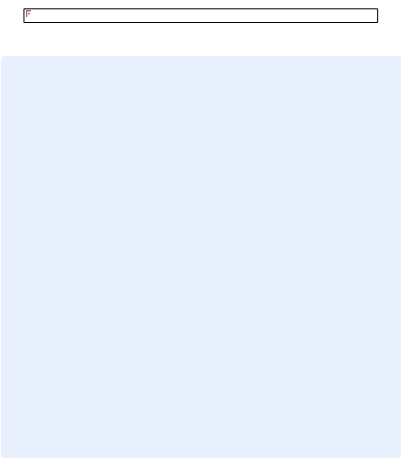
Land Use Summary

Overview of Baseline Site Use PB-B13
Modified grassland, Species poor – moderate condition
Overview of Proposed Site Use PB-B14

Development site Slurry store erected – new category urban non sealed surface , on modified grassland- base line
BNG site Enhanced- cut in a controlled fashion after overseeding. Site will not be utilised for anything other than this enhanced grassland, it's part of the farm curtilage but will be fenced off to allow specific management to be carried out.

Site Context Photos PB-F03

Base line site for development



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?	☐	No
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?	☐	No
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	No
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?	☐	N/A
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	N/A -small site
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	No
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	No
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	No
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	No
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	No
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	No
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	No
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	No
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	No
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	No
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	None

Baseline and Environmental Information

Modified grassland -moderate quality

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

Aim:

Grassland

By year 5: (see restoration plan)

No bare soil.

Increase in indicator flower species and grasses both in frequency and abundance.

Reduction in weeds or invasive species.

Improvement in soil condition.

Objective

To enhance biodiversity to a good quality wildflower neutral grassland

Year 10:

Consistent frequency and abundance of flowers and grasses

Year 10- 30

Consistent frequency and abundance of flowers and grasses

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

Grassland

The grass is modified – moderate condition.

The land will benefit from this managed cutting.

Increased pollinator activity.

Improvement in soils.

This modified grassland site will benefit from this management; its soils and herbage value will be enhanced.

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
Example: Cereal crops	Other neutral grassland	1,2,3,5,8,9,10	N/A	Moderate	Standard time to target condition from the statutory biodiversity metric.	Provide the passes and fails of the metric condition assessment criteria that will be targeted for the proposed habitat target condition score. For example: Moderate condition will be targeted by achieving a pass in criteria B, C, D and E. Criterion A will not be targeted-	
Modified grassland 282m2	Wildflower neutral grass land	N/A	Moderate	Good	1-10	Will require less invasive species/weeds, no bare soils and at least 2 indicator species at year 5 By year 10 at least 5 indicator species	Abundant at lower levels will be determined by soil types, rain fall and residue nutrients in the soils
Modified grassland 282m2	Wildflower neutral grassland	N/A	Moderate	Good	10-30	Consistent frequency of flowers and grasses. Over seeding or flower plugging, if necessary, to maintain frequency	Cutting management is key

Habitat and Condition Targets Further Comments

Enhancement to a wildflower neutral grassland will be further encouraged by targeted cutting and reseedling, no inorganic fertiliser application will be used. cattle grazing may be used.

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
There are none.
Specification of Protective Measures to be Used PM-04
N/A.

Habitat Retention Plan PM-F01

Not relevant - same as original baseline site

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: [Click or tap here to enter text.](#)

Creation, Enhancement and Management Targets and Prescriptions

See Enhanced neutral grassland management plan.

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.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Example: 16-08-2023	Woodland	Newly planted trees failing to establish	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
01.01.2025 - 01.01.2029	Wildflower neutral grassland	Overseeding and self-seeding do not strike	Monitoring spring- summer time to assess growth, if little growth is seen over seeding will be repeated	Overseed with a higher rate and continue to overseed through first 5 years
01.01.2025 – 01.01.2029	Wildflower neutral grassland	Accidental encroachment by small animals such as rabbits may damage the floristic sward	Monitor for signs of grazing	Erect an effective fence and assess when damage may compromise its use
01.01.2029 – end	Wildflower neutral grassland	Flower frequency and abundance	Continuous monitoring of flowers	More overseeding if frequency\abundance is reducing

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)

Surveys to be taken to assess abundance levels of indicator species (list found in the enhanced species rich grassland management plan already made available to Mr Richardson).

- More detailed assessment using 1 m2 quadrats randomly selected over the area under management.
- Photographic evidence to be obtained.

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.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Wildflower neutral grassland	To be undertaken on the identified site Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m². Estimate percentage of bare ground, scrub and weed cover. Collect a botanical species list across grassland to check against target species list	Annually on years 2, 5, 7 10, 20 & 30 Surveys to be completed between June & August

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
Mitchells Farm & Environmental Advisory will present the reports . Using the reporting template	Cumberland 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
Yr 2,5 & 7, 10	December	September	Report on results of grassland survey. Adaptions will be made if required - grassland
Yr 20 & 30	December	September	Report on results of grassland survey, Adaptions to be made if required. - grassland

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

As monitoring progresses, adaptations can be made to ongoing management. It is envisaged that the parameters below could affect the speed of progression. Each one could be modified and utilised in an adapted management strategy:

1. Timing, type and density of grazing.
2. Timing of grazing, flower wilt occurs at different times.in different locations.
3. Type of herb in seed mix - some thrive better in alkaline conditions compared to neutral or acidic.
4. % of Weeds
5. Bare soil %

Monitoring can pick up any unexpected, external influences.

It is important to agree decisions on changes to the management prescriptions and targets with the responsible authority