

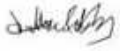
# 12592: LAND TO THE WEST OF FARADAY ROAD AND EAST OF ALCHEMY WAY

NW1 IOS UNIT TRUST

**Habitat Management and Monitoring Plan [12592.HMMP.vf]**

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## 1. Introduction

### 1.1. Site Background

- 1.1.1. Ecology Solutions was commissioned by the NW1 IOS 3 Unit Trust in May 2025 to produce a draft Habitat Management and Monitoring Plan (HMMP). The production and submission of a HMMP is required to support the planning application (Planning Application Ref: 26/00233/FUL) for the Proposed Development of the parcel of Land to the West of Faraday Road and East of Alchemy Way, Knowsley Industrial Park, Kirkby, Knowsley, hereafter referred to as 'the site' (see Plan ECO1).
- 1.1.2. An Ecological Assessment<sup>1</sup> and a Biodiversity Net Gain (BNG)<sup>2</sup> report for the site were completed in March 2026.
- 1.1.3. The Proposed Development is for open storage (Class B8), provision of new hardstanding, and all other associated works.
- 1.1.4. Pre-application advice received from Merseyside Environmental Advisory Service dated 3 July 2026 is set out below:

The applicant has submitted a landscape planting plan (Planting Plan. Dwg No BEA-2026-025-02 revision P01. 23/03/2026 BEA Landscape Design Ltd) which is acceptable. The following onsite habitat interventions identified within the landscape planting plan are considered to be significant enhancements and will be required to be secured for 30 years through a suitable planning mechanism (e.g. planning conditions or S106) and HMMP will be required. The HMMP should follow the Natural England HMMP template.

Significant enhancements include:

- Creation of species-rich hedges;
- Other neutral grassland;
- Creation of urban trees;
- Mixed scrub; and
- Enhancement of willow scrub.

A draft HMMP is required prior to determination.

- 1.1.5. This draft HMMP has been produced in conjunction with Ecology Solutions' BNG Report, Natural England HMMP template and the BEA Landscape Design Planting Plan (see Appendix 1) in order to outline the necessary steps to achieve and

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<sup>1</sup> Ecology Solutions (March 2026). Land to the West of Faraday Road and East of Alchemy Way. *Ecological Assessment*. Ref: 12592.EcoAs.vf1[complete].

<sup>2</sup> Ecology Solutions (March 2026). Land to the West of Faraday Road and East of Alchemy Way. *Biodiversity Net Gain Report*. Ref: 12592.BNGReport.vf3[complete].

secure significant on-site enhancements, in compliance with the legislation governing BNG.

- 1.1.6. At the time of writing, discussions are ongoing with Biodiversity Units UK Ltd to secure a suitable offsite provider ideally from the same National Character Areas (NCA) and Local Planning Authority (LPA) and/or from adjoining NCA or LPA where appropriate.

## 1.2. Site Characteristics

- 1.2.1. The site is approximately 1.09ha in size and is situated in Knowsley Industrial Park, Liverpool. It is industrial in character and comprises areas of grassland, scrub, and areas of disturbed land.
- 1.2.2. The site has been subject to frequent levels of disturbance between 2005 and 2025 (Google Earth) as a result of the adjacent development to the north and east, the latter currently a car park for Amazon. Historically, the site was an agricultural field evidenced in late 19th Century Ordnance Survey maps.
- 1.2.3. The local area is characterised by commercial properties. The site is bounded to the north, east and south by commercial units. Otis Meadow Local Wildlife Site (LWS) borders the sites western boundary which is a habitat associated with damp and dry scrubby grassland. The A580 dual carriageway lies approximately 250m south of the site boundary.

## 1.3. Purpose of this HMMP

- 1.3.1. This draft HMMP includes details of the baseline habitat position and sets out the management prescriptions to deliver the relevant habitat creation, enhancement, management and monitoring measures for all created, retained and enhanced habitats of ecological interest on-site.
- 1.3.2. This HMMP has been written in accordance with BS 42020:2013 Section 11.1, with reference to published guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM)<sup>3</sup> and in accordance with current Natural England HMMP template guidance<sup>4</sup>.
- 1.3.3. The document is set out as follows:
- Ecological baseline and evaluation of important features within the site;
  - Objectives of the HMMP in order to maximise the ecological potential of features due to be retained and established within the application and offsetting sites;

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<sup>3</sup> CIEEM (2024). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.3 – Updated September 2024. Chartered Institute of Ecology and Environmental Management, Winchester.

<sup>4</sup> Natural England (November 2023) Habitat Management and Monitoring Plan Template (JP058). Accessed at <https://publications.naturalengland.org.uk/publication/5813530037846016>.

- Management prescriptions in order to achieve the objectives. These include any monitoring and remedial requirements;
- Details of the body or organisation responsible for implementation of the plan; and
- The work schedule, capable of being rolled forward over a 30-year period.

## 2. Legislation and Policy Context

- 2.1. The planning policy framework that relates to Biodiversity Net Gains at the site is issued nationally through the National Planning Policy Framework (NPPF) and locally through the Knowsley Local Plan. The proposed development will be judged in relation to the policies contained within these documents that concern nature conservation.

### 2.2. National Planning Policy

#### *National Planning Policy Framework (February 2025)*

- 2.2.1. Guidance on national policy for biodiversity is provided by the NPPF, published in March 2012, revised on 24 July 2018, 19 February 2019, 20 July 2021, in December 2024 and most recently in February 2025. It is noted that the NPPF continues to refer to further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system provided by Circular 06/05 (DEFRA / ODPM, 2005) accompanying the now-defunct Planning Policy Statement 9 (PPS9).
- 2.2.2. The key element of the NPPF is that there should be "a presumption in favour of sustainable development" (paragraphs 10 to 11). It is important to note that this presumption "does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site" (paragraph 195). 'Habitats site' has the same meaning as the term 'European site' as used in the Habitats Regulations 2017.
- 2.2.3. Hence the direction of Government policy is clear; that is, the presumption in favour of sustainable development is to apply in circumstances where there is potential for an effect on a European site, if it has been shown that there will be no adverse effect on that designated site as a result of the development in prospect.
- 2.2.4. A number of policies in the NPPF are comparable to those in PPS9, including reference to minimisation of impacts to biodiversity and provision of net gains to biodiversity where possible (paragraph 193).
- 2.2.5. The NPPF also considers the strategic approach that Local Authorities should adopt with regard to the protection, maintenance and enhancement of green infrastructure, priority habitats and ecological networks, and the recovery of priority species.
- 2.2.6. Paragraphs 192 to 194 of the NPPF comprise a number of principles that Local Authorities should apply, including encouraging opportunities to incorporate biodiversity in and around developments; provision for refusal of planning applications if significant harm cannot be avoided, mitigated or compensated for; applying the protection given to European sites to potential SPAs, possible SACs, listed or proposed Ramsar sites and sites identified (or required) as compensatory measures for adverse effects on European sites; and the provision for the refusal for developments resulting in the loss or deterioration of 'irreplaceable' habitats –

unless there are 'wholly exceptional reasons' (for instance, infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of habitat) and a suitable compensation strategy exists.

- 2.2.7. National policy therefore implicitly recognises the importance of biodiversity and that with sensitive planning and design, development and conservation of the natural heritage can co-exist and benefits can, in certain circumstances, be obtained.

## 2.3. Local Policy

Knowsley Local Plan Core Strategy (adopted January 2016)

- 2.3.1. The Knowsley Local Plan, sets out the objectives and policies for new developments within Knowsley until the year 2028. Relevant policies from this document are detailed individually below.
- 2.3.2. Policy SD1 Sustainable Development states development proposals, when under consideration, should reflect an approach in favour of sustainable development contained in the NPPF. All parties involved must find solutions where possible that secure development that improves the environmental conditions in the area.
- 2.3.3. Policy CS2 Development Principle 4 recognises the importance of protecting and enhancing environmental assets, environmental limits, and to promote quality of place by:
- Maintaining or enhancing the quantity and quality of biodiversity and habitats, including potential impacts on nationally and international important sites for biodiversity.
- 2.3.4. Policy CS2 Development Principle 5 highlights the need for ensuring environmental protection through the phasing of new development and delivery of supporting infrastructure. Developments should support prudent and efficient management of natural and man-made resources and promote sustainable construction and efficiency in resource use.
- 2.3.5. Policy CS8 Green Infrastructure summarises how green infrastructure should be maximised within the borough and its surrounding areas managed to benefit the natural environment and safeguard landscape and vital ecosystem services. The policy promotes the effective movement of wildlife through a network of strategic green links, by protecting, maintaining and improving existing and new open spaces, water courses (including water quality) and biodiversity assets. In addition, the biodiversity of any given area will be further protected, enhanced and / or introduced into existing Green Infrastructure, through integration into the design of new development.
- 2.3.6. It includes working in partnership with other districts and relevant bodies at a landscape scale to minimise the impact of development upon Knowsley's existing biodiversity to sustain the protection afforded to internationally important sites and to provide adequate mitigation and / or compensate for Green Infrastructure loss or biodiversity loss, in circumstances where harm resulting from the development is otherwise unavoidable.

- 2.3.7. The Council's encouragement for Green Infrastructure is further supported by the national guidance which recognises the need to maintain and enhance the green and blue spaces. Such actions help to mitigate climate change, promote biodiversity and prevent flooding.
- 2.3.8. The key priorities for natural assets in the Liverpool City Region are to manage and enhance and ensure there are no net loss of these assets. The Council will not support schemes where adverse effects on nationally or internationally important wildlife sites are foreseen, either alone or in combination with other projects and plants.
- 2.3.9. Policy CS21 Greenspaces and Trees This policy summarises how an appropriate quantity of diverse high-quality greenspaces play an important role in the protection of the environment providing new opportunities for wildlife and people. The council will support the following implementations with regards to new greenspace:
- Greenspace protection;
  - Local Greenspace Standards;
  - Accessible and Quality Greenspaces; and
  - Enhancement of natural and semi-natural greenspace and tree protection.
- 2.3.10. Policy CS24 Managing Flood Risk focuses on comprehensive flood risk management, encompassing flood risk assessments, Sustainable Drainage Systems (SuDS), and considerations for climate change. Proposals should demonstrate measures to minimise flood risk and prioritise flood-resistant and resilient designs. The policy emphasises the importance of SuDS to ensure sites manage surface water runoff.
- 2.3.11. Other Guidance – Liverpool City Region Combined Authority Local Nature Recovery Strategy (Published 6<sup>th</sup> March 2026)
- 2.3.12. LNRs are a new spatial strategy for nature and are required by the Environment Act 2021, in recognition of the significant global decline in biodiversity and nature.
- 2.3.13. The purpose of the strategy is to locally-agree a shortlist of priorities (aims) and measures (practical actions) for nature's recovery and the wider environment, identify a shortlist of species requiring bespoke support, and to map where best to take action.

## 2.4. **Environmental Act 2021**

- 2.4.1. The Act details a legal requirement for all developments to ensure that a minimum of 10% net gain in Biodiversity is delivered. As of 12th February 2024, Biodiversity Net Gain is a mandatory requirement for new developments and has been adopted as a regulation by the Secretary of State.

Discussion

- 2.4.2. The development of the site is not likely to have a significant adverse effect on designated sites in the locality. There is scope within the proposals to deliver the appropriate ecological mitigation and enhancements to support local wildlife and biodiversity. Following the recommendations and enhancements within this report, it is currently considered that development of the site would be in accordance with relevant planning policy at the national and local level.

### 3. Ecological Baseline and Evaluation

#### 3.1. Survey Details

- 3.1.1. The western part of the site was previously surveyed by Phlorum Limited in May 2024 based on UK Habitat Classification (UKHab)<sup>5</sup> methodology as recommended by Natural England where the habitat types present are identified and mapped, together with an assessment of the species composition in each habitat.
- 3.1.2. A follow-up National Vegetation Classification (NVC) survey was undertaken, to assess which specific plant communities/species were present. The survey was completed by Dr Martin Page MCIEEM of Cheshire Ecology on the 13 May 2025. Further details of the NVC results are detailed in Ecology Solutions' Ecological Assessment with the results referenced hereafter where appropriate.
- 3.1.3. The other neutral grassland (NG2) was appraised based on the PEA report findings by Phlorum Limited. Habitat conditions were assumed a worst-case scenario, where appropriate, due to the Phlorum Limited Report not including a habitat condition assessment. The Arboricultural Impact Assessment by SEED<sup>6</sup> was also referenced to ascertain age and height of trees where necessary.
- 3.1.4. An updated site check was carried out in February 2026 by Ecologist Alice Desborough BSc (Hons) to confirm the status and condition of the off-site ditch to the south.

#### 3.2. Pre-development Habitats

- 3.2.1. The following pre-development habitat / vegetation types were identified within the site during the surveys undertaken (please see Photographs 1 to 4):
- Other neutral grassland (UKHab code g35c);
  - Artificial unvegetated sealed surface (UKHab code u1c);
  - Willow scrub (UKHab code h3j);
  - Modified grassland (UKHab code g4); and
  - Mixed scrub (UKHab code h3h).

##### *Priority Habitat*

- 3.2.2. The site doesn't achieve the full criteria list (passes 4 / 5 criteria) for Open Mosaic Habitat on Previously Developed Land (OMHPDL) as summarised below. All five criteria must be met in order for OMHPDL to be considered present.

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<sup>5</sup> UKHab Ltd (2023) *UK Habitat Classification Version 2.0* (at <https://ukhab.org>)

<sup>6</sup> SEED (March 2026) Land West of Faraday Road & East of Alchemy Way. *Arboricultural Impact Assessment*. Ref: 2136-AIA-V1-B.

1. The site is greater than 0.25ha in size. **(Pass – the site measures 1.01 hectares in size).**
  2. Known history of disturbance, with evidence of soil and industrial waste being removed/deposited on site. **(Pass – the site has been subject to varying levels of disturbance owing to previous site works fragmenting and damaging habitats).**
  3. The site contains early successional plant communities consisting mainly of stress-tolerant species. Early successional communities are composed of one of the following: annuals, mosses/liverworts, lichens, ruderals, inundation species, open grassland, flower-rich grassland and heathland. **(Pass – the site supports open grassland, flower-rich grassland, inundation, mosses and ruderals).**
  4. Contains unvegetated, loose bare substrate, and pools may be present. **(Pass – bare ground and waterlogged conditions present on site).**
  5. The site shows spatial variation within 0.25ha, forming a mosaic of >1 early successional communities as summarised in criterion three plus bare substrate. **(Fail – there is no more than one plant community within 0.25ha).**
- 3.2.3. The lack of plant community variation within 0.25ha means the site does not qualify for OMHPDL. Reasons being are the habitats on site (except the other neutral grassland) have no coefficients because the vegetation has been severely damaged in the past or species poor in composition. Furthermore, the frequent disturbance of the site, especially within the past five years, has not resulted in plant variations on a small scale nor time for plant communities to fully establish.

#### *Invasive Non-native Species (INNS)*

- 3.2.4. Japanese Knotweed was previously recorded off-site to the east and Japanese Rose within the area of other neutral grassland within the site, during the ecological survey in May 2024, whereas the NVC survey conducted in June 2025 and subsequent reptile and site checks returned with neither species present on site.

### **3.3. Protected, Priority and Otherwise Notable Fauna**

- 3.3.1. General observations were made during previous surveys of any faunal use of the site. Specific attention was paid to the potential presence of protected, priority, or otherwise notable species, specific surveys completed regarding reptiles and Great Crested Newts. Further details can be found in Ecology Solutions' Ecological Assessment.

#### *Badgers*

- 3.3.2. No evidence of Badger foraging or sett-building activity was observed during previous surveys. While limited potential dispersal opportunities are present along the treelines and grassland, the overall habitat size, previous history of

disturbance and absence of local records in the wider area suggests that while urban dwelling Badgers may utilise the land, overall suitability for the species within the site is low.

#### *Bats*

- 3.3.3. No trees with potential roosting features (PRFs) for bats were noted on-site during previous surveys.
- 3.3.4. One off-site tree was recorded with a south-facing tear-out along the southern site boundary categorised as a PRF-I considered to provide low roost suitability owing to its location facing a heavily industrial development with suspected light spill.
- 3.3.5. However, foraging and dispersal suitability is considered reduced due to the following factors. The site was noted during the NVC survey as being heavily damaged in the past by the adjacent development to the north, where habitats have been altered or removed completely reducing their value and extent. The site is also located in a heavily active industrial area with lighting and noise from the north and south likely creating light spill onto off-site vegetation reducing suitability. In addition, corridors to off-site habitats, particularly to the south, are in the vicinity of active businesses and busy roads (A580) likely impacting suitability.

#### *Hedgehogs*

- 3.3.6. While no evidence was recorded during site surveys in 2025, it is considered that the habitats including the grassland and scrub may provide opportunities for the foraging especially in denser areas of scrub where refuge areas may also be present. The presence of Hedgehogs cannot be ruled out.

#### *Other Mammals*

- 3.3.7. The site provides some limited suitable opportunities for small common mammal species, although it is unlikely any notable species would be reliably utilising the site considering the presence of past and present industrial disturbances.

#### *Birds*

- 3.3.8. Most of the vegetated portion of the site is made up of other neutral grassland, modified grassland, mixed scrub and Willow scrub which offers suitability for providing foraging and nesting opportunities for a range of common and widespread bird species.

#### *Reptiles*

- 3.3.9. Seven presence / absence reptile surveys were conducted between June and September 2025 but returned no evidence or observations of reptiles. Combined with the lack of records returned by data search, it is considered unlikely this group would be present on site.

### *Amphibians*

- 3.3.10. The site is considered to offer limited opportunities for Great Crested Newt and other amphibians owing to the industrial setting of the site and previous history of disturbance restricting. Local records of Great Crested Newts also occur beyond 500m of the site, beyond their normal dispersal range further exacerbated by the presence of industrial dispersal barriers. Furthermore, negative eDNA results for Great Crested Newt presence were returned for the two waterbodies surveyed. It is considered unlikely that Great Crested Newts are present on site.

### *Invertebrates*

- 3.3.11. It is expected that an assemblage of common invertebrate species utilises the on-site habitats. A map review from the Buglife GIS Data Hub indicates that the site is situated within the 3km-wide B-Line insect pathways indicating the wider locality provides suitability for notable species, further evidenced by local records from the Biobank data search.
- 3.3.12. The previous disturbance of the site and periphery vegetation are likely to result in limited opportunities for invertebrates. Plus, the plant communities recorded on-site are not considered to have fully established due to past disturbance works. Therefore, no further surveys were considered for this species group.
- 3.3.13. Overall, the proposed landscaping, in combination with the management and monitoring practices outlined within this HMMP, are anticipated to offer some improved opportunities for certain protected and priority fauna previously identified as utilising the site, such as birds, amphibians and invertebrates and may provide opportunities for other such fauna that could utilise the site in the future, such as bats, Hedgehogs and reptiles.

## 3.4. Designated Sites

- 3.4.1. **Statutory Sites.** The site does not fall within and is not adjacent to any statutory designated sites (see Plan ECO1). There are no Sites of Special Scientific Interest (SSSI) within 5km of the site. The closest SSSI, Stanley Bank Meadow, is located approximately 10km east of the site. The site contains extensive areas of damp unimproved neutral grassland, as well as a variety of habitats including Alder woodland, dissected by more acidic soil orientated valleys supporting a range of localised botanical interest such as Bristle club-rush *Isolepis setacea*.
- 3.4.2. The closest statutory site is Acornfield Plantation, a Local Nature Reserve (LNR), located approximately 1km northwest of site roughly 12ha in size. The site includes a mature broadleaved woodland dominated by Birch *Betula* sp., Oak, and Sycamore. The centre of the site includes a lowland basin mire dominated by Sphagnum moss and Soft Rush. Other notable habitats include a pond, stream, drainage channels, acidic and neutral grasslands, Bracken *Pteridium aquilinum* and Rhododendron thickets.
- 3.4.3. There are no ecological pathways on-site relating to this or any other statutory sites, nor are any other connective pathways such as watercourses and tree lines to other statutory sites present.

- 3.4.4. Owing to the intervening distance, it is considered unlikely that any direct impact would occur as a result of the site's development. Whilst the risk is low, indirect impacts, such as dust pollution, could occur in the absence of a Construction Environmental Management Plan (CEMP). As such, it is recommended that a CEMP is provided to guide any development of the site, setting out the appropriate government advice with regards to pollution control in order to mitigate any low risk of this impacting the nearby LNRs.
- 3.4.5. **Non-statutory Sites.** Otis Meadow LWS is a mixed dry and damp scrubby grassland. It is roughly 2.5ha and lies directly adjacent to the west of the site. The damp and dry grassland with developing scrub within Otis Meadow LWS is classified as 'Good Quality Semi-Improved Grassland (Non-priority) (England)' on the MAGIC database.
- 3.4.6. Ecological pathways present on site are only related to the Otis Meadow LWS based on proximity immediately next to the site which will require mitigation measures to avoid any potential adverse effects on this site during construction and post-development. There are no other connective pathways such as watercourses and tree lines to any priority habitats.
- 3.4.7. Owing to the proximity of Otis Meadow LWS identified above, it is recommended that a CEMP be prepared to protect the LWS. The main points of control will need to be:
- Dust management to stop dust and other emissions affecting the LWS;
  - Surface water management and spoil response, to prevent surface water drainage issues and pollution impacting the LWS;
  - Light management to prevent construction phase light impacting the LWS; and
  - Noise management to prevent noise and or vibration impacts on the LWS.

## 4. Management Activities

### 4.1. Management Aims and Objectives

- 4.1.1. This document aims to set out the long-term (i.e. 30-year) management and monitoring practices for the post-development on-site habitats to ensure the scheme succeeds in achieving a minimum 10% BNG, aligning with all adopted and emerging local, regional, and national policy legislation in the process.
- 4.1.2. Although the majority of Habitat Units will be secured through off-site off-setting, the significant gains for the created, retained and enhanced habitats, which are summarised in Table 4.1 below, are fully detailed the metric (reference: 12592.The\_Statutory\_Metric\_Version 1.4). Additionally, the metric and BNG report set out the target conditions for each on-site post-development habitat enhancement or creation, as applicable. These target conditions will be attained through the management and monitoring prescriptions outlined within this HMMP.
- 4.1.3. The Statutory Biodiversity Metric will be amended into this report when the off-site biodiversity gains are secured and approved.

**Table 4.1.** Summary of BNG results.

| Unit Type      | Baseline Units | Post-intervention Units | Total Net Unit Change | Total Net Percentage Change (%) |
|----------------|----------------|-------------------------|-----------------------|---------------------------------|
| Habitat Units  | 6.30           | 0.97                    | -5.33                 | -84.64                          |
| Hedgerow Units | 0              | 1.75                    | 1.75                  | 0                               |

### 4.2. Design Principles Informed by Baseline Information

- 4.2.1. Liverpool City Region Combined Authority Local Nature Recovery Strategy (LNRS) was published 6<sup>th</sup> March 2026, setting out a locally agreed shortlist of priorities (aims) and measures (practical actions) for nature's recovery and the wider environment, identifying a shortlist of species requiring bespoke support and mapping where best to take action.
- 4.2.2. The priorities and aims set out in the Liverpool LNRS have been considered in this HMMP, particularly in terms of protecting local green spaces and increasing tree cover. The on-site habitats bordering the adjacent LWS, are being buffered and protected in order to maintain a green corridor network and are being bolstered with additional native scrub planting. Additionally, any trees being removed will be replaced on a 2:1 basis (two trees planted for every one tree removed).
- 4.2.1. The BNG assessment was created in accordance with the series of principles of good practice developed by CIRIA, CIEEM and IEMA known as the BNG hierarchy.

These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature through sustainable development. As per the above list, the development has, as far as possible as part of its design, sought to retain and enhance identified baseline habitats of medium distinctiveness, including areas of other neutral grassland and mixed scrub. The identified baseline habitats of low and very low distinctiveness, which are of lower ecological value, both intrinsically and to wildlife, have either been designated for enhancement (e.g. modified grassland to other neutral grassland) or 'removal'.

- 4.2.2. In addition to the enhancement of some existing baseline habitats, the proposal will also include the creation of new ecologically valuable habitats. This includes the provision of new medium distinctiveness habitats, such as species-rich other neutral grassland, species-rich native hedgerows, species-rich mixed scrub and individual native trees. It is considered that these new habitats will result in an increase in the floristic diversity of the site.
- 4.2.3. The successful delivery of BNG, through the agreed off-setting strategy (to be confirmed) Landscape Strategy and the implementation of this HMMP, will offer improved opportunities for wildlife post-development when compared to the baseline opportunities.
- 4.2.4. New boundary planting, including the species-rich native hedgerows, will improve connectivity throughout the site, potentially elevating opportunities for foraging, nesting, and dispersing bats, birds, and Hedgehogs in the future. The new individual urban trees will also offer new nesting opportunities for birds, once mature, and the provision of species-rich other neutral grassland will serve to heighten invertebrate suitability.
- 4.2.5. The landscaping design retains and enhances as much of the areas of baseline habitats of medium distinctiveness as practical and possible post-development, with all new planting is based around native species which provide high wildlife value. The remaining gains will be secured through off-site off-setting.

#### **4.3. Post-development Habitats and Condition Targets**

- 4.3.1. Tables 4.2, 4.3, and 4.4 below individually detail the condition assessments for newly created and enhanced on-site baseline habitats and hedgerows, respectively. These include a clear outline of the specific condition criteria they are targeted to pass, accompanied by the corresponding timescales involved, and the biodiversity units (i.e. the habitat and hedgerow units) to be secured upon their successful delivery.
- 4.3.2. While the target condition criteria in the below tables (classified as 'pass') should be considered the minimum expected requirement for each respective created and enhanced habitat, it is possible that, through good management and monitoring practices, additional condition criteria may also be met, exceeding the targeted biodiversity gains.
- 4.3.3. As previously noted, the retained habitats subject to condition assessments are mixed scrub in poor condition and other neutral grassland in moderate condition, while new habitat will be provided through the planting of small individual trees

with an ultimate target condition of moderate. The remaining post-development habitats of developed land; sealed surface and artificially unvegetated; unsealed surface do not require target conditions.

#### **4.4. Habitat Protection Zones**

- 4.4.1. Retained habitats such as on and off-site trees will be protected by Tree Protection Fencing (TPF) positioned to form a Construction Exclusion Zone (CEZ) around retained trees. No access should be allowed to the trees other than for operations specified in the approved documents or those agreed with the LPA.
- 4.4.2. The CEZ must be in place prior to the commencement of construction work on site and the TPF must not be moved or relocated without approval from the Arboricultural Clerk of Works (ACoW) and, where necessary, approval from the LPA.
- 4.4.3. The retained areas of mixed scrub and willow scrub located along the western and southern boundaries will also be subject to suitable protections in accordance with the recommendations featured on the Tree Protection Plan included as Appendix 2 of the The Arboricultural Impact Assessment by SEED issued in March 2026.

**Table 4.2.** Condition assessments of on-site created habitats.

| Created Habitats                    |                                      |                             |                                                                                            |      |                 |
|-------------------------------------|--------------------------------------|-----------------------------|--------------------------------------------------------------------------------------------|------|-----------------|
| Habitat Type                        | Targeted Condition                   | Years to Targeted Condition | Condition Assessments (Pass / Fail)                                                        |      | Units Delivered |
| Other neutral grassland (no change) | Moderate condition to Good condition | 5                           | Grassland (medium, high and v. high distinctiveness).                                      |      | 0.56            |
|                                     |                                      |                             | A – The parcel represents a good example of its habitat type as per UKHab definitions.     | Pass |                 |
|                                     |                                      |                             | B – The sward height is varied.                                                            | Pass |                 |
|                                     |                                      |                             | C – The cover of bare ground is between 1% and 5%.                                         | Pass |                 |
|                                     |                                      |                             | D – The cover of Bracken <i>Pteridium aquilinum</i> is <20% and the cover of scrub is <5%. | Pass |                 |
|                                     |                                      |                             | E – The combined cover of sub-optimal species and physical damage is <5%.                  | Pass |                 |
|                                     |                                      |                             | F – There are at least ten vascular plants per m².                                         | Fail |                 |

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|                          |          |    |                                                                                                                            |      |      |
|--------------------------|----------|----|----------------------------------------------------------------------------------------------------------------------------|------|------|
| Individual Trees - Urban | Moderate | 27 | Individual trees (medium distinctiveness).                                                                                 |      | 0.09 |
|                          |          |    | A – The tree is a native species.                                                                                          | Pass |      |
|                          |          |    | B – Tree canopy is predominately continuous (individual trees automatically pass).                                         | Pass |      |
|                          |          |    | C – The tree is mature.                                                                                                    | Fail |      |
|                          |          |    | D – Little or no evidence of impact on tree health due to human activities and there is no current regular pruning regime. | Pass |      |
|                          |          |    | E – Natural ecological niches for vertebrates and invertebrates are present.                                               | Fail |      |
|                          |          |    | F – >20% of the tree canopy area is oversailing vegetation beneath.                                                        | Pass |      |

**Table 4.3.** Condition assessments of created on-site hedgerows.

| Created Hedgerows            |                    |                             |                                                                                                                                 |      |                 |
|------------------------------|--------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------|------|-----------------|
| Hedgerow Type                | Targeted Condition | Years to Targeted Condition | Condition Assessments                                                                                                           |      | Units Delivered |
| Species-rich native hedgerow | Poor               | 5                           | Hedgerow (v. low, low, medium, high, and v. high distinctiveness).                                                              |      | 1.75            |
|                              |                    |                             | A1 – The hedgerow is >1.5m high on average.                                                                                     | Fail |                 |
|                              |                    |                             | A2 – The hedgerow is > 1.5m wide on average.                                                                                    | Fail |                 |
|                              |                    |                             | B1 – The gap between the ground and the base of the canopy <0.5m for above 90% of the length of the hedgerow.                   | Pass |                 |
|                              |                    |                             | B2 – Gaps make up below 10% of the length of the hedgerow and no gaps are >5m.                                                  | Pass |                 |
|                              |                    |                             | C1 – >1m wide strip of undisturbed herbaceous perennial vegetation is present along > 90% of at least one side of the hedgerow. | Fail |                 |

| Created Hedgerows |                    |                             |                                                                                                                                                     |      |                 |
|-------------------|--------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------------|
| Hedgerow Type     | Targeted Condition | Years to Targeted Condition | Condition Assessments                                                                                                                               |      | Units Delivered |
|                   |                    |                             | C2 – <20% cover of the plants within the area of undisturbed ground (i.e. the field layer) are indicative of nutrient enriched soils <sup>7</sup> . | Pass |                 |
|                   |                    |                             | D1 – >90% of the hedgerow or undisturbed ground field layer is free of INNS plants.                                                                 | Pass |                 |
|                   |                    |                             | D2 – >90% of the hedgerow or undisturbed ground is free from damage.                                                                                | Pass |                 |

**Table 4.4.** Condition assessments of enhanced on-site habitats.

| Enhanced Habitats           |                                                                                      |                             |                                                                                             |      |                 |
|-----------------------------|--------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------|------|-----------------|
| Habitat Type Change         | Condition and Distinctiveness Change                                                 | Years to Targeted Condition | Condition Assessments                                                                       |      | Units Delivered |
| Willow Scrub to Mixed Scrub | Improving Condition from Poor to Moderate.<br><br>Maintaining medium distinctiveness | 5                           | Moderate                                                                                    |      | 0.24            |
|                             |                                                                                      |                             | A – The scrub is a good representation of the habitat type it has been identified as.       | Pass |                 |
|                             |                                                                                      |                             | B – Seedlings, saplings, young shrub and mature (or ancient/veteran) shrub are all present. | Fail |                 |
|                             |                                                                                      |                             | C – Absence of INNS and undesirable species make up <5% of ground cover.                    | Pass |                 |
|                             |                                                                                      |                             | D – Scrub has well-developed edges, scattered scrub and tall grassland /forbs present.      | Pass |                 |
|                             |                                                                                      |                             | E – Clearings, glades, rides present.                                                       | Fail |                 |

## 4.5. Proposed Habitats Species Assemblages

4.5.1. Information regarding the species composition of the on-site post-development landscaping to be provided is detailed in Tables 4.5 to 4.8 below. In addition to Plan ECO3, Appendix 1 also illustrate the locations of the proposed habitats. Plan ECO4 has also been produced to illustrate the baseline habitats being retained and enhanced.

**Table 4.5.** Urban tree species assemblages.

| Urban Trees                        |        |
|------------------------------------|--------|
| Species                            | Number |
| Field Maple <i>Acer campestre</i>  | 4      |
| Silver Birch <i>Betula pendula</i> | 1      |
| Rowan <i>Sorbus aucuparia</i>      | 2      |

**Table 4.6.** Species-rich native hedgerow species assemblages.

| Species-rich Native Hedgerows        |        |                            |
|--------------------------------------|--------|----------------------------|
| Species                              | Number | Percentage Composition (%) |
| Hawthorn                             | 583    | 50                         |
| Field Maple                          | 117    | 10                         |
| Guelder Rose <i>Viburnum opulus</i>  | 117    | 10                         |
| Holly <i>Ilex aquifolium</i>         | 83     | 7                          |
| Wild Privet <i>Ligustrum vulgare</i> | 83     | 7                          |
| Hazel <i>Corylus avellana</i>        | 59     | 5                          |
| Dogwood <i>Cornus sanguinea</i>      | 59     | 5                          |
| Dog Rose <i>Rosa canina</i>          | 37     | 3                          |
| Elder <i>Sambucus nigra</i>          | 37     | 3                          |

**Table 4.7.** Mixed scrub species assemblages.

| Mixed scrub                                |        |                            |
|--------------------------------------------|--------|----------------------------|
| Species                                    | Number | Percentage Composition (%) |
| Hawthorn                                   | 52     | 16.5                       |
| Hazel                                      | 52     | 16.5                       |
| Dogwood                                    | 52     | 16.5                       |
| Guelder Rose                               | 35     | 11                         |
| Holly                                      | 35     | 11                         |
| Wild Privet                                | 35     | 11                         |
| Wayfaring Tree <i>Viburnum lantana</i>     | 35     | 11                         |
| European Spindle <i>Euonymus europaeus</i> | 18     | 6.5                        |

| Mixed scrub |        |                            |
|-------------|--------|----------------------------|
| Species     | Number | Percentage Composition (%) |
| Dog Rose    | 18     | 6.5                        |
| Elder       | 18     | 6.5                        |

**Table 4.8.** Other neutral grassland species assemblages.

| Other Neutral Grassland: EM6 'Meadow Mixture for Loamy Soils' |                            |
|---------------------------------------------------------------|----------------------------|
| Species                                                       | Percentage Composition (%) |
| <b>Grass Species</b>                                          | <b>80%</b>                 |
| Crested Dogtail <i>Cynosurus cristatus</i>                    | 36.00                      |
| Sheep's Fescue <i>Festuca ovina</i>                           | 16.00                      |
| Slender-creeping Red Fescue <i>Poa rubra</i>                  | 16.00                      |
| Common Bent <i>Agrostis capillaris</i>                        | 6.40                       |
| Upright Brome <i>Bromus erecta</i>                            | 4.00                       |
| Quaking-grass <i>Briza media</i>                              | 1.60                       |
| <b>Wildflower Species</b>                                     | <b>20%</b>                 |
| Yarrow <i>Achillea millefolium</i>                            | 1.20                       |
| Agrimony <i>Agrimonia eupatoria</i>                           | 0.20                       |
| Common Knapweed <i>Centaurea nigra</i>                        | 2.00                       |
| Greater Knapweed <i>Centaurea scabiosa</i>                    | 1.00                       |
| Wild Carrot <i>Daucus carota</i>                              | 1.00                       |
| Dropwort <i>Filipendula vulgaris</i>                          | 0.10                       |
| Hedge Bedstraw <i>Galium album</i>                            | 1.00                       |
| Lady's Bedstraw <i>Galium verum</i>                           | 1.60                       |
| Horseshoe Vetch <i>Hippocrepis comosa</i>                     | 0.10                       |
| Field Scabious <i>Knautia arvensis</i>                        | 0.60                       |
| Rough Hawkbit <i>Leontodon hispidus</i>                       | 0.20                       |
| Oxeye Daisy <i>Leucanthemum vulgare</i>                       | 1.20                       |
| Musk-mallow <i>Malva moschata</i>                             | 1.40                       |
| Black Medick <i>Medicago lupulina</i>                         | 0.40                       |
| Wild Majoram <i>Origanum vulgare</i>                          | 0.20                       |
| Ribwort Plantain <i>Plantago lanceolata</i>                   | 0.80                       |
| Salad Burnet <i>Sanguisorba minor</i>                         | 1.00                       |
| Cowslip <i>Primula veris</i>                                  | 1.10                       |
| Selfheal <i>Prunella vulgaris</i>                             | 2.00                       |
| Meadow Buttercup <i>Ranunculus acris</i>                      | 1.10                       |
| Bulbous Buttercup <i>Ranunculus bulbosus</i>                  | 0.40                       |
| Bladder Campion <i>Silene vulgaris</i>                        | 1.40                       |
| EW1 'Woodland Mixture' to hedge and scrub planting areas      |                            |
| Species                                                       | Percentage Composition (%) |

|                                                |            |
|------------------------------------------------|------------|
| <b>Grass Species</b>                           | <b>80%</b> |
| Crested Dogstail                               | 28.00      |
| Red Fescue <i>Festuca rubra</i>                | 20.00      |
| Yorkshire Fog <i>Holcus lanatus</i>            | 9.60       |
| Cock's Foot <i>Dactylis glomerata</i>          | 6.00       |
| Wood Meadow-grass <i>Poa nemoralis</i>         | 6.00       |
| Common Bent                                    | 4.80       |
| Rough-stalked Meadow-grass                     | 4.00       |
| Tufted Hair-Grass <i>Deschampsia cespitosa</i> | 1.60       |
| <b>Wildflower Species</b>                      | <b>20%</b> |
| Garlic Mustard <i>Alliaria petiolata</i>       | 1.00       |
| Wild Garlic <i>Allium ursinum</i>              | 1.00       |
| Wild Angelica <i>Angelica sylvestris</i>       | 0.50       |
| Lesser Burdock <i>Arctium minus</i>            | 0.40       |
| Foxglove <i>Digitalis purpurea</i>             | 4.00       |
| Hemp-agrimony <i>Eupatorium cannabinum</i>     | 0.10       |
| Meadowsweet <i>Filipendula ulmaria</i>         | 0.80       |
| Hedge Bedstraw                                 | 1.60       |
| Water Avens <i>Geum rivale</i>                 | 0.40       |
| English Bluebell                               | 4.00       |
| Stinking Iris <i>Iris foetidissima</i>         | 0.20       |
| Selfheal                                       | 1.60       |
| Meadow Buttercup                               | 0.40       |
| Tufted Vetch <i>Vicia cracca</i>               | 1.00       |
| Red Campion <i>Silene dioica</i>               | 3.00       |

## 4.6. Management Prescriptions

4.6.1. Suggested management prescriptions to ensure the successful delivery of the envisaged gains are detailed in Table 4.9 below and illustrated on Plan ECO5.

**Table 4.9.** Management prescriptions for on-site post-development habitats and hedgerows.

| Habitat / Hedgerow Type                                                        | Management Prescriptions                                                                                                                                                | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Other neutral grassland (created and enhanced - <b>target condition Good</b> ) | Bulb planting and seeding of open areas and areas of scrub edge.<br><br>and<br><br>Bulb planting and seeding using appropriate seed mix (for all hedgerow field layers) | The seeding and bulb planting for the created and enhanced areas of grassland within open areas in the eastern and southwestern sides of the site using EM6 'Meadow Mixture for Loamy Soils' or similar will be undertaken during the autumn, winter or spring, in accordance with the manufacturer's instructions.<br><br>The seeding and bulb planting for the Mixed Scrub in the south of the site and hedgerow field layers using Emorsgate EW1 (or similar) will also be undertaken during the autumn, winter or spring in accordance with the manufacturer's instructions. |
|                                                                                | Watering                                                                                                                                                                | <b>Year one:</b> to occur weekly between May and September inclusive and as needed to maintain health.<br><br><b>Year two onwards:</b> to occur as needed, particularly during periods of drought, to ensure the health of the grassland.                                                                                                                                                                                                                                                                                                                                        |

|  |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Weeding                    | The removal of undesirable weed species by hand will occur monthly, where required. The targeted and limited use of herbicide is only to be used as a last resort.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|  | Litter / debris collection | Any litter and / or debris is to be removed monthly, as necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|  | Cutting / mowing           | <p><b>Year one:</b> for each parcel of new and enhanced species-rich other neutral grassland, single cuts are to occur in late March or early April (weather dependent to avoid disturbing hibernating wildlife), late August, and mid-October, to a height of 40–60mm. Arisings are to be removed directly, except after the late August cut, when they will be left for seven days to enable seed dispersal before removal.</p> <p><b>Year two onwards:</b> for each parcel of new and enhanced species-rich other neutral grassland, a series of cuts will take place between late August and early September, to a height of 40–60mm. These will be carried out on a rotational basis, with 20% of each parcel cut each week over a four-week period (totalling 80%) to provide structural diversity and allow any wildlife which may be present to disperse.</p> <p>If required, additional cuts to a height of 40–60mm within these areas may be carried out in November and/or February where soil fertility leads to excessive winter growth. No cutting within these areas will take place between April and July inclusive, to ensure wildflowers are given the opportunity to flower.</p> <p>The remaining 20% of each parcel of species-rich other neutral grassland will be left uncut through winter to provide habitat structure and shelter for small mammals such as Hedgehogs. These areas of grassland will be cut in late March or early April, subject to suitable weather conditions, to avoid disturbing hibernating wildlife.</p> |

|                                                                         |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                         |                                   | <p>Cutting should be undertaken using machinery capable of maintaining the target sward height and should avoid scalping or damaging the soil surface. Areas to be cut and retained in each grassland parcel should be clearly marked in advance to ensure even spatial distribution across the site.</p> <p>All arisings from these cuts will be left in situ for seven days prior to being removed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Mixed scrub (retained and enhanced - <b>target condition Moderate</b> ) | Planting                          | Mixed scrub planting (to bolster the existing areas of willow scrub) will be undertaken during the autumn, winter or spring. Any gaps will be infilled with native whips, as per the planting schedule.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                         | Watering                          | Watering of new and retained planting to occur as needed during periods of drought to ensure shrub health.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                         | Weeding, mulching, and fertiliser | <p>A layer of bark mulch approximately 35mm deep is to surround the areas of new planting. This will be added at the time of planting / re-landscaping and replenished, as necessary, to maintain the desired depth.</p> <p>The removal of undesirable species such as nutrient-enriching and vigorous perennials like Dock <i>Rumex</i> sp. Cleavers <i>Galium aparine</i> and Nettles <i>Urtica</i> sp. should be controlled and managed by hand monthly, where required.</p> <p>If any INNS are found on-site, they should be treated/chipped (fenced off where appropriate) and removed from the site following biosecurity protocol to prevent further spread into the wild. The targeted and limited use of herbicide is only to be used as a last resort.</p> <p>The routine use of fertiliser is not required or recommended once new planting has become established, but it can be applied sparingly, and on a targeted basis, for specimens showing signs of nutrient deficiency.</p> |

|  |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Litter / debris collection | Any litter and / or debris is to be removed monthly, as necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|  | Pruning                    | <p>The management of all areas of mixed scrub is to occur outside the bird nesting season (March to August inclusive) or within this period only after a Suitably Qualified Ecologist (SQE) has undertaken checks to ensure no nesting birds are present. This will ideally occur during January and early February to ensure wintering birds can make use of fruit / berry-bearing shrubs as a food source throughout autumn / early winter.</p> <p>Ideally, the best time for arboricultural management is during January and early February as this allows fruit / berry bearing scrub to offer food resource for birds throughout autumn, into winter, while still avoiding the bird nesting season.</p> <p>Management works will aim to ensure that this habitat retains its species-rich nature. Should any individual scrub species be found to be outcompeting its neighbouring scrub planting, said species will be cut back, as required, to maintain the relative abundances of the species present.</p> <p>Pruning and trimming works should also ensure that this planting retains a 'scrubby' appearance, preventing the progression of scrub to woodland.</p> <p>As the habitat matures, and if opportunities arise, efforts should be made to create clearings within the scrub to allow the development of valuable 'edge' habitats.</p> <p>Since many new shrubs will be a similar age and size when planted, as the area matures, management should focus on creating greater age and size class diversity by enabling some specimens to mature, while others are cut back or removed entirely.</p> <p>Dead wood produced through these management works will, where possible, be retained as an ecological feature at the base of an area of mixed scrub to offer new habitat for saproxylic invertebrates and Hedgehogs.</p> |

|                                                                      |                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Individual urban trees (created - <b>target condition Moderate</b> ) | Planting                                                       | New urban trees will be planted during the autumn, winter or spring.                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                      | Implementation of underground tree rootball guying / anchoring | All new trees will be installed with underground guying systems, which are to remain in situ thereafter. The systems are designed to be maintenance-free.                                                                                                                                                                                                                                                                                                                 |
|                                                                      | Watering                                                       | <b>Year one:</b> watering of new trees is to occur weekly between May and September inclusive. May also occur outside these months where required.<br><br><b>Year two onwards:</b> watering of new and retained trees to occur as needed, especially during periods of drought, to ensure tree health.                                                                                                                                                                    |
|                                                                      | Weeding and mulching                                           | A 500mm radius weed-free ring will be maintained around each new tree for the first five years to reduce competition from weed species for light and nutrients, replenished as necessary. This can be achieved by maintaining a layer of bark mulch (50mm settled depth) around the base of each tree. The removal of undesirable weed species by hand will occur monthly, where required. The targeted and limited use of herbicide is only to be used as a last resort. |
|                                                                      | Litter / debris collection                                     | Any litter and / or debris is to be removed monthly, as necessary.                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                      | Arboricultural management                                      | To occur outside the bird nesting season (March to August inclusive) or within this period only after a SQE has undertaken checks to ensure no nesting birds are present. Will ideally occur during                                                                                                                                                                                                                                                                       |

|                                                                         |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                         |                            | <p>January and early February to ensure wintering birds can make use of fruit / berry-bearing trees as a food source throughout autumn / early winter.</p> <p>Emergency management will be undertaken immediately after a critical fault is identified.</p> <p>Where possible, dead wood produced through management works is to be retained as an ecological feature beneath hedgerows or beneath trees along the boundaries of the site. This would offer new habitat for saproxylic invertebrates and offer potential refuge opportunities for Hedgehogs.</p> |
| Species-rich native hedgerows (created – <b>target condition Poor</b> ) | Planting                   | The planting of new hedgerows will be undertaken during the autumn, winter or spring. Any gaps will be infilled with native whips, as per the planting schedule.                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                         | Watering                   | <p><b>Year one:</b> watering of new hedgerows to occur weekly between May and September inclusive and on an as needed basis outside this period.</p> <p><b>Year two onwards:</b> watering of all hedgerows as needed to maintain plant health, particularly during periods of drought.</p>                                                                                                                                                                                                                                                                       |
|                                                                         | Weeding                    | The removal of undesirable weed species around the base of hedgerows will take place monthly, where required. This will be conducted by hand. The targeted and limited use of herbicide is only to be used as a last resort.                                                                                                                                                                                                                                                                                                                                     |
|                                                                         | Litter / debris collection | Any litter and / or debris is to be removed monthly, as necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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|--|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Arboricultural management | <p>To occur outside the bird nesting season (March to August inclusive) or within this period only after a SQE has undertaken checks to ensure no nesting birds are present. As with urban trees and mixed scrub, will ideally occur during January and early February.</p> <p>If possible, hedgerows will be cut to maintain an average height and width of over 1.5m. Management will aim to minimise the vertical gap between the ground and the start of leafy growth, ideally keeping it below 0.5m where possible, to maintain a dense structure suitable for wildlife.</p> <p>Where possible, cutting will follow a three-year rotation so that not all sections are cut in a single year, promoting greater winter forage availability for birds.</p> <p>Management will be tailored to maintain their 'shrubby' appearance (i.e. pruning laterals to promote branching and density.</p> <p>Where possible, dead wood produced through these management works will be retained towards the base of hedgerows or around the boundary of the site.</p> <p>Hedgerow field layers will be managed in accordance with the measures specified for other neutral grassland, as detailed above.</p> |
|--|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## **5. Risk Register and Remedial Measures**

- 5.1. Pre-empting the possibility that risks may arise that inhibit the plausibility of the established habitats to meet their target condition criteria, Table 5.1 below details various potential risk factors to the post-development habitats alongside management measures that may be enacted to mitigate against these.

**Table 5.1.** Possible risks to, and remedial measures for, the post-development habitats.

| Habitat / Hedgerow Type(s) | Risk Factor(s)                                                                                                                  | Trigger(s) for Action                                                                                                                                                                                                                                                                                                                                                         | Remedial Measure(s)                                                                                                                                                                                                                                                                                  |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Other neutral grassland    | New / enhanced grassland parcels (including hedgerow field layers) fail to establish or fail to reach desired species diversity | Where any areas of species-rich other neutral grassland are observed to have failed to establish resulting in above 5% cover of bare ground and / or the appearance and composition does not match the characteristics of the specific grassland habitat (see UKHab definition), and / or there are fewer than ten or more vascular plant species per m <sup>2</sup> present. | Affected areas are to be overseeded utilising an appropriate seed mix for the conditions and soil type (e.g. EW1 by Emorsgate, or just the wildflower component EW1F for areas beneath trees and hedgerow field layers, and EM6 by Emorsgate for open areas, or just the wildflower component EM6F). |
|                            | A varied sward height has failed to establish across grassland parcels                                                          | Less than 20% of the grassland parcel has a sward height <i>below</i> 70mm.<br><br>and/or<br><br>Less than 20% of the grassland parcel has a sward height above 70mm.                                                                                                                                                                                                         | Implementation of a staggered cutting regime to allow for differing stages of growth within each parcel of other neutral grassland (including hedgerow field layers).<br><br>Review and amend cutting frequency, timing, or height to promote a mixed sward with both short and tall areas.          |
|                            | Encroachment of Bracken and / or scrub                                                                                          | Cover of Bracken observed to be <20% and / or cover of scrub observed to be <5%.                                                                                                                                                                                                                                                                                              | Bracken and scrub that has encroached onto grassland is to be removed by hand and the                                                                                                                                                                                                                |

|  |                                      |                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                      |                                                                                                                           | frequency of weeding targeting these species will be increased.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|  | Colonisation by sub-optimal and INNS | <p>Plant species indicative of sub-optimal conditions<sup>8</sup> comprise &lt;5% cover.</p> <p>Any INNS are present.</p> | <p>Plant species indicative of sub-optimal conditions (such as Cow Parsley <i>Anthriscus sylvestris</i>, Creeping Thistle <i>Cirsium arvense</i>, Spear Thistle <i>Cirsium vulgare</i>, Greater Plantain <i>Plantago major</i>, Creeping Buttercup <i>Ranunculus repens</i>, Curled Dock <i>Rumex crispus</i>, Broad-leaved Dock <i>Rumex obtusifolius</i>, White Clover <i>Trifolium repens</i> and Common Nettle <i>Urtica dioica</i>) shall be removed by hand and the frequency of weeding increased, as necessary. Any excessive nutrient inputs will be identified, and appropriate action taken to reduce or eliminate them.</p> <p>Any INNS will be removed by hand by a specialist contractor (if required) upon identification. Again, the targeted and limited use of herbicide is only to be used as a last resort to prevent further spread into the wild.</p> <p>If deemed necessary, overseeding or plug-planting will occur in place of the removed undesirable species.</p> |

Land to the West of Faraday Road and East of Alchemy Way  
Habitat Management and Monitoring Plan  
July 2026

|                        |                                                                                                               |                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        | Damage observed to grassland or dead patches                                                                  | When >5% of the grassland is observed to have been subject to damage / death. | <p>Where damage is caused by a specific management practice, said practice shall cease, with an alternative to be found.</p> <p>If damage is being caused by trampling, the installation of appropriate signage or wildlife permeable fencing should be considered to safeguard the grassland areas.</p> <p>Where disease is the cause, the specific disease should be identified and appropriate remedial actions taken. Where water stress is the cause, watering should be undertaken, as necessary.</p> <p>In extreme cases where the grassland does not recover, the affected area can be replaced with species-rich turf, possibly containing a hardier / more tolerant species composition.</p> <p>However, efforts should be made to understand the underlying cause to avoid repeated failures.</p> |
| Individual urban trees | Newly planted trees fail to establish and / or retained mature trees reach the end of their natural life span | Any trees observed to be dead, dying or diseased.                             | <p>Impacted trees will be removed and replaced on a like-for-like basis.</p> <p>In the unlikely event damage to the trees has been caused by Rabbit and / or adverse browsing by deer, remedial measures shall</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

Land to the West of Faraday Road and East of Alchemy Way  
Habitat Management and Monitoring Plan  
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|                              |                                                                                                                       |                                                                                                                                                                           |                                                                                                                                                                                                                                                                                    |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              |                                                                                                                       |                                                                                                                                                                           | include the provision of appropriate Rabbit guards.                                                                                                                                                                                                                                |
|                              | Tree canopy fails to oversail vegetation (where intended)                                                             | When at least 20% of a trees canopy does not oversail vegetation.                                                                                                         | Corrective measures to be taken on the underlying habitat(s) such as re-planting and / or re-seeding if these are found to have died or be damaged and / or diseased.                                                                                                              |
| Species-rich Native Hedgerow | Newly planted hedgerows fail to establish                                                                             | In the instance that any section of hedgerow is observed to be dead, dying or diseased.                                                                                   | New like-for-like planting will occur as deemed necessary.                                                                                                                                                                                                                         |
|                              | Hedgerows form a 'gappy' structure                                                                                    | Where gaps between the ground and base of the hedgerows canopy exceed 0.5m and / or when gaps exceed 10% of the length of the hedgerow.                                   | Additional planting of shrub species, as per the relevant planting schedule, to infill any gaps.<br><br>Management practices such as laying or coppicing may be employed to encourage re-growth.                                                                                   |
|                              | Herbaceous perennial vegetation within undisturbed ground (i.e. field layers) observed to contain undesirable species | Plant species indicative of nutrient enriched soils comprise >20% cover of the hedgerow field layers, which are kept relatively undisturbed.<br><br>Any INNS are present. | Plant species indicative of nutrient enriched soils such as Cleavers, Nettle and Docks, shall be removed by hand and the frequency of weeding increased, as necessary. Any excessive nutrient inputs will be identified, and appropriate action taken to reduce or eliminate them. |

Land to the West of Faraday Road and East of Alchemy Way  
Habitat Management and Monitoring Plan  
July 2026

|  |                             |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--|-----------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                             |                                                                           | <p>INNS will be removed by hand (by a specialist contractor, if necessary) upon identification. Again, the targeted and limited use of herbicide is only to be used as a last resort to prevent further spread into the wild.</p> <p>If significant gaps require infilling, overseeding with an appropriate mix (such as Emorsgate EW1 or just the wildflower component EW1F, or similar), or wildflower plug planting (using pre-grown seedlings appropriate to the conditions, e.g. species included within Emorsgate EW1Fm or similar), will be undertaken to replace removed undesirable species.</p> |
|  | Damage observed to hedgerow | >10% of the hedgerow is observed to be damaged.                           | Should damage be caused by a specific management practice then said practice shall cease and an alternative solution found that does not damage the integrity of the hedgerow. In the unlikely event damage to the trees has been caused by Rabbit and / or adverse browsing by deer, remedial measures shall include the provision of appropriate Rabbit guards.                                                                                                                                                                                                                                         |
|  | Improper cutting regime     | Hedgerow appears excessively narrow, leggy, or lacks dense lateral growth | Suspend cutting along affected sections to allow natural regrowth.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

Land to the West of Faraday Road and East of Alchemy Way  
Habitat Management and Monitoring Plan  
July 2026

12592.HMMP.dv1

|  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                  |
|--|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | <p>Adjust future cutting heights and widths to ensure minimum dimensions of over 1.5m are maintained where possible.</p> <p>Reinstate cutting on a three-year rotation to prevent over-thinning and encourage a denser, bushier structure.</p> <p>Where needed, supplement with targeted pruning to encourage lateral branching, or consider laying/coppicing in severely degraded sections.</p> |
|--|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## **6. Monitoring Schedule**

### **6.1. Monitoring Strategy, Methods, Reports and Adaptive Management**

- 6.1.1. In years 1, 2, 5, 10, 15, 20, 25 and 30 after completion of the proposed landscaping works, a SQE will be appointed by NW1 IOS UNIT TRUST to undertake a walkover survey of all on-site habitats between May and July (within the optimal period for botanical surveys), the findings of which will inform a monitoring report to be produced by November.
- 6.1.2. The SQE will judge the habitats present against their expected conditions aided by Natural England's Progress Towards Habitat and Condition Targets tables (see Appendix 2).
- 6.1.3. Methods used to inform upon the success of any progress are to include the taking of photographs of each habitat in set positions to allow for an easy visual comparison of any changes over the timeframes involved, in addition to the undertaking of quadrat surveys in areas of other neutral grassland to determine the species richness of this habitat. The degree of success observed concerning habitat establishment and management will be recorded with any habitats that have failed to establish successfully or where the suggested management is proving ineffective, documented.
- 6.1.4. Where necessary, input from the management company, who will be requested to provide any observations and day-to-day notes regarding any limitations of, or ways to improve upon, the current management practices, will also be incorporated into the monitoring reports.
- 6.1.5. Should any remedial work be required, this will be set out within the monitoring reports alongside revised objectives for the subsequent years to ensure any issues are promptly addressed and the expected habitat conditions are reached.
- 6.1.6. Upon their completion, and no later than by November of the same year, the NW1 IOS UNIT TRUST will be responsible for ensuring that these monitoring reports are made available to Knowsley Council, the Local LPA, for review.

### **6.2. Habitat Management and Monitoring Plan**

- 6.2.1. This HMMP is also to be reviewed in years 1, 2, 5, 10, 15, 20, 25 and 30 after completion of the landscaping works by the applicant, their appointed ecologist and management company and, if required, the LPA. These reviews will ensure that this document remains fully informed and updated by the findings highlighted within the monitoring reports and that any recommendations, particularly with regard to adaptive management, are reflected within this report.

## **7. Implementation and Responsibilities**

### **7.1. Landowner Responsibilities**

- 7.1.1. The landowner of the site has the ultimate responsibility for implementation of the measures detailed in this HMMP.
- 7.1.2. A developer assigned by the landowner will instruct appropriate experienced accredited landscaping contractors to establish the various features and habitats proposed as part of the implementation of the proposed development. the landowner will instruct an accredited ecologist for the long-term habitat monitoring of the HMMP.

### **7.2. Tenant/Leaseholder Responsibilities**

- 7.2.1. The landowner will pass the site owner responsibilities and legal obligations to the tenant/leaseholder with the exception of the preparation of monitoring reports and associated inspections, as detailed within the legally-binding tenure or lease agreement, unless alternative arrangements are necessary for the landowner to carry out some or all of the responsibilities.

### **7.3. Landscaper Responsibilities**

- 7.3.1. It is the responsibility of the landscaping contractors to establish the various features and habitats proposed, following the Planting Plan by Bea Landscape Design and adhere to the planting lists (see Appendix 1). Additionally, it is the responsibility of the landscaping contractors to adhere to this HMMP to implement the appropriate management of the various features and habitats proposed to achieve target habitat conditions.
- 7.3.2. As part of the monitoring process, in the event of any major changes to the proposed habitats, an assigned employee of the property management team will alert (including photographs) the landowner and the assigned ecologist to enable adaptive management and the enactment of remedial measures, if required.

### **7.4. Ecologist Responsibilities**

- 7.4.1. A suitably qualified CIEEM accredited ecologist will be appointed to undertake walkover surveys and provide monitoring reports to the landowner and landscaper for years 1, 2, 5, 10, 15, 25 and 30. The document will report on progress and monitoring of the HMMP, appropriate remedial actions to be undertaken and future adaptive management approaches (if required).
- 7.4.2. The monitoring reports will detail the findings of the walkover surveys, with habitats present to be judged against their expected conditions and Natural England's Progress Towards Habitat and Condition Targets tables (see Appendix 2). Methods used to inform upon these findings will include the taking of photographs of each habitat in set positions, to allow for an easy visual comparison of any changes over the timeframes involved, in addition to quadrat surveys within areas other neutral grassland to determine the species richness of this habitat. The degree of success observed concerning habitat establishment and management will be recorded with any habitats that have failed to establish

successfully, or where the suggested management is proving ineffective. All remedial work undertaken will be set out within the report alongside revised objectives for the preceding year to allow for any issues to be promptly addressed and ensure the expected habitat conditions are reached.

- 7.4.3. Any further deviations or iterations made to the HMMP will be approved by the landowner. These reviews will ensure that this document remains fully informed and updated by the findings highlighted within the monitoring reports and that any recommendations, particularly with regards to adaptive management, are reflected within this report.

## **7.5. Local Planning Authority Responsibilities**

- 7.5.1. The LPA will be responsible for reviewing monitoring reports for years 1, 2, 5, 10, 15, 25 and 30 and allow for five site visits over the 30-year period.

## **7.6. Funding and Securing Legal Agreement**

- 7.6.1. The landowner and leasehold tenants will fund the implementation of the proposed habitat management regimes, remedial measures and monitoring exercises as detailed within the HMMP.
- 7.6.2. Long-term monitoring will incur a fee secured via a Section 106 agreement between the LPA and the landowner.

## **7.7. Communication**

- 7.7.1. NW1 IOS UNIT TRUST will ensure all assigned contractors are fully briefed on the guidance and requirements set out within this HMMP.
- 7.7.2. Clear channels between the involved parties and their associates on the ground will be in operation at all times, by email and telephone as appropriate.

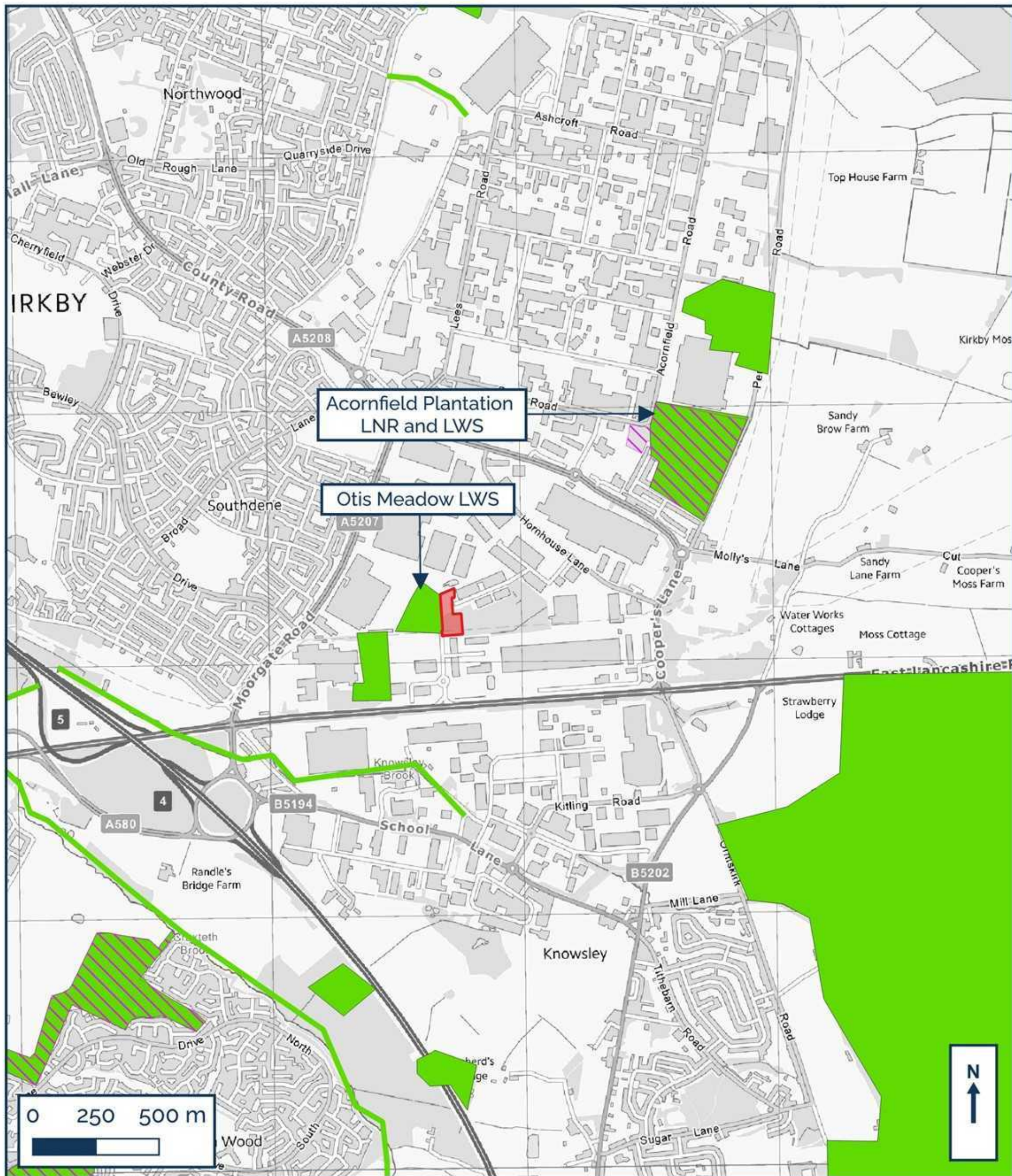
## 8. Summary and Conclusions

- 8.1. Ecology Solutions was commissioned by the NW1 IOS 3 Unit Trust in May 2025 to produce a draft Habitat Management and Monitoring Plan (HMMP). The production and submission of a HMMP is required to support the planning application (Planning Application Ref: 26/00233/FUL) for the Proposed Development of the parcel of Land to the West of Faraday Road and East of Alchemy Way, Knowsley Industrial Park, Kirkby, Knowsley. The HMMP supports the submitted Biodiversity Gain Plan for the development, provided separately.
- 8.2. The formal description of development is as follows: The Proposed Development is for open storage (Class B8), provision of new hardstanding, and all other associated works.
- 8.3. This report outlines the management and monitoring of all baseline habitats of ecological interest that are to be retained and enhanced, as well as new habitats to be created and maintained on-site over a 30-year period. These measures will ensure that together with the off-site offsetting, the landscaping proposals achieve the minimum 10% BNG required by legislation and adopted local policy.
- 8.4. The successful creation and management of hedgerows on a site currently bereft of hedgerows will deliver 1.75 hedgerow units. The successful creation, enhancement and management of existing on-site habitats, will enable the proposed development to retain 0.97 habitat units onsite post-development, with the remaining 5.96 units required to achieve an overall gain of 10% to be secured through off-site offsetting.
- 8.5. The habitats outlined in this plan, which align will be retained, enhanced, created, and managed with wildlife in mind. They include other neutral grassland, mixed scrub, individual urban trees and species-rich native hedgerows. As the enhancement of retained habitats and the establishment of new habitats progress, opportunities for wildlife will increase, gradually improving the site's ecological value over time.
- 8.6. Overall, it is considered that by following the habitat management and monitoring prescriptions in this report and combining it with the off-site offsetting process, the proposed development will secure the net gains detailed within submitted Biodiversity Gain Plan and accompanying metric (reference: 12592.The\_Statutory\_Metric\_Version 1.4), with these habitats to also offer enhanced opportunities for wildlife.

## Plans

## **PLAN ECO1**

Site Location and Ecological Designations



# KEY:

- SITE BOUNDARY
- LOCAL NATURE RESERVES (LNR)
- LOCAL WILDLIFE SITES (LWS)



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Barkway, Royston  
Hertfordshire, SG8 8DL  
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12592: LAND TO THE WEST OF FARADAY  
ROAD AND EAST OF ALCHEMY WAY

PLAN ECO1: SITE LOCATION AND  
ECOLOGICAL DESIGNATIONS

Rev: C  
Mar 2026

## **PLAN ECO<sub>2</sub>**

Pre-development Habitats

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| Habitat reference number | Habitat Type                             | Area (hectares) | Condition   |
|--------------------------|------------------------------------------|-----------------|-------------|
|                          | Modified grassland                       | 0.0264          | Moderate    |
| NG1                      | Other neutral grassland                  | 0.3482          | Moderate    |
| NG2                      | Other neutral grassland                  | 0.382           | Moderate    |
| G1 and G2                | Mixed scrub                              | 0.0118          | Poor        |
| WS                       | Willow scrub                             | 0.0431          | Poor        |
| G3                       | Willow scrub                             | 0.0322          | Poor        |
|                          | Artificial unvegetated, unsealed surface | 0.245           | N/A - Other |

KEY:

SITE BOUNDARY

HABITATS

OTHER NEUTRAL GRASSLAND (NG1 AND NG2)

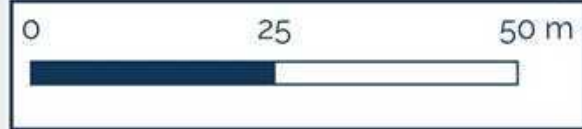
ARTIFICIAL UNVEGETATED, UNSEALED SURFACE

MODIFIED GRASSLAND

WILLOW SCRUB (WS AND G3)

MIXED SCRUB (G1 AND G2)

DEVELOPED LAND, SEALED SURFACE



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ALCHEMY WAY

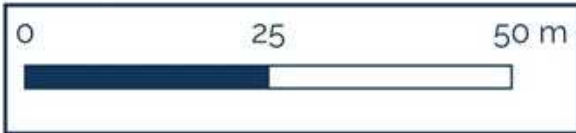
PLAN ECO2: PRE-DEVELOPMENT  
HABITATS

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## **PLAN ECO<sub>3</sub>**

Post-development Habitats

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| Proposed habitat                         | Area (hectares) | Condition   |
|------------------------------------------|-----------------|-------------|
| Other neutral grassland                  | 0.0836          | Moderate    |
| Mixed scrub                              | 0.0077          | Moderate    |
| Artificial unvegetated, unsealed surface | 0.0247          | N/A - Other |
| Urban tree                               | 0.0285          | Moderate    |

| New hedge number | Habitat type                 | Length (km) | Condition |
|------------------|------------------------------|-------------|-----------|
| H1               | Species-rich native hedgerow | 0.06        | Moderate  |
| H2               | Species-rich native hedgerow | 0.098       | Moderate  |
| H3               | Species-rich native hedgerow | 0.104       | Moderate  |

KEY:

SITE BOUNDARY

HABITATS

ARTIFICIAL UNVEGETATED;  
UNSEALED SURFACE

MIXED SCRUB

OTHER NEUTRAL GRASSLAND

SPECIES-RICH NATIVE  
HEDGEROW (H1-H3)

X7 SMALL URBAN TREE

Basemap reference: Planting  
Plan by Bea Landscape Design  
Ltd (Drawing Number:  
BEA-26-025-02) Revision PO1



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PLAN ECO3:  
POST-DEVELOPMENT HABITATS

Rev: C  
Mar 2026

## **PLAN ECO4**

Retained and Enhanced Habitats

Retained areas of Mixed Scrub habitat will be subject to suitable protections in accordance with the recommendations featured on the Tree Protection Plan included as Appendix 2 of the The Arboricultural Impact Assessment by SEED.

Retained trees will be protected by Tree Protection Fencing positioned to form a Construction Exclusion Zone, with no access allowed to these other than for operations specified in the approved documents or agreed with the Local Planning Authority.



Retained areas of Willow Scrub habitat will be subject to suitable protections in accordance with the recommendations featured on the Tree Protection Plan included as Appendix 2 of the The Arboricultural Impact Assessment by SEED.

KEY:

 SITE BOUNDARY

RETAINED AND ENHANCED HABITATS

 ENHANCED

 RETAINED

Basemap reference: Planting Plan  
by Bea Landscape Design Ltd  
(Drawing Number: BEA-26-025-02)  
Revision P01



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PLAN ECO4:  
RETAINED AND ENHANCED  
HABITATS

Rev: B  
Jul 2026



## **PLAN ECO5**

### Habitat Management and Monitoring Plan

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All hedgerow and scrub will be planted during the autumn, winter or spring. Any gaps will be infilled with additionally native whips as per the planting schedule

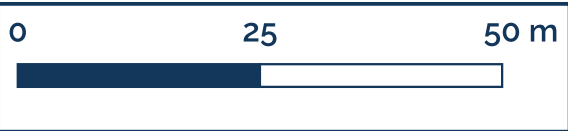
The management of all hedgerow and scrub areas to occur outside the bird nesting season (March to August inclusive), or within this period only after a Suitably Qualified Ecologist (SQE) has checked that no nesting birds are present.

Hedgerows to be cut to a maximum height and width of 1.5m and on a three-year rotation, to ensure that not all their lengths are cut in any one year. This will maximise the winter forage available for birds.

Remedial actions will be triggered where habitats are not meeting targeted outcomes: Failed grassland to be overseeded, uneven sward height encouraged by amending the cutting regime; failed shrubs/trees replaced; hedgerow gaps filled; and diseased/failed specimens to be managed or replaced.

Ecologist-led habitat checks in years 1, 2, 5, 10, 15, 20, 25 & 30 to track progress. Reports will flag underperforming areas and recommend fixes or changes to management.

Watering of trees, newly planted hedgerows, scrub and grassland areas to occur weekly between May and September inclusive, or more frequently during periods of drought.



All other neutral grassland seeding and bulb-planting will be undertaken in the autumn, winter or spring

Year one: Single cuts of each area of other neutral grassland to occur in late March or early April (weather dependent), late August, and mid-October, to a height of 40–60mm.

Arisings are to be removed directly, except after the late August cut, when they will be left for seven days to enable seed dispersal before removal.

Year two onwards: 20% of each area of other neutral grassland will be cut on a rotational basis, over a four week period, between late August and early September.

This will provide structural diversity and allow any wildlife to disperse.

The remaining 20% of other neutral grassland parcels will be left uncut through winter to provide habitat structure and shelter for small mammals.

These areas will be cut in late March or early April, subject to suitable weather conditions, with all arisings removed after seven days.

All new tree planting to occur in autumn, winter or spring. Any necessary management to take place outside the bird nesting season (March to August inclusive), or within this period only after a SQE has checked that no nesting birds are present.

Mixed scrub management will maintain 'scrubby' character and control dominant species

Any litter/debris to be removed monthly/as needed.

KEY:

- SITE BOUNDARY
- HEDGEROWS**
  - SPECIES-RICH NATIVE HEDGEROW
- INDIVIDUAL TREES**
  - SMALL URBAN TREE
- HABITATS**
  - OTHER NEUTRAL GRASSLAND
  - MIXED SCRUB

Basemap reference: Planting Plan by Bea Landscape Design Ltd (Drawing Number: BEA-26-025-02) Revision P01

**ECOLOGY SOLUTIONS**  
LANDSCAPE, MITIGATION & BIODIVERSITY  
A PREENA GROUP COMPANY

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PLAN ECO5:  
HABITAT MANAGEMENT AND MONITORING PLAN

Rev: A  
Jul 2026

## Photographs

PHOTOGRAPH 1: Willow Scrub



PHOTOGRAPH 2: Artificial unvegetated unsealed surface in front of pylon



PHOTOGRAPH 3: Arrhenatherum neutral grassland



PHOTOGRAPH 4: Modified grassland



## Appendices

## **APPENDIX 1**

Open Storage Facility, Knowlsey Business Park

### PLANTING PLAN

(Drawing ref: MAR '26 BEA-26-025-02 Rev. P01  
by Bea Landscape Design Ltd)



## **APPENDIX 2**

### Monitoring Habitat Progress Templates

# Companion Document

**Templates for use with  
Habitat Management and Monitoring Plan  
and  
Monitoring Report**

### 3. Monitoring report tables

#### Monitoring Plan MT-F01

Use this plan to present the results of monitoring surveys if required. This can be presented as a single, side wite masterplan or can be copied into each of the habitat sheets below to provide a separate plan showing the locations of the specific habitat to be delivered onsite.

## Scrub

### Progress Towards Habitat and Condition Targets (MS-T01)

| Condition Assessment Criteria |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Targeted? | Relevant parcels | Year :      | Provide the monitoring year that this table is relevant to.                                                                                                                                                                                      |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |           |                  | Target met? | Management Activity Updates                                                                                                                                                                                                                      |
| Target Habitat:               | e.g. Mixed Scrub - Dense scrub comprising a mixture of species without a single species dominant - Patches of shrubs less than 5 metres tall with continuous (>90%) cover.                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A       |                  | Yes / No    | Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards.<br><br>What, if any, adaptive management changes will be implemented to continue delivering targets. |
| A                             | <p>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).</p> <ul style="list-style-type: none"> <li>- At least 80% of scrub is native,</li> <li>- There are at least three native woody species,</li> </ul> <p>No single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).</p> |           |                  |             |                                                                                                                                                                                                                                                  |
| B                             | Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |                  |             |                                                                                                                                                                                                                                                  |
| C                             | There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.                                                                                                                                                                                                                                                                                                                                                                                                                          |           |                  |             |                                                                                                                                                                                                                                                  |
| D                             | The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |                  |             |                                                                                                                                                                                                                                                  |
| E                             | There are clearings, glades or rides present within the scrub, providing sheltered edges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                  |             |                                                                                                                                                                                                                                                  |

Scrub

General Progress

| Comments on progress towards project goals (MS-B01)                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Provide an overview of the specific progress to the targets relevant to this habitat.</p>                                                              |
| Actions required in next management period (MS-B02)                                                                                                       |
| <p>Provide a list of detailed actions for the person responsible for delivering the management plan to implement from this monitoring period onwards.</p> |

Photographs of Progress (MS-F01)

|  |
|--|
|  |
|  |

Grassland (medium, high, and very high distinctiveness)

Progress Towards Habitat and Condition Targets (MH-T01)

| Condition Assessment Criteria |                                                                                                                                                                                                                                                                                                                                                                                           | Targeted? | Relevant parcels | Year:       |                                                                                                                                                                                                                                                  |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               |                                                                                                                                                                                                                                                                                                                                                                                           |           |                  | Target met? | Management Activity Updates                                                                                                                                                                                                                      |
| Target Habitat:               |                                                                                                                                                                                                                                                                                                                                                                                           | N/A       |                  | Yes / No    | Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards.<br><br>What, if any, adaptive management changes will be implemented to continue delivering targets. |
| 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.<br><br><b>Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</b>                                                                             |           |                  |             |                                                                                                                                                                                                                                                  |
| B                             | Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.                                                                                                                                                                |           |                  |             |                                                                                                                                                                                                                                                  |
| C                             | Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.                                                                                                                                                                                                                                                                                           |           |                  |             |                                                                                                                                                                                                                                                  |
| D                             | Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.                                                                                                                                                                                                                                                                            |           |                  |             |                                                                                                                                                                                                                                                  |
| E                             | Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area.<br><br>If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed. |           |                  |             |                                                                                                                                                                                                                                                  |
| F                             | There are 10 or more vascular plant species per m <sup>2</sup> present, including forbs that are characteristic of the habitat type.<br><br><b>Note – this criterion is essential for achieving Good condition for non-acid grassland types only.</b>                                                                                                                                     |           |                  |             |                                                                                                                                                                                                                                                  |

Grassland (medium, high, and very high distinctiveness)

General Progress

| Comments on progress towards project goals (MH-B01) |
|-----------------------------------------------------|
|                                                     |
| Actions required in next management period (MH-B02) |
|                                                     |

Photographs of Progress (MH-F01)

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# Hedgerow

## Progress Towards Habitat and Condition Targets (MG-T01)

| Condition Assessment Criteria |                                                                                                                                                                                                                                                                                  | Targeted? | Relevant parcels | Year:       |                                                                                                                                                                                                                                                         |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               |                                                                                                                                                                                                                                                                                  |           |                  | Target met? | Management Activity Updates                                                                                                                                                                                                                             |
| Target Habitat:               |                                                                                                                                                                                                                                                                                  | N/A       |                  | Yes / No    | <p>Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards.</p> <p>What, if any, adaptive management changes will be implemented to continue delivering targets.</p> |
| A1                            | Height<br>>1.5m average along length.                                                                                                                                                                                                                                            |           |                  |             |                                                                                                                                                                                                                                                         |
| A2                            | Width<br>>1.5m average along length.                                                                                                                                                                                                                                             |           |                  |             |                                                                                                                                                                                                                                                         |
| B1                            | Gap – hedge base<br>Gap between ground and base of canopy <0.5m for >90% of length.                                                                                                                                                                                              |           |                  |             |                                                                                                                                                                                                                                                         |
| B2                            | Gap – hedgerow canopy continuity<br>Gaps make up <10% of total length; and no canopy gaps >5m.                                                                                                                                                                                   |           |                  |             |                                                                                                                                                                                                                                                         |
| C1                            | Undisturbed ground and perennial vegetation<br>>1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: <ul style="list-style-type: none"><li>measured from outer edge of hedgerow, and</li></ul> is present on one side of the hedge (at least) |           |                  |             |                                                                                                                                                                                                                                                         |
| C2                            | Nutrient-enriched perennial vegetation<br>Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.                                                                                                                        |           |                  |             |                                                                                                                                                                                                                                                         |
| D1                            | Invasive and neophyte species<br>>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.                                                                         |           |                  |             |                                                                                                                                                                                                                                                         |
| D2                            | Current damage<br>>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.                                                                                                                                                                       |           |                  |             |                                                                                                                                                                                                                                                         |

|    |                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| E1 | <p>Tree class (applicable to hedgerows with trees only)</p> <p>There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 – 50m of hedgerow.</p>                                         |  |  |  |  |
| E2 | <p>E2. Tree health (applicable to hedgerows with trees only)</p> <p>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.</p> |  |  |  |  |

Hedgerow  
General Progress

| Comments on progress towards project goals (MG-B01) |
|-----------------------------------------------------|
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| Actions required in next management period (MG-B02) |
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Photographs of Progress (MG-F01)

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# Individual Trees

## Progress Towards Habitat and Condition Targets (MB-T01)

| Condition Assessment Criteria |                                                                                                                                                                                                                                                                                         | Targeted? | Relevant parcels | Year:       |                                                                                                                                                                                                                                                  |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               |                                                                                                                                                                                                                                                                                         |           |                  | Target met? | Management Activity Updates                                                                                                                                                                                                                      |
| Target Habitat:               |                                                                                                                                                                                                                                                                                         | N/A       |                  | Yes / No    | Provide details of the actions relevant to this habitat or condition criteria that must be implemented from this monitoring period onwards.<br><br>What, if any, adaptive management changes will be implemented to continue delivering targets. |
| A                             | The tree is a native species (or more than 70% within the block are native species).                                                                                                                                                                                                    |           |                  |             |                                                                                                                                                                                                                                                  |
| B                             | The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).                                                                                         |           |                  |             |                                                                                                                                                                                                                                                  |
| C                             | The tree is mature (or more than 50% within the block are mature).                                                                                                                                                                                                                      |           |                  |             |                                                                                                                                                                                                                                                  |
| D                             | There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. |           |                  |             |                                                                                                                                                                                                                                                  |
| E                             | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.                                                                                                                                                     |           |                  |             |                                                                                                                                                                                                                                                  |
| F                             | More than 20% of the tree canopy area is oversailing vegetation beneath.                                                                                                                                                                                                                |           |                  |             |                                                                                                                                                                                                                                                  |

Individual Trees

General Progress

| Comments on progress towards project goals (MB-B01) |
|-----------------------------------------------------|
|                                                     |
| Actions required in next management period (MB-B02) |
|                                                     |

Photographs of Progress (MB-F01)





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