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Uldale View, Egremont, CA22 2LE

Habitat Management and Monitoring Plan

Gleeson Homes

P.1723.22
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A	09/03/2026	Amendments to HMMP following inclusion of ditch enhancements.

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2	Drawing Uldale View Egremont Landscape Plan Rev D 24 07 25
3	Condition Assessment Sheet Targets
4	Baseline Condition Assessment Sheets

Executive Summary

This Habitat Management and Monitoring Plan (HMMP) has been prepared by Ascerta on behalf of **Gleeson Homes Ltd** for the redevelopment of the land at Uldale View, Egremont. The plan has been developed to satisfy conditions of the planning application and to ensure the long-term management and enhancement of biodiversity on-site in accordance with the Environment Act 2021, DEFRA Biodiversity Metric 4.0, and The Copeland Local Plan 2021-2039 Local Plan.

The HMMP outlines the management, monitoring, and maintenance of newly created and retained habitats over a 30-year period (2027-2057). Its primary objective is to ensure all habitats reach and maintain target ecological conditions, thereby delivering measurable Biodiversity Net Gain (BNG) in line with statutory requirements. The HMMP ensures that the development of Uldale View, Egremont, CA22 2LE, delivers measurable, lasting biodiversity improvements in compliance with national policy and local planning conditions. Through detailed management prescriptions, monitoring, and adaptive strategies, the plan secures the long-term ecological value of the site while enhancing its contribution to local green infrastructure and wildlife conservation.

- **Site Overview:** The site currently comprises of cereal crops, mixed woodlands; a ditch network and native hedgerows. Surrounding land uses are predominantly agricultural.
- **Habitat Baseline and Outcomes:** The existing woodlands on-site are in moderate condition, existing hedgerow and ditch habitats have been assigned poor condition. The post-development proposals will deliver a **+2.37 (+13.71%)** in habitat area units, a net gain of **+0.68 (+33.28%)** in hedgerow units within the site and a net gain of **+1.05 (+139.07%)** in watercourse units.
- **Habitat Areas to be created and retained:** The habitat areas to be created and retained on-site amount to 0.288ha of retained other woodland; mixed, and the creation of 7.50ha of habitats. The developed land; sealed surface habitats comprise of housing, driveways and road. Individual trees totalling 214 are to be planted, along with vegetated gardens, Sustainable Urban Drainage Systems (SuDS), modified grassland, other neutral grassland, introduced shrub, mixed scrub and other mixed woodlands, collectively totalling **17.38 Biodiversity Units (BU)**. Please refer to drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2.
- **Linear Features to be created and retained:** The linear features to be retained on-site includes 0.78km of native hedgerow totalling **1.56 BU**. The linear feature to be created on-site includes 0.35km of native hedgerow totalling **1.15 BU** within the site.
- **Watercourses to be created, retained and enhanced:** Watercourses within the site include an enhanced ditch network totalling 0.316km and a created ditch totalling 0.002km. The ditch is to be enhanced from poor to moderate condition.
- **Monitoring and Maintenance:** Annual monitoring by a qualified ecologist between May and August for 30 years. Formal audits at years 1, 2, 5, 10, 20, and 30 with biodiversity reconciliation at each stage. Adaptive management procedures to address underperformance or environmental changes.
- **Long-Term Management:** Regular maintenance of vegetation, replacement of failed planting, control of invasive species, and preservation of habitat structure and diversity. Establishment and maintenance schedules detailed for all habitat types to ensure target conditions are met.
- **Responsibility:** Implementation and monitoring will be managed by **Gleeson Homes Ltd**, in consultation with the Local Planning Authority (LPA) **Cumberland Council**.

1. Introduction

This HMMP has been commissioned by **Gleeson Homes Ltd** to form part of the consent Full planning permission for the residential development of 164 dwellings (use class C3), vehicle access from Uldale View, landscaping, SuDS, and associated infrastructure works.

This HMMP has been produced to discharge Condition 9 of planning application reference 4/23/2313/0F1. The sites OS grid reference is NY007100 and the What3Words reference is prove.spreading.fines see **Figure 1.1** below.



Figure 1.1: Extent of the site

1.1 Aims and Objectives

This HMMP provides an overview of how habitats will be managed. It also sets out monitoring proposals for habitats and certain species present on site. It should also be noted that the landscape architect/contractor will also advise on specific management of landscaped areas, whilst adhering to the ecological management activities contained herein. It may be appropriate for this document to be updated over the period; however, the overall extents and types of created habitats, and their ecological value, are unlikely to change. Proposals for monitoring may also identify issues requiring remedial measures and alteration to the management prescriptions detailed in this document.

1.2 Site Safeguarding

Gleeson Homes Ltd, as the owner and operator of the proposed development, will be responsible for the implementation of this HMMP. The stated management and monitoring will be undertaken for 30 years. The implementation of the HMMP will be secured by way of planning condition and will therefore be binding upon a future operator or occupier of the proposed development, should **Gleeson Homes Ltd** transfer its interest in the site or ceases to operate the proposed development during that 30-year period (see **Table 1.1** below). They will also undertake safeguarding measures such as reinstatement of habitats or installations such as fire, acute pollution control or other major damage, and control and removal of dumped materials.

1.3 Project Background

Updates to proposed areas were amended within the BNG metric following revised landscaping plans, see Drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2 (Ascerta report P.1723.22 Biodiversity Impact Assessment, December 2025). The proposed development site was subject to an ecological appraisal in August 2022, June 2023 and June 2025 (Ascerta report P.1723.22 Preliminary Ecological Appraisal).

The site comprises of agricultural fields that are planted with cereal crops. The full site is bound by species-poor hedgerows with tall ruderal vegetation present to the field margins. A ditch (D1) lines the northern boundary of F2 and scattered trees and tall ruderal vegetation is present within the bank areas.

The application (reference: 4/23/2313/0F1) was validated on the 6 November 2023, which is before the introduction of mandatory BNG. However, Condition 9 of the council conditions states that:

'No development must commence until a Biodiversity Gain Plan and Biodiversity Monitoring Plan, to ensure that there is a minimum 10% net gain in biodiversity within a 30-year period as a result of the development, has been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management Plan must include 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports. Monitoring reports will be submitted to the Council during years 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.'

Table 1.1 below summarises key project and organisational details for this HMMP.

Table 1.1: Key project and organisational details for this HMMP

Site overview	Description
Project type	Residential Development
Development Name and Address	Uldale View, Egremont, CA22 2LE
BNG Project Name and Address	1723.22 Uldale View, Egremont, CA22 2LE
Author Organisation	Ascerta
Landowner	Gleeson Homes Ltd
Land Manager	Gleeson Homes Ltd
Responsible person/organisation for creating or enhancing the habitat	Gleeson Homes Ltd
Period covered by this management plan	From commencement of habitat implementation to 30 years following the completion of initial capital works. The plan covers a preliminary period of between 2026 (Year 0) to 2057 (Year 30).
Planning authority	Cumberland Council
Planning reference	4/23/2313/0F1
BNG register reference (if applicable)	Not Applicable
Central OS grid reference	NY007100
Metric revision/title	P.1723.22 The_Statutory_Metric_Macro_Enabled_1.0.4 (1)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

2. Habitat Baseline Conditions, Creation and Management

2.1 Current Land Use Summary

The proposed development site was subject to an ecological appraisal in August 2022, June 2023 and June 2025 (Ascerta report P.1723.22 Preliminary Ecological Appraisal). The site comprises of cereal crops, mixed woodlands, a ditch network and native hedgerows. For baseline habitat condition assessment criteria please refer to the Baseline Condition Assessment Sheets, at Appendix 4 and drawing P.1723.22.E03 Baseline Distinctiveness and Condition Plan, Appendix 1.

2.2 Baseline Habitats On-site

The baseline habitat conditions, scale and unit value for the site are shown within Table 2.1, 2.2 and 2.3 below.

Table 2.1: Baseline area habitats

Existing area habitats				Distinctiveness		Condition		BBU
Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	
Cropland	Cereal crops	No	7.502	Low	2	Condition Assessment N/A	1	15.00
Woodland and forest	Other Woodland; mixed	No	0.288	Medium	4	Moderate	2	2.30
Total habitat areas ha			7.79	Biodiversity baseline units				17.31

The site currently comprises 7.502ha of cropland with 0.288ha of woodland, collectively summing to **17.31 BBU**. Please refer to drawing P.1723.22.E02 Baseline Habitats Plan, Appendix 1, and **Table 2.1** above.

Table 2.2: Baseline linear habitats

Existing linear habitats			Distinctiveness		Condition		HBU
Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	
H1	Native Hedgerow	0.279	Low	2	Poor	1	0.56
H2	Native Hedgerow	0.223	Low	2	Poor	1	0.45
H3	Native Hedgerow	0.095	Low	2	Poor	1	0.19
H4	Native Hedgerow	0.367	Low	2	Poor	1	0.73
H5	Native Hedgerow	0.053	Low	4	Poor	1	0.11
Total hedgerow and linear feature lengths		1.02	Biodiversity baseline units				2.03

The site currently comprises a total of 1.02km of native hedgerows on all boundaries, with an additional hedge running through the centre of the site. This amounts to **2.03 HBU**. Please see drawing P.1723.22.E02 Baseline Habitats, Appendix 1, and **Table 2.2** above.

Table 2.3: Baseline watercourse habitats

Existing Watercourse type			Distinctiveness		Condition		WBU
Ref	Watercourse type	Length (km)	Distinctiveness	Score	Condition	Score	
1	Ditches	0.316	Medium	4	Poor	1	0.76
Total linear features		0.316	Baseline biodiversity units				0.76

The site currently comprises a total of 0.316km of ditch habitat to the north of the site. This amounts to a total of **0.76 WBU**. Please see drawing P.1723.22.E02 Baseline Habitats, Appendix 1, and **Table 2.3** above.

2.3 Post-Development Biodiversity Value of the Proposed Development Site

The post-development habitats, target conditions, scale and unit value for the site are shown within Tables 2.4, 2.5 and 2.6 below.

Table 2.4: Post-development: Habitat areas retained biodiversity calculation

Broad habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		RBU
			Distinctiveness	Score	Condition	Score	
Woodland and forest	Other woodland; mixed	0.288	Medium	4	Moderate	2	2.30
Total habitat areas retained		0.288	Retained biodiversity units				2.30

The habitat areas to be retained on-site comprises of the woodland habitat. Please refer to drawing 'Uldale View Egremont Landscape Plan Rev D 24 07 25', Appendix 2, and Table 2.4 above.

Table 2.5: Post-development: Habitat areas created biodiversity calculation

Broad habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		CBU
			Distinctiveness	Score	Condition	Score	
Woodland and forest	Other woodland; mixed	0.0343	Medium	4	Moderate	2	0.09
Heathland and shrub	Mixed scrub	0.04279	Medium	4	Moderate	2	0.29
Urban	Sustainable drainage system	0.0117	Low	2	Moderate	2	0.03
Urban	Introduced shrub	0.027	Low	2	Condition Assessment N/A	1	0.05
Urban	Sustainable drainage system	0.245	Low	2	Moderate	2	0.59
Urban	Introduced shrub	0.0795	Low	2	Condition Assessment N/A	1	0.15
Urban	Vegetated garden	1.607	Low	2	Condition Assessment N/A	1	3.10
Grassland	Other neutral grassland	0.928	Medium	4	Moderate	2	6.21
Urban	Vegetated garden	1.4436	Low	2	Condition Assessment N/A	1	2.79
Grassland	Modified grassland	0.4006	Low	2	Moderate	1	1.39
Urban	Developed land; sealed surface	2.6852	V. Low	0	N/A - Other	0	0.00
Individual trees	Urban Tree	0.8774	Medium	4	Moderate	2	2.68
Total habitat areas created		7.50	Created biodiversity units				17.38

The habitat area to be created on-site includes 2.6852ha of developed land; sealed surface. This includes housing, driveways and road. 214 individual trees to be planted along with areas of vegetated garden, modified grassland, other neutral grassland, introduced shrub, mixed scrub and other mixed woodland, totalling 17.38 BU. Please refer to drawing 'Uldale View Egremont Landscape Plan Rev D 24 07 25', Appendix 2, and Table 2.5 above.

Table 2.6: Post-development: Linear habitats retained biodiversity calculation

Existing area habitats			Distinctiveness		Condition		RBU
Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	
H1	Native Hedgerow	0.164	Medium	2	Poor	1	0.33
H2	Native Hedgerow	0.223	Medium	2	Poor	1	0.45
H3	Native Hedgerow	0.095	Medium	2	Poor	1	0.19
H4	Native Hedgerow	0.243	Medium	2	Poor	1	0.49
H5	Native Hedgerow	0.053	Medium	2	Poor	1	0.21
Total linear features retained		0.78	Retained biodiversity units				1.56

Table 2.7: Post-development: Linear habitats created biodiversity calculation

Linear habitat creation		Distinctiveness		Condition		CBU
Habitat Type	Length (km)	Distinctiveness	Score	Condition	Score	
Native hedgerow	0.018	Low	2	Moderate	2	0.06
Native hedgerow	0.038	Low	2	Moderate	2	0.13
Native hedgerow	0.289	Low	2	Moderate	2	0.97
Total linear features created		0.35	Created biodiversity units			1.15

The linear features are mostly to be retained on site with the loss of 0.24km to accommodate access routes and urban development. In addition to the loss, two new hedges will be created on the western boundary H6 and H7 0.056km, there will also be 0.289km total of hedges separating houses and in public areas. Please refer to drawing 'Uldale View Egremont Landscape Plan Rev D 24 07 25', Appendix 2.

Table 2.8: Post-development: Watercourse lengths / linear features created biodiversity calculation

Created Watercourse type			Distinctiveness		Condition		CBU
Ref	Watercourse type	Length (km)	Distinctiveness	Score	Condition	Score	
1	Ditches	0.02	Medium	4	Poor	1	0.02
Total watercourse features		0.02	Created biodiversity units				0.02

Table 2.9: Post-development: Watercourse lengths / linear features enhanced biodiversity calculation

Existing Watercourse type			Distinctiveness		EBU
Ref	Watercourse type	Length (km)	Distinctiveness	Score	
1	Ditches	0.316	Medium	4	1.79
Total watercourse features		0.316			1.79

The watercourse feature is to be retained and enhanced on site with an additional ditch 0.02km in length to be created to the far southwest of the site. Please refer to drawing 'Uldale View Egremont Landscape Plan Rev D 24 07 25', Appendix 2.

2.4 Impacts to Biodiversity: Statement

Based on the current development proposals and recommended enhancements, there will be a net gain of **+2.37 (+13.71%)** in habitat area units, a net gain of **+0.68 (+33.28%)** in hedgerow units within the site and a net gain of **+1.05 (+139.07%)** in watercourse units demonstrating that a net gain in biodiversity units has been achieved in habitat area units, hedgerow units and watercourse units, in line with National Planning Policy Framework (NPPF) and The Copeland Local Plan 2021-2039 - adopted 5/6 November 2024.

Table 2.1.1: Summary of deficits and requirements

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	17.31	19.04	0.00
Hedgerow units	10.00%	2.03	2.24	0.00
Watercourse units	10.00%	0.76	0.83	0.00

3. Site Baseline, Environmental Information and Associated Impacts Checklist

Consideration has been given to the sites Baseline and Environmental Information listed below within **Table 3.1**. Including appropriate contextual information for the management prescriptions provided later in this document, informing the proposals and project design.

Table 3.1: Site Baseline and Environmental Information

Baseline and Environmental Information	Relevant information	Check box	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	The site and land directly adjacent are within the boundary of a designated site River Ehen Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). Please refer to Ascerta Report P.1723.22C Habitat Regulations Assessment, 19 July 2023.	X	
Protected and Notable Species	No protected or notable species have been identified which would influence the delivery of the landscape plan or HMMP.		Protected and notable species do not influence the proposals.
Invasive Non-Native Species (INNS)	No INNS have been identified. Where INNS are identified during the management period, management prescriptions (section 3.6/5) provide methods for control.		INNS do not significantly influence the proposals
Biological Records Plan - Sites and Species	No biological records identified which would influence the delivery of the landscape plan or HMMP.		Biological records do not influence the proposals, Ascerta Report P.1723.22C Preliminary Ecological Appraisal.
Baseline Habitats Survey	The baseline habitats survey has informed the habitat creation associated with the proposals. Ascerta Report P.1723.22 Biodiversity Impact Assessment.	X	
Public Access	Public access has influenced the delivery of the landscape plan and HMMP as landscape typologies, habitats and the relevant condition targets designed into the scheme have been chosen to reflect likely pressure from amenity activities, and land use by the public.		Public access will not significantly influence the Landscape and the delivery of this HMMP proposals.
Climate	Given landscape typologies and habitats designed into the scheme, local climate and climate change have not significantly influenced the delivery of the landscape plan or HMMP.		Climate has not significantly influenced the proposals.
Geology and Topography	The geology and topography of the site have not influenced the delivery of the landscape plan or HMMP. The underlying geology and site topography will not prevent the establishment of the landscape typologies and habitats designed within the scheme.		Geology and topography have not significantly influenced the proposals.
Agricultural Land Status	Good to Moderate Agricultural Land Classification map Northwest Region (ALC002) Natural England.	X	
Soil and Substrates	The soils and substrates within the site are classified as freely draining slightly acid loamy soils. Soil and substrates have not significantly influenced the proposals. Grassland mixes should reflect soil condition.	X	
Contaminated Land	No contaminated land has been identified within the Site.		Contaminated land has not been identified to influence the proposals.
Hydrology and Drainage	The site has been determined to be at risk of flooding from surface water. Flood exceedance routes and Sustainable Urban Drainage Systems have been incorporated within the development proposal.	X	
Landscape Character and Designations	The site is located in the West Cumbria Coastal Plain National Character Area (NCA), defined by low-lying, open and gently undulating agricultural landscape characterised by pastoral fields, hedgerows, woodland cover, coastal influences and the coastal land of the Irish Sea. In this case the NCA will not influence the delivery of the landscape plan or HMMP.	X	

Historic Land Use	The site has been historically used as agricultural land.		The historical use of the site has not therefore influenced the delivery of the landscape plan or HMMP.
Historic Environment and Earth Heritage	No known archaeological features present within the site would affect the implementation of the HMMP.		None known that would influence the proposals

4. Management Operation Necessary to Achieving Aims and Objectives

4.1 Habitat Management and Monitoring

All habitats shall be managed and monitored to ensure successful establishment and achievement of target condition. Monitoring shall be undertaken at agreed intervals and any necessary remedial management implemented where targets are not being met.

4.2 Overview

This section describes the management and monitoring measures required to ensure that all newly created habitats successfully establish, deliver the intended ecological functions, and achieve their target BNG outcomes in line with the Environment Act 2021 and the DEFRA (2023) Biodiversity Metric 4.0. Management and monitoring activities will ensure that habitat condition targets are met, maintained, and reported to the Local Planning Authority over the 30-year monitoring period or as otherwise specified within the approved BNG framework.

4.3 Purpose

The purpose of this section is to outline the approach for monitoring and maintaining created habitats so that they meet the target condition and biodiversity unit values defined within the BNG metric calculations (Ascerta Report P.1723.22 Biodiversity Impact Assessment, January 2026) and the approved management plan.

4.4 Monitoring Frequency and Timing

Annual monitoring (see section 7) shall be undertaken for all created habitats on-site including mixed woodlands, individual trees, neutral grasslands, modified grasslands, SuDS, introduced shrub and retained and created native hedgerows for the first 30 years post-development, unless otherwise agreed. Monitoring visits shall occur between May and August, when plant identification and habitat assessment are most reliable.

All monitoring shall be carried out by a suitably qualified ecologist or botanist, with demonstrable competence in habitat classification and species identification in accordance with UKHab (2023) and CIEEM (2021) Guidelines for Ecological Report Writing.

Monitoring will follow the principles set out in BS 8683:2021 - Process for Biodiversity Net Gain aligned with the Environment Act 2021 and BS 42020:2022 - Biodiversity Code of Practice for Planning and Development.

4.5 Assessment Criteria and Remedial Action

The established vegetation shall be measured against the approved landscape and habitat creation plans (drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2), including species composition, planting densities, and target condition criteria identified within DEFRA (2023) Biodiversity Metric 4.0 Technical Supplement.

Where failed planting or poor establishment is identified within the site location boundary, replacement planting shall be undertaken using equivalent native species of local origin, in consultation with the appointed ecologist and the landscape architect.

If vegetation becomes dominated by one or a limited number of species, adaptive management measures, such as selective thinning, overseeding, or targeted replanting shall be implemented to restore the intended species diversity and ascribed habitat condition, as such, to proactively achieve and maintain habitat target condition within the allocated timeframe (see Section 5).

All remedial works will be documented and reviewed during subsequent monitoring cycles to confirm success and ongoing progress towards the BNG targets.

4.6 Control of Invasive and Undesirable Species

Each monitoring visit shall include an inspection for colonising flora, with particular attention to non-native invasive species (INNS). The assessment shall include, but not be limited to, species listed under: Schedule 9 of the Wildlife and Countryside Act 1981 (as amended); The Invasive Alien Species (Enforcement and Permitting) Order 2019; and Relevant provisions of the Environment Act 2021.

Where such species are identified, control or removal shall be implemented in accordance with recognised best-practice guidance, including the Environment Agency (2010) - Managing Invasive Non-native Plants; and CIRIA C773 (2018) - Invasive Species Management for Infrastructure Managers.

All works shall be supervised by a competent ecologist (ECOW) to ensure legal compliance and prevent the further spread or ecological degradation of retained and created habitats on-site and respective target condition.

4.7 Reporting and Review

Annual monitoring reports on remedial action and habitat condition shall be prepared at and submitted to the LPA and/or Natural England, where required and agreed, to demonstrate progress, any short fall towards trajectory habitat target conditions and the statutory biodiversity unit delivery.

Reports will detail:

- The results of the habitat condition assessments using Statutory BNG Metric 4.0 criteria (see Condition sheet targets, Appendix 3)
- Details of any remedial, management, or enhancement actions undertaken
- Any changes to habitat extent or quality
- Suitable sources, such as dated photographic evidence and habitat survey data (DAFOR augmented Species lists and QGIS mapping for example)

Where results indicate a shortfall in condition and/or trajectory to target condition, the management regime shall be reviewed and updated in consultation between the responsible and governing bodies.

4.8 Long-Term Management and Adaptive Approach

The management prescriptions outlined within **Section 5** are designed to be adaptive, allowing modification in response to monitoring outcomes, such as change in climatic conditions, not considered or change abiotic conditions, on-site and local ecological trends observed.

Any significant amendments to the management approach shall be documented within subsequent monitoring reports and agreed with the relevant body before implementation.

The overarching objective is to ensure that all habitats achieve and maintain their ascribed target condition and contribute long-term net gains in biodiversity value.

Table 4.1: Management summary

Consideration	Description
Habitats to be Retained, Created and Enhanced on-site	The proposals comprise of created and retained habitats contributing to overall biodiversity units within the proposed development. Habitat areas to be created include vegetated gardens totalling 3.0506ha, developed land sealed surfaces totalling, 2.8152ha, other neutral grassland totalling 0.928ha, modified grassland totalling 0.4006ha, mixed woodland totalling 0.0343ha and scrub 0.04279ha, SuDS totalling 0.0117ha and 0.245ha, areas of introduced shrub totalling 0.027ha and 0.0795ha, and 214 urban trees with an equivalent metric area of 0.8774ha. In total, these habitat areas generate 17.38 BU. The linear features to be retained on-site include 0.78km of native hedgerow totalling 1.56 BU and 0.35km of native hedgerow planting totalling 1.15 BU within the site. Watercourses retained and enhanced within the site include a ditch network totalling 0.316km delivering 1.79 BU and a created ditch totalling 0.002km totalling 0.02 BU. Please refer to drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2, and Ascerta Report P.1723.22 Biodiversity Impact Assessment, January 2026.
Timescale and Applicable Actions	Habitat creation works are estimated to commence in 2026, following completion of the construction of the associated development (estimated 2026). This is defined as Year 0 of the 30-Year Management. Year 1 will start following completion of habitat implementation and soft landscaping (estimated 2027). Approximate start and end dates of HMMP are 2027 (Year 1) to 2057 (Year 30), this is however subject to change.
Monitoring	Habitat monitoring to be undertaken annually in Years 1>30 (see Section 5) (following completion of the habitat capital works in Year 0 and establishment). This is considered proportionate for the soft landscaping and the habitats created and maintained within the proposed development. Additional monitoring surveys may be undertaken as required in response to earlier monitoring and any required remedial measures.
Funding	Landowner - Gleeson Homes Ltd
Legal Agreement	Management will be secured via a condition.

5. Details of the Monitoring Needed to Measure the Effectiveness of Management

5.1 Proposed Individual Tree Planting

Table 5.1: Habitat Management Prescription - proposed trees

Proposed habitat type	Urban trees
Proposed species	The planting list includes a mixture of native and non-native trees throughout the development. Native species include alder (<i>Alnus glutinosa</i>), sessile oak (<i>Quercus petraea</i>), silver birch (<i>Betula pendula</i>), Rowan (<i>Sorbus aucuparia</i>), Scots pine (<i>Pinus sylvestris</i>), hawthorn (<i>Crataegus monogyna</i>), bird cherry (<i>Prunus padus</i>), wild cherry (<i>Prunus avium</i>), beech (<i>Fagus sylvatica</i>), whitebeam (<i>Sorbus aria</i>), common Lime (<i>Tilia cordata</i>), and hazel (<i>Corylus avellana</i>). Non-native species include Norway Maple (<i>Acer platanoides</i>), Himalayan Birch (<i>Betula jacquemontii</i>), Upright Hornbeam (<i>Carpinus betulus</i> 'Fastigiata'), Paul's Scarlet Hawthorn (<i>Crataegus laevigata</i> 'Paul's Scarlet'), Red Sentinel Crab Apple (<i>Malus</i> 'Red Sentinel'), Pink Perfection Cherry (<i>Prunus</i> 'Pink Perfection'), Lutescens Whitebeam (<i>Sorbus aria</i> 'Lutescens') and Sheerwater Seedling Rowan (<i>Sorbus aucuparia</i> 'Sheerwater Seedling').
Areas proposed	Drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2
Target condition	Moderate
Considered Habitat Failure Risk (HFR)	Low likelihood

Management objective

To ensure new tree planting is managed to provide good health over the long-term and to retain and enhance its habitat value. To ensure that the health and growth of the trees does not decrease over time due to weed growth around stem, and damage due to vandalism, rubbing of ties, or weather conditions. The ecological management strategy will aim to enhance canopy coverage, limit pruning, reduce disease proliferation, and retain created ecological niches (deadwood and cavities) where possible (for example, when not a risk to public health and safety).

Tree descriptions

Table 5.2: Proposed trees, typical canopy form, growth rate, native status and management conditions

Tree / cultivar	Canopy form	Typical spread (m)	Litter	Growth rate	Native status	Condition targets/ expected	Condition achieved
Alder	Rounded open crown	6-8	Moderate leaf litter and cones	Fast	UK native	A, B, D, F	Moderate
Sessile oak	Broad rounded crown	10-15	Heavy leaf litter and acorns	Slow	UK native	A, B, D, F	Moderate
Silver birch	Light canopy	6-8	Fine leaf litter	Fast	UK native	A, B, D, F	Moderate
Rowan	Narrow oval crown	4-6	Light leaf litter and berries	Moderate	UK native	A, B, D, F	Moderate
Scots pine	Conical when young; open and irregular with age	6-8	Needle litter (acidic)	Moderate	UK native	A, B, D, F	Moderate
Hawthorn	Small rounded crown	3-5	Light leaf litter and berries	Moderate	UK native	A, B, D, F	Moderate
Bird cherry	Broad rounded crown	5-7	Light leaf litter and fruit	Fast to moderate	UK native	A, B, D, F	Moderate
Wild cherry	Rounded canopy	6-8	Leaves and small fruit	Fast to moderate	UK native	A, B, D, F	Moderate
Beech	Densely rounded crown	10-15	Heavy leaf litter	Slow	UK native	A, B, D, F	Moderate
Norway maple	Rounded, dense crown	8-10	Moderate leaf litter	Fast	Non-native	B, D, F	Moderate

Whitebeam	Compact domed crown	4-6	Light leaf litter	Moderate	UK native	A, B, D, F	Moderate
Common lime	Broad rounded crown	8-12	Moderate leaf litter	Slow to moderate	UK native	A, B, D, F	Moderate
Hazel	Multi-stemmed small tree	3-5	Catkins and light litter	Fast	UK native	A, B, D, F	Moderate
Himalayan birch	Airy canopy	4-6	Fine leaves and catkins	Fast	Non-native	B, D, F	Moderate
Upright hornbeam	Upright AND columnar crown	3-5	Moderate leaf litter	Moderate	Non provenance tree	A, B, D, F	Moderate
Paul's Scarlet hawthorn	Rounded small crown	3-5	Leaves/ blossom/ berries	Moderate	Non-native hybrid	B, D, F	Moderate
Red Sentinel crab apple	Rounded, compact crown	3-4	Leaves and fruit	Moderate	Non-native cultivar	B, D, F	Moderate
Pink Perfection cherry	Rounded crown	3-5	Blossom/leaves	Moderate	Non-native cultivar	B, D, F	Moderate
Lutescens whitebeam	Rounded, compact crown	3-5	Light leaf litter	Moderate	Non provenance tree	B, D, F	Moderate
Sheerwater Seedling rowan	Upright oval crown	2-4	Leaf litter and occasional berries	Moderate	Non provenance tree	B, D, F	Moderate

When managed in accordance with the prescriptions below (see Condition sheet targets, Appendix 3), the newly planted trees have the potential to meet **moderate** condition. A full tree species list is provided on drawing 'Uldale View Egremont Landscape Plan Rev D 24 07 25', Appendix 2.

Tree Planting: Establishment Phase Prior to the End of Construction

- Tree pits are to be excavated to accommodate the full root ball of each specimen with an additional minimum 50 mm all round for backfill.
- Pit bases to be loosened to spade depth and are to include slightly raised centre to reduce the risk of waterlogging and prevent sump formation; pit sides are to be scarified to prevent root circling.
- Excavated materials are to be mixed with 2 kg of well-rotted manure prior to backfilling.
- Trees to be positioned centrally with roots fully spread and best aspect facing forward.
- Each tree is to be supported by a single vertical stake installed on the windward side, driven a minimum of 300 mm into the base of the pit.
- Trees to be secured to the stake using a flexible tie, fixed within 25 mm of the top of the stake, allowing for movement but preventing abrasion.
- Spacer blocks or cushions to be used where necessary to prevent contact between the tree and stake.
- Fixings to be galvanised nails to BS 1202-1.
- Pits to be backfilled and firmed carefully.
- Growth tubes to be installed around each tree.
- Trees to be watered to field capacity immediately after planting.
- Mulch is to be applied to a depth of 75 mm around each tree.
- Where mulching does not provide adequate weed suppression, additional weed control (e.g. periodic herbicide application) may be undertaken at intervals agreed with the Land Manager.

Establishment Phase (Years 1–2)

- Water to field capacity and ensure good establishment
- Limit pruning, to allow 75% canopy coverage of the expected age and height of each individual tree (avoid heavy crown reduction)
- Retain 20% of the proposed vegetation below the tree canopy areas, if this becomes limited, re-seed/replant these areas
- Annually replace dead or dying stock with like-for-like species, check stakes and tree ties and adjust/replace if necessary
- Hand weed around a 0.6m diameter of the base of each tree to ensure weed free and top up mulch every two years
- Remove excessive leaf litter to reduce disease proliferation within the immediate area
- Augment habitat structure to progressively raise the canopies of new trees to provide clearance for residents, pedestrians and vehicles
- Management should ensure planting and/or substantial leaf litter does not encroach into/onto adjacent habitats and/or property

Established Management (Years 3+)

- Annually replace dead or dying stock with like-for-like species and check stakes and tree ties and adjust/replace if necessary
- Hand weed around a 0.6m diameter of the base of each tree to ensure weed free and top up mulch every two years
- Limit pruning, to allow 75% canopy coverage of the expected age and height of each individual tree (avoid heavy crown reduction)
- Retain vegetation below 20% of the tree canopy area; if this becomes limited, re-seed
- Remove excessive leaf litter to reduce disease proliferation within the immediate area
- Augment habitat structure to progressively raise the canopies of new trees to provide clearance for residents, pedestrians and vehicles
- Management should ensure planting and/or substantial leaf litter does not encroach into/onto adjacent habitats and/or property

Monitoring and Adaptive Management

- **Years 4-10:** twice per year (spring and late summer)
- **Maturity:** annually and following extreme weather events
- **Record at each visit:** survival, crown density, leaf condition, pests/diseases, leader/stem form, root flare exposure, stake/tie condition, soil moisture, mulch, irrigation volumes and soil damage/compaction.

Protective Measures

Any clearance of vegetation to accommodate the proposals will be undertaken with appropriate consideration for potential use of the site by birds and bats. Cutting of vegetation, particularly those features that provide important roosting and commuting habitats (including trees/ tree lines/ installed bat and bird boxes) will be undertaken outside of the bird breeding season (1 March to 31 August, inclusive). Should the above timing constraints conflict with any phased/timetabled works, it is recommended that works commence only after a suitably qualified ecologist has undertaken nesting bird checks 48 hours prior to works commencing to ensure no nesting birds are present. If nesting birds are found to be present during checks, then a suitable species-specific buffer zone will be allocated, and clearance of that area would be delayed until young have fledged.

Maintenance should also involve the removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting, and the inspection and reporting of any incidence of pests and diseases which could cause trees or tree limbs to fail.

5.2 Proposed Mixed and Retained Woodlands

Table 5.3: Habitat Management Prescription – proposed and retained mixed woodlands

Proposed habitat type	Mixed Woodlands (UKHab ref: w1h5 other woodland – mixed – mainly broadleaved)
Proposed species	Areas of mixed woodland are proposed to be retained and created within the site and are to be condition assessed on an annual basis. The area created totals 0.0343ha. Species include Sessile Oak (<i>Quercus petraea</i>), Hazel (<i>Corylus avellana</i>), Silver Birch (<i>Betula pendula</i>) and Rowan (<i>Sorbus aucuparia</i>), with Holly (<i>Ilex aquifolium</i>). The mix will also include Scots Pine (<i>Pinus sylvestris</i>), Hawthorn (<i>Crataegus monogyna</i>), Norway Maple (<i>Acer platanoides</i>), Aspen (<i>Populus tremula</i>), Bird Cherry (<i>Prunus padus</i>) and wild cherry (<i>Prunus avium</i>). Smaller components comprise Beech (<i>Fagus sylvatica</i>), Whitebeam (<i>Sorbus aria</i>), Small-leaved Lime (<i>Tilia cordata</i>), Wych Elm (<i>Ulmus glabra</i>) and Guelder Rose (<i>Viburnum opulus</i>).
Areas proposed	Drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2
Target condition	Moderate
Considered HFR	Low likelihood

Management objective

To ensure the provision of a mixture of broad-leaved and coniferous trees is secured to augment a mixed woodland habitat in which neither make up >80% of woodland cover. To ensure that the health and growth does not decrease over time and the target condition criteria below are met and sustained within and beyond a 30-year period. A full detailed woodland species list and percentage planting is provided in drawing 'Uldale View Egremont Landscape Plan Rev D 24 07 25', Appendix 2.

Woodland Tree Planting: Establishment Phase Prior to the End of Construction

All landscape works shall be carried out in full accordance with BS 4428: Code of Practice for General Landscape Operations and BS 3936:1992: Recommendations for Cultivations and Planting (Advanced Nursery Stock category). All works shall be undertaken during the appropriate planting season and only under suitable weather and ground conditions. The appointed contractor shall verify the location of all existing services and utilities and shall obtain any necessary instructions or approvals before proceeding.

- >80% of the woodland will be woody native broadleaved, with cover of coniferous species. Species will be planted at similar age classes, yet not one species will dominate (see drawing 'Uldale View Egremont Landscape Plan Rev D 24 07 25', Appendix 2, for densities).
- Select areas of woodland comprising 0>20% F (3) will not be stocked with trees and are to be created and managed as glades and rides within the woodland area. These areas will be implemented at 6>10m in width, positioned south and incorporated within transitional areas such as woodland edge / scrub habitat.
- Species proposed include sessile oak, hazel, silver birch, rowan, holly, Scots pine, hawthorn, aspen, bird cherry, wild cherry, beech, whitebeam, lime, wych elm and guelder rose. In combination, criterion A (1), D (3), E (3), J (2) (9) are met, and will be upheld in accordance with the Target Conditions set out within Condition sheet targets, Appendix 3.
- Tree pits are to be excavated to accommodate the full root ball of each specimen with an additional minimum 50 mm all round for backfill.
- Pit bases to be loosened to spade depth and are to include slightly raised centre to reduce the risk of waterlogging and prevent sump formation; pit sides are to be scarified to prevent root circling.
- Excavated materials are to be mixed with 2 kg of well-rotted manure prior to backfilling.
- Trees to be positioned centrally with roots fully spread and best aspect facing forward.
- Each tree is to be supported by a single vertical stake installed on the windward side, driven a minimum of 300 mm into the base of the pit.
- Trees to be secured to the stake using a flexible tie, fixed within 25 mm of the top of the stake, allowing for movement but preventing abrasion.
- Spacer blocks or cushions to be used where necessary to prevent contact between the tree and stake.

- Fixings to be galvanised nails to BS 1202-1.
- Pits to be backfilled and firmed carefully.
- Growth tubes to be installed around each tree.
- Trees to be watered to field capacity immediately after planting.
- Mulch is to be applied to a depth of 75 mm around each tree.
- Where mulching does not provide adequate weed suppression, additional weed control (e.g. periodic herbicide application) may be undertaken at intervals agreed with the Land Manager.

Woodland Shrub Planting: Establishment Phase Prior to the End of Construction

- All shrub stock is to be true to character, in healthy condition, well-developed, exhibiting uniform shoot and foliage growth characteristic of the species.
- Planting pits are to be excavated to accommodate the full root system with an additional minimum 50 mm all round for backfill.
- Excavated topsoil to be mixed with 0.5 kg of compost/well-rotted manure per shrub and used for backfilling.
- Shrubs are to be planted at level ground, ensuring all roots are fully covered and not exposed to air.
- Backfill to be firmed by heel treading, adding soil as necessary to achieve finished levels flush with adjacent ground
- All plantings are to be watered to field capacity immediately after planting.
- Mulch to be applied to a depth of 75 mm around each shrub.
- Where mulch does not provide adequate weed control, additional weed management (e.g. periodic herbicide application) may be undertaken at intervals agreed with the Land Manager.

Establishment Phase (Years 1–2)

- Water to field capacity and ensure good establishment
- Limit pruning, to allow 75% canopy coverage of the expected age and height of each woodland tree (avoid heavy crown reduction)
- Annually replace dead or dying stock with like-for-like species, check stakes and tree ties and adjust/replace if necessary
- Hand weed around a 0.6m diameter of the base of each tree to ensure weed free and top up mulch every two years
- Remove excessive leaf litter to reduce disease proliferation within the immediate area
- Management should ensure planting and/or substantial leaf litter does not encroach into/onto adjacent habitats and/or property
- Remove Litter and debris and dispose of at suitable agreed locations

Established Management (Years 3+)

- Annually replace dead or dying stock with like-for-like species and check stakes and tree ties and adjust/replace if necessary
- Hand weed around a 0.6m diameter of the base of each tree to ensure weed free and top up mulch every two years
- Limit pruning, to allow 75% canopy coverage of the expected age and height of each individual tree (avoid heavy crown reduction)
- Retain vegetation below 20% of the tree canopy area; if this becomes limited, re-seed
- Remove excessive leaf litter to reduce disease proliferation within the immediate area
- Remove Litter and debris and dispose of at suitable agreed locations
- Management should ensure planting and/or substantial leaf litter does not encroach into/onto adjacent habitats and/or property

- Wild, domestic and feral herbivore damage within the created and retained woodland areas will be assessed through the implementation of regular Transect / Fraying assessments undertaken by a qualified ecologist to quantify browsing pressure including data collection of seedling, sapling and ground flora damage. Assessment will be undertaken at a minimum of 3 months from planting in the first year and 6 months in the second year and thereafter. In the instance high browsing pressure is detrimental to woodland establishment and growth, adaptive and remedial measures such as deer fencing and re-planting will be adopted. As to meet and uphold Criterion B (3) **(3)**.
- Invasive plant species should be managed in accordance with section 3.6. Woodland invasives such as Rhododendron (*Rhododendron ponticum*) or cherry laurel (*Prunus laurocerasus*) should be eradicated immediately when identified. Removal works can be undertaken chemically or mechanically by certified appointed operatives, operatives should avoid any brash piles or remnant cuttings being left in situ, particularly within proximity to watercourses or drainage outlets. Upon any invasive removal, remedial action should be undertaken to encourage native ground flora and/or tree/shrub cover regeneration in juxtaposition with Criterion B **(3)**.
- The condition assessment of tree health will be monitored each year using three primary indicator thresholds detailed within **Table 5.4** and **Table 5.5**, including tree mortality, crown damage and disease/pest prevalence. Remedial action will be undertaken within woodland plots that exceed 25% tree mortality with the presence of a high-risk pest or disease detailed within **Table 5.5** Remedial action will be addressed through targeted removal of infected material, improved biosecurity measures, stress reduction measures, replanting with a more resilient diverse range of species within effected plots and supported by ongoing monitoring H **(2)**.

Table 5.4: Condition classification per woodland group

Pest / diseases present	0 to 11% mortality	>11% and <25% mortality	≥25% mortality
No crown dieback or pest/disease present	Favourable	Intermediate	Unfavourable
Crown dieback and/or low risk pest/disease present	Intermediate	Intermediate	Unfavourable
Any presence of high-risk pest/disease	Unfavourable	Unfavourable	Unfavourable

Table 5.5: UK Tree pest and diseases including tree health risk

Disease / Pest	Risk Level	General Host / Infected
Acute/Chronic Oak Decline	High	• Sessile and pedunculate oak
Ash Dieback	High	• Ash
Asian Longhorn beetle	High	• Maple (Acer) • Horse chestnut • Birch • Willow • Poplar • Elm
Bronze Birch borer	High	• Birch
Canker	Low	• Any
<i>Cryphonectria parasitica</i>	High	• Castanea sativa
Horse Chestnut Bleeding Canker	High	• Aesculus hippocastanum
Horse Chestnut leaf miner	Low	• Aesculus hippocastanum
<i>Ips amitinus</i>	High	• Norway spruce
<i>Ips duplicatus</i>	High	• Norway spruce
<i>Ips typographus</i>	High	• Norway spruce
Oak Processionary Moth	Low	• Sessile and pedunculate oak
Phytophthora lateralis	High	• Lawson cypress

<i>Phytophthora kernoviae</i>	High	• Beech • Rhododendron • Rose
<i>Phytophthora ramorum</i>	High	• Larch • Beech • Sweet chestnut • Oak (Quercus spp.) • Rhododendron (primary reservoir) • Rose
<i>Phytophthora austrocedri</i>	High	• Juniper
<i>Phytophthora spp.</i>	High	• Larch • Beech • Oak (Quercus spp.) • Sweet chestnut • Alder (Alnus spp.) • Juniper • Lawson cypress • Birch, • maple, • horse chestnut (some species) • Rhododendron (primary reservoir)
Pine Lappet Moth	High	• Pinus spp.
Red Band Needle Blight	High	• Pinus spp.
Sawyer Beetle	Low	• Pinus spp.
<i>Tomiscus piniperda</i>	Low	• Pinus spp.
Weevils	High	• Pinus spp.

- The NFI Growing Stock calculation of basal woodland area (Basal Area (m²) = (π × DBH (diameter at breast height)²) ÷ 4) (Brewer, unpublished; Jenkins et al, 2011) will be adopted at year 5 and each 5 years following to effectively record light penetration, tree cover/diversity/ health and habitat complexity within the newly created and existing woodlands.
- Selective tree thinning and coppicing to create structural diversity is recommended at year 10.

Coppicing Management

- No more than 10% of the total area of each woodland compartment shall be coppiced within any 10-year cycle.
- Coppicing shall be undertaken in small patches and on a rotational basis to promote structural and age diversity across the woodland.

Coppicing Prescriptions

- Coppicing works shall be undertaken during the winter period only (November-February inclusive).
- Shrubs identified for coppicing shall be clearly marked on site prior to works.
- All coppicing cuts shall be made as close to ground level as practicable, leaving a clean, sloping cut to shed water.
- Single-stemmed shrubs shall be cut at one point near ground level.
- Multi-stemmed shrubs shall be cut stem by stem, with each cut made as close as possible to the stool; stems shall not be removed by a single cut below the stool.
- Tools shall be selected according to stem size and condition and may include billhooks, bowsaws, or chainsaws.
- Where trees with large stems are coppiced, each stem shall be treated as an individual tree and appropriate felling techniques employed.
- Works shall be carried out to minimise damage and disturbance to adjacent trees, shrubs, ground flora, and soils.

Regeneration

- Natural regeneration shall be retained, and saplings and pole-stage trees shall not be removed unless otherwise agreed with the Land Manager.
- Any failed specimens will be replaced to the planting specification (drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2) or similar to maintain native tree and shrub species diversity.

Protective Measures

Any clearance of vegetation to accommodate the proposals will be undertaken with appropriate consideration for potential use of the site by birds and bats. Cutting of vegetation, particularly those features that provide important roosting, nesting and commuting habitats (including woodland edges and open space) will be undertaken outside of the bird breeding season (1 March to 31 August, inclusive). Should the above timing constraints conflict with any phased/timetabled works, it is recommended that works commence only after a suitably qualified ecologist has undertaken nesting bird checks 48 hours prior to works commencing to ensure no nesting birds are present. If nesting birds are found to be present during checks, then a suitable species-specific buffer zone will be allocated, and clearance of that area would be delayed until young have fledged. Maintenance should also involve the removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back, and the inspection and reporting of any incidence of pests and diseases which could cause trees or limbs to fail.

5.3 Proposed Mixed Scrub

Table 5.6: Habitat Management Prescription - Proposed mixed scrub

Proposed Habitat Type	Mixed Scrub (Uk Hab ref: h3h)
Proposed Species	Sections of mixed scrub extending 0.04279ha are to be planted and managed along woodland and hedgerow boundaries. Species include Hawthorn and Hazel (<i>Corylus avellana</i>), with Blackthorn (<i>Prunus spinosa</i>), Rowan (<i>Sorbus aucuparia</i>) and Holly (<i>Ilex aquifolium</i>), field maple (<i>Acer campestre</i>) and Bird Cherry (<i>Prunus padus</i>). Additional species will include Elder (<i>Sambucus nigra</i>), Wych Elm (<i>Ulmus glabra</i>), Guelder Rose (<i>Viburnum opulus</i>), Crab Apple (<i>Malus sylvestris</i>), Dog Rose (<i>Rosa canina</i>), Yew (<i>Taxus baccata</i>) and Broom (<i>Cytisus scoparius</i>).
Areas Proposed	Please refer to drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2).
Target Condition	Moderate
Considered HFR	Low Likelihood

Management objective

To ensure new scrub is managed to provide good health over the long term and to retain and enhance its habitat value. To ensure that the health and growth of the scrub does not decrease over time.

Establishment Phase (Years 1–2)

- >80% of the scrub will be woody native species including, species will be implemented and managed as below to reduce any one species dominating and exceeding 5m in height to meet **criterion A**.
- The management regime will work on a rotational basis to allow the succession of age classes across the pre-existing scrub and created area; this will ensure more structural diversity, and allow grasslands to develop within glades along the scrub's edges, creating refuge and food source for a wider variety of species meeting **criterion D and E**.
- To meet **criterion C**, relevant good practice and management will be adopted to eradicate non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Specialist advice will be sought.
- To meet **criterion D and E**, upon planting newly selected native species; south facing areas of the existing scrub and created will be selectively thinned, manually or mechanically with chainsaw / brush cutter.
- Stumps will be retained or cut to ground level, removing arisings to avoid nutrient enrichment.
- Encourage herbaceous growth by allowing natural regeneration or sowing a wildflower/grass mix suited to local soils.
- Add deadwood piles proportionally to selectively thinned areas from any felled/pruned trees within the site.

Table 5.7: Established management (years 3+) and monitoring and adaptive management

Management activity	Timing / frequency	Method / details	Responsibility	Monitoring / success criteria	Notes
Pruning and sucker removal	Annually, October- January	Prune branches to augment height Undertake works outside the bird nesting season. Leave deadwood in-situ.	Landscape Contractor / Estate Manager	Annual inspection to confirm height control, no unmanaged regrowth, and healthy structure.	Avoid disturbance to nesting birds or protected species.
Weed control	Monthly during first 2 growing seasons; then as required	Hand-weed around each plant to maintain a 0.5m weed-free radius. Avoid herbicides where possible.	Maintenance Contractor	Annual checks to confirm $\leq 10\%$ weed cover within planting areas.	Prevents competition for moisture, light, and nutrients.
Shelter guards, ties, and stakes	Monthly (Apr-Oct) during establishment and after severe weather	Inspect and refix or replace damaged, missing, or vandalised guards, ties, and stakes. Remove when plants become self-supporting (typically after 3 years).	Landscape Contractor	Annual record of inspections; $< 5\%$ of plants with missing/damaged guards.	Ensure plants are protected from browsing and wind damage.
Replacement planting	Winter (Nov-Feb)	Replace all dead, dying, or failed plants with matching native species, same specification and density.	Landscape Contractor	Mortality $< 10\%$ after first 5 years. All gaps replanted by end of following winter.	Maintain 100% species mix and design intent.
Fertiliser (Pro Flora tablets)	Year 2 only	Apply as per manufacturer's specifications: • 40–60cm: 3 tablets (45g) • 60–80cm: 4 tablets (60g) • 80–100cm: 5 tablets (75g) • Transplants (30–120cm): 2 tablets (30g)	Landscape Contractor	Spot checks during Year 2 maintenance; ensure even application and correct dosage.	Place tablets in soil at planting base; avoid root damage.
General monitoring	Twice annually for first 5 years; annually thereafter	Visual inspections for plant health, evidence of pests/disease, and general establishment success.	Ecological Clerk of Works (ECOW) / Landowner	Establishment success $\geq 90\%$ after 5 years.	Findings to inform adaptive management as part of BNG monitoring.

Protective Measures

Any clearance of vegetation to accommodate the proposals will be undertaken with appropriate consideration for potential use of the site by birds and bats. Cutting of vegetation, particularly those features that provide important roosting and commuting habitats will be undertaken outside of the bird breeding season (1 March to 31 August, inclusive). Should the above timing constraints conflict with any phased/timetabled works, it is recommended that works commence only after a suitably qualified ecologist has undertaken nesting bird checks 48 hours prior to works commencing to ensure no nesting birds are present. If nesting birds are found to be present during checks, then a suitable species-specific buffer zone will be allocated, and clearance of that area would be delayed until young have fledged.

Maintenance should also involve the removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back, and the inspection and reporting of any incidence of pests and diseases which could cause trees or limbs to fail.

5.4 Proposed and Retained Native Hedgerows

Table 5.8: Habitat Management Prescription – proposed/ retained native hedgerow

Proposed habitat type	Native hedgerow with trees (Uk Hab ref: h2a6)
Proposed species	Native hedgerows are proposed within the site consisting of Hawthorn (<i>Crataegus monogyna</i>), making up around 60% of the planting, supported by blackthorn (<i>Prunus spinosa</i>) and smaller proportions of holly (<i>Ilex aquifolium</i>), hazel (<i>Corylus avellana</i>), and dog rose (<i>Rosa canina</i>) honeysuckle (<i>Lonicera periclymenum</i>), elder (<i>Sambucus nigra</i>), guelder rose (<i>Viburnum opulus</i>), bird cherry (<i>Prunus padus</i>), field maple (<i>Acer campestre</i>) and crab apple (<i>Malus sylvestris</i>).
Areas proposed	Drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2
Target condition	Moderate
Considered HFR	Low likelihood

Management objective

To ensure new native hedgerow planting is managed to retain the character and diversity. To ensure this is managed in a manner that promotes and retains ecological value.

Establishment Phase (Years 1–2)

Table 5.9: Establishment Phase (Years 1–2)

Management / monitoring activity	Timing / frequency	Method / description	Success criteria	Adaptive management actions
Weed control	Monthly (March-September)	Hand-weed 0.5m radius around each plant to remove competitive vegetation. Avoid herbicide unless invasive species present.	Planting areas remain >95% weed-free during growing season.	Repeat hand-weeding; reapply mulch to suppress regrowth.
Watering	As required (April-September)	Water during prolonged dry periods to support establishment; apply water directly to base.	No signs of drought stress (wilting, dieback).	Increase watering frequency during dry spells.
Shelter guard and Stake check	Quarterly	Inspect guards, stakes, and ties for damage, displacement, or vandalism. Replace or refit as needed.	All guards upright, secure, and undamaged.	Replace or refit damaged or missing guards promptly.
Pruning (formative)	Annually (Jan-Feb)	Light pruning encourages dense growth and strong basal structure.	Even, bushy growth form; no gaps developing.	Adjust pruning height or method as needed to promote density.
Plant replacement	Annually (autumn)	Replace failed or poor-performing plants with same native species mix.	Minimum 90% plant survival by end of Year 2.	Replant during next planting season and water to aid establishment.
Monitoring and reporting	Annually (spring and autumn)	Ecologists visually inspect condition, record survival rates, and assess management effectiveness.	Annual report confirms >90% survival and healthy growth.	Review and adapt management measures based on findings.

Table 5.10: Established Management (Years 3+), Monitoring and Adaptive Management

Management task	Timing / frequency	Details / method	Objective
Pruning	Annually in January-February	Lightly prune hedgerows once per year during dormancy. Maintain a neat, dense structure and an overall height of approximately 2.5 m. Undertake infill planting where gaps appear to maintain continuity.	Encourage healthy, dense growth and a continuous wildlife corridor while maintaining structure and aesthetic value.
Weed Control	Monthly (March-September) during establishment years (Years 1-3).	Remove weeds by hand around hedgerow bases to maintain a weed-free zone (500 mm radius). Avoid herbicide use unless necessary for persistent invasive species.	Reduce competition for moisture and nutrients; support establishment of native hedgerow species.
Shelter Guard Maintenance	Quarterly checks in Year 1, then biannually.	Inspect shelter guards, ties, and stakes when watering or during routine visits. Replace or refit any that are damaged, vandalised, or missing. Remove once plants are established and self-supporting (typically after 3-5 years).	Ensure young plants are protected from browsing and physical damage, promoting successful establishment.
Mulch Maintenance	Top-up at Year 2, then as required.	Apply medium-grade bark mulch to a settled depth of 75 mm around base of plants, maintaining a clear area around stems. Reapply or top up as mulch decomposes.	Suppress weed growth, retain soil moisture, and improve soil structure.
Watering (if required)	During dry periods of (April-September), particularly in first two years.	Water thoroughly at base of plants during prolonged dry spells. Avoid overwatering.	Promote strong root development and reduce establishment failure during drought conditions.
Monitoring and Replacement Planting	Annually (autumn)	Assess overall condition and establishment success. Replace any failed or poor-performing plants with the same native species.	Maintain full, continuous hedgerow cover and long-term ecological function.

Protective Measures

Any clearance of vegetation to accommodate the proposals will be undertaken with appropriate consideration for potential use of the site by birds and bats. Cutting of vegetation will be undertaken outside of the bird breeding season (1 March to 31 August, inclusive). Should the above timing constraints conflict with any phased/timetabled works, it is recommended that works commence only after a suitably qualified ecologist has undertaken nesting bird checks 48 hours prior to works commencing to ensure no nesting birds are present. If nesting birds are found to be present during checks, then a suitable species-specific buffer zone will be allocated, and clearance of that area would be delayed until young have fledged.

5.5 Proposed Other Neutral Grasslands / Modified Grassland

Table 5.11: Habitat Management Prescription – Other Neutral Grassland – Modified Grassland

Proposed habitat types	Other neutral grassland (UKHab ref g3c/g4)
Proposed seed mix	Wildflower Grasslands Emorsgate EG1 - Neutral Grassland or similar Emorsgate EM2 - General Purpose Meadow Mix or similar
Areas proposed	Drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2
Target condition	Moderate / Moderate
Considered HF Risk	Low likelihood

Management Objective

To create and maintain neutral meadow habitat that supports high floristic diversity, pollinators, and invertebrate biomass, while providing foraging resources for birds and small mammals.

Wildflower and Grass Seed Mix for Acidic Soils

Neutral Grasslands - Select a mix that typically includes fine-leaved grasses such as red fescues and at least 18 forbs with a ratio of 20:80 (Emorsgate EG1 - Neutral Grassland or similar).

Modified Grasslands - Select a mix that typically includes at least 5–8 forbs species (Emorsgate EM2 - General Purpose Meadow Mix or similar).

Establishment Phase (Years 1–2)

- Prepare the ground by reducing soil fertility, strip existing agricultural land and remove the top 5-10cm of topsoil or cultivate deeper to expose a lower-nutrient subsoil.
- Sow both mixes at 5g/m² during the period of September-October.
- Undertake 3-4 spatially rotated light establishment cuts (to 50-70mm) whenever the sward reaches 70-100mm, removing all arisings to prevent nutrient build-up and weed dominance (criteria **A** and **B**, Condition sheet targets, Appendix 3).

Established Management (Years 3+)

- Implement one main hay cut annually (July-Sept) after the seed is set, cutting with a scythe or petrol mower leaving cuttings in-situ for 5-7 days to allow seed cast, tedding arising daily to cast seed locally, then remove from site immediately - criteria **A**, Condition sheet targets Appendix 3).
- If vigorous regrowth occurs, undertake an optional autumn cut (Oct-Nov) to maintain sward structure.
- Every 2-3 years, scarify or rake approximately 30-40% of the surface to promote germination niches and prevent sward closure
- Overseed with locally with forbs of local Provenance if diversity declines
- Manage the occurrence of invasive species (Section 3.6) via pulling and/or chemical control of invasive plant species, as needed - criteria **E**, Condition sheet targets, Appendix 3.
- Manage the encroachment of scrub <5% - criteria **D**, Condition sheet targets, Appendix 3.
- Avoid mowing when ground is wet/damp. Remediate damaged areas of grassland through supplementary seeding.
- Mowing management will reduce bracken cover.

Monitoring and Adaptive Management

- Conduct annual floristic monitoring (May-Aug) following UKHab g3c grassland condition criteria (see Condition sheet targets, Appendix 3).
- Aim for at least 5-8 forb species per m² by Year 5. Confirm absence (or very low frequency) of vigorous grasses such as perennial ryegrass (*Lolium perenne*), cock's-foot (*Dactylis glomerata*), and timothy (*Phleum pratense*). Apply adaptive measures (e.g. reseeding, selective cutting, scarifying) if species richness or sward structure declines.
- Manage the occurrence of invasive species (Section 3.6).
- Frequent mowing regimes for modified grasslands shall be undertaken to promote healthy and vigorous swards free from disease, discolouration, scorch or wilt, and to present a neat and tidy appearance.

Protective Measures

Any clearance of vegetation to accommodate the proposals will be undertaken with appropriate consideration for potential use of the site by birds and bats. Cutting of vegetation will be undertaken outside of the bird breeding season (1 March to 31 August, inclusive). Should the above timing constraints conflict with any phased/timetabled works, it is recommended that works commence only after a suitably qualified ecologist has undertaken nesting bird checks 48 hours prior to works commencing to ensure no nesting birds are present. If nesting birds are found to be present during checks, then a suitable species-specific buffer zone will be allocated, and clearance of that area would be delayed until young have fledged.

5.6 Proposed and Enhanced Ditches

Table 5.12: Habitat Management Prescription – On-site Ditches

Proposed habitat type	Ditches (UKHab ref:50)
Proposed Feature/s	The site retains and enhances a ditch network spanning 0.316km throughout the northern boundary and proposes to implement a further 0.02km of ditch habitat within the site.
Areas proposed	Drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2
Target for created / Enhanced condition	Poor and Moderate
Considered HFR	Low likelihood

Management Objective

To maintain and improve the ecological function of the existing ditch through appropriate establishment, management, and monitoring measures, improving habitat condition, water quality, and biodiversity value were applicable, and create a ditch of the same conditions to the baseline established on site, post-development.

Management Targets (Poor Condition) Establishment Phase (Years 1–2) for Created Ditch Network

- Create and maintain ditch natural channel form, bank integrity and flow conveyance to ensure a stable geomorphic function.
- Establish stabilising vegetation cover along channel banks and margins to maintain geomorphic stability.
- Control invasive non-native species.

Management Targets (Moderate Condition) Establishment Phase (Years 1–2) for Enhanced Ditch Network

- Improve ditch natural bank integrity and flow conveyance to ensure a stable geomorphic function through methods such as ditch profiling.
- Improve on aquatic flora found within the ditch network to improve water quality and flow and increase the suitability for aquatic fauna.
- Improve and maintain better water quality within the ditch through reduction of pollution and improvement of filtration through native vegetation.
- Create appropriate buffer zones along the embankments and improve bankside vegetation cover.
- Control invasive non-native species.

Protective Measures

Any clearance of vegetation to accommodate the proposals will be undertaken with appropriate consideration for potential use of the site by birds. Cutting of bank side vegetation will be undertaken outside of the bird breeding season (1 March to 31 August, inclusive). Should the above timing constraints conflict with any phased/timetabled works, it is recommended that works commence only after a suitably qualified ecologist has undertaken nesting bird checks 48 hours prior to works commencing to ensure no nesting birds are present. If nesting birds are found to be present during checks, then a suitable species-specific buffer zone will be allocated, and clearance of that area would be delayed until young have fledged.

Surface water run-off from the development will be treated via the implemented Sustainable Drainage System (SuDs) prior to reaching the proposed outfall at the River Ehen (SAC) as indicated on the site plan (drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2). The SuDs are intended to remove pollutants from the wastewater discharged from the proposals, which will minimise the impact where possible to the River Ehen (SAC) (see Ascerta Report P.1723.22C Habitat Regulations Assessment, 19 July 2023).

5.7 Proposed SuDS

Table 5.13: Habitat Management Prescription – SuDS

Proposed habitat type	SuDS (UKHab ref: 848)
Proposed Feature/s	SuDS features designed to manage surface water to aid in reducing flooding and increasing water quality totalling 0.2567ha will be incorporated within the development area.
Areas proposed	Drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2
Target condition	Moderate
Considered HFR	Low likelihood

The SuDS features on-site will aim to offer a diversity of vegetation structure displaying variation, with no single vegetation type dominating more than 80% of the habitat area. The habitat will support a range of plant species beneficial to wildlife, including flowering species providing nectar at different times of the year. Invasive non-native plant species will be controlled to ensure they cover less than 5% of any surface area.

Table 5.14: Establishment Phase (Years 1–2)

Management Action	Frequency	Purpose / Outcome
Vegetation inspection	Quarterly	Confirm establishment success and varied vegetation structure
Watering (if required)	During dry periods	Support plant establishment and prevent stress
Weed control (hand removal)	Monthly (growing season)	Reduce competition and prevent dominance
Invasive species checks	Quarterly	Ensure invasive species remain below 5% cover
Replacement planting	As required	Maintain plant diversity of local provenance
Structural diversity review	Annually	Confirm no single vegetation type exceeds 80%

Table 5.15: Management Phase (Years 3–5>)

Management Action	Frequency	Purpose / Outcome
Habitat condition assessment	Annually	Confirm habitat remains in target condition
Selective vegetation management	As required	Maintain varied vegetation structure
Invasive species monitoring	Biannually	Prevent increase above 5% cover
Flowering species review	Annually	Ensure year-round nectar sources
Remedial planting	As required	Address gaps in floral diversity

Table 5.16: Management Phase (Years 5>)

Management Action	Frequency	Purpose / Outcome
Habitat condition monitoring	Every 3–5 years	Confirm long-term compliance
Vegetation management	As required	Prevent dominance of any one vegetation type
Invasive species survey	Annually	Maintain invasive species below threshold
Targeted control measures	As required	Manage any emerging invasive species
Adaptive management review	Following monitoring	Update actions based on results

Surface water run-off from the development will be treated via the implemented Sustainable Drainage System (SuDs) prior to reaching the proposed outfall at the River Ehen (SAC) as indicated on the site plan (drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2). The SuDs are intended to remove pollutants from the wastewater discharged from the proposals, which will minimise the impact where possible to the River Ehen (SAC) (see Ascerta Report P.1723.22C Habitat Regulations Assessment, 19 July 2023).

5.8 Proposed Introduced Shrubs

Table 5.17: Habitat Management Prescription – Introduced Shrubs

Proposed habitat type	SuDS (UKHab ref: 848)
Proposed Feature/s	Introduced shrubs will be incorporated throughout the development managed to provide floristic site value. Species include Bugle (<i>Ajuga reptans</i> 'Catlin's Giant'), Elephant's Ears (<i>Bergenia cordifolia</i>), Californian Lilac (<i>Ceanothus</i> 'Puget Blue'), Variegated Dogwood (<i>Cornus alba</i> 'Elegantissima'), Cotoneaster (<i>Cotoneaster</i> 'Skogholm' and <i>Cotoneaster lacteus</i>), Mexican Orange Blossom (<i>Choisya ternata</i> 'Sundance'), Rockrose (<i>Cistus</i> 'Silver Pink'), Broom (<i>Cytisus praecox</i> 'All Gold'), Evergreen Spindle (<i>Euonymus</i> 'Emerald Gaiety'), Escallonia (<i>Escallonia</i> 'Red Elf'), Hardy Geranium (<i>Geranium</i> 'Johnson's Blue'), Shrubby Hebe (<i>Hebe</i> 'Marjorie', 'Blue Gem', 'Autumn Glory' and <i>Hebe sutherlandii</i>), Coral Bells (<i>Heuchera</i> 'Palace Purple'), St John's Wort (<i>Hypericum</i> 'Hidcote'), Box Honeysuckle (<i>Lonicera</i> 'Maigreen'), Shrubby Cinquefoil (<i>Potentilla</i> 'Goldfinger' and 'Pink Beauty'), Firethorn (<i>Pyracantha rogersiana</i>), Coneflower (<i>Rudbeckia</i> 'Goldsturm'), Groundsel (<i>Senecio</i> 'Sunshine'), Japanese Skimmia (<i>Skimmia japonica</i> 'Kew Green'), Spiraea (<i>Spiraea japonica</i> 'Goldflame'), Periwinkle (<i>Vinca minor</i> 'Atropurpurea'), and David Viburnum (<i>Viburnum davidii</i>).
Areas proposed	Drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2
Target condition	Not Applicable
Considered HFR	Low likelihood

The introduced shrubs planted throughout the site will aim to offer a diversity of vegetation structure displaying variation. The habitat will support a range of plant species beneficial to wildlife, including flowering species providing nectar at different times of the year. Invasive non-native plant species will be controlled to ensure they cover less than 5% of any surface area.

- Remedial measures will address abundance and density gaps in shrub planting specific to those listed within drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2.

Protective Measures

Any clearance of vegetation to accommodate the proposals will be undertaken with appropriate consideration for potential use of the site by birds. Cutting of bank side vegetation will be undertaken outside of the bird breeding season (1 March to 31 August, inclusive). Should the above timing constraints conflict with any phased/timetabled works, it is recommended that works commence only after a suitably qualified ecologist has undertaken nesting bird checks 48 hours prior to works commencing to ensure no nesting birds are present. If nesting birds are found to be present during checks, then a suitable species-specific buffer zone will be allocated, and clearance of that area would be delayed until young have fledged.

6. Annual Maintenance Schedule

The annual schedule summarises the maintenance operations required for the first five years and should be reviewed on an annual basis to allow for any changes that may be required as the site develops and matures.

6.1 Proposed Individual Tree Planting

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Inspect health & structure											X	
Watering				X	X	X	X	X	X	X		
Formative pruning	X											
Check stakes & ties	X									X		
Weed control				X		X		X				
Replace failed stock											X	
Top-up mulch (Years 2 & 4)										X		

6.2 Proposed and Retained Mixed Woodland

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Tree health inspection											X	
Selective thinning / coppicing											X	
Invasive species control				X		X		X				
Replace failed trees											X	
NFI Growing Stock calculation of basal woodland area (Basal Area (m ²) = $(\pi \times DBH^2) \div 4$) (Brewer, unpublished; Jenkins et al, 2011) will be adopted at year 5 and each 5 years						X (year 5)	x					
Selective coppicing											X	

6.3 Proposed Mixed Scrub

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Prune / thin scrub	X									X	X	X
Weed control by hand				X		X		X				

Check guards & stakes	X									X		
Remove guards (Years 3–5)										X		
Replacement planting											X	

6.4 Proposed Native Hedgerows

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Prune hedgerow	X	X										
Weed control				X		X		X				
Check guards & stakes	X									X		
Remove guards (Years 3–5)										X		
Top-up mulch (Years 2 & 4)										X		

6.5 Other Neutral and Modified Grassland

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Main hay cut							X	X	X			
Secondary cuts (if required)								(X)	X	X		
Remove arisings							X	X	X	X		
DAFOR monitoring						X	X	X				

6.6 Enhanced and Created Ditches

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Inspect banks & flow											X	
Vegetation management				X				X				
Invasive species control				X		X		X				

6.7 Sustainable Urban Drainage Systems (SuDS)

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Vegetation inspection			X							X		
Weed control				X		X		X				
Invasive species monitoring			X							X		
Replacement planting											X	

6.8 Introduced Shrubs

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Pruning	X									X	X	X
Weed control				X		X		X				
Check guards & ties	X											
Top-up mulch (Years 2 & 4)										X		

7. Long-Term Management Schedule (Years 6–30)

The ongoing management plan is a guideline for the maturing phase of the site and should be reviewed every 5 years as a minimum, to take account of site-based ecological changes.

7.1 Proposed Individual Tree Planting

Year of Operation	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Monitor tree health and structural condition	x		x		x		x		x		x		x		x		x		x		x		x		x
Replace dead or dying trees / gap-up	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

7.2 Proposed and Retained Mixed Woodland

Year of Operation	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Monitor woodland condition and tree health	x		x		x		x		x		x		x		x		x		x		x		x		x

Selective thinning / coppicing as required					X											X											X
NFI Growing Stock calculation of basal woodland area (Basal Area (m ²) = (π × DBH ²) ÷ 4) (Brewer, unpublished; Jenkins et al, 2011)					X					X					X					X							X

7.3 Proposed Mixed Scrub

Year of Operation	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Annual pruning / thinning (Oct-Jan)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Weed control and replacement planting	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
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7.4 Proposed Native Hedgerows

Year of Operation	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Annual pruning to maintain approx. 2.5m height	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Weed control and infill planting as required	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

7.5 Other Neutral and Modified Grassland

Year of Operation	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Annual hay cut following seed set (July–Sept)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

Control pernicious weeds	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Monitor grassland succession	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

7.6 Enhanced and Created Ditches

Year of Operation	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Inspect banks, flow, water quality and structures	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Vegetation and invasive species management	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

7.7 Sustainable Urban Drainage Systems (SuDS)

Year of Operation	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Inspect vegetation and hydraulic function	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

Weed and invasive species control	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Replacement planting as required	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

7.8 Introduced Shrubs

Year Operation	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Annual pruning and shaping	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Weed control and mulch maintenance	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Replacement planting as required	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

8. Details of Persons Responsible for the Implementation and Monitoring

This HMMP has been prepared by Ascerta on behalf of **Gleeson Homes Ltd**. It sets out the key management of features of ecological interest due to be created and retained within the redevelopment of the land at Uldale View, Egremont, CA22 2LE.

This HMMP document provides details in full of the measures to ensure the site is considerably managed long-term for the benefit of biodiversity, wildlife and the future occupants of development. It is considered that, subject to the implementation of the measures set out above, this document satisfies the stated requirements of **Condition 9** of the planning consent **4/23/2313/0F1**.

9. Mechanisms of Adaptive Management to Account for Necessary Changes in Work Schedule to Achieve the Required Targets

Following the completion of the proposed development, a programme of monitoring will be undertaken. Primarily, this will focus on the habitat creation and enhancement that will be undertaken in the first appropriate season following the receipt of planning permission. This will be no later than within 6 months of development commencing. Habitat creation in areas cleared during the construction phase will be completed within 6 months of completion of development activities. Management will continue for 30 years. This management plan will be subject to periodic review to ensure it remains fit for purpose and if any adaptations of mechanisms are noted to be necessary, this will be undertaken by the responsible persons **Gleeson Homes Ltd.**

10. Expected Unit Progress Shown at Years 1 >30 for each Habitat

In accordance with this HMMP, the ditch will meet its target condition by year 1. The SuDS will meet target condition by year 3. The modified grasslands will meet target condition by year 4. The mixed scrub, native hedgerows and neutral grasslands w are expected to reach their target condition by Year 5. The urban trees will reach target condition by Year 27, and the mixed woodlands are expected to reach target condition by year 30.

Table 10.1: Standard time to target condition/years

Year Habitat	1	2	3	4	5	27	30
Urban Trees						X	
Mixed Woodlands							X
Native Mixed Scrub					X		
Other neutral grassland					X		
Ditch created	X						
Ditch enhanced				X			
SuDS			X				
Modified Grasslands				X			
Native Hedgerow					X		

11. Reporting on Year 1, 2, 5, 10, 20 and 30 with Biodiversity Reconciliation Calculations at each stage

An audit should be carried out on the habitats in accordance with section 7 and against the Target Conditions detailed within section 5 and Appendix 3, at year 1, 2, 5, 10, 20 and 30. Monitoring and reporting should occur annually for 30 years by the persons appointed responsible by **Gleeson Homes Ltd.**

12. Conclusion

This HMMP ensures that the development at the land of Uldale View, Egremont, CA22 2LE, delivers measurable, lasting biodiversity improvements in compliance with national policy and local planning conditions. Through detailed management prescriptions, monitoring, and adaptive strategies, the plan secures the long-term ecological value of the site.

- **Site Overview:** The site currently comprises of cereal crops, mixed woodlands; a ditch network and native hedgerows. Surrounding land uses are predominantly agricultural.
- **Habitat Baseline and Outcomes:** The existing woodlands on-site are in moderate condition, existing hedgerow and ditch habitats have been assigned poor condition. The post-development proposals will deliver a **+2.37 (+13.71%)** in habitat area units, a net gain of **+0.68 (+33.28%)** in hedgerow units within the site and a net gain of **+1.05 (+139.07%)** in watercourse units.
- **Habitat Areas to be created and retained:** The habitat areas to be created and retained on-site amount to 0.288ha of retained other woodland; mixed, and the creation of 7.50ha of habitats. The developed land; sealed surface habitats comprise of housing, driveways and road. Individual trees totalling 214 are to be planted, along with vegetated gardens, Sustainable Urban Drainage Systems (SuDS), modified grassland, other neutral grassland, introduced shrub, mixed scrub and other mixed woodlands, collectively totalling **17.38 Biodiversity Units (BU)**. Please refer to drawing Uldale View Egremont Landscape Plan Rev D 24 07 25, Appendix 2.
- **Linear Features to be created and retained:** The linear features to be retained on-site includes 0.78km of native hedgerow totalling **1.56 BU**. The linear feature to be created on-site includes 0.35km of native hedgerow totalling **1.15 BU** within the site.
- **Watercourses to be created, retained and enhanced:** Watercourses within the site include an enhanced ditch network totalling 0.316km and a created ditch totalling 0.002km. The ditch is to be enhanced from poor to moderate condition.
- **Monitoring and Maintenance:** Annual monitoring by a qualified ecologist between May and August for 30 years. Formal audits at years 1, 2, 5, 10, 20, and 30 with biodiversity reconciliation at each stage. Adaptive management procedures to address underperformance or environmental changes.
- **Long-Term Management:** Regular maintenance of vegetation, replacement of failed planting, control of invasive species, and preservation of habitat structure and diversity. Establishment and maintenance schedules detailed for all habitat types to ensure target conditions are met.
- **Responsibility:** Implementation and monitoring will be managed by **Gleeson Homes Ltd**, in consultation with the Local Planning Authority (LPA) **Cumberland Council**.

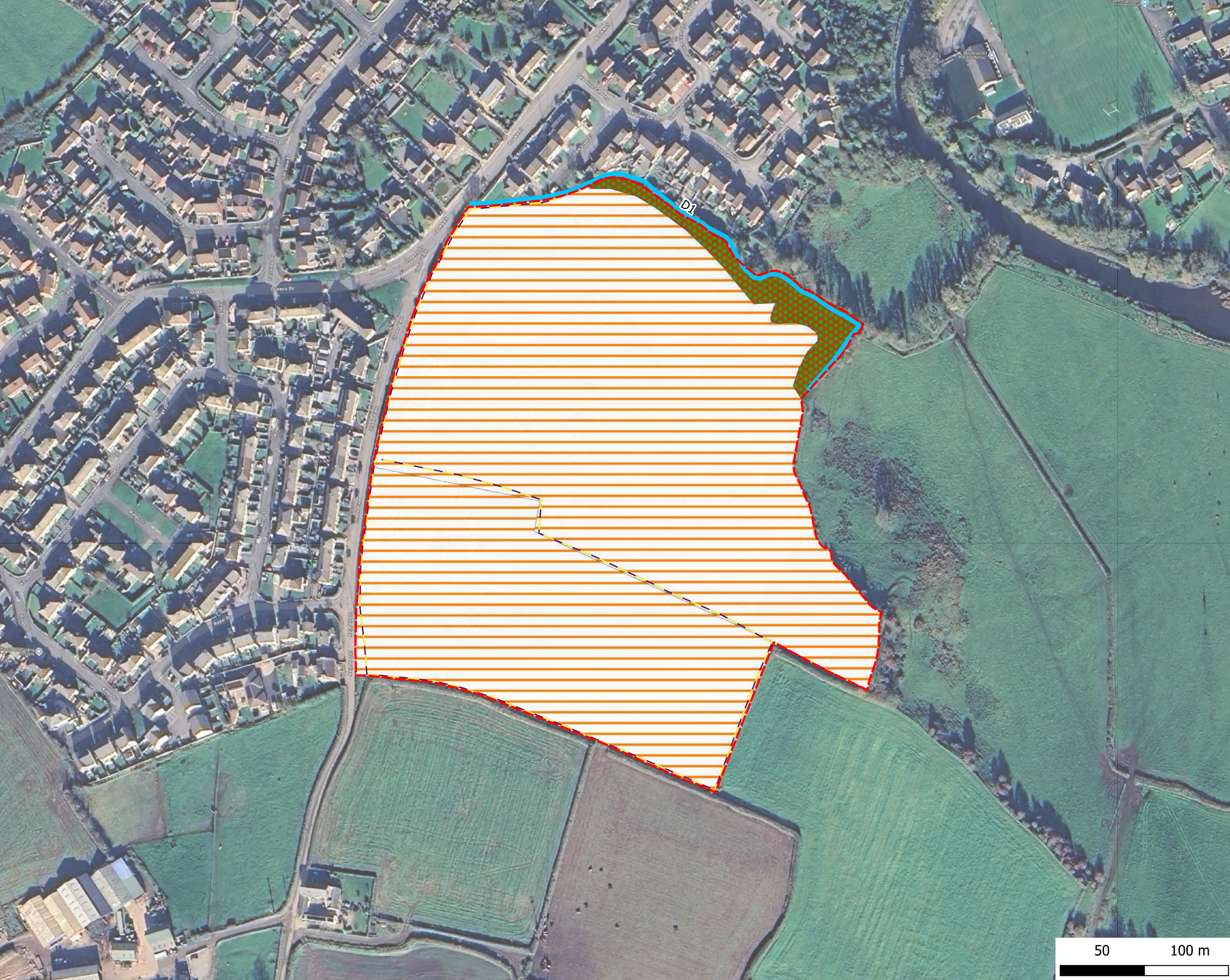
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Appendix 1



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- KEY
- Red Line Boundary
 - Ditch - D1
 - Other woodland; mixed (w1h)
 - Native hedgerow (h2a)
 - Cereal crops (c1)



DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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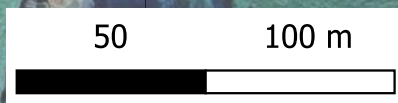
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CLIENT:
Gleeson Homes

PROJECT:
Uldale View, Egremont, CA22 2LE

DRAWING TITLE:
Baseline Habitat Survey

SCALE: 1:2000@A3	DRAWN BY: LK	DRAWING No: P.1723.22.E02
DATE: 04/07/2025	CHKD BY: AR	REV: -



Key

 Red Line Boundary

Baseline Hedgrow Condition

 - Poor

Baseline Habitat Condition

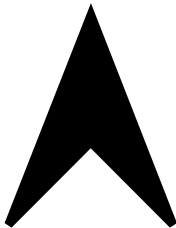
 Moderate

 Condition Assessment N/A

Baseline Habitat Distinctiveness

 Medium

 Low



DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:
Gleeson Homes

PROJECT:
Udale View, Egremont, CA22 2LE

DRAWING TITLE:
Baseline Distinctiveness and Condition Plan

SCALE: NTS@A3	DRAWN BY: JS	DRAWING No: P.1723.22.E03
DATE: 05/01/2025	CHKD BY: LH	REV: -

Appendix 2



TOPSOIL CULTIVATION In accordance with BS 3882. Apply glyphosate herbicide prior cultivation and allow the recommended period before further action. Ensure ground is free draining by breaking up subsoil and installation of land drainage as required. Do not work the soil in frozen or waterlogged conditions. Remove any debris and stones greater than 50mm from surface and cultivate to suitable till for planting. Rake surface to achieve required level finish with adjacent paving for turf and 50mm below for planting to allow for mulch layer and smooth flowing contours for open space areas without hollows or soft areas. Topsoil depths to be minimum 150mm for grass and 450mm for planting and at least 300mm of suitable subsoil beneath the topsoil. Subsoil to be supplemented with imported topsoil in accordance with BS 3882. Shrub beds in grass areas to be neatly cut to layout shown.

PLANTING Plant material shall conform to the National Plant Specification and be healthy, vigorous specimens, well rooted but not pot bound, free from pests and diseases, hairy and undamaged by transport operations in accordance with HTA 'handling and establishing landscape plants'. Planting and turling to be in accordance with BS 5830 and 4428. Plant species substitutes will be permitted to accommodate availability and to include stock of particular good quality in nursery provided these are of a similar habit, size, colour, value etc and that they are approved in advance by the Landscape Architect. Native species to be local provenance. Bare root and rootballed plants to be planted between November and March. Backfill of planting holes and tree pits to be excavated topsoil with 25% by volume tree and shrub planting compost. Shrub pits to be generally 300 x 300 x 500mm or 75mm wider and deeper than the tree spread. Tree pits to be 800 x 900 x 600mm or 150mm wider than the root spread. Stakes to be two 75mm diameter pointed stakes driven well firm and trimmed to 900mm above G.L. with 50 x 100mm crossbar screwed to stakes. Rubber tree cushion nailed to crossbar and rubber line belling nailed to secure tree. Single 75mm diameter stake for bare-rooted trees with rubber tree belling with spacer. Apply slow release fertiliser (16-10-10) at rate of 100g/sq.m. to planting areas and 250g per tree. Thoroughly water planting.

PLANTING DENSITIES/ SETTING OUT Refer to the Planting Schedule for densities. Where a bed is indicated as mixed species on the plan, the area should be divided equally between the species shown and the relevant density for that species applied to that proportion of the bed. Taller species to the rear of the bed and smaller species to the front planted in bold groups of single species and not mixtures unless clearly requested on the plan annotations.

TREE RABBIT GUARDS If rabbit activity is noted in the area and guarding is authorised each bare-rooted plant hedge plant to receive a 1.214 weight 900mm cane and 60cm clear spiral guard. Trees to receive 90cm spiral guard. If extensive rabbit activity is observed rabbit fencing to ornamental areas will be required as directed by the Landscape Architect.

MULCH Spread 50mm layer of general purpose bark mulch, free from large sticks, debris and over all shrub areas. 800mm wide strips for hedging and 800mm diameter circles for tree pits in grass with neatly trimmed edge.

TURFING Following cultivation preparation specified above supply and lay Rolawn Halesare turf or similar approved with staggered joints close butted to uniform levels to finish 25mm above adjacent paving levels once well tamped down. Use sharp sand spread on surface to achieve fine lining of levels. Thoroughly soak turf on completion and ensure regular watering is arranged until the turf has rooted. Do not turf in waterlogged or frozen conditions.

SEEDING AMENITY GRASS Following cultivation preparation specified above apply Boston Seeds BS Slow Grow and Wildflower Companion mix or similar approved at a rate of 35gms/ sq.m. and roll with quad or hand drawn ballast grass roller. Apply water with sprinkler hose in dry conditions to ensure germination. Levels to be flush with adjacent paving following firming and settlement of topsoil. Further stone-picking, top-dressing and re-seeding of bare patches to ensure uniform, level grass is established. Re-roll as required at first cut stage.

SEEDING WILDFLOWER GRASS Preparation as for amenity grass followed by sowing Boston Seeds BS Slow Grow and Wildflower Companion mix or similar approved at a rate of 35gms/ sq.m. and roll with quad or hand drawn ballast grass roller. Apply water with sprinkler hose in dry conditions to ensure germination. Levels to be flush with adjacent paving following firming and settlement of topsoil. Further stone-picking, top-dressing and re-seeding of bare patches to ensure uniform, level grass is established. Re-roll as required at first cut stage.

LANDSCAPE MAINTENANCE Any plants which fall within 5 years to be replaced in the season following failure to the original specification. Check and adjust stakes and ties every month, and remove stakes in year 5 when trees are suitably stable. Prune trees and shrubs once each year - formative prune to encourage good habit. Apply fertiliser once in Spring each year to grass 40gms/ sq.m. Apply fertiliser once in Spring each year to shrubs 200gms/ sq.m. - Granulose slow release. Top up bark mulch to 50mm depth annually. Check for pests and diseases - treat as required. Water as required in landscape areas. Mow grass 16 times annually and remove clippings trim edges. Apply selective herbicide and moss killer to grass as required. Re-seed, top dress and lawn areas as required to maintain grass in good condition. Cut and rake off wildflower grass twice annually. Collect litter from all landscape areas monthly. Apply Glyphosate herbicide to hard paved areas as required.

MIX 1 (Woodland)			
Plant name	Common name	% in mix	2500 stems/ Ha 0.25/ sq.m.
Quercus petraea	Sessile Oak	16%	40000m bare root
Corylus avellana	Hazel	20%	40000m bare root
Betula pendula	Silver Birch	10%	40000m bare root
Sorbus aucuparia	Rowan	10%	40000m bare root
Ilex aquifolium	Holly	10%	10000m in C2 container
Pinus sylvestris	Scots Pine	4%	40000m bare root
Crataegus monogyna	Hawthorn	4%	40000m bare root
Acer platanoides	Norway Maple	4%	40000m bare root
Populus tremula	Ash	4%	40000m bare root
Prunus padus	Bird Cherry	4%	40000m bare root
Prunus avium	Guin	4%	40000m bare root
Fagus sylvatica	Beech	2%	40000m bare root
Sorbus aria	Whitebeam	2%	40000m bare root
Tilia cordata	Small Leaved Lime	2%	40000m bare root
Ulmus glabra	Witch Elm	2%	40000m bare root
Viburnum spicula	Guelder Rose	2%	40000m bare root
MIX 2 (Woodland Edge)			
Plant name	Common name	% in mix	5000 stems/ Ha 0.5/ sq.m.
Quercus petraea	Sessile Oak	20%	40000m bare root
Corylus avellana	Hazel	20%	40000m bare root
Betula pendula	Silver Birch	10%	40000m bare root
Sorbus aucuparia	Rowan	10%	40000m bare root
Ilex aquifolium	Holly	10%	10000m in C2 container
Pinus sylvestris	Scots Pine	4%	40000m bare root
Crataegus monogyna	Hawthorn	4%	40000m bare root
Acer platanoides	Norway Maple	4%	40000m bare root
Populus tremula	Ash	4%	40000m bare root
Prunus padus	Bird Cherry	4%	40000m bare root
Prunus avium	Guin	4%	40000m bare root
Fagus sylvatica	Beech	2%	40000m bare root
Sorbus aria	Whitebeam	2%	40000m bare root
Tilia cordata	Small Leaved Lime	2%	40000m bare root
Ulmus glabra	Witch Elm	2%	40000m bare root
Viburnum spicula	Guelder Rose	2%	40000m bare root
MIX 3 (Woodland)			
Plant name	Common name	% in mix	2500 stems/ Ha 0.25/ sq.m.
Quercus petraea	Sessile Oak	16%	40000m bare root
Corylus avellana	Hazel	20%	40000m bare root
Betula pendula	Silver Birch	10%	40000m bare root
Sorbus aucuparia	Rowan	10%	40000m bare root
Ilex aquifolium	Holly	10%	10000m in C2 container
Pinus sylvestris	Scots Pine	4%	40000m bare root
Crataegus monogyna	Hawthorn	4%	40000m bare root
Acer platanoides	Norway Maple	4%	40000m bare root
Populus tremula	Ash	4%	40000m bare root
Prunus padus	Bird Cherry	4%	40000m bare root
Prunus avium	Guin	4%	40000m bare root
Fagus sylvatica	Beech	2%	40000m bare root
Sorbus aria	Whitebeam	2%	40000m bare root
Tilia cordata	Small Leaved Lime	2%	40000m bare root
Ulmus glabra	Witch Elm	2%	40000m bare root
Viburnum spicula	Guelder Rose	2%	40000m bare root
MIX 4 (Woodland)			
Plant name	Common name	% in mix	2500 stems/ Ha 0.25/ sq.m.
Quercus petraea	Sessile Oak	16%	40000m bare root
Corylus avellana	Hazel	20%	40000m bare root
Betula pendula	Silver Birch	10%	40000m bare root
Sorbus aucuparia	Rowan	10%	40000m bare root
Ilex aquifolium	Holly	10%	10000m in C2 container
Pinus sylvestris	Scots Pine	4%	40000m bare root
Crataegus monogyna	Hawthorn	4%	40000m bare root
Acer platanoides	Norway Maple	4%	40000m bare root
Populus tremula	Ash	4%	40000m bare root
Prunus padus	Bird Cherry	4%	40000m bare root
Prunus avium	Guin	4%	40000m bare root
Fagus sylvatica	Beech	2%	40000m bare root
Sorbus aria	Whitebeam	2%	40000m bare root
Tilia cordata	Small Leaved Lime	2%	40000m bare root
Ulmus glabra	Witch Elm	2%	40000m bare root
Viburnum spicula	Guelder Rose	2%	40000m bare root

HEDGES			
Plant name	Common name	% in mix	2500 stems/ Ha 0.25/ sq.m.
Ilex aquifolium	Holly	100%	40000m bushy form in C2 container
Ligustrum ovalifolium	Golden privet	100%	40000m bushy form in C2 container
Elaeagnus ebbingei	Daffodil	100%	40000m bushy form in C2 container
HEDGES: Species rich native mix			
Plant name	Common name	% in mix	2500 stems/ Ha 0.25/ sq.m.
Crataegus monogyna	Hawthorn	60%	40000m bare root
Prunus spinosa	Blackthorn	10%	40000m bare root
Ilex aquifolium	Holly	8%	10000m in C2 container
Corylus avellana	Hazel	5%	40000m bare root
Rosa canina	Rose	5%	40000m bare root
Lonicera periclymenum	Honeysuckle	2%	10000m in C2 container
Sambucus nigra	Elder	2%	40000m bare root
Prunus padus	Bird Cherry	2%	40000m bare root
Acer campestre	Field Maple	2%	40000m bare root
Malus sylvestris	Crab Apple	2%	40000m bare root
BUIBS			
Plant name	Common name	% in mix	2500 stems/ Ha 0.25/ sq.m.
Blue Bell	Blue Bell	10%	10000m bare root
Galanthus nivalis	Snow Drop	10%	10000m bare root
Narcissus pseudonarcissus	Daffodil	10%	10000m bare root
WOODLAND FLOOR PERENNIALS			
Plant name	Common name	% in mix	2500 stems/ Ha 0.25/ sq.m.
Anemone nemorosa	Anemone	10%	10000m bare root
SUDB/ WETLAND MARGINALS			
Plant name	Common name	% in mix	2500 stems/ Ha 0.25/ sq.m.
Philadelphus ulmaria	Mayflower	10%	10000m bare root
Iriza pendulocarpa	Yellow Flag Iris	10%	10000m bare root
Calluna palustris	Marsh Marigold	10%	10000m bare root
SUDB/ WETLAND SHRUBS			
Plant name	Common name	% in mix	2500 stems/ Ha 0.25/ sq.m.
Cornus alba	Dogwood	10%	10000m bare root
Cornus alba	Dogwood	10%	10000m bare root
Cornus alba	Dogwood	10%	10000m bare root

LEGEND

- Existing tree
- Existing hedge
- Existing woodland/ scrub
- Proposed hedge
- Proposed tree
- Proposed tree
- Specimen shrub
- Proposed grass
- Proposed shrubs
- Wild flower grass
- Proposed native marginals
- Proposed native marginal shrubs
- Proposed native woodland (Mix 1)
- Proposed native woodland margin (Mix 2)
- Proposed wetland ditch

Existing hedges retained and protected with native wildflower grass verges managed for habitat diversity

Wildflower grass seeding to all re-graded areas with pond marginals within 5m of the pond

Ditch created alongside hedge for habitat diversification with gentle gradient to discharge to the SUDS in very wet periods but will hold water for at least 4 months in the year

Native trees within POS

Evergreen flowering hedges to define the garden boundaries

Species rich wildflower grass margins to the retained hedgerows to enhance the biodiversity

Evergreen screen planting around bin stores with flowering shrubs to add interest

Native trees within POS

Native tree groups alongside the hedge extends the habitat and provides a natural screen to reduce the visual impact of the development

Species rich grassland managed with single annual cut after the seeds have set to ensure longevity of the landscape feature

Amenity grass area accommodates informal recreation activity and ball games with all margin areas managed as wildflower meadow

Viewing feature area with boulder seating located at highest ground on the east boundary to capitalise on fine panoramic views

Tall evergreen shrubs planted alongside the screen fencing to create a natural boundary and add colour interest

Native rear garden trees combine to create an arc of partial natural screen to the houses on the highest ground

Evergreen flowering shrubs to enclose the parking area for plots 29-30 whilst retaining views over the POS for supervision security

Native tree planting along the boundary reduces the potential visual effect of the proposed houses

Trim trail style play and exercise equipment with natural materials to integrate with the natural landscape setting

Woodland margin planting to improve the local biodiversity and add wildlife interest. Blue Bells Introduced for further flora diversity

Avenue of Whitebeam trees defines the POS boundary and reduces the landscape and visual impact on views from the east without loss of fine views from the proposed houses

Footpath link to River Ehen permissive path through the woodland. Steps as required to accommodate the steep embankment

Alder trees suitable for the SUDS margin to diversify the natural habitat

Native woodland infill planting to add species and age diversity and enrich the habitat. Woodland floor bulbs proposed

The avenue trees to define the garden boundaries

Evergreen hedges combine to enhance the streetscape and define the garden boundaries

landscaping

CHARTERED LANDSCAPE ARCHITECTS

www.westwoodlandscape.co.uk

PROJECT:

Land off Uldale View, Egremont

DRAWING TITLE:

Landscape Plan

CLIENT:

GLEESON HOMES

STATUS:

PLANNING

SCALE:

1:500

PROJECT NO:

WW/L01

DATE:

08/23

DWN BY:

BW

REVISION:

SHEET SIZE:

A0

Appendix 3

Condition Sheet: DITCH Habitat Type			
Habitat Type			
Watercourses - Ditches			
Habitat Description			
See the Statutory Biodiversity Metric User Guide.			
On-site or off-site, site name and location	Uldale View, Egremont, CA22 2LE Habitat Management and Monitoring Plan Gleeson Homes	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Uldale View, Egremont, CA22 2LE Habitat Management and Monitoring Plan Target Conditions Gleeson Homes
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Y	
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	N	
C	There is less than 10% cover of filamentous algae and or duckweed <i>Lemna</i> spp. (these are signs of eutrophication).	Y	
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	Y	
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Y	
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	N	
G	Less than 10% of the ditch is heavily shaded.	N	
H	There is an absence of non-native plant and animal species ¹ .	Y	
Number of criteria passed			
Condition Assessment Result (out of 8 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 8 criteria	Good (3)		

Passes 6 or 7 criteria	Moderate (2)		
Passes 5 or fewer criteria	Poor (1)	Poor	
Suggested enhancement interventions to improve condition score			
Footnotes			

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Uldale View, Egremont, CA22 2LE Habitat Management and Monitoring Plan Target Conditions	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Yes	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Yes	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	NA	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	NA	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	NA	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			
Number of criteria passed			

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	YES	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	Uldale View, Egremont, CA22 2LE	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Uldale View, Egremont, CA22 2LE Habitat Management and Monitoring Plan Target Conditions
Grid reference		Habitat parcel reference	
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	NA	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	

E	Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Yes	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.		
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)			
Number of criteria passed			
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Yes	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site. Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Condition sheet: HEDGEROW Habitat Types				
Habitat Type				
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch				
Habitat Description				
ukhab – UK Habitat Classification				
On-site or off-site, site name and location	Uldale View, Egremont, CA22 2LE	Survey date and Surveyor name		
	Habitat Management and Monitoring Plan Target Conditions			
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Uldale View, Egremont, CA22 2LE Habitat Management and Monitoring Plan Target Conditions	
Grid reference		Habitat parcel reference		
Condition Assessment Details				
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria. This assessment is based on the Hedgerow Survey Handbook¹ and Favourable Conservation Status document². For further clarification please refer to the Hedgerow Survey Handbook. Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.				
Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types				
A1.	Height	>1.5 m average along length The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y	
A2.	Width	>1.5 m average along length The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Y	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Y	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Y	

Additional group - applicable to hedgerows with trees only

E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees		
Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		2
Condition categories for hedgerows with trees		
Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		

Suggested enhancement interventions to improve condition score

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Willow scrub			
Habitat Description			
Mixed Scrub			
For Dunes with sea buckthorn see:		Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)	
For other scrub types see:		ukhab – UK Habitat Classification	
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Uldale View, Egremont, CA22 2LE Habitat Management and Monitoring Plan Target Conditions Gleeson Homes
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	Yes	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	

E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	
Number of criteria passed			
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Yes	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
SUDs			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	Uldale View, Egremont, CA22 2LE	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Uldale View, Egremont, CA22 2LE
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Y	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	N	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			
Number of criteria passed			
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	Yes
• Passes 0 or 1 of 3 core criteria.		Poor (1)	
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	Uldale View, Egremont, CA22 2LE	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Uldale View, Egremont, CA22 2LE Habitat Management and Monitoring Plan Target Conditions Gleeson Homes
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes / No	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed			
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Yes	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			



Condition Sheet: WOODLAND Habitat Type						
UK Habitat Classification (UKHab) Habitat Types						
Woodland and forest - Lowland beech and yew woodland Woodland and forest - Lowland mixed deciduous woodland Woodland and forest - Native pine woodlands Woodland and forest - Other coniferous woodland Woodland and forest - Other Scot's pine woodland Woodland and forest - Other woodland; broadleaved Woodland and forest - Other woodland; mixed Woodland and forest - Upland birchwoods Woodland and forest - Upland mixed ashwoods Woodland and forest - Upland oakwood Woodland and forest - Wet woodland						
Habitat Description						
ukhab – UK Habitat Classification This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here: Woodland Wildlife Toolkit (sylva.org.uk)						
IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.						
On-site or off-site, site name and location	Uldale View, Egremont, CA22 2LE	Survey date and Surveyor name	Uldale View, Egremont, CA22 2LE			
Limitations (if applicable)		Survey reference (if relating to a wider survey)	Uldale View, Egremont, CA22 2LE Habitat Management and Monitoring Plan Target Conditions Gleeson Homes			
Grid reference		Habitat parcel reference				
Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	3	
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	2	
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	1	

Appendix 4

Condition Sheet: DITCH Habitat Type			
Habitat Type			
Watercourses - Ditches			
Habitat Description			
See the Statutory Biodiversity Metric User Guide.			
On-site or off-site, site name and location	Uldale View, Egremont, CA22 2LE	Survey date and Surveyor name	26.06.25 Liz Kenyon
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Y	
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	N	
C	There is less than 10% cover of filamentous algae and or duckweed <i>Lemna</i> spp. (these are signs of eutrophication).	Y	
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	Y	
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Y	
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	N	
G	Less than 10% of the ditch is heavily shaded.	N	
H	There is an absence of non-native plant and animal species ¹ .	Y	
Number of criteria passed		5	
Condition Assessment Result (out of 8 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 8 criteria	Good (3)		
Passes 6 or 7 criteria	Moderate (2)		
Passes 5 or fewer criteria	Poor (1)	Y	
Suggested enhancement interventions to improve condition score			

Condition sheet: HEDGEROW Habitat Types														
Habitat Type														
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch														
Habitat Description														
ukhab – UK Habitat Classification														
On-site or off-site, site name and location				Survey date and Surveyor name										
Limitations (if applicable)				Survey reference (if relating to a wider survey)										
Condition Assessment Details														
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.														
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.														
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.														
Hedgerow favourable condition attributes														
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Habitat parcel reference											
			H1	H2	H3	H4	H5							
			Grid reference											
Core groups - applicable to all hedgerow types				Criterion passed (Yes or No)										Notes (such as justification)
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y	Y	Y	Y	Y						
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	N	N	N	N	N						
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	Y	Y	Y	Y						

B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	Y	Y	Y	Y								
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - Measured from outer edge of hedgerow; and - Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N	N	N	N	N								
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	N	N	N	N								
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Y	Y	Y	Y	Y								
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	N	N	N	N	N								

Additional group - applicable to hedgerows with trees only

E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.													
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.													

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3

Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2	
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:		1	
Condition categories for hedgerows with trees			
Category	Category Requirements	Metric score	
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3	
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2	
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:			
Suggested enhancement interventions to improve condition score			

Condition Sheet: WOODLAND Habitat Type					
UK Habitat Classification (UKHab) Habitat Types					
Woodland and forest - Lowland beech and yew woodland Woodland and forest - Lowland mixed deciduous woodland Woodland and forest - Native pine woodlands Woodland and forest - Other coniferous woodland Woodland and forest - Other Scot's pine woodland Woodland and forest - Other woodland; broadleaved Woodland and forest - Other woodland; mixed Woodland and forest - Upland birchwoods Woodland and forest - Upland mixed ashwoods Woodland and forest - Upland oakwood Woodland and forest - Wet woodland					
Habitat Description					
ukhab – UK Habitat Classification This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here: Woodland Wildlife Toolkit (sylva.org.uk) IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.					
On-site or off-site, site name and location	Uldale View	Survey date and Surveyor name	See PEA		
Limitations (if applicable)		Survey reference (if relating to a wider survey)			
Grid reference		Habitat parcel reference			
Condition Assessment Criteria					
Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	3	
B Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	
C Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	2	
D Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	1	
E Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	2	

F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3	
G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2	
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	2	
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	1	
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2	
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	1	
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	3	

		Total Score (out of a possible 39)		
Condition Assessment Result		Condition Assessment Score		Result Achieved
Total score >32 (33 to 39)		Good (3)		Moderate
Total score 26 to 32		Moderate (2)		
Total score <26 (13 to 25)		Poor (1)		
Suggested enhancement interventions to improve condition score				

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