



envirotech

Ecological Consultants

Environmental and Rural Chartered Surveyors

Habitat Management and Monitoring Plan (HMMP)

APPLICATION No: 4/25/2241/OF1

**Erection Of New Glasshouse For Plant Production Facility As An
Extension To Existing Nursery, With Associated Drainage And
Landscaping**

Woodland Nurseries, Stamford Hill, Lowca



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ACCURACY OF REPORT

This report has been compiled based on the methodology as detailed and the professional experience of the surveyor. Whilst the report reflects the situation found as accurately as possible, all of the protected species this survey covers are wild and can move freely from site to site. Their presence or absence detailed in this report does not entirely preclude the possibility of a different past, current or future use of the site surveyed.

We would ask all clients acting upon the contents of this report to show due diligence when undertaking work on their site and/or in their interaction with protected species. If protected species are found during a work programme, and continuing the work programme could result in their disturbance, injury or death, either directly or indirectly an offence may be committed. If in doubt, stop work and seek further professional advice.

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Item	Details
Project name	Erection of new glasshouse for plant production facility as an extension to existing nursery, with associated drainage and landscaping
Site Location	Woodland Nurseries, Stamford Hill, Lowca
Planning Reference	4/25/2241/0F1
Landowner	Blomfields Ltd
Developer/Applicant	Blomfields Ltd
Ecological Consultant	Envirotech NW Ltd
HMMP Version	1.0
Date	19.12.2025
Responsible Parties	See Section 8 (Governance & Funding)
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1. NON-TECHNICAL SUMMARY

The Habitat Management and Monitoring Plan (HMMP) supports the proposed **erection of a new glasshouse with associated drainage and landscaping at Woodland Nurseries, Stamford Hill, Lowca** (Planning Ref: 4/25/2241/0F1). It sets out a 30-year programme of habitat creation, enhancement, and long-term stewardship to deliver measurable biodiversity benefits in accordance with the Environment Act 2021 and relevant local policy.

Baseline Conditions

The site currently comprises modified grassland of low distinctiveness and poor condition, areas of developed/ sealed surface, and a short section of native hedgerow previously lost. These baseline habitats provide limited ecological value.

Proposed Habitat Creation & Enhancement

The HMMP secures the following long-term measures:

- **0.93 ha of modified grassland enhanced to neutral grassland**, with areas targeted to reach *Moderate* and *Good* condition using a diverse perennial/annual wildflower seed mix and low-nutrient management.
- **68 m of new native hedgerow**, planted in a double staggered row for structure and species diversity, managed to reach *Moderate* condition with laying at Year 10.
- **A new bioswale (0.043 ha)** providing both sustainable drainage and biodiversity function, seeded with a wetland/pond-edge wildflower mix and maintained to reach *Moderate* condition.
- Retention of existing developed/ sealed surfaces, which require no ecological management.

Management & Monitoring Framework

Long-term management over **30 years** is detailed for each habitat type, including annual cutting regimes, hedgerow maintenance, bioswale vegetation control, and appropriate remedial actions if target conditions are not met. Monitoring surveys will be undertaken every three years, with formal reports submitted to the Local Planning Authority in **Years 2, 5, 7, 10, 20 and 25**.

Remediation Procedures

A structured remediation process is included to address any habitat failing to achieve its target condition, comprising LPA notification, preparation of a Remediation Action Plan, targeted interventions (e.g., oversowing, invasive species control, re-planting), and a 12-month reinstatement period.

Governance & Funding

Blomfields Ltd will undertake day-to-day management and maintenance, with Envirotech NW Ltd providing ecological oversight and monitoring. Funding is secured through the developer's

planning compliance budget, ensuring delivery of all habitat commitments for the full 30-year period.

Conclusion

The HMMP provides a robust, legally compliant and deliverable framework to enhance ecological value on site. It secures significant biodiversity improvements through new and enhanced habitats, ensures long-term management, and embeds clear monitoring and remediation procedures to maintain ecological performance throughout the 30-year period.

2. INTRODUCTION

The following Habitat Management and Monitoring Plan (HMMP) has been prepared by Envirotech and details the habitat creation proposals and the subsequent future management of areas of green infrastructure associated with “erection of new glasshouse for plant production facility as an extension to existing nursery, with associated drainage and landscaping” at “Woodland Nurseries, Stamford Hill, Lowca”.

This management plan covers thirty years management and provides information on the management of retained and newly-created habitats in order to ensure their establishment and safeguard their long-term biodiversity value.

The management plan and objectives should be reviewed after 3 years and adjusted if required but indicative management requirements are specified for a full 30 years.

The plan should be read in conjunction with the landscape plans and ecology surveys to provide additional context of the site.

3. BASELINE HABITAT SUMMARY

Habitat Type (UKHab)	Area (ha)	Distinctiveness	Condition	Notes
Modified grassland	2.5575	Low	Poor	To be enhanced
Modified grassland	0.3	Low	Poor	To be enhanced
Developed land; sealed surface	0.0763	V.Low	N/A - Other	To be retained
Native hedgerow	0.103	Low	Poor	Lost

Table 1- *Baseline Habitat*

4. FACTORS INFLUENCING MANAGEMENT PROPOSALS

Habitat Creation

All habitat creation will comprise native species appropriate to the local area and or be of benefit to wildlife.

Developed land/ sealed surface habitat is created and this has no condition score or management requirement.

A bioswale will be dug, which will be appropriately landscaped and planted. It will however have to provide the function of water attenuation which is its primary function.

Existing and Retained Habitats

Developed land/ sealed surface habitat is retained and this has no condition score or management requirement.

Enhanced Habitats

Modified grassland is enhanced to other neutral grassland. This will be to the site perimeter and will need to be managed so as not to impede or contaminate the growing of plants within the created glasshouses.

5. OBJECTIVES AND HABITAT CREATION, ENHANCEMENT AND MANAGEMENT PRESCRIPTIONS

The following section provides the prescriptions and management objectives of the proposed and retained habitats. The management plan and objectives should be reviewed after 3 years and adjusted if required. The management plan will run for 30 years.

Some habitats have a default condition score they need therefore only be created and then retained as the required general habitat type and do not need to be subject to detailed management. This habitat is “developed land sealed surface”

Habitat Type	Area/Length	Target Distinctiveness	Target Condition	Time to Target (years)	Difficulty/Risk
Bioswale	0.043	Low	Moderate	1	Low
Other Neutral Grassland New Tree Planting	0.63	Medium	Moderate	10	Low
	0.3	Medium	Good	15	Low
Native hedgerow	0.068	Low	Moderate	5	Low

Table 2- Habitat Objectives

Neutral Grassland

Existing grassland will be oversewn and enhanced. Condition score to be at least MODERATE. Some is targeted to be GOOD. 0.93Ha to be enhanced.

Management Objective: create and maintain floristically diverse neutral grassland

- 1) Grassland is a good representation of the habitat type
- 2) Sward height is varied (at least 20% less than 7cm and 20% more than 7cm)
- 3) Cover of bare ground (including localised areas, for example, rabbit warrens) less than 10%.
- 4) Cover of bracken less than 5%
- 5) Cover of undesirable species (creeping thistle, spear thistle, curled dock, broad-leaved dock, common ragwort, common nettle, marsh ragwort, cow parsley and bracken) and damage less than 5%.
- 6) More than 10 vascular plant species per m²

Ground Preparation and Sowing

Boston Seeds- Bees and Butterfly Wildflower Seed BSBP 100% (500g) to be sown from seed directly onto appropriately prepared areas via chain harrowing. Areas will be sown during spring (April/early May) or preferably within the optimal period for lowland sites of autumn (late August to September), selecting a time when the soil is moist and can be worked but not flooded.

	Common Name	Latin Name	Quantity	Flowers	Type
1	Agrimony, Common	Agrimonia eupatoria	1%	Jun - Sep	Perennial
2	Borage	Borago officinalis	7%	Aug-Sep	Annual
3	Clary, Wild	Salvia verbenaca	4%	May-Aug	Perennial
4	Clover, Red	Trifolium pratense	3%	May-Sep	Perennial
5	Clover, White	Trifolium repens	1%	Jun-Sep	Perennial
6	Corn Cockle	Agrostemma githago	8%	May-Aug	Annual
7	Cornflower	Centaurea cyanus	6%	Jun-Oct	Annual
8	Daisy, Ox-eye	Leucanthemum vulgare	5%	May-Sep	Perennial
9	Foxglove, Wild	Digitalis purpurea	3%	Jun-Aug	Biennial
10	Knapweed, Common	Centaurea nigra	6%	Jun-Sep	Perennial
11	Knapweed, Greater	Centaurea scabiosa	5%	Jun-Sep	Perennial

	Common Name	Latin Name	Quantity	Flowers	Type
12	Loosestrife, Purple	Lythrum salicaria	1%	Jun-Sep	Perennial
13	Marjoram, Wild	Origanum vulgare	1%	Jul-Oct	Perennial
14	Meadow Cranesbil	Geranium pratense	1%	May-Aug	Perennial
15	Musk Mallow	Malva moschata	5%	May-Sep	Perennial
16	Poppy, Common	Papaver rhoeas	5%	May-Jul	Annual
17	Ragged Robin	Lychnis flos-cuculi	2%	May-Aug	Perennial
18	Sainfoin	Onobrychis viciifolia	7%	Jul-Sep	Perennial
19	Scabious, Field	Knautia arvensis	7%	Jul-Sep	Perennial
20	Scabious, Small	Scabiosa columbaria	3%	Jul-Aug	Perennial
21	Teasel	Dipsacus fullonum	1%	Jul-Aug	Biennial
22	Trefoil, Bird's-foot	Lotus corniculatus	2%	Jun-Aug	Perennial
23	Vetch, Kidney	Anthyllis vulneraria	2%	May-Oct	Perennial
24	Viper's Bugloss	Echium vulgare	2%	May-Oct	Biennial
25	Yarrow	Achillea millefolium	5%	Jun-Oct	Perennial
26	Yellow Rattle	Rhinanthus minor	7%	Jun-Sep	Annual

Table 3- Seed mix

In order to discourage more robust plant species and maintain low nutrient grassland (typically of greatest biodiversity value) it is recommended that no additional or imported top-soil or fertiliser be used in the creation of the species-rich grassland.

Management

The condition of the grassland would be reviewed within 6 months of its original seeding and any areas which have failed to establish would be re-seeded. To control any flush of annual weeds, the grassland would be cut 2-3 times upon reaching a height of 100mm within the first year of its development. In order to encourage the growth of yellow rattle and development of the meadow, the area should not be cut until after yellow rattle has finished flowering in late July. All arisings will be removed within a 48 hour period to a designated composting area or removed from site.

Following the initial year of its creation, the condition of grassland will be reviewed for the first 2 years for any areas of pernicious weeds (i.e. docks *Rumex* spp., thistles *Cirsium* spp. or ragwort *Senecio* spp.), which will be controlled by the spot-application of target herbicides.

In the second year and subsequent years, management to maintain the floristic diversity of the meadow grassland an annual 'hay cut' using a scythe or tractor ride on mower to a height of c.100mm, in August or September.

All arisings should be removed to prevent nutrient enrichment of the sward after a 24-48 hour period, allowing seed drop and invertebrates to move back into the sward. Arisings should be removed to a designated composting area on or off-site.

Management will continue for 30 years.



Figure 1 - Photograph of wildflower created on poor quality modified grassland in Yr2 of growth. Meadow created and managed by Envirotech NW Ltd. Photograph shows successful use of wildflower mix proposed

New Hedge Planting

This hedge planting is intended to provide habitat and species enhancement. Condition score to be at least MODERATE. 68m of hedge to be planted.

Management Objective: create and maintain species rich hedgerow

- 1) Hedge >1.5m tall and >1.5m wide.
- 2) Gap between hedge bottom and ground <0.5m along 80% of length. Gaps <10% of length and no canopy gaps >5m.
- 3) No disturbed ground or signs of nutrient enrichment within 1m of hedge bottom. No plant species indicative of elevated nutrients to hedge bottom.
- 4) No invasive species present. >90% of hedge undisturbed from human activity

New hedge planting will use native plants, in a double staggered row. Hedge to be fenced and spiral tree guards used.

Planting will be undertaken between the months of November and March, preferably prior to January.

Annual inspection will be undertaken. Any plants identified as diseased, dead or diseased within the first 5 years will be replaced on a like-for-like basis. During the inspection pruning will be undertaken as required to remove any dead or diseased wood and promote healthy growth and natural shape.

Allow to grow until Yr 10 then lay

Management will continue for 30 years with a cut each year to no more than 1/3 of the hedge length.

Monitoring

In order to ensure that the habitats created and retained within the site reach and maintain their maximum value to nature conservation, all habitats should be monitored every two years to check establishment. Results of this monitoring, together with ongoing checks during routine works should be used to inform changes to annual work prescriptions, with the management plan reviewed towards the end of the five-year rolling plan and work programme period. The prescriptions provided here are for overall guidance and should be flexible depending on success of management. Prescriptions should be altered if required.

Reporting to the council will be undertaken in years 2, 5, 7, 10, 20 and 25.

Management will be for minimum 30 years.

Hedge plants to be selected from the following list

Primary Hedgerow Trees & Shrubs

1. Hawthorn (*Crataegus monogyna*) - Fast-growing, thorny, excellent for birds and pollinators.
2. Blackthorn (*Prunus spinosa*) - Thorny, produces sloes, great for dense hedges.
3. Hazel (*Corylus avellana*) - Catkins in spring, nuts for wildlife.
4. Field Maple (*Acer campestre*) - Attractive autumn color, good for mixed hedges.
5. Dog Rose (*Rosa canina*) - Climbing shrub with pink flowers and red rosehips.
6. Spindle (*Euonymus europaeus*) - Striking pink and orange berries.
7. Guelder Rose (*Viburnum opulus*) - White flowers, red berries, good in damp areas.

Supporting Hedgerow Plants

9. Elder (*Sambucus nigra*) - Fragrant flowers, black berries for birds.
10. Goat Willow (*Salix caprea*) - Provides early pollen for bees.
11. Crab Apple (*Malus sylvestris*) - Flowers for pollinators, fruit for birds.



Figure 2- Photograph of newly planted hedge in guards

New Bioswale

The bioswale will be used to provide drainage to the site but also has ecological benefit. Condition score to be at least MODERATE.

Management Objective: create and maintain priority habitat “pond”

- 1) Vegetation structure is varied
- 2) The habitat provides different plant species
- 3) Absence of invasive species

- **Design & Size:** Aim for an irregular shape with shallow, sloping edges (at least one side sloping gradually <45degrees) to allow easy access for animals.
- **Dig:** Dig the swale to a mix of depths (max 60-90 cm).
- **Fill with Water:** Use rainwater/ ground water if possible to avoid chemicals found in tap water. Swale to be connected to drain from building to maintain higher water inflows
- **Create Habitats:** Add logs, rocks, and shallow muddy areas around the edges for amphibians, insects, and birds.
- **Maintain Gently:** Remove excess algae or invasive plants but leave some vegetation for shelter.

Edges of bioswale to be seeded with appropriate species such as Boston Seeds Wetland & Pond Edge Wildflower Seed BS6P 100%.

1	Agrimony, Hemp	Eupatorium cannabinum	1%	Jul - Sep	60 - 150cm	Perennial
2	Angelica, Wild	Angelica sylvestris	8%	Jul - Aug	100 - 200cm	Perennial
3	Avens, Water	Geum rivale	3%	May - Aug	50 - 70cm	Perennial
4	Bedstraw, Hedge	Galium mollugo	6%	Jun - Oct	10 - 50cm	Perennial
5	Bedstraw, Lady's	Galium verum	6%	Jun - Sep	50 - 80cm	Perennial
6	Buttercup, Meadow	Ranunculus acris	8%	May - Jun	30 - 100cm	Perennial
7	Campion, Red	Silene dioica	7%	Apr - Sep	60 - 90cm	Perennial
8	Figwort	Scrophularia nodosa	1%	Jun - Sep	35 - 80cm	Perennial
9	Gypsywort	Lycopus europaeus	2%	Jul - Sep	60 - 100cm	Perennial
10	Hard Rush	Juncus inflexus	3%	Jun - Sep	35 - 60cm	Perennial
11	Iris, Yellow-Flag	Iris pseudacorus	10%	Jun - Sep	60 - 100cm	Perennial
12	Loosestrife, Purple	Lythrum salicaria	2%	Jun - Sep	100 - 200cm	Perennial
13	Meadowsweet	Filipendula ulmaria	7%	Jun - Aug	80 - 200cm	Perennial
14	Ragged Robin	Lychnis flos-cuculi	4%	May - Aug	30 - 90cm	Perennial

15	Scabious, Devil's-bit	Succisa pratensis	4%	Jul - Sep	50 - 80cm	Perennial
16	Sedge, Pendulous	Carex pendula	4%	May - Aug	80 - 100cm	Perennial
17	Self-heal	Prunella vulgaris	9%	Jun - Sep	15 - 30cm	Perennial
18	Sneezewort	Achillea ptarmica	3%	Jul - Sep	40 - 60cm	Perennial
19	Soft Rush	Juncus effusus	3%	Jun	45 - 100cm	Perennial
20	St John's-wort, Sq. Stem	Hypericum tetrapterum	2%	Jun - Sep	60 - 100cm	Perennial
21	Trefoil, Greater Bird's-foot	Lotus uliginosus	4%	Jun - Aug	20 - 60cm	Perennial
22	Vetch, Tufted	Vicia cracca	3%	Jun - Sep	100 - 150cm	Perennial

Table 4- Seed mix for pond banksides

Long-Term Care

- Every **2-3 years**, remove excess silt from part of the bioswale (no more than one-third at a time).

6. MONITORING

Role	Organisation/Individual	Responsibilities
Landowner	Blomfields Ltd	Day-to-day habitat management
Ecological Consultant	Envirotech NW Ltd	Technical advice, ecological surveys, monitoring reports
Contractor	Blomfields Ltd	Habitat creation, planting, and maintenance works
Local Planning Authority (LPA)	Cumberland Council	Review and approval of monitoring reports, compliance enforcement

Table 5 - Monitoring

In order to ensure that the habitats created and retained within the site reach and maintain their maximum value to nature conservation, all habitats should be monitored every three years to check establishment. Results of this monitoring, together with ongoing checks during routine works should be used to inform changes to annual work prescriptions, with the management plan reviewed towards the end of the five-year rolling plan and work programme period. The prescriptions provided here are for overall guidance and should be flexible depending on success of management. Prescriptions should be altered if required.

Reports will be submitted to the Local Planning Authority (LPA) in years 2, 5, 7, 10, 20 and 25, detailing the condition and progress of all created and retained habitats. These reports will include the results of ecological monitoring, confirmation of whether habitats meet target conditions, any management adjustments made, and evidence of any remedial actions undertaken. This ensures transparency and accountability throughout the 30-year management period.

Each monitoring report to the LPA will include:

1. Summary of management works undertaken since last report.
2. Results of ecological monitoring (tables + maps).
3. Assessment of whether habitats are meeting target conditions.
4. Photographic evidence (fixed-point monitoring locations).
5. Recommendations for adaptive management.
6. Statement of compliance with HMMP.

Monitoring Indicators by Habitat Type

Habitat Type	Indicator(s)	Methodology	Success Threshold
Neutral Grassland	Species richness, % cover of undesirable spp., sward height diversity	Quadrat survey (2x2m, minimum 10 samples)	≥10 native spp./m ² , <5% undesirable cover
Hedgerows	Height, width, species diversity	Linear transect	≥80% of length meets target

Habitat Type	Indicator(s)	Methodology	Success Threshold
Bioswale	Aquatic vegetation cover, algae %	Visual inspection + quadrats	50% cover aquatic plants, <10% algae

Table 6 - *Habitat summary*

Habitat/ Feature	Operations/ Works	Year	Anticipated Timing of Visits/ Operations (months)												Frequency, notes
			J	F	M	A	M	J	J	A	S	O	N	D	
Neutral Grassland	Sow grassland	1													Sow April/early May or late August/September at rate as per seed providers guidelines, firm with roller.
	Review condition & re-seed as required	1-2													Re-seed within next appropriate seeding period.
	Review & treat areas of ruderal/weed	2-3													Spot treatment with non-residual herbicide, undertake early summer prior to flowering.
	Cut grassland (Species rich)	2 - 30													Cut to c.100mm once mid-August to September. Leave arisings in place 48hrs then remove
Bioswale Creation	Ground preparation	1													Following earthworks, strim and spray ground with herbicide at least 3 weeks prior to topsoil removal. Excavate pond
	Planting	2													Plant pond edges.
	Vegetation clearance	3-30													Remove 1/3 of vegetation each year to allow for open water. Leave cut vegetation on banks
Hedge Planting	Ground preparation	1													Following earthworks, strim and spray planting strip with herbicide at least 3 weeks prior to planting.
	Planting	1													Plant in random double staggered row along the prepared strip in a random species mix.
	Vegetation clearance	1-3													Targeted application of a non-residual herbicide at the base of each tree.
	Review	1-5													Mark and remove dead/diseased plants replace in the following growing season.

	Annual Trim	1-3														Light trimming to encourage dense growth.
	Annual Cut	10 -30														One third of hedge on-site to be cut on a year rotation avoiding heavy frosts. Laid at Yr 10.
General maintenance	Litter picking	1-30														During each maintenance visit to site
Reporting	Report to LPA	2, 5, 7, 10, 20 and 25														Report to LPA on conditions of habitats

Table 7- Programme of works

7. REMEDIATION AND REINSTATEMENT METHODOLOGY

In the event that any habitat or ecological feature specified within the Habitat Management and Monitoring Plan (HMMP) fails to meet the required condition(s) at any time during the 30-year management period, the following remediation and reinstatement methodology will be implemented to ensure the habitat is restored to the target ecological value.

A. Habitat Management Risk Register

Risk	Likelihood	Impact	Mitigation / Contingency
Drought affecting tree/hedge planting	Medium	High	Irrigation during dry periods, replace failed stock
Invasive species (e.g., Himalayan balsam)	High	Medium	Early detection & eradication programme
Vandalism or grazing damage	Low	Medium	Protective fencing, rapid replacement of lost stock
Pollution (fertiliser runoff, slurry)	Medium	High	Buffer strips, fencing, dialogue with adjacent landowners
Funding shortfall	Low	High	Secured via legal agreement (s106/covenant)
Climate change (extreme weather)	Medium	Medium	Adaptive management to allow more resilient species

Table 8 - Risk Register

B. Trigger for Remediation

A failure to maintain the required condition will be identified through:

- Routine **monitoring inspections**.
- Reports submitted to the **Local Planning Authority (LPA)** every three years.
- Observations from site management personnel.
- Any unforeseen external factors that cause deterioration of habitat condition.

C. Notification Process

Upon identifying a failure or significant decline in habitat quality, the following steps will be undertaken:

- The **Local Planning Authority (LPA)** will be notified in writing within **10 working days** of identifying the issue.
- A summary report will be submitted detailing the nature of the failure, affected habitat(s), and any immediate risks to biodiversity.

D. Remediation Action Plan

A written **Remediation Action Plan** will be prepared and submitted to the LPA for approval. The plan will include:

- Description of the affected habitat(s).
- Baseline condition and target condition score.
- Cause of failure or degradation.
- Detailed remedial measures.
- Implementation schedule (within **3 months** of LPA approval).
- Monitoring programme to assess the effectiveness of remediation.

E. Remedial Measures

Remedial measures will be tailored to the specific habitat type as follows:

Grassland

- Adjustment of irrigation schedules during dry periods.
- Removal of invasive vegetation.
- Application of non-residual herbicide to control competing vegetation.
- Harrowing or scarifying
- Oversowing

New Hedge Planting

- Replacement of dead or diseased trees with like-for-like native species.
- Soil improvement (e.g., mulching, fertiliser application).
- Adjustment of irrigation schedules during dry periods.
- Removal of invasive vegetation around tree bases.
- Application of non-residual herbicide to control competing vegetation.
- Re-staking and re-tying where necessary.

Bioswale Creation

- Removal of excessive silt, algae, or invasive plant species.
- Replanting of appropriate native aquatic vegetation.
- Water quality testing and management.
- Clearance of litter or debris.
- Repair of any structural damage to pond edges.
- Installation of additional habitat features (e.g., logs, rocks) to enhance biodiversity.

F. Reinstatement Period

Following the completion of remedial works, a **12-month reinstatement period** will be applied during which:

- Monthly inspections will be undertaken.
- Any failed planting will be replaced.

- Ongoing remedial measures will be applied as necessary.

G. Reporting and Approval

A **Remediation Completion Report** will be submitted to the LPA upon completion of remedial works. This report will include:

- Photographic evidence of reinstated habitats.
- Results of monitoring surveys.
- Confirmation that target condition(s) have been met.
- Details of any ongoing management requirements.

H. Ongoing Monitoring

Following reinstatement, the habitat will continue to be monitored in years 2, 5, 7, 10, 20 and 25 as part of the HMMP, with additional inspections carried out during the first **12 months** post-reinstatement to confirm successful recovery.

This methodology ensures that all habitats are managed and maintained to their specified ecological value, contributing to the long-term biodiversity objectives of the HMMP.

8. GOVERNANCE FRAMEWORK

- Annual management works will be carried out by the landowner/appointed contractor.
- Ecologist will carry out monitoring surveys in reporting years.
- Reports will be submitted to the LPA in years 2, 5, 7, 10, 20, 25.
- Adaptive management decisions will be agreed between the landowner, consultant, and LPA.

9. FUNDING & SECURITY

Funding & Security Mechanism

- The habitat creation, enhancement, and 30-year management will be funded through planning condition compliance budget.
- The landowner commits to ensuring funds are available annually to cover management costs.
- The agreement ensures long-term delivery of biodiversity net gain and compliance with the Environment Act (2021).

10. POST DEVELOPMENT HABITAT MAPS

