Dated 3rd September 2025

1. THE FERALS FARM LIMITED
2. DORSET COUNCIL

BNG LANDBANK
DEED OF PLANNING OBLIGATION s106
TOWN & COUNTRY PLANNING ACT 1990

Land lying to the west of Wimborne Road, Tarrant Keyneston, and Hill Farm, Tarrant Keyneston and Tarrant Crawford and Abbey Farms Blandford Forum.

Dorset

Dorset Council

THIS DEED OF PLANNING OBLIGATION is made on 3rd September 2025

BETWEEN:

(1) **THE FERALS FARM LIMITED** (Co. Regn. No. 14061786) of Hill Farm House, Tarrant Keyneston, Blandford Forum DT11 9JH. 2 ("**the Owner**")

(2) **DORSET COUNCIL** of County Hall, Dorchester, Dorset, DT1 1XJ ("**the Council**")

Introduction

(A) The Council is the Local Planning Authority for the purposes of the 1990 Act for the area in which the Biodiversity Gain Site is situated.

(B) The Owner is the freehold owner of the Biodiversity Gain Site which is registered at the Land Registry under Title Numbers DT344222, DT339125, DT425586, DT439231 and DT426130 subject to the entries disclosed in those registers

(C) In order that the objectives set out in Schedule 7A of the 1990 Act may be achieved, the Owner has agreed with the Council to convert intensive arable land to low-input Other Neutral Grassland managed by low-density grazing and periodic hay cutting, to establish and manage Mixed Scrub, and to plant and manage Individual trees – Rural tree, as set out in the HMMP, in order to secure the Biodiversity Units specified in this Deed.

Phase 1: 84.63 Habitat Units

Phase 2: 62.93 Habitat Units

Phase 3: 229.07 Habitat Units

Phase 4: 95.41 Habitat Units

N O W T H I S D E E D W I T N E S S E S as follows: -

1. **Definitions**

1.1. For the purposes of this Deed, the following expressions shall have the following meanings, unless the context requires otherwise:

"1990 Act"	means the Town and Country Planning Act 1990
"2021 Act"	means the Environment Act 2021
"Activation Date"	means in respect of each and every Phase, the date of service on the Council of the first Allocation Notice relating to that Phase or if earlier the service of a Commencement Notice relating to that Phase
"Allocation"	means attributing any BNG Capacity, whether in respect of Biodiversity Units or a Phase or Phases (or parts thereof), by the Owner toward a development's requirement to deliver biodiversity (and **Allocate, Allocates** and **Allocated** and **Allocations** shall be construed accordingly)
"Allocation Notice"	a notice served on the Council by the Owner in accordance with Paragraph 1.1 of Schedule 3
"Area Habitat Units"	means area habitat units as measured by the Biodiversity Metric and the expression "Habitat Units" shall have the same meaning
"Biodiversity Gain Site"	means those parts of the lands known collectively as **THE FERALS FARM** which are shown edged red on the Biodiversity Gain Site Plan

"Biodiversity Gain Objective"	has the meaning ascribed to it within paragraph 2 of Schedule 7A of the 1990 Act
"BNG Monitoring Additional Fees"	any additional monitoring costs incurred by the Council calculated in accordance with the BNG Monitoring Fee Scale as a result of carrying out further inspections and reviewing further reports arising from the need for remedial action or a Default Notice being served in accordance with Schedule 6
"BNG Monitoring Fee Scale"	the scale of charges set out in Annex B as Index Linked.
"Biodiversity Gain Site Register"	means the statutory biodiversity gain site register created under regulation 3 of the Biodiversity Gain Site Register Regulations 2024 or any other equivalent regulations
"Biodiversity Gain Site Plan"	means the plan attached hereto marked Plan 1 Biodiversity Gain Site
"Biodiversity Metric"	means the statutory biodiversity accounting tool published by DEFRA or Natural England from time to time that must be used to measure the biodiversity value or relative biodiversity value of habitat or habitat enhancement for the purposes of biodiversity net gain
"Biodiversity Net Gain" or "BNG"	means an increase in Biodiversity Units resulting from implementing the Habitat Management and Monitoring Plan (as measured using the Biodiversity Metric) that can be Allocated to a development to fulfil its requirement to create or enhance biodiversity under Schedule 7A of the 1990 Act

"Biodiversity Unit(s)"	means the quantum of biodiversity as measured by the Biodiversity Metric
"BNG Capacity"	means the total Biodiversity Units offering comprising of: Phase 1: 84.63 Habitat Units Phase 2: 62.93 Habitat Units Phase 3: 229.07 Habitat Units Phase 4: 95.41 Habitat Units
"Capital Works"	means in respect of each Phase listed in Column 1 on the table in Annex D of this Deed the works and other matters set out in relation to that Phase in column 4 including any amendments to Annex D approved in writing by the Council
"Certificate of Completion"	means a written certificate of completion confirming that the Capital Works on a Phase have been completed to the reasonable satisfaction of the Council as at the date of such certificate
"Commencement Notice"	means a written notice served on the Council by the Owner that it intends that the HMMP will be implemented on a Phase
"Completion Date "	means the date of completion of the Capital Works as specified in a Certificate of Completion relating to a Phase issued by the Council
"Completion Notice"	means written notice to the Council inviting the Council to inspect the Capital Works on a Phase served in accordance with the terms hereof which shall include the proposed date for practical completion of the Capital Works
"DEFRA"	means the public body known as the Department for Environment, Food & Rural Affairs or any successor

	body which acts as the Government's advisor for the natural environment, food or rural affairs in England
"Duration"	the period of 30 years from the Completion Date in respect of a Phase
"Habitat Creation and Enhancement Works"	means the action, works, restriction, or any other thing which together constitute the habitat creation and enhancement works set out in the Habitat Management and Monitoring Plan (excluding any management or monitoring activities specified in the Habitat Management and Monitoring Plan)
"Habitat Management and Monitoring Plan" or **("HMMP")**	mean the Habitats Monitoring and Maintenance Plan which is attached hereto at Annex A or any amendment thereof agreed between the Council and the Owner and any habitats maintenance and monitoring plan replacing it in accordance with paragraph 3 of Schedule 4 and the terms hereof
"Index"	means the All in Tender Price Index published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors or any successor organization or if it ceases to be published the nearest equivalent index
"Index Linked"	means an adjustment in the amount of any of the sums paid under this Deed in accordance with the provisions set out in clause 12 and "Index Linking" shall be similarly construed
"Insolvency Event"	means, in respect of the Owner: (a) a winding up order is made by the Court; (b) an administrator is appointed under the provisions of Schedule B1 of the Insolvency Act 1986; (c) a receiver, liquidator, provisional

	liquidator, administrative receiver is appointed in respect of it, or any of its assets; (d) a resolution is passed for its winding up, liquidation or reorganisation (save for the purposes of a solvent reorganisation); (e) an order is made for a moratorium under Part A1 and Schedule ZA1 of the Insolvency Act 1986; or (f) a bankruptcy order is obtained against an individual under part IX of the Insolvency Act 1986.
"Initial Monitoring Fee"	means the sum of **£628.00**
"Interest"	means 4% above the base lending rate of Lloyds Bank from time to time
"Monitoring Report"	means a written report which provides an assessment of the performance and efficacy of the HMMP in the period preceding the relevant Monitoring Report Date being twelve months or such longer period as shall have lapsed since the previous Monitoring Report
"Monitoring Report Date"	for each Phase the first, second, third, fifth, tenth, fifteenth, twentieth, twenty-fifth and thirtieth anniversaries of the date of the Certificate of Completion of such Phase
"Natural England"	means the public body known as Natural England or any statutory successor body which acts as the Government's advisor for the natural environment in England.

"Nominee"	means a suitably qualified body nominated by the Council to be responsible for the maintenance and management of the Biodiversity Gain Site or any Phase thereof
"Phase(s)"	means Phase 1 or Phase 2 or Phase 3 or Phase 4 (as the context requires)
"Phase 1"	that part of the Biodiversity Gain Site labelled "Phase 1" on the Phasing Plan which is intended to secure a minimum of 84.63 Habitat Units
"Phase 2"	that part of the Biodiversity Gain Site labelled "Phase 2" on the Phasing Plan which is intended to secure a minimum of 62.93 Habitat Units
"Phase 3"	that part of the Biodiversity Gain Site labelled "Phase 3" on the Phasing Plan which is intended to secure a minimum of 229.07 Habitat Units
"Phase 4"	that part of the Biodiversity Gain Site labelled "Phase 4" on the Phasing Plan which is intended to secure a minimum of 95.41 Habitat Units
"Phase 1 BNG Monitoring Fee"	means the sum of **£4187.00** Index Linked in respect of the Council's reasonable and proper fees for checking and monitoring the obligations set out in the HMMP in relation to Phase 1
"Phase 2 BNG Monitoring Fee"	means the sum of **£4187.00** Index Linked in respect of the Council's reasonable and proper fees for checking and monitoring the obligations set out in the HMMP in relation to Phase 2
"Phase 3 BNG Monitoring Fee"	means the sum of **£4187.00** Index Linked in respect of the Council's reasonable and proper fees for checking and monitoring the obligations set out in the HMMP in relation to Phase 3
"Phase 4 BNG	means the sum of **£4187.00** Index Linked in respect

Monitoring Fee"	of the Council's reasonable and proper fees for checking and monitoring the obligations set out in the HMMP in relation to Phase 4
"Phasing Plan"	means the plan attached hereto marked Plan 2 "Phasing Plan"
"Register"	means the act of applying for Registration on the Biodiversity Gain Site Register
"Registration"	means the record on the Biodiversity Gain Site Register of the Biodiversity Gain Site the BNG Capacity, the Remaining BNG Capacity, and any Allocations (as applicable)
"Relevant Event"	means any of the following events: (1) a change in the law and/or national policy; or (2) a decision of a Court, tribunal, Secretary of state or other decision maker with competence, (3) that results in Biodiversity Net Gain or any part thereof not being required by law or the Biodiversity Gain Site or any part thereof no longer being considered to be an effective form of Biodiversity Net Gain
"Remaining BNG Capacity"	means the BNG Capacity on the Biodiversity Gain Site Register from time to time that has not been Allocated
"Transfer"	means the disposal of any legal or beneficial interest in the Biodiversity Gain Site or any part thereof including a freehold transfer, grant of any lease, tenancy or licence, or creation of any easement legal charge or mortgage in respect of the same and "to Transfer" "Transferred" "Transferee" and cognate

	expressions shall be construed accordingly
"Variation Event"	means any of the following events that would have a material impact on the calculation of any un-Allocated Biodiversity Units on a Phase: (1) a change in Natural England's guidance or policies; (2) a change in scientific opinion based on evidence; (3) a change in industry practices or in the generally accepted calculation methods for the type or extent of land required to achieve Biodiversity Net Gain; (4) the Biodiversity Metric is amended, updated, or replaced by Natural England and/or DEFRA; (5) the Biodiversity Gain Site becomes designated under law or is otherwise encumbered by any right which would be incompatible with the Biodiversity Net Gain or any existing Allocation; or (6) such other event as may be agreed between the Parties as constituting a Variation Event.
"Working Day"	means Monday to Friday inclusive excluding Bank or public holidays.

2. **Construction of this Deed**

2.1. Where reference is made to any clause, paragraph, schedule or recital, such reference (unless the context otherwise requires) is a reference to a clause, paragraph, schedule or recital in this Deed.

2.2. Words importing the singular meaning where the context so admits include the plural meaning and vice versa.

2.3. Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably in that manner.

2.4. Where more than one person is obliged to observe or perform an obligation, the obligation can be enforced against all such persons jointly and against each individually unless there is an express provision otherwise.

2.5. Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans, regulations, permissions and directions for the time being made, issued or given under that Act or deriving validly from it.

2.6. References to any party to this Deed shall include the successors in title to that party and to any person deriving title through or under that party, and references to any local authority shall include the successors to its various statutory functions.

2.7. Any covenant in this Deed, whereby a party is not to do any act or thing, shall be deemed to include an obligation not to cause allow permit, suffer or to procure such act or thing to be done.

2.8. The clause headings contained in this Deed are indicative of the meaning and intent of the clauses to which they respectively refer and are intended to assist in the interpretation of this Deed and may be taken into account accordingly.

2.9. References to Phases shall not be taken to apply sequentially so as to prevent them being brought forward or implemented in any particular sequence

3. **Legal basis**

3.1. This Deed is made as a deed pursuant to the following:

3.1.1. Section 106 and Schedule 7A of the 1990 Act;

3.1.2. Section 98 of the 2021 Act;

3.1.3. Section 1 of the Localism Act 2011;

3.1.4. Section 33 of the Local Government (Miscellaneous Provisions) Act 1982

3.1.5. Section 111 of the Local Government Act 1972; and

3.1.6. all other enabling powers

3.2. The obligations, covenants, and undertakings on the part of the Owner in this Deed are planning obligations for the purposes of section 106 of the Act which bind the Owner's interest in the Biodiversity Gain Site.

3.3. Subject to Clause 4 and 7, the obligations, covenants and undertakings on the part of the Owner are entered into with the intent that they are enforceable by the Council not only against the Owner but against any successors in title or assigns of the Owner and any person claiming through or under the Owner an interest or estate in the Biodiversity Gain Site or any part of it as if that person had been the original covenanting party in respect of the interest for the time being held by it.

4. **Effective Date**

4.1. This Deed shall come into effect on the date hereof subject to 4.2 and 4.3 below.

4.2. The covenants contained in the Schedules to this Deed shall only take effect in respect of any Phase on the relevant Activation Date PROVIDED THAT if the express provisions or the context of any Schedule provide for any matter or action to be done or carried out before an Allocation Notice or Commencement Notice is served this sub-clause 4.2 shall not operate so as to prevent such provision from taking effect.

4.3. At the end of the Duration in respect of each Phase the obligations of the Owner in respect of such Phase shall cease PROVIDED THAT the Owner is not in material and continuing breach of its obligations in relation to such Phase at that date.

4.4. Where a Relevant Event occurs, the obligations in this Deed shall not apply in relation to any part of the Biodiversity Gain Site which has not been Allocated at the date of the Relevant Event save to the extent that the Council shall notify the Owner that they continue to apply to the whole or any part or any Phase of the Biodiversity Gain Site.

4.5. If an Insolvency Event occurs the Council may by written notice require the Owner not to make any further Allocation and the Owner shall thereafter make no further Allocation unless and until the Council withdraws such notice by

further notice in writing to that effect served on the Owner.

4.6. The cesser to apply or pausing of this Deed under clause 4.4 shall not affect any accrued rights and liabilities or any rights or remedies of the parties for breach, non-observance of non-performance of the obligations under this Deed.

5. **The Owner's Covenants and Obligations**

5.1. The Owner covenants with the Council to observe and perform the planning obligations and all other provisions set out in this Deed and covenant with the Council as set out in the schedules.

5.2. The Owner shall pay the Initial Monitoring Fee within 10 Working Days of the date hereof

6. **General**

6.1. No provisions of this Deed are intended to or will operate to confer any benefit pursuant to the Contracts (Rights of Third Parties) Act 1999 on a person who is not named as a party to this Deed, except that the application of that Act shall not prevent all or any of the future successors in title or to the statutory functions of any of the parties to this Deed from being able to benefit from or to enforce any of the obligations in this Deed.

6.2. The Owner acknowledges that this Deed shall be registrable as a local land charge by the Council.

6.3. Where in this Deed the approval, consent or expression of satisfaction is required by one party from another party under the terms of this Deed, such agreement, approval, consent or expression of satisfaction shall not be unreasonably withheld or delayed, and (if given) shall be given in writing (and shall be of no effect unless given in writing).

6.4. Any such agreement, approval, consent or expression of satisfaction shall unless otherwise stated in this Deed be only valid if given on behalf of the Council by the Head of Planning or other appropriate manager or officer with relevant delegated or nominated power within the Council

6.5. Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid, illegal or unenforceable, then such invalidity, illegality or

unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.

7. **Limitation of Liability**

7.1. No person shall be liable for any breach of any of the obligations in this Deed after it shall have parted with its entire interest in the Biodiversity Gain Site but without prejudice to liability for any subsisting breach arising prior to parting with such interest.

7.2. This Deed shall not be enforceable against any statutory undertaker holding an existing estate or interest in the Biodiversity Gain Site (or part thereof) nor against plant equipment conduits or structures located there for its operational purposes no party shall carry out any development on the Biodiversity Gain Site (whether or not express planning permission or any permission is required for such works) without the written consent of the Council save in an emergency and subject to the party carrying out such works making good any damage to any habitat arising from such works

8. **Disputes**

8.1. In the event of any dispute or difference arising between the parties to this Deed such dispute or difference may within 28 days be referred to an independent and suitable person holding appropriate professional qualifications to be appointed (in the absence of an Deed) by or on behalf of the president for the time being of the professional body chiefly relevant in England with such matters as may be in dispute and such person shall act as an expert whose decision shall be final and binding on the parties in the absence of manifest error and any costs shall be payable by the parties to the dispute in such proportion as the expert shall determine and failing such determination shall be borne by the parties in equal shares. A person appointed pursuant to this clause shall act as an independent expert and not an arbitrator. It shall be a term of appointment that a timetable for determination of the dispute shall be fixed at the outset of the matter provided that such timetable shall provide that:

8.1.1. Each party to the dispute must submit its first representations to the person appointed under clause 8.1 above within 28 days of the person appointed

writing to the parties requesting such representations; and

8.1.2. Once the parties to the dispute have received the first representations that each has submitted to the person appointed under clause 8.1.1 above, they shall have a further 14 days to submit to the person appointed their response to these first representations.

8.2. The provisions of this clause shall not affect the ability of the Council to apply for and be granted any of the following: declaratory relief; injunction; specific performance; payment of any sum; damages; any other means of enforcing this Deed and consequential and interim orders and relief

8.3. This clause 8 does not apply to disputes in relation to matters of law which will be subject to the jurisdiction of the courts.

8.4. This clause 8 does not apply to any dispute which may arise in relation to any matter which is expressly to be agreed or approved or determined by any party in its absolute discretion pursuant to this Deed or in relation to any failure or delay by such a party in agreeing or approving or determining any such matter.

9. **Notices**

9.1. Any notices to be served on the Council under the provisions of this Deed shall be sent by first class post, or hand delivered to its address given above marked for the attention of the Head of Planning, c/o the Natural Environment Team and the Infrastructure and Delivery Planning Teams. unless otherwise provided for in a particular clause or paragraph in this Deed and shall be deemed to have been served the day after it was posted.

9.2. Without prejudice to the requirements of Clause 9.1 above if from time to time the Council notifies the Owner of an email address to which notices should be copied the Owner shall also send a copy of the notice to such address at the same time as posting the notice.

9.3. Any notices to be served on the Owner or any other party under the provisions of this Deed shall be sent by first class post or hand delivered to the Owner at its address written above (and shall exclude leaving any notice at the Biodiversity Gain Site) and shall be deemed to have been served the day after it was posted or on the day when it is hand delivered.

9.4. For the avoidance of doubt this clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any method of dispute resolution.

10. **Waiver**

No waiver (whether express or implied) by any party to this Deed of any breach or default in performing or observing any of the provisions of this Deed by any other party shall constitute a continuing waiver, and no such waiver shall prevent the party granting it (or implied to have done so) from enforcing any of the relevant provisions or from acting upon any subsequent breach or default.

11. **Severability**

Each clause, sub-clause, Schedule or paragraph shall be separate, distinct and severable from each other to the extent only that if any clause, sub-clause, Schedule or paragraph becomes or is invalid because of a change of circumstances or any other unforeseen reasons or if any one or more of such clause, sub-clause, Schedule or paragraph shall be held by the Courts to be void for any reason whatsoever but would be valid if severed or any wording was deleted or any time period reduced or scope of activities or area covered diminished then any modifications necessary to ensure such clause, sub-clause, schedule or paragraph be valid shall apply without prejudice to any other clause, sub-clause, schedule or paragraph contained herein.

12. **Indexation**

All sums of money payable to the Council under this Deed shall be increased (as at the date or dates on which each payment is made) in accordance with the following formula:

$$C = £Y \times \frac{B}{A}$$

where:

A is the value of the Index specified in the provision concerned or, if none is specified, the Index, last published before the date of this Deed

B is the Index last published before the date on which the payment in question is made;

C is the total amount to be paid; and

£Y is the sum to which this formula is applied.

provided that if the Index shall cease to exist, there shall be substituted such other index of building costs as shall be specified by the Council and provided further that if the application of this calculation produces a reduction in the sum in question, such sum shall remain unchanged.

13. **Interest**

If any payment due to the Council under this Deed is paid late, Interest will be payable from the due date to the date that payment is received by the Council and compounded annually.

14. **Change in Ownership**

The Owner agrees with the Council to give the Council written notice of any change in ownership of any of its interests in the Biodiversity Gain Site occurring before all the obligations under this Deed have been discharged within 20 Working Days of any such change. Such notice to give details of the transferee's name and registered office (if a company or usual address if not).

15. **VAT**

All payments under this Deed to be made by the Owner to the Council shall unless stated be exclusive of any value added tax properly payable and the obligation to pay value added tax is subject to the receipt of a valid and properly addressed value added tax invoice.

16. **Warranty**

The Owner warrants to the Council that it has full rights and title and interest over the Biodiversity Gain Site and that no party can prevent or prohibit it from complying with the terms hereof and it is agreed that if the Owner is for any reason prevented from complying with this deed it shall cease to be registered on the Register and shall not Allocate any Biodiversity Units

17. **Statutory Consents**

The Owner shall apply for and secure any necessary consents required from any statutory body, government department or minister, and non-governmental organisation and any private person or body which are necessary for or to comply with the terms of this Deed before it Allocates any Biodiversity Units

18. **Good Faith**

18.1. The parties to this Deed agree that this Deed is entered into to:

18.1.1. achieve the Biodiversity Gain Objectives;

18.1.2. ensure that an adequate number of Biodiversity Units is produced; and

18.1.3. enable the Biodiversity Gain Site to be recorded in the Biodiversity Gain Site Register in accordance with paragraph 3 of Schedule 1 below

(together, the '**Common Purposes**').

18.2. The Owner and the Council agree to act in good faith to achieve the Common Purposes and the Council shall, at the reasonable cost of the Owner, promptly provide such assistance as the Owner shall require to enable the registration of the Biodiversity Gain Site on the Biodiversity Gain Site Register.

18.3. The Owner and the Council (subject to its powers, duties and functions as a local authority and local planning authority and subject to Section 106A of the 1990 Act) further agree to vary this Deed where necessary to achieve any one or more of the Common Purposes.

19. **Flood Risk**

For the avoidance of doubt the Owner shall take all such steps as are necessary in carrying out the Habitat Creation and Enhancement Works and in otherwise complying with the terms hereof to alleviate and eliminate any risk of flooding being caused by the same and the Owner indemnifies the Council against all claims, costs, demands, actions, proceedings and other financial liabilities arising out of any failure by the Owner to prevent flooding arising directly as a result of carrying out the Habitat Creation and Enhancement Works and otherwise complying with the terms hereof

20. **Jurisdiction and Legal Effect**

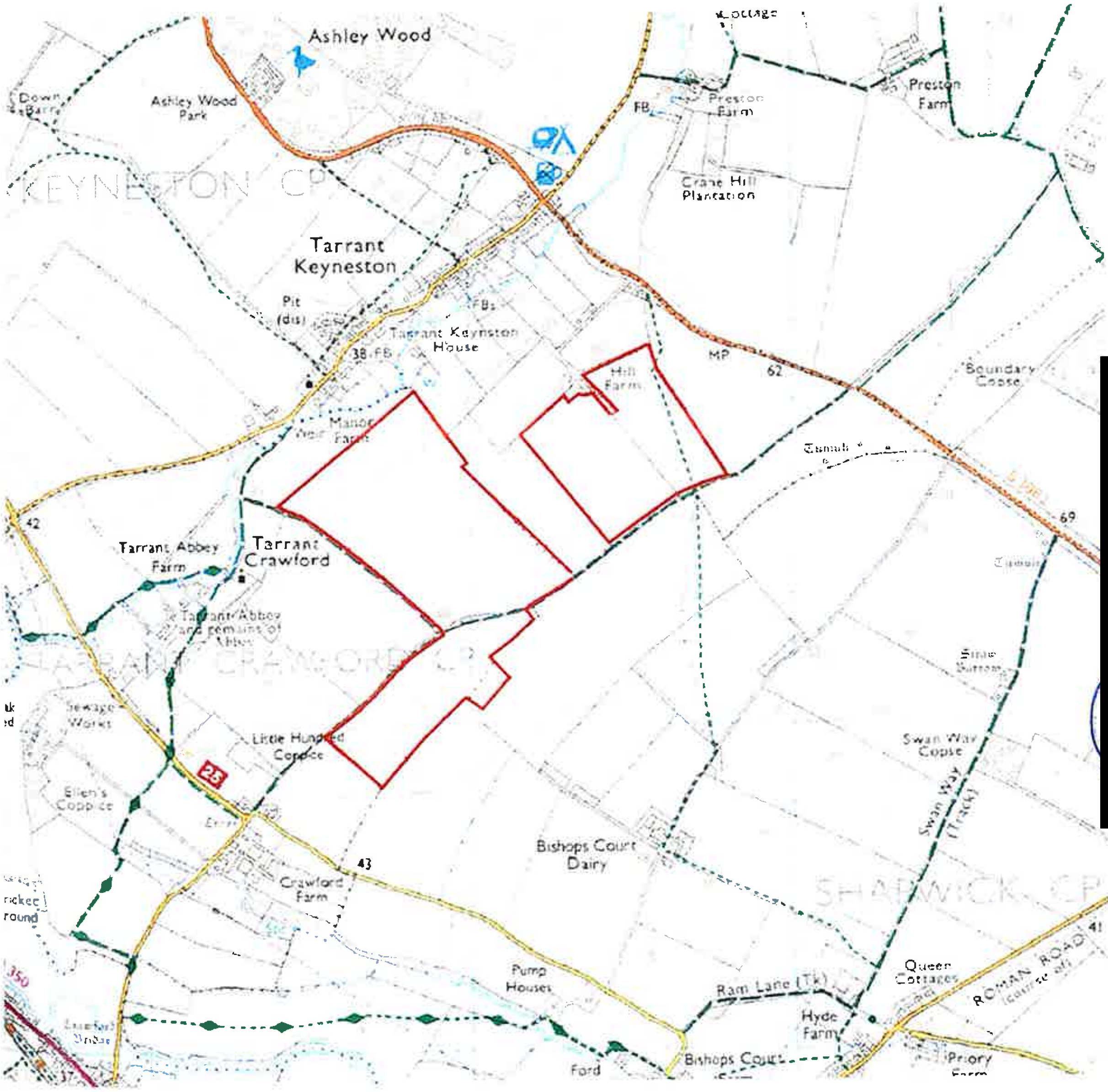
This Deed is subject to and shall be construed in all respects in accordance

with English law.

Schedule 1 Plans

Plan1

Biodiversity Gain Site



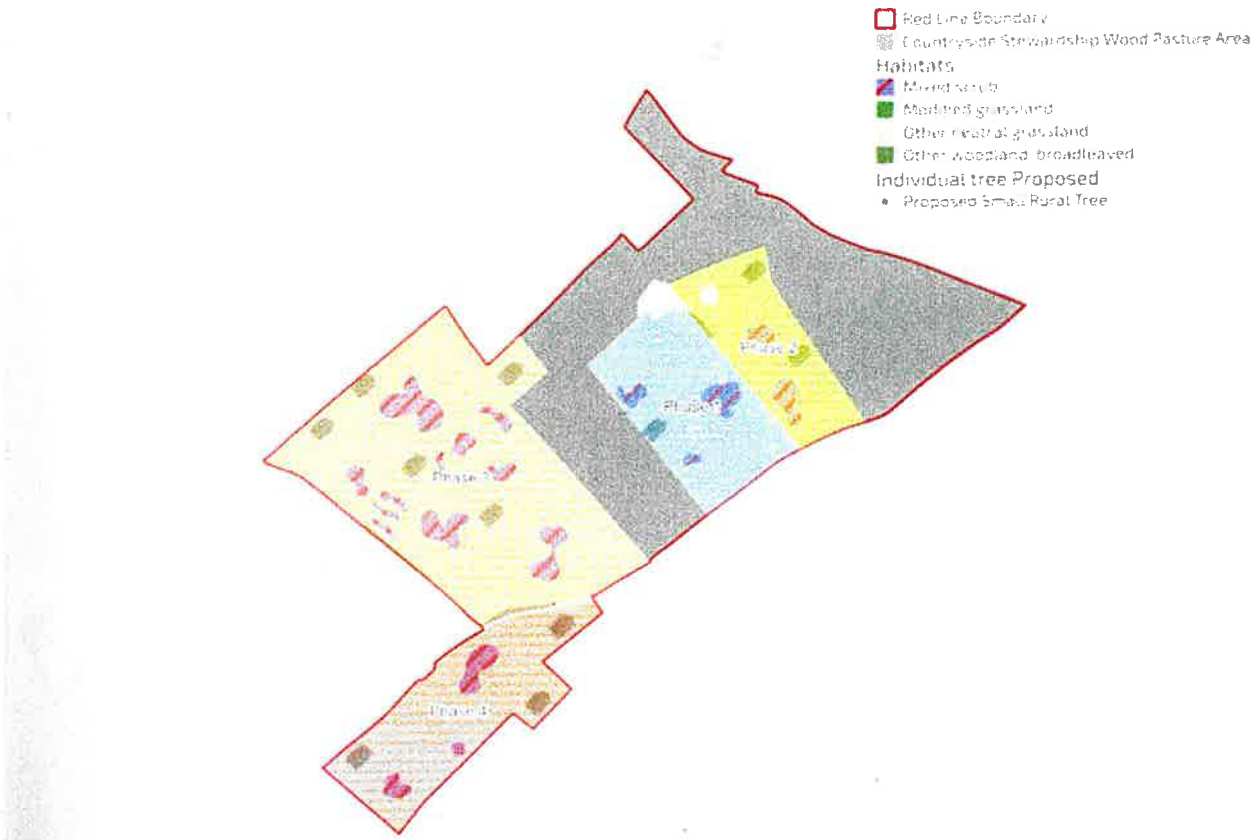
[redacted]

[redacted]

[redacted]

Plan 2

Phasing Plan



FPCR

[redacted]

Schedule 2

Phases

Owner's Covenants

1. The Owner covenants with the Council so as to bind each Phase of the Biodiversity Gain Site separately as follows:

(a) The Owner shall not commence the Habitat Creation and Enhancement Works on any Phase until it has served a Commencement Notice in respect of such Phase on the Council and FOR THE AVOIDANCE OF DOUBT the parties acknowledge and agree that the Owner shall not have commenced the Habitat Creation and Enhancement Works either by undertaking any works pursuant to a Countryside Stewardship or Environmental Land Management scheme or any other agri-environment scheme or by reducing any existing activities undertaken on the Biodiversity Gain Site prior to the date of this Deed.

(b) No later than 12 months after service of the first Allocation Notice relating to a Phase the Owner shall commence the Habitat Creation and Enhancement Works (including the Capital Works) and shall not further Allocate if it fails to do so

(c) Following commencement of the Habitat Creation and Enhancement Works (including the Capital Works) on a Phase to proceed diligently with them in accordance with the HMMP and use reasonable endeavors to meet the timings set out in Column 3 of Annex D (or as may be otherwise agreed in writing by the Council) and comply with the monitoring site visiting and other requirements for that Phase in accordance with and in order to give effect to Annex C (unless otherwise agreed in writing by the Council) and allow the Council to carry out the inspections referred to in Schedule 4

(d) To pay the Phase 1 BNG Monitoring Fee to the Council within twenty Working Days of the Commencement Notice for that Phase and not to commence the Habitat Creation and Enhancement Works on that Phase (including the relevant Capital Works) until the Council has received the Phase 1 BNG Monitoring Fee

(e) To pay the Phase 2 BNG Monitoring Fee to the Council within twenty Working Days of the Commencement Notice for that Phase and not to commence the Habitat Creation and Enhancement Works on that Phase (including the relevant Capital Works) until the Council has received the Phase2 BNG Monitoring Fee

(f) To pay the Phase 3 BNG Monitoring Fee to the Council within twenty Working Days of the Commencement Notice for that Phase and not to commence the Habitat Creation and Enhancement Works on that Phase (including the relevant Capital Works) until the Council has received the Phase 3 BNG Monitoring Fee

(g) To pay the Phase 4 BNG Monitoring Fee to the Council within twenty Working Days of the Commencement Notice for that Phase and not to commence the Habitat Creation and Enhancement Works on that Phase (including the relevant Capital Works) until the Council has received the Phase 4 BNG Monitoring Fee

(h) As soon as reasonably practicable after the completion of all the Capital Works on a relevant Phase to serve a Completion Notice for those Capital Works on the Council.

(i) The Owner shall manage and maintain each Phase in accordance with the HMMP for the Duration relating to such Phase so as to secure the Biodiversity Gain Units intended to be secured in respect of that Phase

Schedule 3

Allocation

1. The Owner covenants with the Council:

1.1 to notify the Council within 20 Working Days of each of the dates that:

(a) Part of the BNG Capacity on any Phase is Allocated; and/or

(b) All of the BNG Capacity on any Phase has been fully Allocated.

and in such notice to provide the following details of such Allocation:

i. including the date of Allocation,
ii. the Phase to which the Allocation relates,
iii. the number of Habitat Units, Hedgerow Units and Watercourse Units Allocated, and
iv. the development to which they have been Allocated.

1.2 Not to Allocate any BNG Capacity while an application to amend the Registration is pending unless the BNG Capacity as recorded on the Biodiversity Gain Site Register is sufficient to fulfil any such an Allocation. For the avoidance of doubt the first Allocation may be made before or at the same time as the registration of the Biodiversity Gain Site on the Biodiversity Gain Site Register.

1.3 The Owner shall not serve any Allocation Notice on the Council and any such purported service shall not be valid where the Council has served a Default Notice under Schedule 6 or a Progress Notice under Schedule 7 unless the Council expressly consents to Allocation Notices being served after service of such Default Notice or Progress Notice

Biodiversity Gain Site Register

2. The Owner covenants with the Council:

2.1 To Register the Biodiversity Gain Site on the Biodiversity Gain Site Register no later than when the first application to Register any Allocation on any Phase is made PROVIDED THAT the Council is hereby authorised to apply to revise the

Registration in line with any determination by the Expert;

2.2 To pay the Council's reasonable costs in respect of any application by it to amend the Registration pursuant to paragraph 2.1 of this Schedule.

2.3 To notify the Council in writing of the date of any Registration within 10 Working Days of it occurring;

2.4 If an application to Register the Biodiversity Gain Site is unsuccessful, as soon as reasonably practicable:

a. notify the Council in writing;

b. remedy the defects in the application;

c. re-apply to register the Biodiversity Gain Site on the Biodiversity Gain Site Register (if required); and

d. continue to notify the Council and remedy defects in any application until the Biodiversity Gain Site is Registered;

e. apply to amend the Registration if directed by the Expert under Clause 8

2.5 Not to amend the Registration without the Council's prior written approval, other than to Register an Allocation or where necessary to comply with this Deed.

Habitat Management and Monitoring Plan

3.1 The Owner may submit a written request to the Council for approval to an amendment to the Habitat Management and Monitoring Plan, such notice to include:

a. the proposed amended Habitat Management and Monitoring Plan;

b. a statement of reasons for such amendment; and

c. confirmation (with reasons) that the amendment would not prejudice: the use or management of the Biodiversity Gain Site in a manner inconsistent with its function to deliver Biodiversity Net Gain; and the continued functioning of the Biodiversity Gain Site for Biodiversity Net Gain or any existing Allocation.

3.2 Where the Council agrees (or the Expert determines) that an amended Habitat Management and Monitoring Plan is approved, to:

a. apply to amend the Registration as soon as reasonably practicable where necessary to reflect the BNG Capacity or Remaining BNG Capacity under the amended or replacement Habitat Management and Monitoring Plan; and

b. keep the Council informed of the progress of the application and take all reasonable steps to conclude it (including correcting and re-submitting it where necessary).

Recalculation of BNG Capacity

4. The Owner covenants with the Council:

4.1 Where a Variation Event occurs and there is Remaining BNG Capacity on a Phase that has not been Allocated:

a. not to further Allocate any Remaining BNG Capacity on a Phase until the Remaining BNG Capacity on a Phase is agreed under sub-paragraph 4.1b of this Schedule (or determined by the Expert under Clause 8);

b. to notify the Council of its calculation of the Remaining BNG Capacity on a Phase taking into account the Variation Event and submit it to the Council for approval;

c. that in the event of dispute over the calculation of the Remaining BNG Capacity on a Phase under sub-paragraph 4.1b of this Schedule, either party may refer the matter to an Expert for determination;

d. upon receipt of written approval from the Council for the calculation submitted under sub-paragraph 4.1b of this Schedule or by the Expert's determination it is accepted thereafter that the Remaining BNG Capacity on a Phase shall be deemed to be the amounts agreed and the Owner shall:

i. Allocate only up to the Remaining BNG Capacity on a Phase on this revised basis; and

ii. ensure the Biodiversity Gain Site Register in respect of the Biodiversity Gain Site reflects the revised Remaining BNG Capacity as soon as reasonably practicable.

Schedule 4

Covenants by the Council

The Council covenants with the Owner:

1. Not to use the BNG Monitoring Fee for anything other than the evaluation, monitoring, measuring of, overseeing and compliance with the HMMP and other obligations in this Deed.
2. To act reasonably in response to a request by the Owner made pursuant to paragraph 3.1 of Schedule 3.

The Council further hereby acknowledges and agrees with the Owner that:

3. The management of the Biodiversity Gain Site in full compliance with the HMMP and terms hereof would generate the number of Biodiversity Units per Phase as set out in the Definition relating to such Phase

4. The service of an Allocation Notice shall be sufficient evidence that the relevant development has acquired the number of Biodiversity Gain Units stated therein PROVIDED THAT:

    a. this Deed and/or the relevant Phase and/or Biodiversity Gain Site to which the Allocation Notice relates is registered on the Biodiversity Gain Site Register; and
    b. the Allocation detailed in the Allocation Notice is registered on the Biodiversity Gain Site Register;

5. It has no reason to believe that the management of the Biodiversity Gain Site pursuant to the HMMP would not meet the criteria necessary for the scheme to be registered on the Biodiversity Gain Site Register.

6. In the event that this Deed cannot be registered on the Biodiversity Gain Site Register, then clauses 19.2 and 19.3 shall apply

7. The parties hereto acknowledge that the number and type of Biodiversity Units

generated by the management of the Biodiversity Gain Site pursuant to the HMMP may increase over time. The Owner may submit to the Council an updated HMMP for approval pursuant to paragraph 3.1 of Schedule 3 to enable any increase in the number of Biodiversity Units generated by the Biodiversity Gain Site, PROVIDED THAT this clause does not breach the Act or the Environment Act (as in force from time to time).

Inspection of the Capital Works

8. To inspect the Capital Works following receipt of the Completion Notice;

8.1 Where Capital Works are inspected

i. to issue a Certificate of Completion if the Capital Works have been completed to the reasonable satisfaction of the Council

ii. to notify the Owner of any defects, if the Council determines that the Capital Works have not been completed; and

iii. where the Owner issues a subsequent Completion Notice following completion of any remedial works required by the Council following notice given under paragraph 8.1(ii). to re-inspect the Capital Works in accordance with paragraph 8 of this Schedule and to comply with paragraph 8.1. of this Schedule until it issues the Certificate of Completion.

Schedule 5

Transfer of Biodiversity Gain Site

The Owner covenants with the Council.

1. Not to Transfer the whole of any part of the Biodiversity Gain Site where the proposed Transfer relates to an area which constitutes part only of the Biodiversity Gain Site or would divide it into separate parcels without the written consent of the Council pursuant to a notice served on it by the Owner requesting such consent

2. A notice to the Council under paragraph 1 of this schedule shall include:

   2.1 a detailed plan on a scale approved by the Council showing the area of the Biodiversity Gain Site to be transferred.

   2.2 details of the transferee including its name and address or if a company details of its directors and shareholders.

   2.3 details of the experience of the transferee in nature conservation

   2.4 details of how the transferee will fund the obligations of the Owner hereunder.

   2.5 the terms and conditions of the proposed Transfer.

Schedule 6
Default

The Owner covenants with the Council:

1. To allow the Council (including all persons duly authorized by it) to enter the Biodiversity Gain Site (at their own risk) after its having given two Working Days' notice (which need not be given if the Council considers that matters are occurring which would if continued destroy or seriously damage a habitat) at all reasonable times (in accordance with all health and safety requirements notified to the Council by the Owner) for the purposes of monitoring compliance with the HMMP and other requirements of this Deed,

2. In the event that the Council (acting reasonably) considers that the Owner is in substantial breach of the HMMP or any terms hereof the Council may serve notice ("Default Notice") on the Owner setting out the breach which it considers to have occurred or be occurring, such steps which it considers necessary to remedy such breach and time period during which it requires such breach to be remedied which shall be not less than 30 Working Days. and will be such reasonable period as the Council considers necessary having regard to the nature of the breach

3. In the event that the Council serves a Default Notice on the Owner the Owner shall remedy the breach within the relevant period prescribed for such purpose in the Default Notice

4. If at the end of the period specified in a Default Notice to remedy a breach the same has not been remedied to the satisfaction of the Council, the Council may enter the Biodiversity Gain Site with such officers, employees, contractors, agents, vehicles, plant, machinery and equipment as it deems necessary, and carry out such actions as it deems necessary to remedy such breach

5. The Owner shall pay to the Council all reasonable and proper costs and expenditure of any kind which it reasonably and properly incurs as a result of exercising the right at paragraph 4 above within 20 Working Days of receiving notice of a demand for such payment.

6. In the event of a breach resulting in the service of a Default Notice, the Owner shall pay to the Council any BNG Monitoring Additional Fee which it incurs within 20 Working Days of receiving notice of a demand for such payment

7. If the Council after serving more than two (2) Default Notices which have not been complied with may exercise its rights set out in this Schedule through a Nominee.

Schedule 7

1. In the event that the Owner shall have sold Biodiversity Units but in the reasonable opinion of the Council it shall have failed to perform its obligations under the HMMP in a timely manner such as to fail to achieve a reasonable degree of progress the Council may serve on the Owner a notice setting out the matters which it considers should be carried out by the Owner ("Progress Notice").
2. On receiving a Progress Notice the Owner shall cease forthwith to market, sell, allocate or register any further Biodiversity Units without the consent of the Council
3. The Council may withhold giving its consent under paragraph 2 of this Schedule until such time as it considers that sufficient progress has been made on the implementation of the HMMP to justify its withdrawing the Progress Notice and the Owner may on receipt of a further notice from the Council ("Resumption Notice") resume the marketing sale and registration of Biodiversity Units.
4. The Council may set out in the Resumption Notice any costs or expenditure which it shall have incurred either as a result of actions which it shall have taken under Schedule 6 and/or serving a Progress Notice and a Resumption Notice and the Council shall be entitled to recover such costs and expenditure from the Owner and the Owner shall pay all monies which it receives it shall have received from the sale of Biodiversity Units before or after the service on it of the Progress Notice or Default Notice as the case may be to the Council until it shall have received such monies in full

IN WITNESS WHEREOF the Owner and the Council have executed this instrument as a Deed the day and year first before written.

Executed as a **DEED** by **THE FERALS FARM LIMITED**
acting by **Akshay Sanghrajka**, a director and
Georgina Sanghrajka, a director

Signature:..... [redacted]
Akshay Sa[redacted]

Signature:..... [redacted]
Georgina Sanghrajka, Director

The Common Seal of
DORSET COUNCIL
was hereunto
affixed in the presence of

[redacted]

(Authorised Signatory)

nex A - the HMMP

Habitat Management and Monitoring Plan

Site Name:	The Ferals, Tarrant Keyneston, Dorset
Date:	27/03/2025
Version:	Issue 4

Author:

Client: Akshay and Georgie Sanghrajka

FPCR environment & design

Provide version control details in this table. Begin recording from each time the management plan is altered throughout the management and monitoring period.

Rev	Issue Status	Prepared by / Date	Approved by / Date
A	Draft	LPL / 01.12.23	APD / 01.12.23
B	Draft	TLT / 02.02.24	
C	Draft	EBH / 27.03.25	APD / 01.04.25
D	Issue	JGW / 08.04.25	APD / 15.04.25

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
This document has been prepared by FPCR Environment and Design Ltd, Lockington Hall Business Centre, Lockington, Derby DE74 2RH.

can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	Biodiversity Unit Bank
Development Name and Address	N/A
BNG Project Name and Address	The Ferals, Tarrant Keyneston, Dorset, DT11 9JH
Author Organisation	FPCR Environment and Design Ltd
Landowner	Akshay and Georgie Sanghrajka
Land Manager	Landowner
Period covered by this management plan	2025 – 2057
Planning authority	Dorset Council
Planning reference (if applicable)	N/A
BNG register reference (if applicable)	Akshay and Georgie Sanghrajka
Central OS grid reference	ST 93317 04101
Metric revision/title	Statutory Metric
Responsible person/organisation for creating or enhancing the habitat	Akshay and Georgie Sanghrajka
Are any Irreplaceable Habitats present onsite? If Yes, provide a list in PB-B03	Yes: ☐ No: ☒

FPCR Environment and Design Ltd have prepared this Habitat Management and Monitoring Plan (HMMP) on behalf of Akshay and Georgie Sanghrajka to support the establishment of a Habitat Bank. The proposals include a range of habitat creation and enhancement measures which will be undertaken across the site to generate biodiversity units, and to create a mosaic of habits at the site. These will be implemented through a phased approach based on the overall sale of credits, with tangible areas of habitat delivered by field parcel. Habitat enhancements include measures to:

- Restore grassland via enhancement and create species-rich neutral grassland in place of existing low distinctiveness habitats.
- Create small patches of mixed scrub habitat with glades and clearings across restored grasslands.
- Create small clusters of trees across the site through native species planting.

Timescales for Actions PB-B04

The proposals to manage the habitat for a 30-year period will begin once all BNG habitat creation and enhancement works have been implemented. Commencement of habitat creation and enhancement works will begin in summer-autumn 2025 and are thought to take 1-2 years to complete.

The condition monitoring and reporting will begin in Year 1 following the completing of habitat creation and enhancement works, anticipated to be in 2026.

Monitoring Requirements PB-B05

Monitoring will initially commence annually during habitat establishment of this HMMP. Following this, monitoring will be undertaken every five years through the life of this 30-year HMMP (with the exception of a further survey of grasslands in year 7). The key aim of monitoring will be to track the success of targets for habitat creation/enhancement and to trigger remedial measures where necessary.

This is an adaptive management plan; over time, it may be necessary to adjust management measures according to the success of the outcomes. This will be a process of monitoring, evaluating, and modifying the plan as required to reach the same desired outcomes. The responsible authority will be consulted if any significant changes are required.

Required Consents & Licences PB-B06

No consents or licences are expected to be needed for this project.

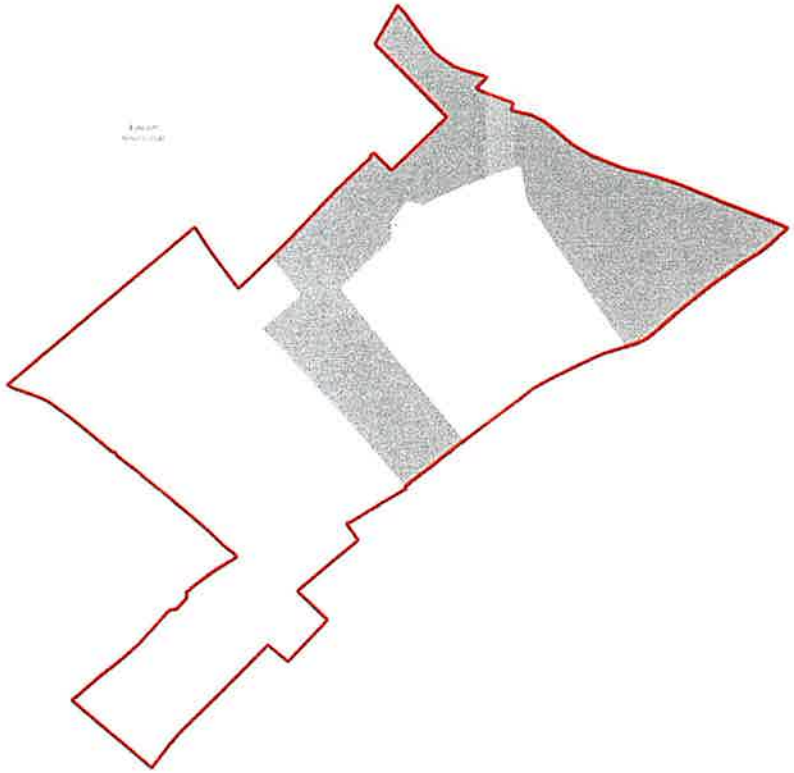
delivery.

Legal Agreement PB-B08

Section 106 agreement with Dorset Council.

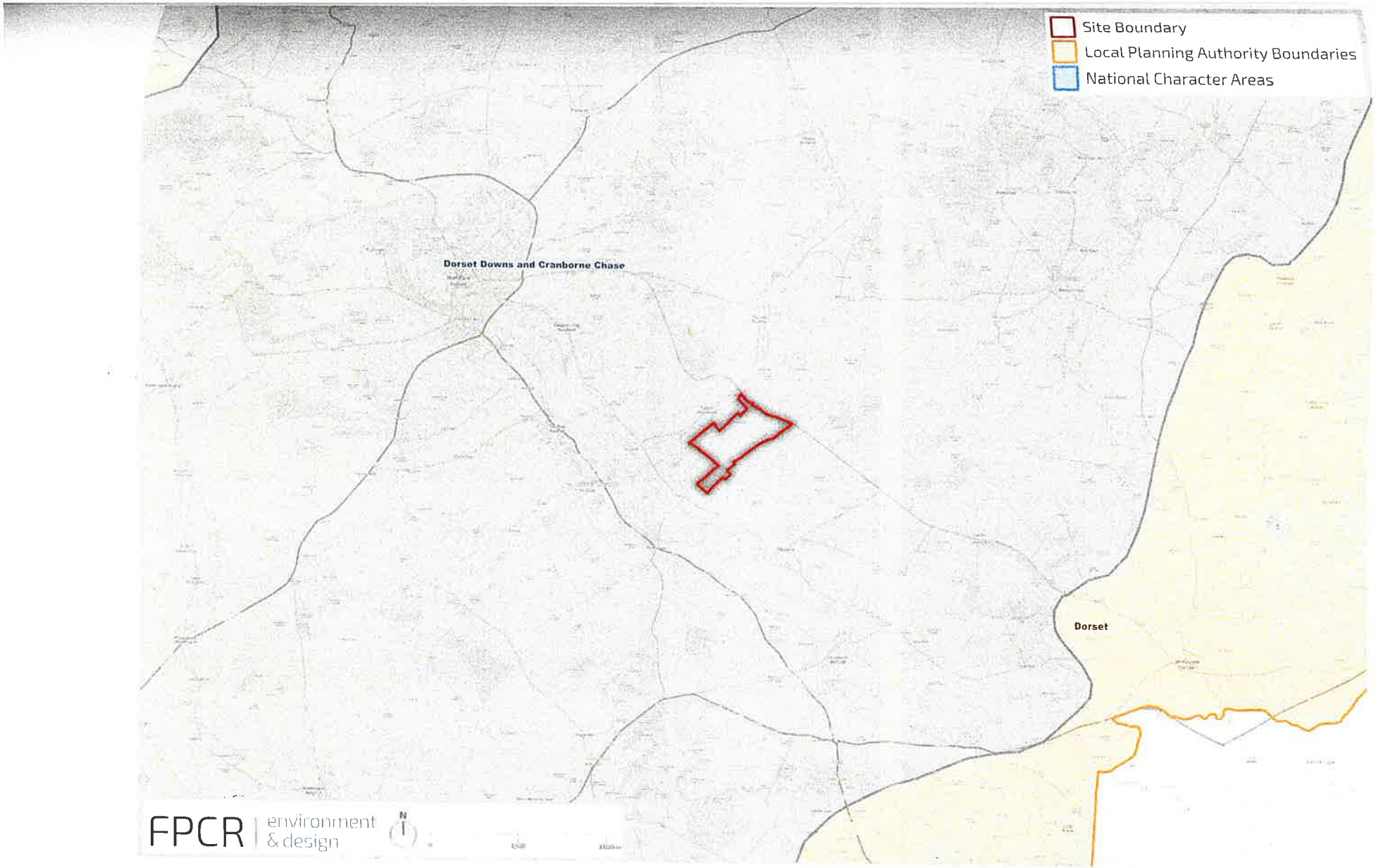
Site Boundary Plan PB-F01

Site Boundary
Countryside Stewardship Wood Pasture Area



FPCR | environment & design

N


Site Boundary
Local Planning Authority Boundaries
National Character Areas
Dorset Downs and Cranborne Chase
Dorset
FPCR | environment & design
N

Phasing Strategy

Will the proposed work measures be delivered in phases? PB-B09a | **Yes**

Due to the phased nature of the scheme and the scale of habitat creation to be undertaken it is anticipated that habitat creation will not be commenced until the units have been purchased by third parties. This applies to any futures phased delivery of habitat creation/enhancement. In order to keep track of unit sales a log will be kept which allocates units/parcels of land to a specific buyer; this can then be tracked centrally. This log will be shared with the LPA during the monitoring reporting and at any other stage as required. The phasing strategy plan is shown below.

FPCR

Phasing and Monitoring Specification Table PB-B09b

Phase	Habitats created/enhanced	Creation specification document reference link (press ctrl + click)	Habitat commencement completion year	Monitoring specification document reference link (press ctrl + click)
Phase 1	Other neutral grassland	Grassland Creation, Enhancement & Management Detailed Methods Page 35	Please See year 1 + year 2 of Detailed creation, enhancement and	Monitoring to be undertaken in years specified
		Enhancement & Management Detailed Methods Page 45		actions 1 and 2 (Activities to complete creation works for scrub and tree planting complete in year 1. ONG to be sown in year 2)
	Individual trees	Individual trees Creation, Enhancement & Management Detailed Methods Page 48		
Phase 2	Other neutral grassland	Please see F1 phase links	Please see F1 phase links	Please see F1 phase links
	Mixed scrub			
	Individual trees			
Phase 3	Other neutral grassland	Please see F1 phase links	Please see F1 phase links	Please see F1 phase links
	Mixed scrub			
	Individual trees			
Phase 4	Other neutral grassland	Please see F1 phase links	Please see F1 phase links	Please see F1 phase links
	Mixed scrub			
	Individual trees			

Capital Works Table: summarising when (after commencement) the enhancement/creation capital works for each habitat in each phase will be completed PB-B09c

Phase	Habitat type	Year of anticipated completion after commencement of activity.	Completion activity	HMMP Table name, table reference and row number
Phase 1	Other neutral grassland	2	• Apply Green Hay from a suitable donor Site OR locally sourced seed mix • All seeding should occur between September and October and avoid periods of	Grassland Creation, Enhancement and Management Detailed Methods GH-T02 **Row 1**

			extreme drought or wet.	
	Mixed scrub	1	• Fence off areas of scrub planting (only if grazing management is used). • Ground preparation • Native scrub whip planting • Selective thinning of existing scrub.	Scrub Creation, Enhancement and Management Detailed Methods SC-T02 **Rows 1, 2, 3 and 5**
	Individual trees	1	• Plant 2-3 year old whip.	Individual trees Creation, Enhancement and Management Methods UT-T02 **Row 1**
Phase 2	Other neutral grassland	2	• Apply Green Hay from a suitable donor Site OR locally sourced seed mix • All seeding should occur between September and October and avoid periods of extreme drought or wet.	Grassland Creation, Enhancement and Management Detailed Methods GH-T02 **Row 1**
	Mixed scrub	1	• Fence off areas of scrub planting (only if grazing management is used). • Ground preparation • Native scrub whip planting	Scrub Creation, Enhancement and Management Detailed Methods SC-T02 • **Rows 1, 2, 3 and 5**
			• Selective thinning of existing scrub.	
	Individual trees	1	• Plant 2-3 year old whips.	Individual trees Creation, Enhancement and Management Methods UT-T02 **Row 1**
Phase 3	Other neutral grassland	2	• Apply Green Hay from a suitable donor Site OR locally sourced seed mix • All seeding should occur between September and October and avoid periods of extreme drought or wet.	Grassland Creation, Enhancement and Management Detailed Methods GH-T02 **Row 1**
	Mixed scrub	1	• Fence off areas of scrub planting (only if grazing management is used). • Ground preparation • Native scrub whip planting • Selective thinning of existing scrub.	Scrub Creation, Enhancement and Management Detailed Methods SC-T02 **Rows 1, 2, 3 and 5**
	Individual trees	1	• Plant 2-3 year old whips.	Individual trees Creation, Enhancement and Management Methods UT-T02

				Row 1
Phase 4	Other neutral grassland	2	• *Apply Green Hay from a suitable donor Site OR locally sourced seed mix* • All seeding should occur between September and October and avoid periods of extreme drought or wet.	Grassland Creation, Enhancement and Management Detailed Methods GH-T02 **Row 1**
	Mixed scrub	1	• Fence off areas of scrub planting (only if grazing management is used). • Ground preparation • Native scrub whip planting • Selective thinning of existing scrub.	Scrub Creation, Enhancement and Management Detailed Methods SC-T02 **Rows 1, 2, 3 and 5**
	Individual trees	1	• Plant 2-3 year old whips.	Individual trees Creation, Enhancement and Management Methods UT-T02 **Row 1**

Roles & Responsibilities

Ecologist or Other Professional Responsible for HMMP PB-B10	
Name/Initials	Adam Day
Organisation	FPCR Environment and Design Ltd
Responsibility / Start Date:	April 2025 / End Date: April 2057

Adam will be responsible for overseeing the preparation of this HMMP and for providing ecological advice on the delivery of the habitat establishment and management prescriptions provided. Adam will also be responsible for ensuring the landowner/management organisation is aware of protected and/or notable species constraints present on site.

Statement of Competency

As one of the leading consultancies in the advancement and delivery of BNG, FPCR has worked with a broad range of landowners, Local Authorities, and government bodies to establish banks of biodiversity units. The experienced team at FPCR has a proven record and competency in delivering Habitat Banking schemes.

Adam is an Associate Ecologist with eleven years' experience working in the environmental sector; specialising in all aspects of botany and Biodiversity Net Gain. Adam is an Associate Member of the Chartered Institute for Ecology and Environmental Management. Adam leads FPCR's work on Biodiversity Net Gain for the Exeter office. His team provides support for clients in both the public and private sectors, assisting them in achieving their targets for development while protecting local wildlife and enhancing ecosystems. Adam is currently working to deliver several Biodiversity Bank schemes and has worked on over 100 site assessments for development schemes.

Landowner or Land Manager PB-B11				
Name/Initials		Akshay and Georgie Sanghrajka		
Organisation		The Ferals		
Responsibility	Start Date:	April 2025	End Date:	April 2057

Akshay and Georgie Sanghrajka will be responsible for the delivery of the habitat creation, enhancement and management prescriptions detailed within this report. They will also be responsible for ensuring that ongoing monitoring is undertaken and that monitoring reports are provided to Dorset Natural Environment Team on the dates specified within the document.

Statement of Competency

Akshay and Georgie have been running The Ferals Farm for a number of years managing the farmed areas of the land as well as the habitats of biodiversity value including hedgerows and grassland margins alongside local contractors. In this time, they have also sought advice and training from and worked alongside local experts in habitat management, including Dorset Wildlife Trust, to establish areas of the farm that are now manged as wood pasture.

Name/Initials		*Akshay and Georgie Sanghrajka*		
Organisation		*The Ferals*		
Responsibility	*Start Date:*	*April 2025*	*End Date:*	*April 2057*
As per landowner details				
Statement of Competency				
As per landowner details				

LPA / Responsible Body for Reviewing HMMP PB-B13				
Name/Initials		Sam Williams		
Organisation		Dorset Natural Environment Team		
Responsibility	Start Date:	April 2025	End Date:	April 2057
TBC based on consultation with the LPA.				

Overview of Baseline Site Use PB-B14

The Ferals is situated on the eastern edge of Tarrant Keyneston, a village and civil parish in Dorset, England and is comprised of four medium and large sized fields covering an area of approximately 100.7ha. The site is currently actively managed for agricultural purposes that are classified as a mixture of arable cropland, as well as some smaller areas of set aside tussocky grassland left for nature.

Other areas of habitat are found within the site area, including a small strip of modified grassland, two smaller parcels of 'other neutral grassland', and two small areas of woodland.

The areas of each habitat are as follows:

- Arable cropland: 63.3 ha
- Other neutral grassland: 1.6ha
- Modified grassland: 0.3ha
- Other woodland broadleaved: 0.3ha

Fields typically have narrow margins and are all bordered by large native hedgerows with few trees. Small copses are present near to The Ferals buildings which are mixed woodland with some non-native trees for wind protection.

Adjacent to the eastern boundary of The Ferals is the National Trust owned Bishops Court Farm, a former intensive diary which is currently being left to rewild as part of the Trust's Kingston Lacy area management.

Overview of Proposed Site Use PB-B15

The site will be managed as a biodiversity unit habitat bank for at least 30 years. Habitats will primarily include wildflower meadows, mixed scrub patches and individual trees.

Baseline/Environmental Information	Check box if included	Document Reference / Reason not included
Statutory/Non-statutory Designated Sites	☒	In this document
Protected and Notable Species	☒	In this document
Invasive Non-Native Species (INNS)	☒	In this document
Biological Records Plan - Sites & Species	☒	In this document
Baseline Habitats Survey	☒	In this document
Public Access	☒	In this document
Climate	☒	In this document
Geology & Topography	☒	In this document
Agricultural Land Status	☒	In this document
Soils & Substrates	☒	In this document
Contaminated Land	☐	No contaminated land
Hydrology & Drainage	☒	In this document
Flood Risk Zones	☒	In this document
Landscape Character & Designations	☒	In this document
Historic Land Use	☒	In this document
Historic Environment & Earth Heritage	☒	In this document
Other – Phasing detail	☒	In this document

2. Baseline and Environmental Information

Biological Records

Designated Sites (BI-T01)

Provide a concise summary of the designated sites within the designated sites that could be effected by the project and any potential impacts from the project (as determined by professional judgement).

Site Name	Designation	Distance from Site	Potential Impact from Project
Blandford Camp	SSSI	3.2km northwest of the site boundary	Negligible
Oakhills Coppice	SSSI	6.03km northeast of the site boundary	Negligible
Hod and Hambledon Hills	SSSI	9.4km north-west of the site boundary	Negligible
Holt and West Moors Heaths	SSSI	8.6km east of the site boundary	Negligible
Handcocks Bottom	SSSI	7.8km north-west of the site boundary	Negligible
Corfe & Barrow Hills	SSSI	8.4km south-east of the site boundary	Negligible
Corfe Mullen Pastures	SSSI	7.7km south-east of the site boundary	Negligible
Upton Heath	SSSI	9.06km south-east of the site boundary	Negligible
East Coppice	SSSI	9.09km south of the site boundary	Negligible
Morden Bog and Hyde Heath	SSSI	9.7km south of the site boundary	Negligible
Dorset Heathlands	RAMSAR	8.5km south-east of the site boundary	Negligible

Summary of Designated Sites (BI-B01)

The closest SSSI is Blandford Camp, situated 3.2km northwest of the site boundary. This site is designated for their chalk downland interest. A further eight SSSIs and one RAMSAR site were identified within 10km of the study area, as specified in the previous table.

Constraints and Opportunities to Project (BI-B02)

Due to the habitats, and distance from the site the designated sites do not provide any constraints or opportunities to the project.

Provide a concise summary of the notable species records within the zone of influence of the project and any potential impacts from the project.

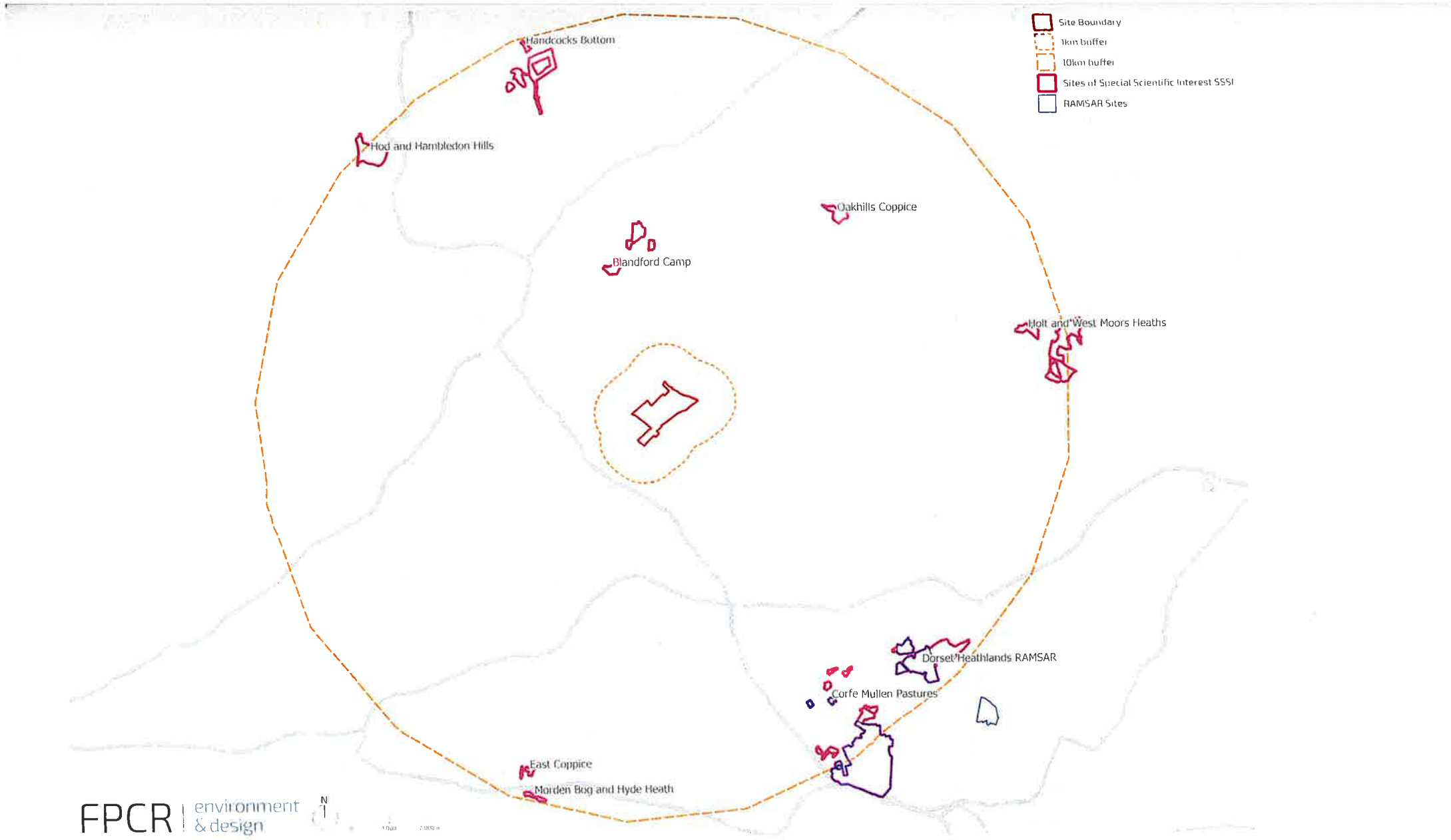
Species	Dates	Conservation Status	Distance of Closest Record	Potential Impact from Project
Badger	2025	Badgers Act 1992	On site	Positive
Brown hare	2025	NERC S41	On site	Positive
Short-eared owl	2024	WCA S1, NERC S41	On site	Positive
Yellowhammer	2025	NERC S41	On site	Positive
Grey partridge	2025	NERC S41	On site	Positive
Greater horseshoe bat	2024	WCA, Habs regs Annex II	On site	Positive
Barbastelle bat	2024	WCA, Habs regs Annex II	On site	Positive
Serotine bat	2024	WCA	On site	Positive
Noctule bat	2024	WCA	On site	Positive
Common pipistrelle bat	2024	WCA	On site	Positive
Soprano pipistrelle bat	2024	WCA	On site	Positive
Long eared bat species	2024	WCA	On site	Positive
Myotis bat species	2024	WCA	On site	Positive

Summary of Protected & Notable Species (BI-B03)

The adjacent table shows a summary of protected species recorded during survey visits including from static detector surveys for bats. This includes brown hare, badger, short-eared owl, yellowhammer, grey partridge and a number of bat species. These species will all benefit from the habitat management proposals.

Constraints and Opportunities to Project (BI-B04)

In the long term, once the created habitats have established, the project will have a positive impact on all protected species which have been recorded in the area. The grasslands will provide improved foraging habitats for a range of bats, other mammals, birds, reptiles, amphibians, and invertebrates.



FPCR | environment & design

Ecologist Responsible for Baseline Surveys (BI-T03)	
Name	Adam Day BSc(hons), MSc, ACIEEM
Organisation	FPCR Environment and Design Ltd
Survey Date	30th June 2023 (subsequent visits regularly)

Statement of Competency

Adam is an Associate Director of Ecology at FPCR with over 13 years of experience working in ecology and conservation, specialising in habitat surveying. Adam has developed a proven track record of delivering a high standard in all elements of work from his extensive experience in protected species surveying to the preparation of reports and the delivery of technical advice to a broad range of clients and for a diverse range of schemes.

Adam is a key member of the Biodiversity Net Gain (BNG) delivery team at FPCR in the South and South West, providing his expertise on botanical and habitat surveying to assist with the delivery of BNG metric calculations to support planning applications and to design bespoke habitat management and monitoring plans. Adam is a BSBI FISC Level 4 standard surveyor.

Survey Conditions & Limitations

No adverse conditions were present during the survey that would have affected the results of the survey. The habitats present were in typical agricultural management regimes for the locality and region. All described habitats below are accurate for the time of survey, although may have been harvested prior to survey.

Are there any Signs or Evidence that the Baseline Habitats have been Purposefully Degraded Since 30th January 2020? (BI-B05)

There was no evidence of purposeful degradation since 30th January 2020.

If Habitats have been Purposefully Degraded, Provide Details of how this has been Accounted for (BI-B06)

N/A

***Habitats** (BI-T04)*

Parcel Refs	Habitat Type & Code	Priority / Irreplaceable	Description & Condition Justification	Condition	Area (ha)
Phase 1-4	Arable and horticulture (c1)	No	Arable cropland (including perennial, woody crops, and intensively managed, commercial orchards), commercial horticultural land (such as nurseries, commercial vegetable plots and commercial flower growing areas), freshly ploughed land, annual leys, rotational set-aside, and fallow. Condition assessment is not applicable for arable habitats.	N/A	87.17
Phase 1-4	Modified grassland (g4)	No	Vegetation dominated by a few fast-growing grasses on fertile, neutral soils. It is frequently characterised by an abundance of Rye grass *Lolium* spp. And White Clover *Trifolium repens*.	Poor	11.6
Phase 1,3 and 4	Other neutral grassland (g3c)	No	Perennial Rye-grass *Lolium perenne* is likely to be present at <30% with between 9 and 15 further species (m2) also present.	Poor	1.6
Phase 2	Other woodland; broadleaved (w1g7)	No	Land with more than 25% cover of trees more than 5m in height where the percentage cover of broadleaved trees exceeds 80% of the total cover. Generally applied to plantation woodland.	Poor / Moderate	0.3

Priority and Irreplaceable Habitats

Summary of Priority and Irreplaceable Habitats (BI-B07)

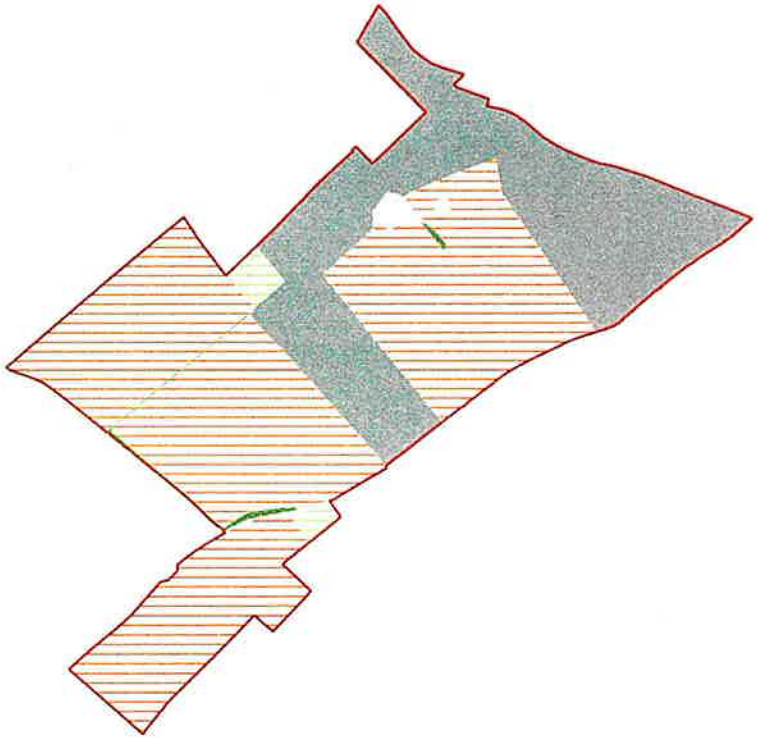
No irreplaceable habitats are found on site.

Potential Constraints and Opportunities to Project (BI-B08)

Medium distinctiveness habitats will all be retained and enhanced throughout the proposals and so will not pose a constraint to the habitat creation and management proposals provided.

Red Line Boundary
Countryside Stewardship Wood Pasture Area

Baseline Habitats
- Cereal crops
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved

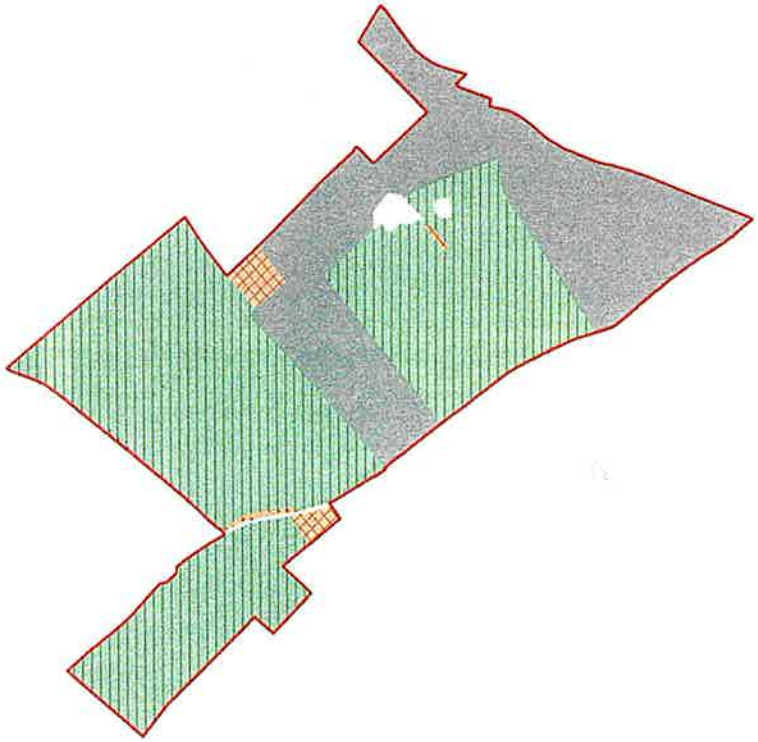


FPCR environment & design

Red Line Boundary
Countryside Stewardship Wood Pasture Area

Baseline Habitat Condition
- Moderate
- Poor
- Condition Assessment N/A

Baseline Habiutat Distinctiveness
- Medium
- Low



FPCR environment & design

Relevant Land Tenure Information (EI-B01)

All land within the site boundary is Freehold owned by the Sanghrajka family.

Potential Impact to Scheme (EI-B02)

All management prescriptions detailed within this management plan will be the responsibility of the current land owner of the site. Therefore, there will be no constraints to completing the management prescriptions in relation to land tenure.

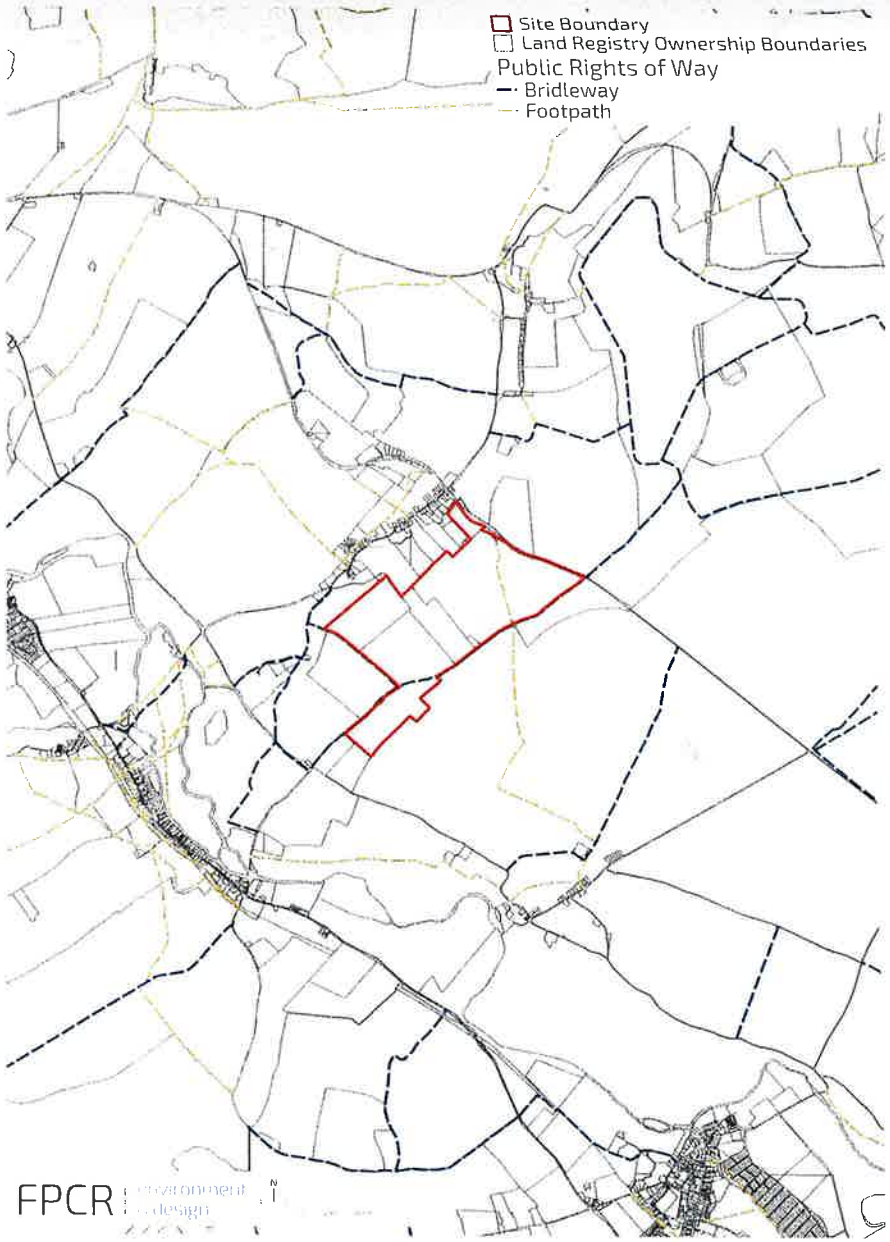
Public Access Information (EI-B03)

A public footpath runs across the site as shown in the adjacent figure.

Potential Impact to Scheme (EI-B04)

The existing rights of way will be retained and enhanced by the creation of high-quality habitats that will restore the farm's place visually within the landscape in both habitat and heritage terms.

Land Tenure & Public Access Plan (EI-F01)



Climate

Current Climate Information (EI-T01)	
Nearest weather station details:	The nearest source of long-term weather information is from the Met Office weather station at Fontmell Magna, approximately 19km north-west of the Site.
Days rain per year	130
Average annual rainfall mm	896
Average temperature °C	14.6 °C
Highest temperature – Month and temperature °C	July – 21.7°C
Lowest temperature – Month and temperature °C	February – 1.6 °C
Average annual hours of sunshine	1482.97
Sunniest month & average hours of sunshine	May – 196.58hrs
Average number of days with air frost	51.81
Frostiest month & number of days	January – 11 days

Potential Impact on Project (EI-B05)

The climate is typical of southern Britain at slight elevation on downland and so species mixes selected for planting and/or seeding should be appropriate for this climate, with frost resistant perennial species that are tolerant of seasonal variations in soil moisture. This will be easily achievable for the habitats proposed.

Potential Impact of Climate Change on Proposals (EI-B06)

As a result of climate change, it is anticipated that all areas of the UK are projected to get warmer which will result in drier, warmer summers and milder, wetter winters.

It is important that throughout the site species mix selection should consider that summer soil moisture may be significantly drier and must therefore be tolerant to seasonal variations in soil moisture regimes. This is particularly important for grassland habitat creation.

By having a wide variety of species that are adapted to varying degrees of soil moisture, this will allow the site to remain resilient to climate change by encouraging a more diverse seedbank within the soils. This will allow a degree of flexibility in the sward to allow species to establish based on the soil moisture regimes throughout the site.

Geological Information (EI-B07)

The majority of the site lies over Seaford and Newhaven chalk formation, chalk bedrock typical of the downland of this southern upland area. A small fraction of the area that goes along the west site boundary lies over Tarrant chalk.

Potential Impact to Scheme (EI-B08)

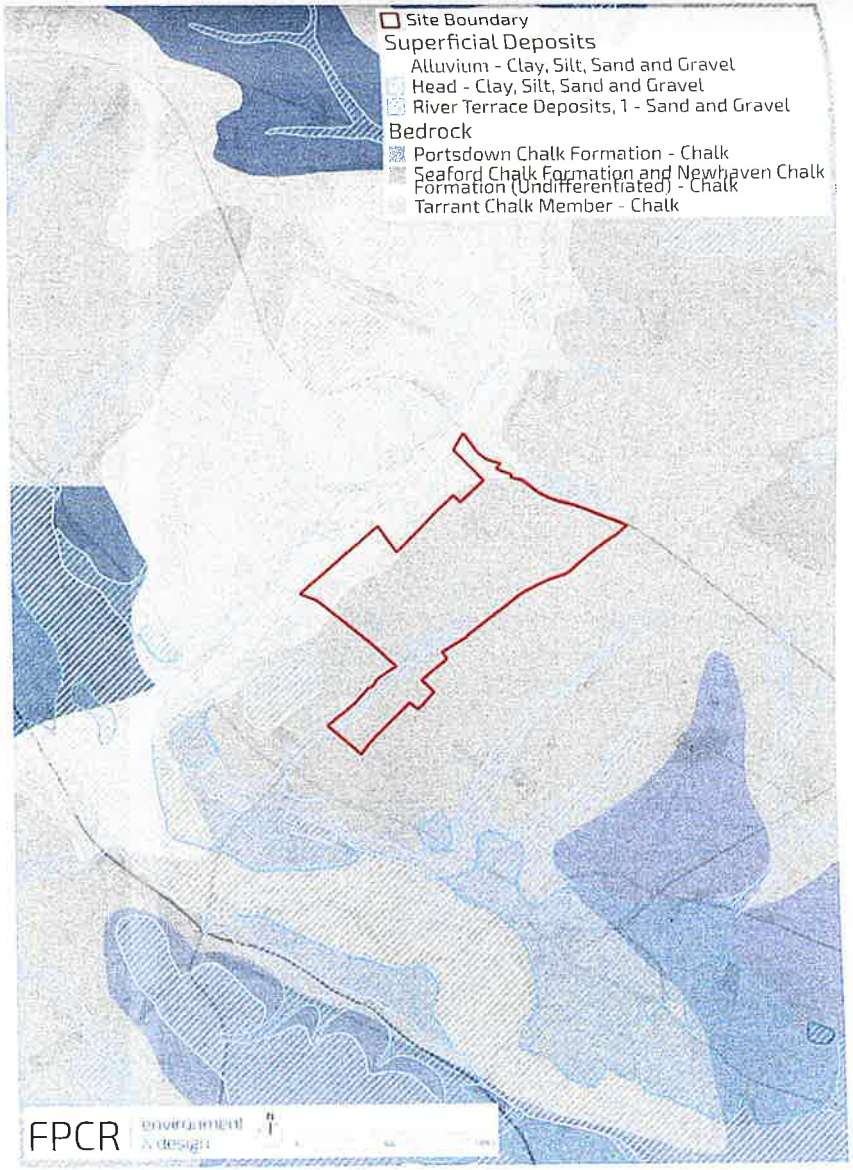
Bedrock types across the site are typical of those throughout the region and are unlikely to have any negative impacts on the proposals. This bedrock type leads to freely draining soils that do not retain high nutrient loads which overall will benefit the scheme.

Topography (EI-B09)

Recent open-source digital terrain model (DTM) lidar data is available to a resolution of 1m for the site.

Potential Impact to Scheme (EI-B10)

The proposed habitats and the topography of the site are both representative of the general area. Therefore, there will be no potential impact to the scheme due to topography.



Agricultural Land Status (EI-B11)

Most of the site is in Agricultural Land Grade 3 and is therefore good to moderate quality agricultural land.

Grade 3 land is defined as:

"This land has moderate limitations that affect the choice of crops to be grown, timing and type of cultivation, harvesting or yield. The yield of more demanding crops grown on this land is generally lower or more variable than on Grade 1 and 2"

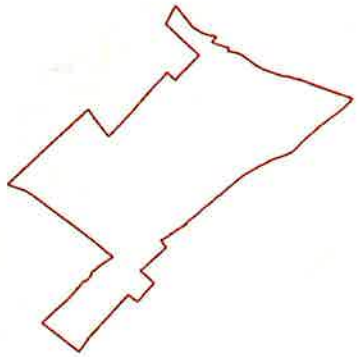
A small proportion of the westernmost area of the site lies in Agricultural Land Grade 4 and is Poor Quality agricultural land.

Grade 4 is defined as:

"Land included within this grade suffers severe limitations that significantly restrict the range and/or yield of crops to be grown. This land is mainly suited to grass with occasion arable crops – the yields of which are variable. In moist climates grass yields are likely to be moderate to high but there are often difficulties in utilisation. Very droughty arable land is also included in this land grade".

Potential Impact on Project (EI-B12)

Whilst the proposals will result in the loss of some good quality arable land, overall, the environmental and biodiversity benefits achieved with the change in agricultural use will be extremely beneficial to the local farming landscape.



Site Boundary
Agricultural Land Status
Grade 2
Grade 3
Grade 4

FPCR environment & design

N

Soils & Substrates (EI-T02)

Summary of Soils Information (EI-B13)

The site soils are predominantly shallow lime rich soils over chalk and freely draining lime-rich loamy soils, with a small patch of loamy and clayey floodplain soils with naturally high groundwater. These have a pH of between 7.1 and 8.0.

Soil nutrient levels are low for both P and K, which is typical for soils of this free draining type which readily shed nutrients once inputs are ceased.

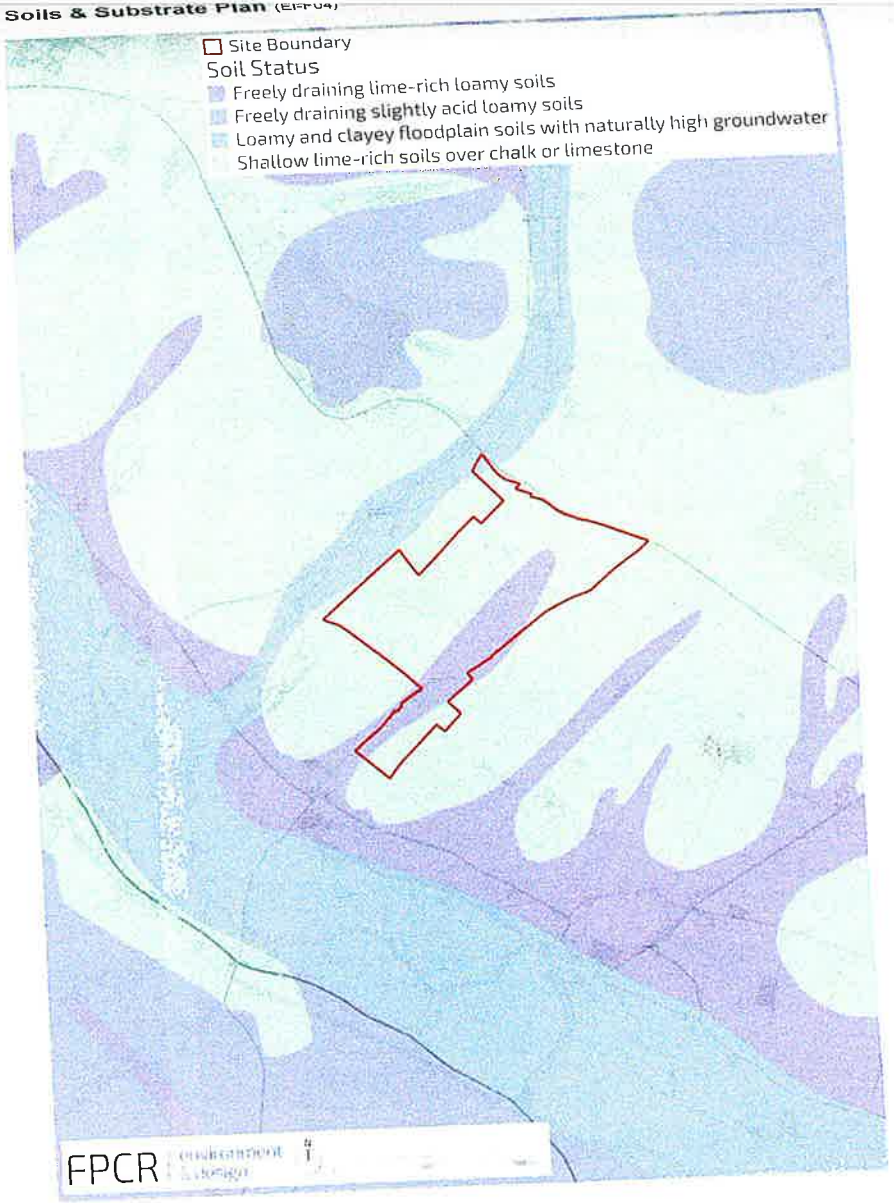
Soil types across the site are favourable to grassland habitats.

Potential Impact on Project (EI-B14)

The pH of soils across the site will be suitable for the proposals to enhance existing arable land to a more species rich neutral grassland sward as, while being very slightly acidic in places it doesn't have a low enough pH level to support acid grassland habitats.

Soil types across the site are not likely to have any potential impact on the project.

Soils & Substrate Plan (EI-F04)



Flood Risk Zones

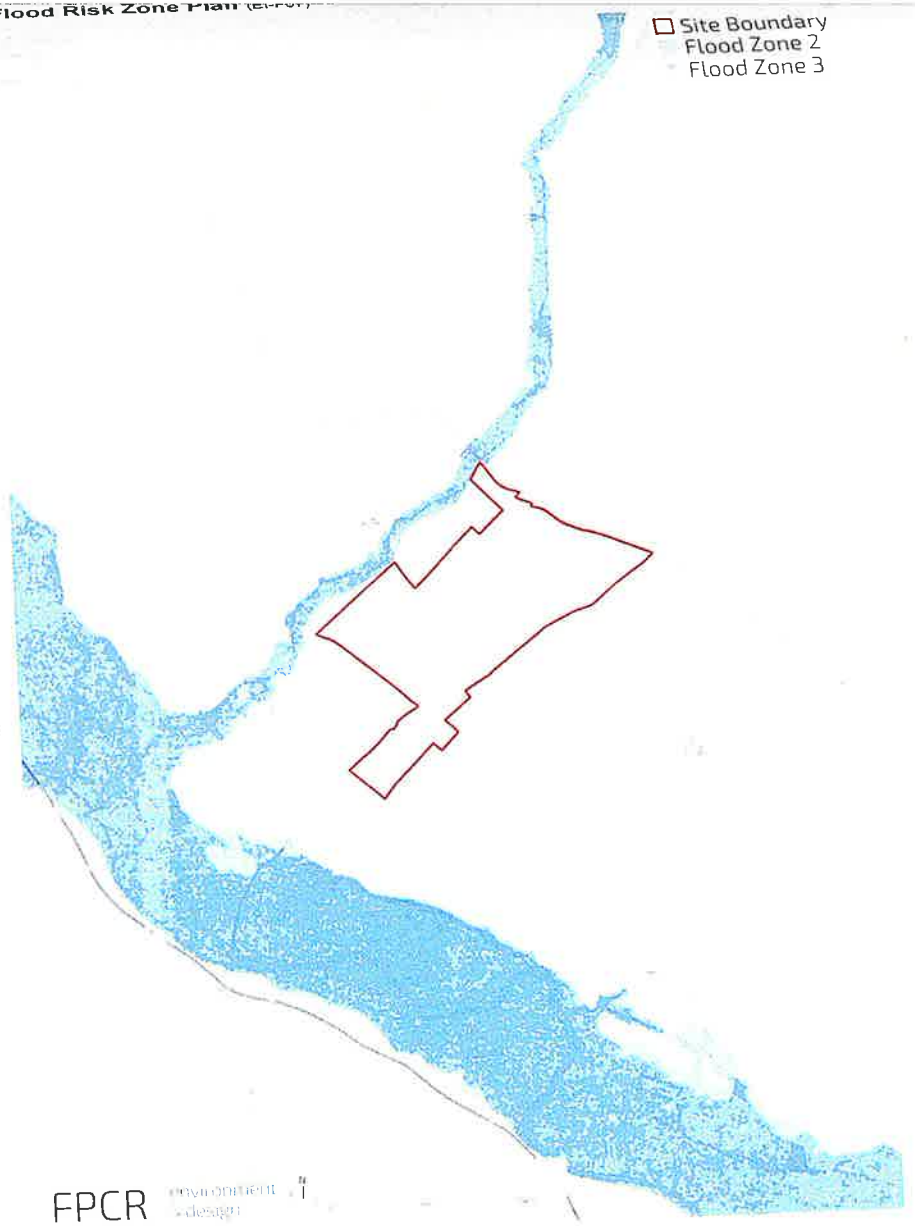
Summary of Flood Risk Information (EI-B19)

The site does not sit within any known Flood Risk Zone.

Potential Impact on Project (EI-B20)

As the site does not site within a Flood Risk Zone there will be no impact on the project.

Flood Risk Zone Plan (EI-B20)



Summary of Landscape Character & Designations (EI-B21)

The site lies within the Dorset Downs and Cranborne Chase National Character Area. The statements of Environmental Opportunity provided by Natural England include:

- *"SEO 1: Plan for and manage changes in the agricultural landscape by encouraging and supporting business choices that balance food production with protecting soils and water, **enhancing ecosystems (particularly those associated with semi-natural grasslands) and restoring ecosystem services.***
- *SEO 2: Manage and enhance the historic character of the NCA, including the rich assemblage of settlement and field patterns, heritage features (including prehistoric assets), and the patterns of woodland, vegetation and geodiversity that give the NCA its sense of place.*
- *SEO 3: Manage and enhance the recreational and educational potential of the NCA in a way that clearly shows the links between people and the landscape, and between geodiversity, **ecosystems and the services they provide**. Aim to heighten people's enjoyment, appreciation and understanding of the NCA, as well as their ability to take positive, informed action to enjoy and conserve their surroundings.*

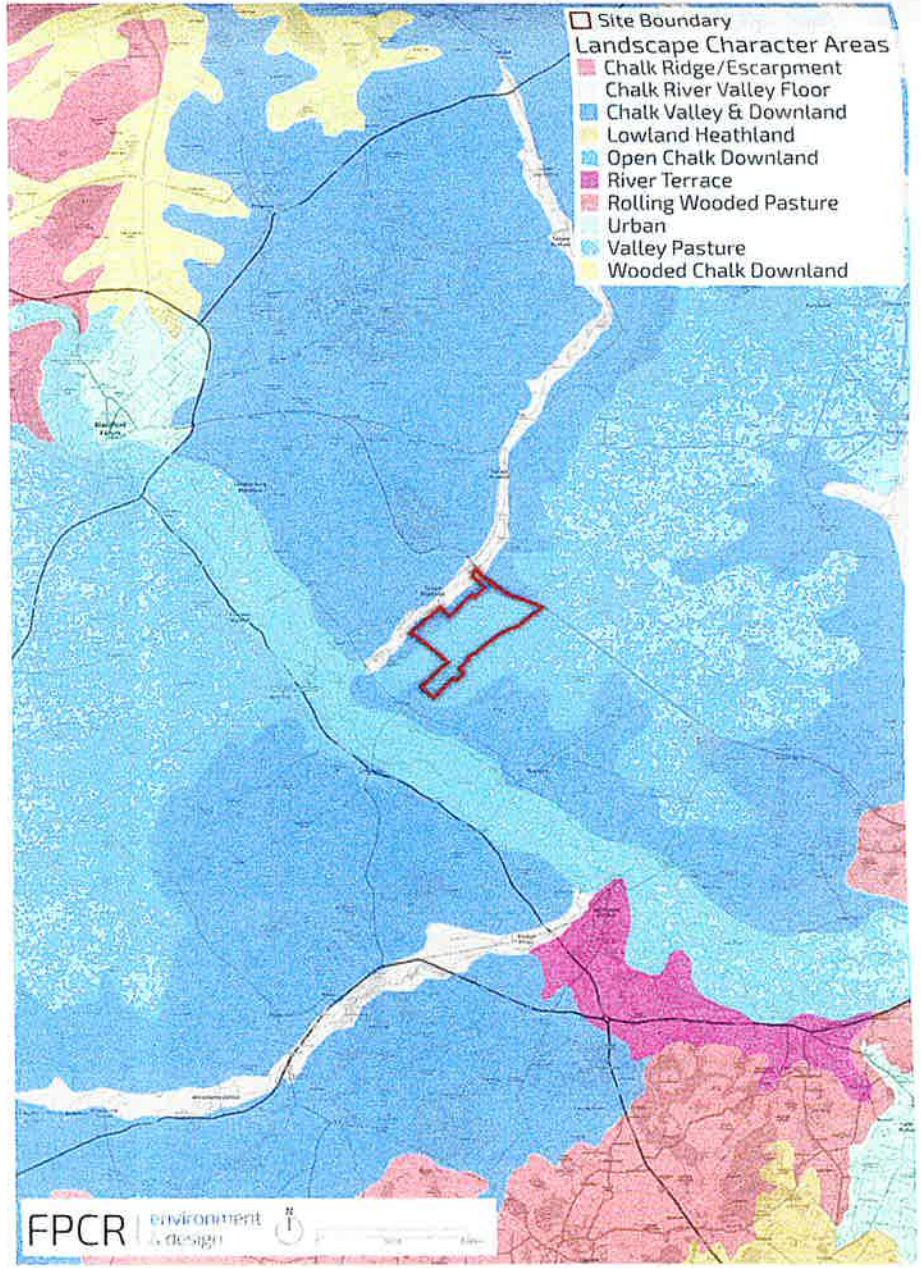
Some key characteristics relevant to this assessment include:

- *"Relict, species-rich calcareous grassland, meadows, water meadows, ancient woodland and parkland. Chalk streams and rivers play host to a thriving, distinctive community of plants, invertebrates and fish."*
- *"Very large fields, resulting from the enclosure of downland for sheep and corn that took place between the 16th and 19th centuries. Changes during the 20th century have resulted in an intensively arable agricultural landscape."*
- *"Highly legible and coherent history of early human occupation, including a particularly well-preserved network of imposing hill forts, clusters of barrows, field systems, earthworks, ancient lanes and other prehistoric features, often delineating ritual landscapes."*

Potential Impact on Project (EI-B21)

The proposals for the project will not negatively impact any characteristics from the site relevant to National or Local Character Areas. Enhancement and creation of species rich grasslands across the site will provide benefits to biodiversity whilst maintaining the character of the area.

Landscape Character & Designations Plan (EI-F08)



Summary of Historic Environment & Earth Heritage (EI-B22)

The site does not overlap with any listed buildings, there is a grade II listed milestone that sits just outside of the northeastern side of the site boundary.

Potential Impact on Project (EI-B23)

Management proposals for the site are unlikely to have any effect on listed buildings/landmarks in the nearby area. The presence of the listed buildings will not impact the proposed works. The proposed wildflower meadows will provide landscape identified within local historic character areas.

Historic Environment & Earth Heritage Plan (EI-F09)

3. Planned Management Activities

Management Plan Aims & Objectives PM-B01

The management objectives describe the overall ecological aims and outcomes of the project. The objectives will be achieved by following the carefully prescribed management prescriptions in this management plan. The management prescriptions should be adaptable throughout the life of the project, manipulated where necessary to achieve the objectives. The management objectives are directly connected to the habitat descriptions and condition assessments outlined in part 1 which underpin the Biodiversity Unit value of the site. The management objectives are the deliverable outcomes which are monitored against in the monitoring plan. Please note that the parcel references referred to from this section onwards relate to the proposed habitats plan, which are different from those in the baseline habitats plan above.

Overall Management Plan Aims

The proposals are for the establishment of a biodiversity unit habitat bank for the purposes of Biodiversity Net Gain (BNG) through the creation of new habitats and the enhancement of existing habitats.

The overall aims will be to enhance the majority of existing grasslands through the introduction of a local seed source to improve botanical diversity throughout the sward, and through more targeted management practices with specified monitoring. In addition, targeted habitat creation will include the creation of additional areas species-rich grassland habitats, mixed scrub, and tree planting on existing areas of cropland.

Management Objectives

Other neutral grassland

- Existing areas of cropland will be sown with a native species-rich neutral grassland seed mix or locally sourced green hay to create new areas of other neutral grassland on the site. These will be managed differently to the higher distinctiveness grassland enhancement areas initially.
- This will include the implementation of late-summer hay cut management followed by extensive low density grazing management.
- Grazing will typically be limited from the beginning of April until the hay cut in July with specific timings agreed by the project ecologist to suit the sward.
- Existing parcels of other neutral grassland will be enhanced to improve condition from poor to high in the relevant field parcels. This will be achieved by adding to the existing species diversity through the low intensity application of locally sourced seed from higher diversity areas.
- Targeted management to create bare ground areas with conservation grazing species and monitoring to allow flexibility where needed.

Mixed scrub

- Create small patches of native mixed scrub along the field margins. It will be designed to incorporate a portion of glades and clearings, with rides centred on existing formal and informal footpath roots to maximise edge habitats and the presence of diverse ecotones. This will provide habitat for invertebrates, reptiles, amphibians, small mammals and birds and create a transitional habitat on site as well as provide stepping-stone habitat within the site and wider landscape.
- A range of native scrub species will be planted in groups to encourage glades, rides, and clearings to establish.

Tree Planting

- Clusters of native trees will be planted across the site to further support wildlife by providing habitat, food, and shelter resources for many species.

In Addition (not included in the BNG assessment)

- Log piles, beetle banks and hibernacula resources such as brash and leaf piles will be added on site to provide shelter for invertebrates and reptiles.

Principles Informed by Design Stage

Design Principles Informed by Baseline Information PM-B02

The key principles that have guided the site include landscape character, soil conditions and climate. Each has been carefully considered at the design stage of the habitat creation proposals to ensure their feasibility and likelihood of success.

Landscape Character

The design of habitat creation and management will create habitats that accord and match with the Cranborne Chase and Dorset Downs National Character Area and its desired opportunities. Post delivery the project will enhance the character area based on the Statements of Environmental Opportunity 1-3.

Soils

The soil analysis data identified that key nutrient levels such as P and K, across the site are relatively low. This is typical of these free draining loamy soils over chalk. This is ideal for the creation of native species-rich grasslands which thrive on more nutrient poor environments.

Soil pH across the site ranges from slightly acidic to neutral. These conditions are suitable for the proposed other neutral grassland swards as pH levels are not low enough to target acid grasslands.

Climate

In order to ensure that the habitat creation and enhancement measures remain resilient to climate change pressures, varied planting mixes will be included within all habitats created to encourage a diverse seedbed within newly created habitats, particularly within grasslands. This will also allow the site to establish a sward appropriate to the conditions present on site.

Habitat & Condition Targets PM-T01

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Arable	Other Neutral Grassland	Phases 1-4	N/A	Good	15	All Criterion A - F to be targeted Existing areas of cropland and other neutral grassland in poor condition will be managed to create a species-rich neutral grassland sward. This will be achieved by introducing a species rich seed mix of local provenance and the implementation of more favourable management. All grasslands will be managed to support a minimum of 9 species per m^2, with a varied sward height maintained through an annual hay cut that will also prevent scrub encroachment. Where feasible, hay-cutting will be complimented with low-density extensive grazing by ponies and pigs. Livestock grazing will typically be limited from April through to the late summer hay-cut in July to promote the establishment of wildflowers in the sward, with specific timings agreed by the project ecologist to suit the sward. Bare ground will be maintained through the extensive grazing across the site outside of this period. Monitoring will ensure that invasive species do not establish and that those indicative of sub-optimal condition do not become prevalent in the sward. Grasses in the sward will include species such as cock's-foot, common bent, crested dog's tail, meadow fescue, red fescue, sweet vernal grass, Yorkshire-fog and and/or other fine grass species. Rye-grass cover will be less than 25%. At least two frequent and two occasional to frequent species are present in the sward from the following species list: Knapweed, Catsear, Rough Hawkbit, Ribwort Plaintain, Wild Red & White Clover, Meadow Buttercup, Red Sorrel, Birds Foot Trefoil, Common Spotted Orchid, Field Forgetmenot, Corncockle, Meadow Vetchling, Black Medic, Vipers Bugloss, Self Heal, Betony, Bulbous and Meadow Buttercup, Cowslip, Wild Carrot, Cow Parsley, Lady's bedstraw and Yarrow. Condition Assessment Binding Targets Criteria A – **Pass**; Criteria B – **Pass**; Criteria C – **Pass**; Criteria D – **Pass**; Criteria E – **Pass**; Criteria F - **Pass**	Good condition will be achieved when five to six criteria are passed. Criterion A and F must be achieved to assess as good condition.
Arable	Mixed Scrub	Phases 1-4	N/A	Good	10	All Criterion A - E to be targeted Small patches of native mixed scrub will be created along the fields. It will be designed to incorporate a portion of glades and clearings, with rides centred on existing formal and informal footpath roots to maximise edge habitats and the presence of diverse ecotones. A range of native scrub species will be planted in groups to encourage glades, rides and clearings to establish. Scrub will be rotationally coppiced once established to maintain structural diversity and the edges of scrub blocks will be managed through mowing no more than once per year. Rotational coppicing will be undertaken every 3	XX

						years, on a cycle. Monitoring will ensure that invasive species do not establish and that those indicative of sub-optimal condition do not become prevalent. At least 5 species of native scrub plants will be present within each scrub block with no single species comprising more than 75%. These will include blackthorn, hawthorn, hazel, guelder rose, whitebeam, clematis and honeysuckle. Condition Assessment Binding Targets Criteria A – **Pass;** Criteria B – **Pass;** Criteria C – **Pass;** Criteria D – **Pass;** Criteria E – **Pass;**	
Arable	**Tree Planting**	**Phases 1-4**	**N/A**	**Moderate**	10	All criterion A – F to be targeted Approximately 165 native trees will be planted in clusters across the whole area of the site. Trees should be planted between October and March, avoiding periods of inundation or prolonged ground frost. Trees are to be mulched using wood chippings or bark to establish a 1m diameter around the tree stem. Condition Assessment Binding Targets Criteria A – **Pass;** Criteria B – **Pass;** Criteria C – **Fail;** Criteria D –**Pass;** Criteria E – **Fail;** Criteria F – **Pass**	**XX**

Habitat and Condition Targets Further Comments
N/A

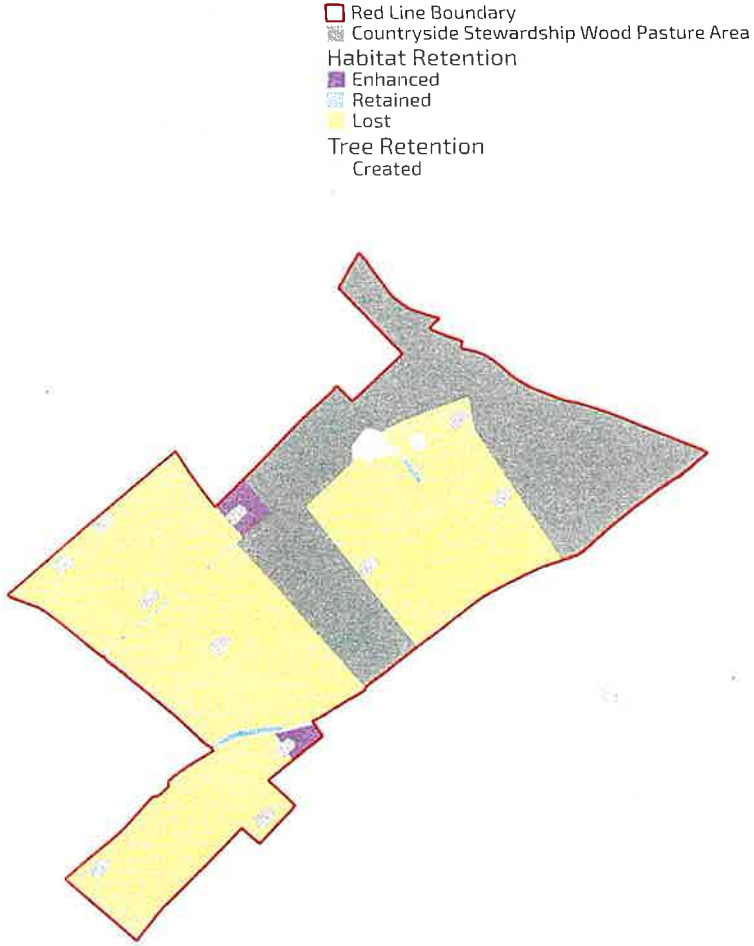
Measures to be Implemented to Protect Retained Habitats PM-03

As the proposals are for habitat creation and management in order to create a biobank site, the risk of retained habitats being damaged intentionally or accidentally are relatively low. Retained habitats are already appropriately managed for conservation and heritage purposes and therefore the quality of these habitats can only improve over the life of the scheme. It is therefore not considered necessary nor appropriate to implement protective measures such as additional fencing around protective habitats. Indeed, additional fencing could be detrimental to the aims of this project by restricting movements of protected or notable species such as badgers.

Specification of Protective Measures to be Used PM-04

None required.

Habitat Retention Plan PM-F01



FPCR

Habitat Creation, Enhancement and Management Plan EM-F01

FPCR | environment & design

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement & Management Summary (GH-T01)

Target Habitat				Other neutral grassland	
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Management Approach**
A	The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges, and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward. **NB – This criterion is essential for achieving moderate condition for non-acid grassland types only.**	Yes	All phases 1-4	These existing areas of other neutral grassland will be enhanced to good condition by initially chain-harrowing the existing grassland before applying a species rich seed mix to enhance the botanical diversity of the sward. Seed will be applied it two phases. Initially, yellow-rattle seed will be applied in the autumn of year 1 to help reduce the competitiveness of palatable grasses. Then, in Year 3 the fields will be chain harrowed again before either a suitable green hay of local provenance is be applied or a native species-rich seed mix will be sown into the sward. Where the seed mix method is selected, an appropriate locally sourced seed will be used and will be applied at the rate specified by the supplier.	Ongoing management will be achieved through a combination of hay-cutting and extensive low-density grazing. An annual hay cut will be taken at the earliest opportunity after wildflowers have set seed, typically in July. Following the annual hay cut, conservation grazing livestock will be introduced at low density. Livestock will then be present on the fields between autumn & early spring to be removed in early spring to allow maximum wildflower diversity in summer and set seed before the hay cut, typically in July. Monitoring will influence where additional LUs are required or whether any periods with no livestock are necessary. This management will help maintain a diverse sward characteristic of good quality other neutral grasslands.
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.	Yes	All phases 1-4	A suitable green hay mix will be selected from a donor site that supports a diverse range of grasses. **OR** Where a seed mix is used, this will introduce a range of grass and herbaceous species that will promote the establishment of a diverse sward.	Management through an annual hay-cut combined with low-density extensive grazing will help to establish a varied sward. Monitoring will track the sward diversity and may influence the frequency of hay cuts and/or the density of grazing where necessary to promote structural diversity in the sward.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	All phases 1-4	N/A	The continuation of grazing on the site will help encourage the establishment of small areas of bare ground to add to the overall structural diversity of the site. These will typically form around feeding structures and gateways and can see a boost in botanical diversity where species that are more tolerant of disturbed ground can thrive. Regular monitoring can track the levels of bare ground and additional areas can be artificially introduced where necessary/appropriate.
D	Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	Yes	All phases 1-4	N/A	Regular mowing and grazing management will prevent scrub and bracken from establishing. Regular monitoring will track where scrub or bracken encroachment has occurred and will trigger remedial action where necessary.

E	*There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981 (as amended)). Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.*	*Yes*	*All phases 1-4*	*The existing substrate will be chain harrowed and yellow-rattle seed applied to help reduce the competitiveness of grass. Following this, the application of green hay or a native species-rich seed mix will introduce a diverse range of native wildflowers and grasses. This seed mix will not include any undesirable species.*	Fertiliser input onto the site should be avoided throughout the life of this management plan to prevent the soil condition becoming favourable for pernicious species. However, inputs may be required to deliver the best outcomes for the sward based on growth and soil testing results. Regular monitoring will track the presence of invasive non-native species or those indicative of sub-optimal condition and will trigger remedial action where necessary to remove or reduce their presence respectively.
F	There are greater than 9 species per metre squared. **This criteria is relevant to non-acid grassland types only**	Yes	All phases 1-4	The donor site for the green hay must support 9-15 species per m^2 to ensure that the site can support a similar sward. **OR** The species mix recommended contains 40 different species including 28 wildflowers and 12 grasses. This will introduce a range of additional wildflowers and indicator species and promote the successful establishment of a sward with at least 9 species per m^2.	Management through hay cutting and aftermath low density extensive grazing will help to maintain a diverse sward. Regular monitoring will track the number of species present and additional seed will be applied where considered necessary.

Additional Management Prescriptions (GH-B01)
N/A

Grassland (Medium, High, and Very High Distinctiveness)

Grassland Creation, Enhancement & Management Detailed Methods (GH-T02)

Action	Relevant Parcels	Timing	Prescriptions

1) Apply Green Hay from a suitable Donor Site OR Locally sourced seed mix All seeding should occur between September and October and avoid periods of extreme drought or wet.	*All phases 1-4*	*Year 1-2*	Apply green hay that includes yellow rattle. Once a suitable donor site has been selected (the donor site should be as local as possible), a green hay crop should be cut and collected as wildflowers and grasses at the donor site start to shed their seed (typically late July to Early August). The green hay crop should be cut and collected using a drum or disc mower. A mower conditioner should not be used. A forage harvester can be used to collect the hay or the hay can be baled. The hay must be transferred and spread the same day that it is collected. If a baler is used, it should be transferred to the receptor site for spreading within an hour of being baled. The green hay should ideally be cut and transported on a cool and cloudy day. If the green hay has been collected using a forage harvester, it should be blown directly into a muck spreader and this can be used to spread the hay on the receptor site. If bales have been collected, the green hay can be spread using a muck spreader, by hand, with a chopper or with a hay turner[1]. **OR** If seed mix sowing is the chosen method for reseeding grasslands, this must contain yellow rattle, then if yellow-rattle seed establishment has proven successful in the autumn of year 2, the site will be cut in Autumn. Following this cut, chain harrow the grassland three times in succession and in a different direction each time. Where yellow-rattle establishment has not proven successful, more yellow-rattle seed should be applied until there is evidence this species has successfully established. Broadcast seed mix. A UK sourced seed mix will be used, from a local supplier where possible, as it will contain a mix of wildflower species characteristic of the local neutral soils. Seed will be sown at a rate that is recommended by the supplier. Sowing must be undertaken in still wind conditions when the soil is saturated but not flooded. After sowing, seed will be bedded in by rolling. The sward will be kept short during the first two years of establishment. The management approach to achieve this will be agreed with the project ecologist to ensure the right outcomes are achieved. Typically, this will entail a cut and collect approach, with arisings removed where possible without damaging the establishing sward.
2) Establishment Management	All phases 1-4	Year 1-4	Mow/top the grassland regularly during the first growing season to encourage perennial species propagation and control vigorous growth of weeds/grasses. This should be undertaken once per month, with the frequency reduced where necessary if recommended by the project ecologist, for example, in periods of slow growth. Mowing/topping in the first year before yellow rattle has seeded, typically in July, should be done above the height of germinated yellow rattle plants to allow this annual species to flower and seed. No fertiliser to be applied, unless agreed with the project ecologist. Some inputs may be required to deliver the best outcomes for the sward based on growth and soil testing results. For example potassium / manure application may be required if levels drop to a point where negative impacts occur. After the successful implementation of the establishment management stage, take a hay crop at the first opportunity that weather conditions allow after wildflower seeds have set, typically from July onwards. Then introduce low density grazing (no more than 1LU) for the remainder of the year, removing livestock in March/April.
3) Short-term Management	All phases 1-4	Year 5, 6, 7, 8	Review of livestock density as part of monitoring annually. Where condition is improving maintain grazing density or reduce if condition is stable or declining.
4) Long-term Management	All phases 1-4	Year 9+	In years 9-30, continue to take annual hay cuts to complement the extensive grazing regime. Grazing density should continue to be at no more than 0.5LU (unless monitoring deems a higher density is required in any one period). Fields

[1] https://meadows.plantlife.org.uk/making-meadows/sowing-seed/green-hay-how-to-cut-collect-and-spread/#:~:text=Spreading%20Green%20Hay&text=Generally%2C%20green%20hay%20will%20land,to%20trample%20in%20the%20seeds.

			should be grazed during the period August-February, with stock removed in March/April for wildflowers/grasses to establish and set seed. Specific timings of this grazing and numbers of stock to be agreed with the ecologist to suit the sward and ground conditions. Livestock should be able to roam free as much as possible. A conservation grazing livestock breed should be selected that will tolerate poorer quality ruffage. Continue to manage by annual hay cuts and extensive grazing in perpetuity unless a management review indicates a need to manage otherwise to ensure that the condition of the grassland is maintained. Where pernicious and/or invasive weed species establish despite sympathetic grazing, they will be cut prior to setting seed, typically in late summer. Where this management does not prove effective, stands of pernicious and/or invasive weeds will be spot treated using glyphosate spray as appropriate or treated using a suitable alternative method..
5) Supplementary Seeding	All phases 1-4	As required	Spread supplementary UK sourced native wildflower seeds, from a local supplier where possible, or green hay as necessary in response to poor uptake of establishment by broadcasting seeds, plug plants or green hay of a nearby species rich meadow on similar soils. Sowing must be undertaken in still wind conditions when the soil is saturated but not flooded.

Grassland (Medium, High, and Very High Distinctiveness) Species Lists (GH-T03)

Provide a detailed species list for the habitat to be created.

Yellow rattle	***Rhinanthus minor***
Common knapweed	*Centaurea nigra*
Catsear	*Hypochaeris radicata*
Rough hawkbit	*Leontodon hispidus*
Ribwort plantain	*Plantago lanceolata*
Red clover	*Trifolium pratense*
White clover	*Trifolium repens*
Meadow buttercup	*Ranunculus acris*
Sheep's sorrel	*Rumex acetosa*
Birds-foot trefoil	*Lotus corniculatus*
Common spotted orchid	*Dactylorhiza fuchsia*
Field forget-me-not	*Myosotis arvensis*
Corkey-fruited water-dropwort	*Oenanthe pimpinelloides*
Corncockle	*Agrostemma githago*
Common poppy	*Papaver rhoeas*
Cornflower	*Centaurea cyanus*
Meadow vetchling	*Lathyrus pratensis*
Black medick	*Medicago lupulina*
Viper's-bugloss	*Echium vulgare*
Selfheal	*Prunella vulgaris*
Betony	*Betonica officinalis*
Bulbous buttercup	*Ranunculus bulbosus*
Cowslip	*Primula veris*
Wild carrot	*Daucus carota*
Cow parsley	*Anthriscus sylvestris*
Lady's bedstraw	*Galium verum*
Yarrow	*Achillea millefolium*
Smooth meadow-grass	*Poa pratensis*
Sweet vernal grass	*Anthoxanthum odoratum*
Quaking grass	*Briza media*
Crested dog's-tail	*Cynosurus cristatus*
Sheep's-fescue	*Festuca ovina*
Chewing's fescue	*Festuca rubra* subsp. *commutata*
Slender red fescue	*Festuca rubra* subsp. *Litoralis*
Meadow barley	*Hordeum brachyantherum*
Yellow oat-grass	*Trisetum flavescens*
Rough bent	*Agrostis scabra*

Other Supporting Information

Supporting Information (GH-B02)
This species mix recommendation is based on general other neutral grassland type mix and the final mix chosen will vary from this but still achieve the relevant condition score number of species per m^2.

What Does Success Look Like? *(GH-F01)*

Creation, Enhancement & Management Summary (SC-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Biodiversity Metric habitat condition assessment sheets – Sheet 19. Scrub.

Target Habitat:			Mixed Scrub			
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation approach**	**Enhancement Approach**	**Management Approach**
A	Habitat is representative of UKHab description (where in its natural range). There are at least three woody species, with no one species comprising more than 75% of the cover (except common juniper, sea buckthorn or box, which can be up to 100% cover).	Yes	All phases 1-4	Planting will be including a minimum of five native woody species in each new scrub block, with no one species comprising more than 50% of the planted specimens. This will allow a diverse area of mixed scrub to establish.	Existing areas of scrub will be enhanced through selective thinning and supplementary planting with a range of native species. The aim of selective thinning will be to ensure no one species comprises more than 50% of the canopy cover while the aim of supplementary planting will be to ensure each block of enhanced scrub will comprise a minimum of five native species.	Scrub will be managed through a combination of rotational coppicing undertaken every three years, with no more than 1/5th of the total scrub area of the site cleared at any one time and pruning depending on the species. Hawthorn and blackthorn will be managed through regular pruning following establishment to prevent them becoming too tall and dominating the canopies of scrub blocks. These species will also be selectively thinned where it is considered appropriate. The remaining species will be brought under a 15-year rotational cycle whereby a large area of the of scrub will coppiced every 15 years. Where appropriated, scrub will be coppiced through selective thinning of blocks to ensure that the coppicing does not lead to one species dominating more than 75% of the canopy of the remaining scrub block. These two different management approaches will help to create a structurally diverse habitat.
B	There is a good age range – all of the following are present: seedlings, young shrubs and mature shrubs.	Yes	All phases 1-4	N/A	Selective thinning and supplementary planting of existing scrub blocks will introduce a diverse age range by introducing saplings alongside existing canopy and understorey plants.	Rotational coppicing and the pruning of scrub will ensure that diverse age ranges are present across the site. Individual scrub blocks will be rotationally coppiced as well to ensure that in addition to the site wide resource of scrub supporting a diverse age range, this will also be the case within each scrub block present across the site.
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981 (as amended) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Yes	All phases 1-4	No fertiliser will be used during planting of the scrub to prevent eutrophication of the soil. All scrub planting will utilise native species only.	Any undesirable species such as common nettle will be managed through a programme of control of this pernicious species through spot-spraying will reduce its cover.	Regular monitoring will track the presence of invasive non-native species or those indicative of sub-optimal condition and will trigger remedial action where necessary to remove or reduce their presence respectively.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and / or herbs present	Yes	All phases 1-4	Scrub will not be seeded and it will be managed to allow a natural ecotone to establish. To aid in the establishment of divers edges,	Scrub will not be seeded and it will be managed to allow a natural ecotone to establish.	Scrub edges will be manages in accordance with adjacent grassland habitats with an annual hay cut. Rotational coppicing of scrub blocks will aim to create scalloped edges and bays along the boundaries

	between the scrub and adjacent habitat(s).			planting will ensure hawthorn and blackthorn (which do not respond well to coppicing) are no planted along the edges of scrub blocks. Rather, these species will be planted more centrally within scrub blocks		between scrub and grasslands to maximise the ecotone habitats present.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	All phases 1-4	Planting will include clearings within blocks of scrub and/or existing footpaths will not be planted with scrub to created rides throughout establishing scrub blocks.	Fences will be removed once scrub is established to allow livestock to create natural rides and glades and managed scrub extent.	Rotational coppicing will aim to maintain clearings throughout scrub blocks to ensure these remain continuously present, albeit in different locations within each scrub blocks after each coppicing year. Rides will be maintained through the annual mowing of footpath edges and through regular use of the site by walkers.

Additional Management Prescriptions (SC-B01)

N/A

Creation, Enhancement & Management Detailed Methods (SC-T02)

Action	Relevant parcels	Timing	Prescriptions
1) Fence of areas of scrub planting (only if grazing management is used)	N/A	Year 1	Areas of scrub planting will be fenced off to protect young scrub planting from grazing pressure. Fencing will be through stock-proof fencing.
2) Ground Preparation	N/A	Year 1	Apply herbicide to control weed growth/docks prior to planting (if required). An appropriate herbicide will be selected by an appropriately qualified contractor. Any chemicals will be used in accordance with the product label. Alternatively control by hand although this is extremely difficult.
3) Introduce native scrub whip planting	N/A	Year 1	Planting will be undertaken extensively within newly proposed scrub blocks (S1, S2, S3, S4, S8, S9, S10, S11, S12, S13, S14), while supplementary planting will be undertaken in existing blocks (S5, S6, S7, S15, S17) to improve diversity. The soil will be harrowed to create an even bed. Any evidence of existing soil compaction will be remediated before planting to ensure the soil is able to support establishment and growth. Native scrub species planted between November and March in naturalistic pattern including gaps for glades/rides/clearings (covering 70-80% of total area) and protected from rabbits with spiral guards as conditions on site require. Scrub planting will aim at approximately 1,000 whips per ha. Group planting will be employed with 1-3 species of similar growth rates planted together. Hawthorn and blackthorn will be planted in small single species clumps through the scrub blocks, ensuring that blocks of each species are sufficiently spaced apart to prevent either dominating the canopy. Honeysuckle planting will be undertaken intermittently between scrub plants within rows. Scrub planting will as far as possible be designed to create significant areas of edge habitats and structural diversity including clearings and glades. The planting pit dug will be a shallow square, larger than the root ball of the whip. Backfilling of soil will utilise existing excavated soils only with no compost or fertiliser application. It will be important to ensure the tree is not planted lower than the surrounding ground level. The aim of planting will be to ensure that the level that the tree base meets the soil level will be slightly above ground level, aiming for 25mm above. Tree guards will be installed around establishing whips to prevent them becoming browsed.
4) Establishment – Weed suppression if required	N/A	Following planting in year 1 to year 5	Spray a 1m diameter circle around each tree using an appropriate herbicide, glyphosate is typically used. Typically, one application is made in spring and, depending on the vigour of the weeds, another in mid-late summer.
5) Selective thinning of existing scrub	N/A	Year 1	Selective thinning of stands will aim to create scattered open glades, aiming for a 70-80% total coverage of scrub across this habitat and to allow light to reach the ground and promote regeneration of seedlings and saplings. Selective clearing of scrub edge (roughly 1/3 to 1/5) down to ground will also help to reduce dominance of species such as blackthorn and hawthorn and promote regeneration of young shrubs/herb edge.
6) Spot treating pernicious weeds	N/A	Year 1-5	Spot treatment of species indicative of sub-optimal condition will be undertaken on existing scrub blocks in year 1 to reduce the competitiveness of pernicious species. This will be undertaken again in years 2-5 as required.
7) Long-term management	N/A	Year 5+	A programme of selective thinning will begin in year 5, with rotational coppicing and pruning undertaken every 3 years with 1/5th of the total scrub resource in each block coppiced on ach cycle. This will be undertaken in select areas through scrub blocks to enhance ground flora and continue the

			presence of glades at an approximate coverage of 70-80 scrub and 20-30% glades. Hawthorn and blackthorn will be pruned as required as these species do not respond well to coppicing, while the remaining species to be planted will be managed through coppicing. During coppicing and pruning, Retain at least 25% of brash and deadwood in-situ.
8) Replacement Planting	N/A	Year 5+	Supplementary planting will be undertaken as necessary where failed specimens occur. Planting will be undertaken between November and March.

Scrub Species Lists (SC-T03)

Provide a detailed species list for the habitat to be created.

Common Name	Scientific Name	Abundance / %	Comments
Hawthorn	*Crataegus monogyna*	10%	Native Whip
Blackthorn	*Prunus spinosa*	20%	Native Whip
Hazel	*Corylus avellana*	20%	Native Whip
Guelder rose	*Viburnum opulus*	15%	Native Whip
Holly	*Ilex aquifolium*	10%	Native Whip
Clematis	*Clematis vitalba*	10%	Native Whip
Honeysuckle	*Lonicera periclymenum*	10%	Native Whip
Spindle	*Euonymus europaeus*	5%	Native Whip

Other Supporting Information

Supporting Information (SC-B02)

Local whips / cuttings should be sourced where possible – plants should be pest and disease free and grown in the UK. Where possible source plants from Plant Health certified nurseries.

What Does Success Look Like? (SC-F01)

Creation, Enhancement and Management Detailed Methods (UT-T02)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 9. Individual Trees

Target Habitat:			Individual Rural Trees		
A	The tree is a native species (or more than 70% within the block are native species).	Yes	All	Planting will consist only of native species.	Any replacement of failed specimens required will be completed using native species only.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	All	Trees will be planted as individuals throughout all fields where they will not compete with neighbouring trees or scrub, allowing them to grow a full and continuous canopy. Only healthy 2-3 year old whips will be planted.	Trees will be monitored for any signs of damage, with restorative pruning undertaken where required.
C	The tree is mature (or more than 50% within the block are mature).	No	All	N/A This criterion will not be targeted due to the limited time frame available within his management plan (30 years) which will not be sufficient to allow a tree to grow to full maturity.	N/A
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	All	Trees will be mulched to prevent weed growth. There will be no pruning or management outside of removal of diseased or failed species. 2-3 year old whips will be planted and allowed to stand on site for a minimum of 1 year before any cattle or stock are introduced to the site. This will prevent damage to the trees while they are establishing on site.	No herbicides shall be used in the planting and establishment process. There will be no pruning or management outside of removal of diseased or failed species. Therefore, this should not hinder species from meeting this criterion.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	All	This criterion will not be targeted as it is unlikely that young, planted trees will be guaranteed to achieve this within the 30-year management period.	N/A
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	All	Trees will be planted as individuals throughout where they will not compete with neighbouring trees or scrub, allowing them to grow a full and continuous canopy. Only healthy 2-3 year old whips will be planted.	N/A

Individual Trees

Creation, Enhancement and Management Detailed Methods (UT-T02)

Action	Relevant Features	Timing	Prescriptions

1) Plant 2-3 year old whips	*All*	*Year 1*	*Whips will be planted in the autumn of year 1 for each phase. Trees should be sought from a reputable supplier. Trees will be planted where there is sufficient space for them to grow to full maturity. Site selection must be mindful of overhead services to ensure mature tree canopies would not affect these. Selection should also be mindful of underground services and >5m offset from any underground services should be followed.* Any evidence of existing soil compaction will be remediated before planting to ensure the soil is able to support tree establishment and growth. The planting pit dug will be a shallow square, larger than the root ball of the tree. The base of the planting pit will be broken up to encourage aeration to the depth of a garden fork prior to tree planting. Backfilling of soil will utilise existing excavated soils only with no compost or fertiliser application. Existing sub soils and top soils should be kept separate during excavation, with the subsoil backfilled first before topping with topsoil. Lightly firm down the back fill, avoiding compaction. Planting should aim to create scattered trees with a minimum of a 20m gap between trees, to reduce competition. Trees are to be mulched using wood chippings or bark to establish a 1m diameter around the tree stem. Planting to be undertaken from 1st October to end of December as required when the ground is not frozen or waterlogged This will accord with BS 8545:2014. • Species should be mixed and planted randomly. Species provided in table below will create a diverse mix. • Plant with hand tools, such as spades – do not plough or cultivate. • No fertiliser or compost should be used. Trees should not be planted lower than the surrounding ground level, with the aim of planting to ensure that the base meets the soil level will be slightly above ground level, aiming for 25mm above. Spiral guards to be installed around planted trees to prevent them being browsed.
2) Weed Control	All	Years 3-6	A weed-free mulched 1m diameter circle around the tree stem to a minimum depth of 75mm. When trees have reached independence, the sward can be allowed to grow up to the trunk, although tall weeds, bramble and ivy will be removed from around the trees. Care will be taken when using strimmer's or mowers to avoid damaging trees. Weeds and grass within 100mm of the trunks will be removed by hand.
3) Aftercare	All	Years 3	Trees will be watered regularly during their first year after planting where soil becomes dry.
4) Aftercare	All	Years 3-8	Examine all tree stakes and ties, replace or adjust as appropriate. If the tree has yet to establish, replace or adjust ties, spacers and tree tubes as appropriate. If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed – filling any holes with suitable topsoil.
5) Failure replacement	All	Years 3-6	Replace failed specimens on a like-for-like basis, to be replaced in the next planting season. Top up mulch to a depth of 75mm where necessary.
6) Aftercare	All	Years 3-8	Where periods of extreme drought occur, trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.
7) Removal of tree guards & ties	All	Years 10-13	Remove tree guards and ties (unless required to support replacement trees).

Common Name	Scientific Name	Abundance / %	Comments
Crab Apple	*Malus sylvestris*	20%	2-3 year old whip
English Oak	*Quercus robur*	20%	2-3 year old whip
Hornbeam	*Carpinus betulus*	20%	2-3 year old whip
Field Maple	*Acer campestre*	20%	2-3 year old whip
Yew	*Taxus baccata*	20%	2-3 year old whip

Other Supporting Information

Supporting Information (UT-B02)
N/A

What Does Success Look Like? (UT-F01)

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Years 1	Other Neutral Grassland	Failed areas of seeding	Greater than 10% bare ground during years 2-5	Apply additional seed in areas of failed establishment. Appropriate seed mix to be used for the compartment where reseeding is required.
Project life term	Other Neutral Grassland	Poor sward height diversity	Where <20% of the sward is <7cm and <20% of the sward is >7cm.	Alternate between grazing and hay cut management. Where rushes begin to dominate the sward, topping can be undertaken to reduce competitiveness of rushes.
Project life term	Other Neutral Grassland	Excessive trampling caused by walkers and other recreational users of the site	>5% cover of bare ground caused by trampling	Introduce additional signage to encourage walkers to remain on established formal/informal footpaths
Project life term	Other Neutral Grassland	Scrub or bracken encroachment	Scrub and or bracken cover greater than 5% or 20% respectively	Initiate programme of scrub and/or bracken removal as required. This can either be through mechanical removal or spot spraying with herbicide.
Project life term	Other Neutral Grassland	Establishment of species indicative of sub-optimal condition	Where species indicative of sub-optimal comprise >5% of sward	Initiate a programme of spot-spraying species indicative of sub-optimal condition using glyphosate herbicide.
Project life term	Other Neutral Grassland	Damage through poaching or rabbit grazing	Evidence of damage and/or poaching >5% of ground cover >5% cover of bare ground	Identify the cause of the damage: If caused by cattle, reduce grazing density or switch to hay management for a suitable period If caused by rabbits, initiate measures to control rabbit population numbers.
Project life term	Other Neutral Grassland	Poor species diversity	Less than 9 species per average m^2	Initiate a second round of seeding following the prescriptions provided for the grassland field compartment(s) which are falling short of this target.
Project life term	Other Neutral Grassland	Poor representation of wildflowers, sedges and indicator species.	Wildflowers, sedges and indicator species are not very clearly and easily visible in the sward.	Initiate a further round of yellow-rattle seeding to reduce the competitiveness of grasses.
Project life term	Scrub, tree planting	Newly planted whips failing to establish from drought etc	10% of newly planted trees found to be dead during years 1-10.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis
Project life term	Tree planting	Plant heath / disease	Either: • More than 10% mortality rate of trees;	Phytophthora - Fell as first intervention. Where more than 10% mortality of trees observed (excluding those ring-barked to

			are present: Identify a tree pest or disease: overview - GOV.UK (www.gov.uk)	to remove dying specimens. Retain deadwood in situ (unless there are concerns around disease spread). Where significant mortality is observed (>20% of trees) seek ecological advice to initiate additional planting if required.
Project life term	All habitats	Establishment of invasive non-native species	Monitoring identifies the presence of any invasive non-native species	Initiate a programme of eradication of invasive non-native species. Specialist advice should be sought to ensure the appropriate eradication measures for any species identified.
Project life term	Mixed Scrub	Insufficient variation of age classes	One or more age class missing across the habitat type.	Selective thinning of scrub to allow natural regeneration to occur. Where natural regeneration is unsuccessful, additional planting of native species should be introduced.
Project life term	Mixed Scrub	Overdominance of one species within the canopy	Where one species of scrub within a scrub block represents more than 75% of canopy cover.	Selective thinning of dominant species to allow other species to establish within the canopy.
Project life term	Mixed Scrub	Encroachment of scrub into adjacent grasslands	Where the edges of scrub begin to creep into grasslands to an extent that they begin to reduce the overall extent of grasslands onsite. This may be a particular problem with blackthorn suckering	Initiate a program of dense scrub removal where this habitat has begun to creep into grassland habitats. This should not be undertaken where only scattered scrub is present at the edges of the boundaries between these habitats and should only be undertaken where more dense scrub establishes.
Project life term	Mixed Scrub	Poorly developed edge habitats	Where the edges of scrub do not grade into adjacent habitats in a diffuse way including scattered scrub and tall grassland/herbs.	Reduce mowing frequency of grassland at edge of habitat.

4. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Provide Details of the Monitoring Strategy to Encourage Successful Implementation of the Management Plan (MS-B01)
The site will be monitored at varying degrees from establishment through to its long-term management. Initially in years 1, 2, 3 and 5, the site will be monitored by ecologists from FPCR to review how the establishment of the proposed habitat creation and enhancement is progressing. The key observations during this period will be to determine whether habitats are successfully establishing and improving and whether or not replacement planting or reseeding may be required. During years 5-10 after implementation the site management will begin to change to longer-term management for scrub, and individual trees while post-establishment management for other neutral grasslands will commence. Monitoring will be undertaken at the beginning and end of this 5-10-year period, with a third visit to review grassland establishment in year 7. During years 11-30, monitoring other neutral grassland, scrub, and trees will be undertaken every 5 years beginning at year 15. The key elements of this monitoring will be to review whether the long-term management practices maintain the site in the targeted condition scores for the proposals. During this period, adaptive management measures will be reviewed to determine whether there are any opportunities to alter management to encourage additional habitat enhancements.

Monitoring Methods and Intervals MS-T01

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland	During the establishment phase of grassland (Years 1-9) grassland monitoring will focus on determining the DAFOR abundances of plants present throughout the sward and whether a sufficient number of species within the seed mixes used have established. It will also be important to monitor the percentage coverage of palatable grasses. During years 10-30, grasslands will be monitored by reviewing the following factors: • Species diversity per m^2 • Percentage cover of bare ground • Percentage cover of scrub/bracken • Percentage cover of species indicative of sub-optimal condition • Presence of non-native invasive species • DAFOR Abundances of wildflowers, sedges and rushes • Sward height diversity • Level of poaching or trampling damage Grassland monitoring will be undertaken between May-August. If ONG areas are exhibiting condition factors associated with the nearby higher distinctiveness habitats, the management plan will be updated to reflect this.	Years 1, 2,3 and 5 then every 5 years. Surveys to be completed between May and August
Mixed Scrub	During years 1-5 of the management plan period, individual specimen scrub plants will be monitored for their health. The abundance of species indicative of sub-optimal condition and the presence of non-native invasive species will also be reviewed. Throughout the remainder of management period, scrub will be monitored for: • The number of native scrub canopy species in each block • The percentage cover of various age ranges of scrub throughout scrub blocks • Percentage cover of species indicative of sub-optimal condition • Presence of non-native invasive species	Years 1, 2,3 and 5 then every 5 years. Surveys to be completed between May and August

	• *The presence of clearings, glades and rides* *Scrub monitoring will be undertaken between May-September.*	
Individual Trees	During years 1-5 of the management plan period, individual specimen trees will be monitored for their health. • Examine stakes and ties replace, adjust or remove as appropriate. • Fill in any holes in soil with suitable top-soil as appropriate. • Replace failed specimens on like for like basis, top up mulch where necessary (years 1-5) • Water any trees that are not yet established through periods of drought (years 1-5) Years 7-30 remove stake guards unless required to support replaced specimens.	Years 1, 2,3 and 5 then every 5 years.
PRoW (Public Right of Way)	To be maintained throughout the life of the project ensuring that the gates are maintained and kept clear of vegetation. No fences or obstructions will be implemented, allowing the public to freely use the footpath.	Gates to be checked annually to ensure that vegetation is not blocking access. If the gate is impassable due to overgrowth of vegetation, then the vegetation must be cut back to ensure that the gates can fully open. The gates are situated within hedgerows therefore this may require trimming the overhanging hedgerow or any creeping herbs, it is important that any cutting of the hedgerow is done outside of nesting bird season (march to august). Therefore, it is essential to do this from October – February in the winter months and to only cut what is impacting the gate. The existing footpath is used relatively infrequently based on the initial assessment of the site habitat conditions. The footprints of the public right of way represents a relatively small area of the two grassland parcels that they are found in these are unlikely to significantly restrict the overall condition of the proposed neutral grassland. Monitoring will allow the PRoW's to be assessed regularly and where negative impacts on condition are recorded the management strategy can be changed appropriately. Signage to remind members of the public to stay on PRoW's and keep dogs on leads will be installed on all gate entrances as well as signage for picking up dog waste. Signage will highlight appropriate use of public rights of way for conservation purposes.

Monitoring Reports

Following completion of any habitat creation or initial enhancement works, you can prepare your monitoring report for the Local Planning Authority or Responsible Body using the 'Monitoring Report Template'. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The requirements and regularity with which the monitoring reports are provided are at the discretion of the LPA or Responsible Body.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the organisation the reports will be sent to, that will be responsible for reviewing.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
FPCR Environment and Design Ltd.	Dorset Natural Environment Team (DNET)

Provide details of when the monitoring surveys and reports will be undertaken and submitted. Example years are provided below. You can extend the table and adjust according to your required schedule.

Project Year	30-Year Monitoring Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
1	OBJ-	October	N/A	Basic reporting of actions undertaken on site to be sent to DNET.
2	OBJ-	November	November	Reporting of habitat creation activities that constitute the start of the 30-year monitoring period.
3	OBJ1	November	November	Full monitoring of habitats with condition assessments provided alongside any required
4	OBJ2	November	November	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
5	OBJ3	November	November	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
7	OBJ5	November	November	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
12	OBJ10	November	November	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
17	OBJ15	November	November	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
OBJ22	OBJ20	OBJNovember	OBJNovember	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
OBJ27	OBJ25	OBJNovember	OBJNovember	Full monitoring of habitats with condition assessments provided alongside any required

				strategy.
32	[redacted]30	November	November	Final reporting to conclude monitoring period.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02) Provide Version Reference here:	Version 1

The management regime proposed in this HMMP document is flexible and will be adjusted as appropriate to ensure the proposed conditions are met for each habitat. Any changes in management strategy will be reported to the LPA at the monitoring reporting intervals proposed.

Annex B - the BNG Monitoring Fee Scale

The Council's Fees will be charged as follows with all sums Index Linked in accordance with the terms set out in the body of the Deed.

A. Senior Ecologist

1. General Hourly Rate £64.00 for work associated with monitoring reports and preparation for and post site visit work.

2. Site Visit a minimum of £256.00 plus General Hourly Rate for any time spent over and above 4 hours travelling to and from and at Site.

B. Administrative Staff all work £74.00 per hour.

Annex C - Pre-completion Reporting and Post-Completion Monitoring Schedule

Note: This table sets out the pre-completion reporting (for 2 years) and post-completion monitoring (for 30 years) works needed for each phase.

Project Year	*30-year Monitoring Year*	*Month Report to be Submitted to Dorset Council*	*Owner Reporting actions*	*Dorset Council actions*	*DC hours*
Pre-completion reporting					
1	-	*October*	*Basic reporting of actions undertaken on site to be sent to DNET.*	*None anticipated.*	*0*
2	-	*November*	*Reporting of habitat creation activities that constitute the start of the 30 year monitoring period. Report to be sent to DNET.*	*Review report and provide feedback.*	*2*
Post-completion 30-year BNG monitoring					
3	*1*	*November*	*Full monitoring of habitats with condition assessments provided*	*Review report and provide feedback.*	*2*

			alongside any required updates to management strategy. Documents to be sent to DNET.		
4	2	*November*	*Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy. Documents to be sent to DNET.*	*Review report and provide feedback.*	2
5	3	*November*	*Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy. Documents to be sent to DNET.*	*Review report and provide feedback.*	2
7	5	*November*	*Full monitoring of habitats with condition assessments*	*Review report and provide feedback.*	2

			provided alongside any required updates to management strategy. Documents to be sent to DNET.		
12	10	November	*Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy. Documents to be sent to DNET.*	*Review report and provide feedback.*	6 (2 review + 4 site visit)
17	15	November	*Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy. Documents to be sent to DNET.*	*Review report and provide feedback.*	2
22	20	November	*Full monitoring of habitats with condition*	*Review report and provide feedback.*	2

			assessments provided alongside any required updates to management strategy. Documents to be sent to DNET.		
27	*25*	November	*Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy. Documents to be sent to DNET.*	*Review report and provide feedback.*	*2*
32	*30*	November	*Final reporting to conclude monitoring period. Documents to be sent to DNET.*	*Review report and provide feedback. Site visit by Ecologist.*	*6 (2 review + 4 site visit)*

Annex D - Table of Capital Works by Phase

Column 1	Column 2	Column 3	Column 4	Column 5
	Habitat type	**Year of anticipated completion after commencement of activity.**	**Completion activity**	**HMMP Table name, table reference and row number**
Phase 1	*Other neutral grassland*	*2*	• *Apply Green Hay from a suitable donor Site OR locally sourced seed mix.* • *All seeding should occur between September and October and avoid periods of extreme drought or wet.*	*Grassland Creation, Enhancement and Management Detailed Methods GH-T02 Row 1*
	Mixed scrub	*1*	• *Fence off areas of scrub planting (only if grazing management is used).* • *Ground preparation* • *Native scrub whip planting* • *Selective thinning of existing scrub.*	*Scrub Creation, Enhancement and Management Detailed Methods SC-T02 Rows 1, 2, 3 and 5*
	Individual trees – Rural tree	*1*	• *Plant 2-3 year old whips.*	*Individual trees Creation, Enhancement and*

				Management Methods UT-T02 Row 1
Phase 2	*Other neutral grassland*	*2*	• *Apply Green Hay from a suitable donor Site OR locally sourced seed mix.* • *All seeding should occur between September and October and avoid periods of extreme drought or wet.*	*Grassland Creation, Enhancement and Management Detailed Methods GH-T02 Row 1*
	Mixed scrub	*1*	• *Fence off areas of scrub planting (only if grazing management is used).* • *Ground preparation* • *Native scrub whip planting* • *Selective thinning of existing scrub.*	*Scrub Creation, Enhancement and Management Detailed Methods SC-T02 Rows 1, 2, 3 and 5*
	Individual trees – Rural tree	*1*	• *Plant 2-3 year old whips.*	*Individual trees Creation, Enhancement and Management Methods UT-T02 Row 1*

Phase 3	*Other neutral grassland*	*2*	• *Apply Green Hay from a suitable donor Site OR locally sourced seed mix.* • *All seeding should occur between September and October and avoid periods of extreme drought or wet.*	*Grassland Creation, Enhancement and Management Detailed Methods* *GH-T02* *Row 1*
	Mixed scrub	*1*	• *Fence off areas of scrub planting (only if grazing management is used).* • *Ground preparation* • *Native scrub whip planting* • *Selective thinning of existing scrub.*	*Scrub Creation, Enhancement and Management Detailed Methods* *SC-T02* *Rows 1, 2, 3 and 5*
	Individual trees – Rural tree	*1*	• *Plant 2-3 year old whips.*	*Individual trees Creation, Enhancement and Management Methods* *UT-T02* *Row 1*
Phase 4	*Other neutral grassland*	*2*	• *Apply Green Hay from a suitable donor Site OR locally sourced seed mix.*	*Grassland Creation, Enhancement and Management Detailed Methods* *GH-T02*

			• *All seeding should occur between September and October and avoid periods of extreme drought or wet.*	*Row 1*
	Mixed scrub	*1*	• *Fence off areas of scrub planting (only if grazing management is used).* • *Ground preparation* • *Native scrub whip planting* • *Selective thinning of existing scrub.*	*Scrub Creation, Enhancement and Management Detailed Methods* *SC-T02* *Rows 1, 2, 3 and 5*
	Individual trees – Rural tree	*1*	• *Plant 2-3 year old whips.*	*Individual trees Creation, Enhancement and Management Methods* *UT-T02* *Row 1*