Dated 7 May 2025

1. FRANCE DOWN LIMITED
2. VORTAL HOMES LIMITED
3. DORSET COUNCIL

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

Farmland Site at Purns Mill Lane

Colebrook Gillingham Dorset

Dorset Council

THIS DEED OF PLANNING OBLIGATION is made on 7 May 2025

BETWEEN:

(1) **FRANCE DOWN LIMITED** (co reg no. 282169) of Purns Mill, Gillingham, Dorset SP8 4HW (**"the Owner"**)

(2) **VORTAL HOMES LIMITED** (company number 11106067) whose registered office is at 59a Summer Lake Spine Road East, South Cerney, Cirencester GL7 5LW **("the Promoter)**

(3) **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 DT401307 DT401308, DT426016 and DT401309 subject to the entries disclosed in the register

(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 intensively grazed pasture to a low density grazing system with hay cutting, to increase and enhance such areas, to create ponds, to carry out tree planting along some field margins, to enhance existing hedgerows, too enhance the watercourses by limiting poaching, enhancing vegetation and adding woody debris and berms as set out in the HMMP in order to secure the following Biodiversity Units:

Habitat Units: 112.85

Hedgerow Units: 8.32

Watercourse Units: 4.00

(D) The Promoter has agreed to the terms of this Deed and that the same shall override any contrary terms in the Promotion Agreements

NOW THIS DEED WITNESSES 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** 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

"Biodiversity Gain Site"	means the land known as Purns Mill Lane Colebrook Gillingham Dorset which is 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 with the legend indicating the "Site boundary"
"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: (a) Area Habitat Units; (b) Hedgerow Units; and (c) Watercourse 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 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 the terms hereof
"Hedgerow Units"	means hedgerow units as measured by the Biodiversity Metric
"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"	The sum of £984.00
"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 successor body which acts as the Government's advisor for the natural environment in England.

"Nominee"	means a 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 "F1" on the Phasing Plan which is intended to secure a minimum of: i. 56.042 Area Habitat Units ii. 12.368 Hedgerow Units iii. 0 Watercourse Units
"Phase 2"	That part of the Biodiversity Gain Site labelled "F2" on the Phasing Plan which is intended to secure a minimum of: i. 33.154 Area Habitat Units ii. 2.926 Hedgerow Units iii. 0 Watercourse Units:
"Phase 3"	That part of the Biodiversity Gain Site labelled "F3" on the Phasing Plan which is intended to secure a minimum of: i. 42.995 Area Habitat Units ii. 6.344 Hedgerow Units iii. 0 Watercourse Units:
"Phase 4"	That part of the Biodiversity Gain Site labelled "F4" on the Phasing Plan which is intended to secure a minimum of: i. 17.066 Area Habitat Units ii. 7.556 Hedgerow Units iii. 9.69 Watercourse Units:

"Phase 1 BNG Monitoring Fee"	means the sum of £6562.07 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 £6562.07 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 £6562.07 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 Monitoring Fee"	means the sum of £6562.07 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 4
"Phasing Plan"	means the plan attached hereto marked "Phasing Plan"
"Promotion Agreements"	all agreements between the Owner and the Promoter relating to the Biodiversity Gain Site
"Register"	means 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 available BNG Capacity on the Biodiversity Gain Site Register which can be Allocated to a development
"Transfer"	means the disposal of any legal or beneficial interest in the Biodiversity Gain 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.
"Watercourse Units"	means watercourse habitat units as measured by the Biodiversity Metric
"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 or if earlier the service of the relevant Commencement Notice 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 his 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 and the Promoter'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 covenants 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

5.3 The Promoter consents to its interests (if any) in the Biodiversity Gain Site being bound by the covenants obligations and all other matters to be performed or observed by the Owners under this Deed and consents to the Owner complying with all such covenants obligations and all other matters to be performed or observed by the Owners under this Deed notwithstanding any conflict with the Promotion Agreements which shall in case of conflict be overridden by this Deed

5.4 The Promoter shall not prevent hinder or impede the Owner from complying with the terms of this Deed nor engage in any legal or other proceedings which would have that effect

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

7.3. 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 pretties 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 and 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 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 date that the payment is due 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.

16. **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 as result of carrying out the Habitat Creation and Enhancement Works and otherwise complying with the terms hereof

17. **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

18. **Statutory Consents**

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

19. **Good Faith**

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

19.1.1. achieve the Biodiversity Gain Objectives

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

19.1.3. 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'**).

19.2 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.

19.3 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.

20. **Jurisdiction and Legal Effect**

This Deed is subject to and shall be construed in all respects in accordance with English law.

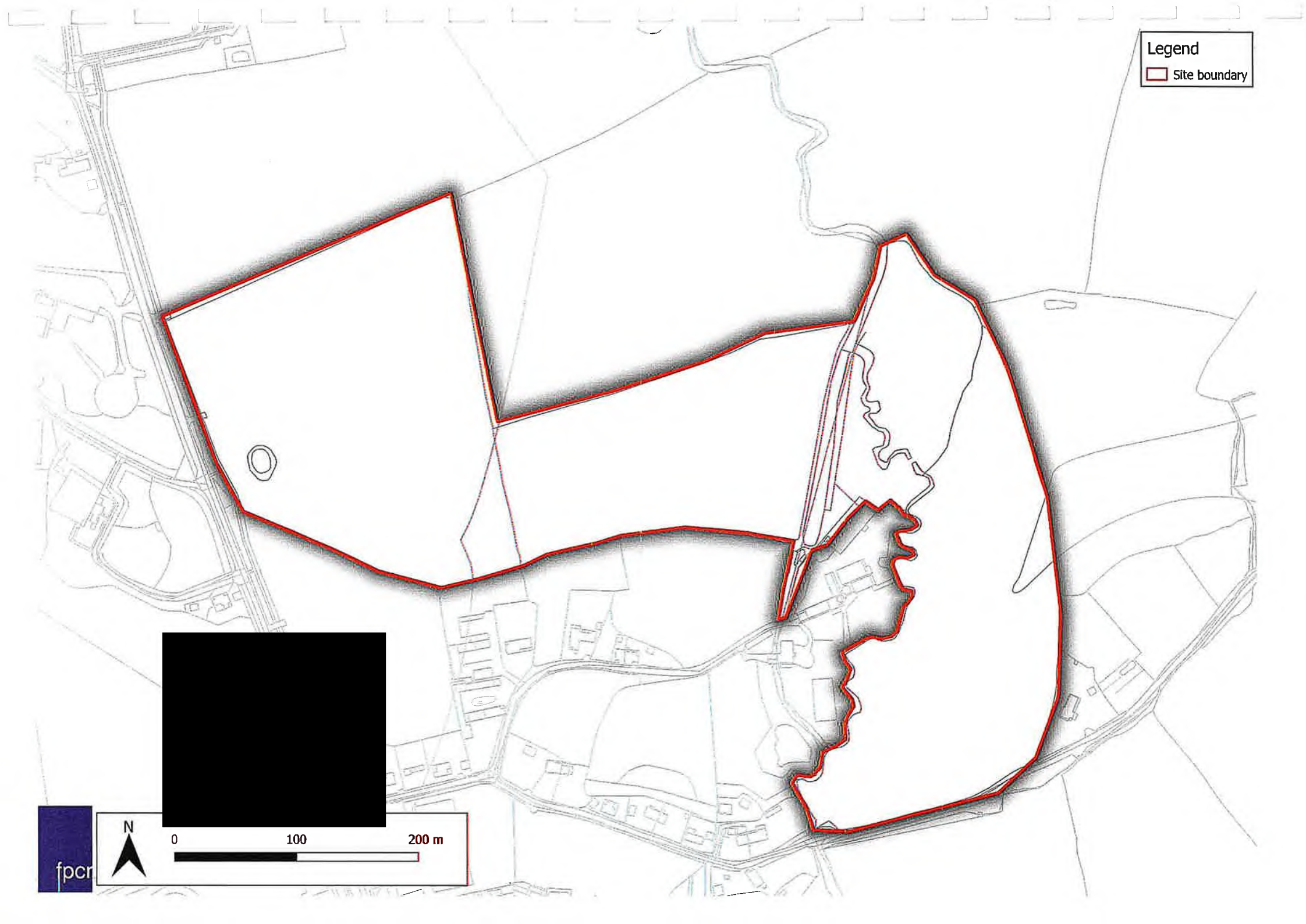
Schedule 1 Plans

Plan1

Biodiversity Gain Site

Plan 2

Phasing Plan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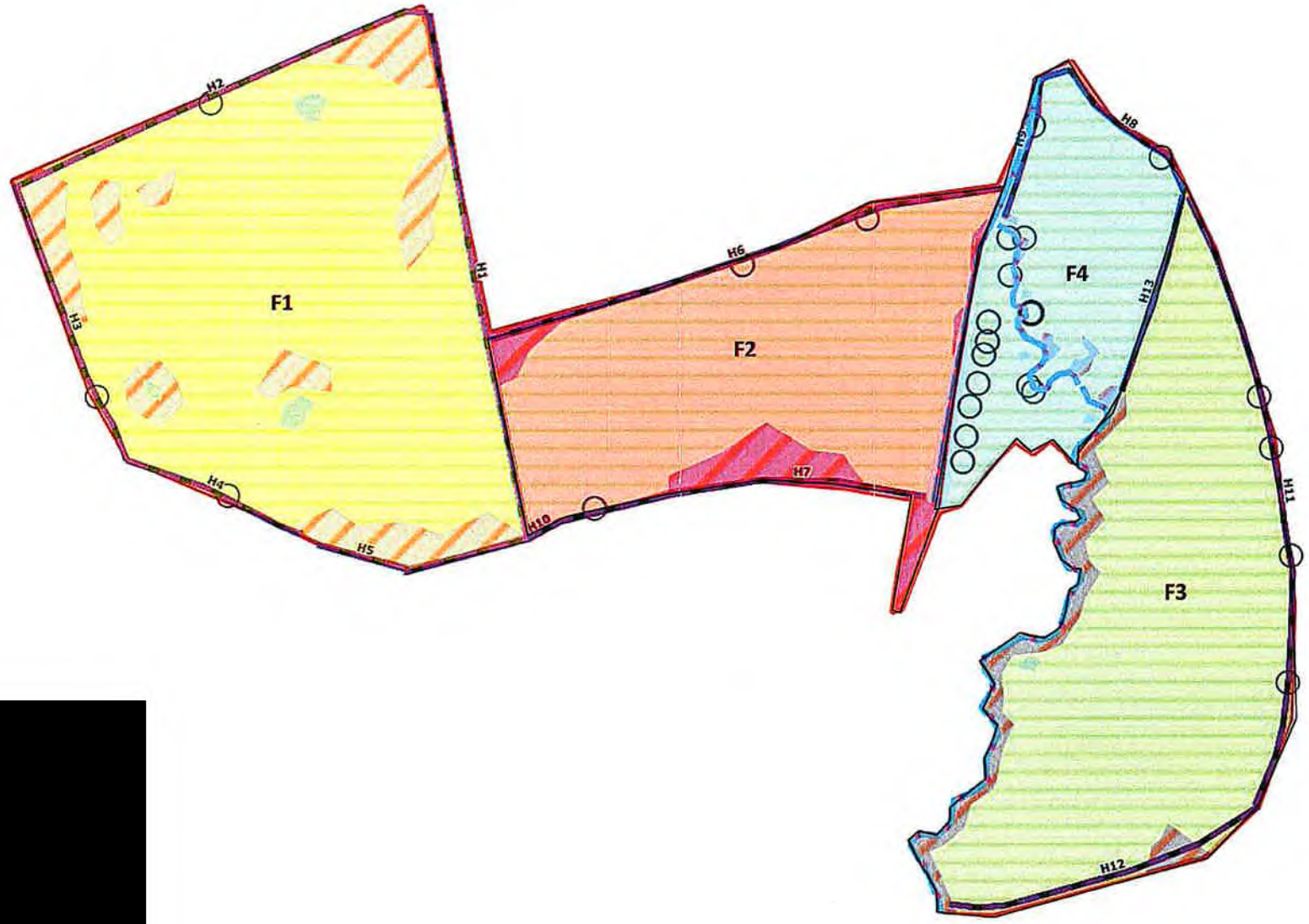

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Phasing Plan

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

(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 meet the timings set out in Column 3 of Annex D (unless 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 prior to the Commencement Date for that Phase and not to commence the Habitat Creation and Enhancement Works on that Phase (including the 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 prior to the Commencement Date for that Phase and not to commence the Habitat Creation and Enhancement Works on that Phase (including the Capital Works) until the Council has received the Phase 2 BNG Monitoring Fee

(f) To pay the Phase 3 BNG Monitoring Fee to the Council prior to the Commencement Date for that Phase and not to commence the Habitat Creation and Enhancement Works on that Phase (including the 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 prior to the Commencement Date for that Phase and not to commence the Habitat Creation and Enhancement Works on that Phase (including the 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 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 10 Working Days when:

(a) All or part of the BNG Capacity on any Phase is Allocated; and

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

and to provide the details of such Allocation including the date of Allocation, the Phase relating to such Allocation, the number of Habitat Units, Hedgerow Units and Watercourse Units Allocated, and the development to which they have been Allocated with such notice.

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.

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 Allocations or where necessary to comply with this Deed.

Habitat Management and Monitoring Plan

3. The Owner covenants with the Council:

3.1 To notify the Council of any requested 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 un-Allocated BNG Capacity on a Phase:

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. Where notice is served on the Council pursuant to paragraph 2 of Schedule 5 the Council shall confirm its written consent to the Transfer or reasons for refusing to give its consent to the Transfer within 20 Working Days

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 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 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 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 30Working 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 costs and expenditure of any kind which it incurs under 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
Progress Notice

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 the Promotor and the Council have executed this instrument as a Deed the day and year first before written.

EXECUTED as a DEED
by FRANCE DOWN LIMITED
Acting by a director
In the presence of: .....

[redacted]

Signature of wit[redacted]

Print Name

Name:

Occupation:

EXECUTED as A DEED by
VORTAL HOMES LIMITED
Acting by a director
In the presence of: ...

[redacted]

Signature of [redacted]

Print Name

Name:

Occupation:

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

[redacted]

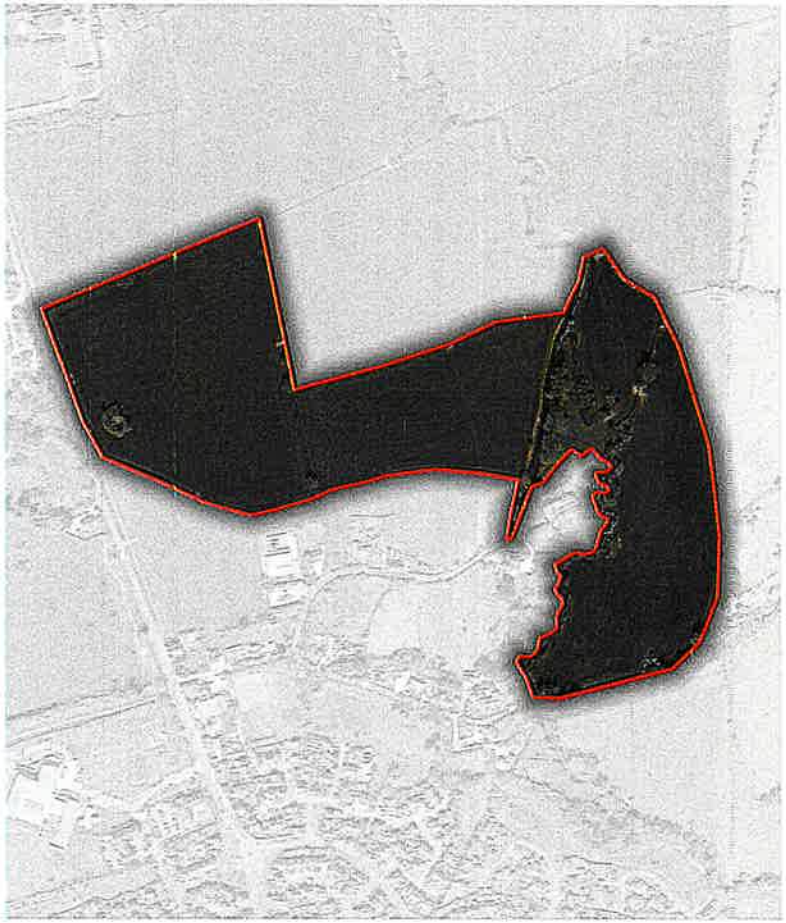
(Authorised Signatory)

Annex A the HMMP

Department for Environment Food & Rural Affairs

Habitat Management and Monitoring Plan

Site Name:	Purns Mill Lane, Gillingham, Dorset.
Date:	17.04.2024
Version:	Final



Client: France Down Ltd

Contents

Version Control

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	TLT 06.12.2023	APD / 08.12.2023
B	DRAFT	TLT / 11.01.2024	IH / 12.01.2024
C	Issue 1	TLT / 19.03.2024	APD / 19.03.2024
D	Final		APD / 17.04.2025

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.

1. Project Background

Summarise the key aspects of your management plan in this section. The table of project information 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	Purns Mill Lane, Gillingham, Dorset
Author Organisation	FPCR Environment and Design Ltd
Landowner	France Down Ltd
Land Manager	Vortal Homes Ltd
Period covered by this management plan	2024-2056
Planning authority	Dorset Council
Planning reference (if applicable)	N/A
BNG register reference (if applicable)	
Central OS grid reference	ST 80737 28213
Metric revision/title	Issue 1
Responsible person/organisation for creating or enhancing the habitat	France Down Ltd
Are any Irreplaceable Habitats present onsite? If Yes, provide a list in PB-B03	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B03

FPCR Environment and Design Ltd have prepared this Habitat Management and Monitoring Plan (HMMP) on behalf of France Down Ltd. 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. 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:

- Create species rich neutral grassland in place of existing low distinctiveness pasture habitats.
- Enhance the watercourses from poor and fairly poor condition through reducing encroachment, habitat management and additional riparian planting.
- Create new small blocks of scrub in a mosaic alongside restored grasslands and hedgerows.
- Additional tree planting and scrub to bolster hedgerows and create native species rich hedgerows with trees throughout the site in good condition; and
- Create new ponds and improve the condition of the existing. Additional tree planting and scrub to bolster hedgerows and create native species rich hedgerows with trees throughout the site in good condition.

Timescales for Actions PB-B04

The legal obligation for the Landowner 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 upon the first sale of the credits for the site and habitat will be delivered field by field in phases in line with the sale of credits from the site.

Monitoring Requirements PB-B05

Monitoring will be undertaken in years 1, 2, 3 & 5 during the 'habitat establishment phase' of this HMMP; and then during the post establishment phase in years 7 and 10. Following this, monitoring will be undertaken every five years through the life of this 30-year HMMP. The key aim of monitoring will be to track the success of targets for habitat creation/enhancement and to trigger remedial measures, where necessary.

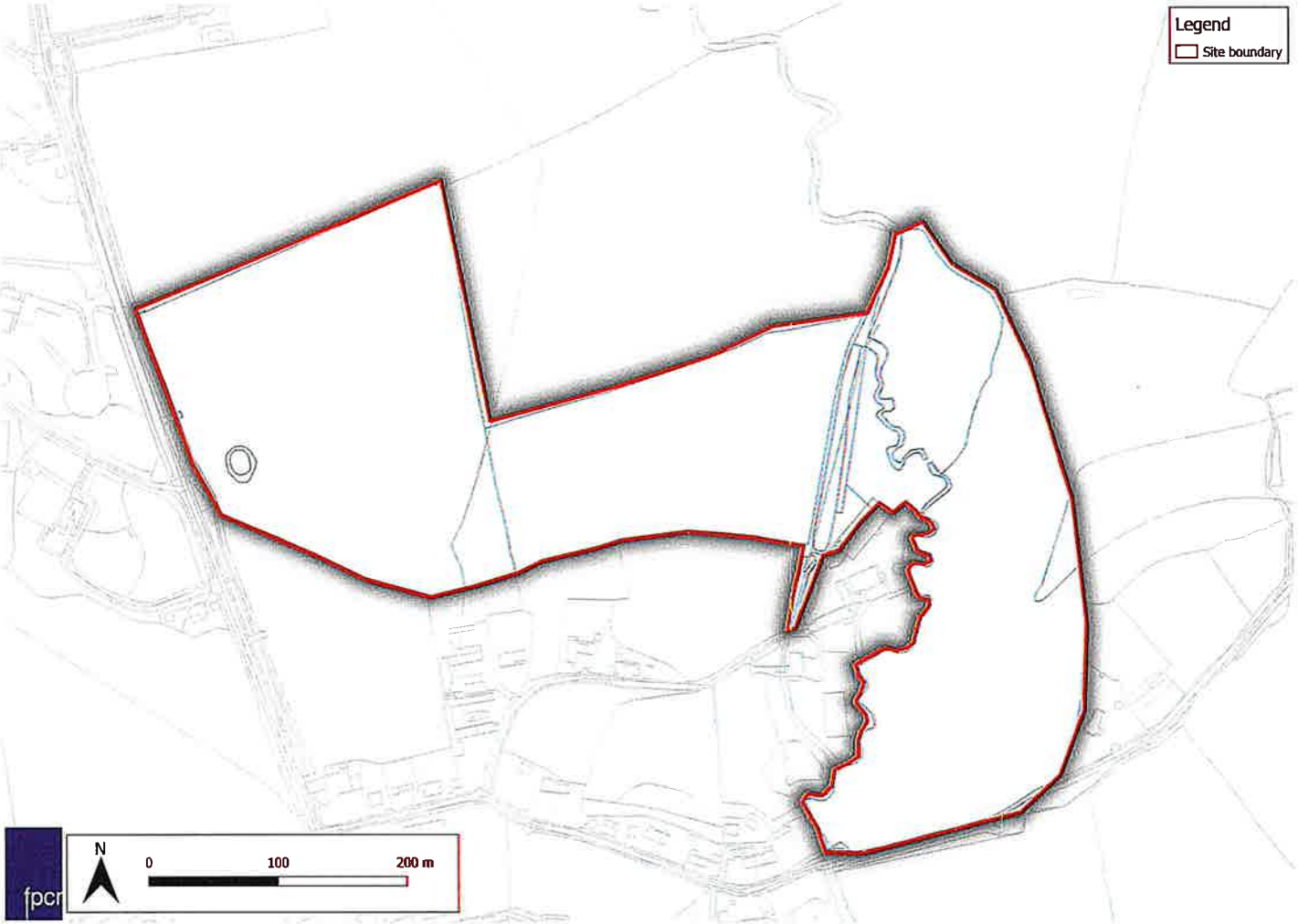
This is an adaptive management plan; over time, it may be necessary to adjust management measures according to the success of the outcomes. This will be a process of monitoring, evaluating, and modifying the plan as required to reach the same desired outcomes. The responsible authority will be consulted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

Required Consents & Licences PB-B06

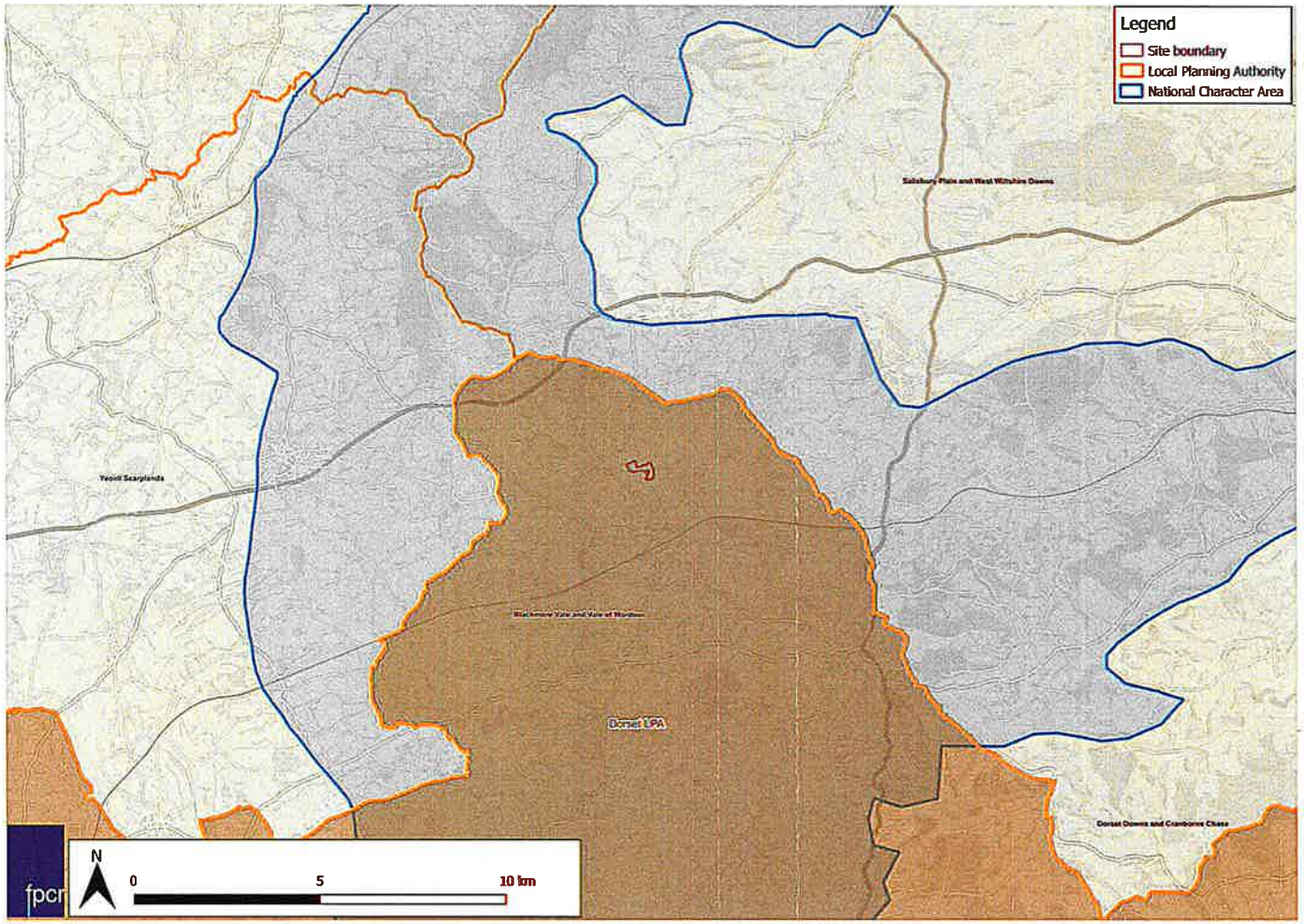
Consent may be required from the Local Planning Authority to create the ponds. The Flood Risk Assessment department from Dorset will also be consulted. A felling licence from the Forestry

Commission is likely to be required to facilitate the tree management and felling works associated with the management of the scrub/trees along Shreen Water.
Funding PB-B07
The scheme will be funded by the landowners with the sale of credits supporting the phased delivery of Fields 1,2,3 and 4.
Legal Agreement PB-B08
Section 106 agreement.

Site Boundary Plan PB-F01



Site Context Plan PB-F02



Phasing strategy

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

It is planned that habitat creation will commence upon the sale of credits from the site. Phases will be field by field with whole fields created at once, starting with F1, then F2, F3 and completing with F4. Hedgerows will be delivered with the relevant field parcels as detailed below and shown in the field phasing plan.

F1- Hedgerows H1, H2, H3, H4 and H5.

F2- Hedgerows H6, H7 and H10.

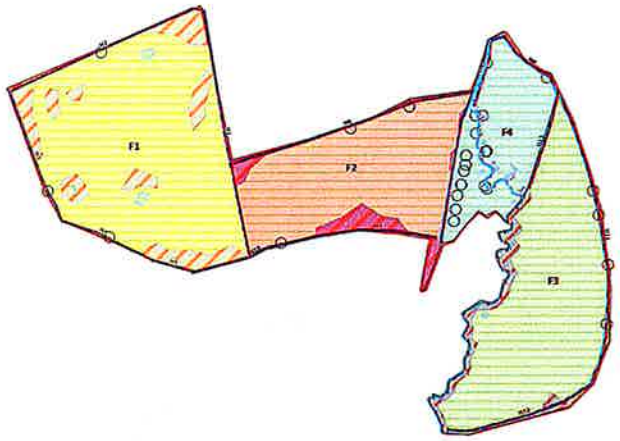
F3- Hedgerows H8 and H9.

F4- Hedgerows H13, H11 and H12.

The LPA will be notified upon the commencement of each field delivery. Given grassland status is reliant on suitable continued management, fields without creation activities commenced will be managed in an appropriate way to aid future habitat creation. This will include conservation cutting regimes and sensitive hedgerow management.

The commencement of the 30 year period in which habitat is classed as created will begin upon the sowing of wildflower seed in each phase. This is specified to be year two. The sowing of seed completes creation activities as specified in this document.

The fields 1-4 and associated hedgerows as phased are shown below.



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)
F1	**Other neutral grassland**	Grassland Creation, Enhancement & Management Detailed Methods Page 40	**Please See year 1 + year 2 of Detailed creation, enhancement and management table actions 1 and 2** *(Activities to complete creation works for scrub, ponds, tree planting and hedgerows complete in year 1. ONG to be sown in year 2)*	Monitoring to be undertaken in years specified
	Mixed scrub	Scrub Creation, Enhancement & Management Detailed Methods Page 54		
	Ponds	Ponds Creation Enhancement & Management Detailed Methods Page 50		
	Native hedgerow with trees	Hedgerow Creation Enhancement & Management Detailed Methods Page 45		
F2	Other neutral grassland	Please see F1 phase links	Please see F1 phase links	Please see F1 phase links
	Mixed scrub			
	Native hedgerow with trees			
F3	**Other neutral grassland**	Please see F1 phase links	Please see F1 phase links	Please see F1 phase links
	Mixed scrub			
	Native hedgerow with trees			
F4	Other neutral grassland	Please see F1 phase links	Please see F1 phase links	Please see F1 phase links
	Mixed scrub	Please see F1 phase links		

	Ponds	Please see F1 phase links		
	Native hedgerow with trees	Please see F1 phase links		
	Watercourse	Watercourse Enhancement & Management Detailed Methods Page 65		

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 extreme drought or wet.	Grassland Creation, Enhancement and Management Detailed Methods GH-T02 **Row 2**
	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**
Phase 2	Ponds	1	• Pond creation • Apply pond edge seed mix • Introduce plug planting	Pond Creation, Enhancement and Management Detailed Methods PO-T02 **Rows 1,2 and 3**
	Native hedgerow with trees	1	• Introduce native tree standards • Ground preparation • Hedge planting • Standard tree planting • Weed suppression	Hedgerow Creation, Enhancement and Management Methods HD-T02 **Rows 1, 2, 3, 4 and 5**
	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 2**
	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**

	Ponds	1	• Pond creation • Apply pond edge seed mix • Introduce plug planting	Pond Creation, Enhancement and Management Detailed Methods PO-T02 **Rows 1,2 and 3**
	Native hedgerow with trees	1	• Introduce native tree standards • Ground preparation • Hedge planting • Standard tree planting • Weed suppression	Hedgerow Creation, Enhancement and Management Methods HD-T02 **Rows 1, 2, 3, 4 and 5**
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 2**
	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**

	Ponds	1	• Pond creation • Apply pond edge seed mix • Introduce plug planting	Pond Creation, Enhancement and Management Detailed Methods PO-T02 **Rows 1,2 and 3**
	Native hedgerow with trees	1	• Introduce native tree standards • Ground preparation • Hedge planting • Standard tree planting • Weed suppression	Hedgerow Creation, Enhancement and Management Methods HD-T02 **Rows 1, 2, 3, 4 and 5**
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 2**
	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**

	Ponds	1	• Pond creation • Apply pond edge seed mix • Introduce plug planting	Pond Creation, Enhancement and Management Detailed Methods PO-T02 **Rows 1,2 and 3**
	Native hedgerow with trees	1	• Introduce native tree standards • Ground preparation • Hedge planting • Standard tree planting • Weed suppression	Hedgerow Creation, Enhancement and Management Methods HD-T02 **Rows 1, 2, 3, 4 and 5**
	Watercourse	1	• Virtual fencing/fencing • Sow wet grassland seed mix • Scrub planting • Creation of ponds • Tree planting • Planting of channel bed aquatic plant species and marginal plants	Watercourse Enhancement and Management Methods WC-T03 **Rows 1,3, 4, 5, 6 and 8**

Roles & Responsibilities

Ecologist or Other Professional Responsible for HMMP PB-B10				
Name/Initials		Adam Day		
Organisation		FPCR Environment and Design Ltd		
Responsibility	Start Date:	23/11/23	End Date:	2054

FPCR are responsible for overseeing the preparation of this HMMP and for providing ecological advice on the delivery of the habitat establishment and management prescriptions provided.

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. This HMMP has been prepared and reviewed by Adam Day, an Associate Director of Ecology at FPCR with over 10 years experience of habitat creation and management. Adam is a FISC level 4 botanist and Associate member of the Chartered Institute of Ecology and Environmental Management.

Landowner or Land Manager PB-B11				
Name/Initials		France Down Ltd		
Organisation		France Down Ltd		
Responsibility	Start Date:	2024	End Date:	2054

The above dates are dependant on the date of first credit sale from the site. The landowners will be the responsible party for managing the site through the use of an approved contractor. This will be monitored by the landowners Ecologist (FPCR).

Statement of Competency

The landowners will work in partnership with experienced management contractors with management practices closely monitored by competent Ecologists.

Management Organisation(s) Responsible for Delivering HMMP PB-B12				
Name/Initials		France Down Ltd		
Organisation		France Down Ltd		
Responsibility	Start Date:	2024	End Date:	2054

Management of the site will be undertaken by a competent local company under the supervision of the landowner and appointed ecological consultant. Once a contractor is appointed, the LPA will be informed, and the management company will contribute to the proposed monitoring schedule with proof of works including management statements.

Statement of Competency				
LPA / Responsible Body for Reviewing HMMP PB-B13				
Name/Initials		Sam Williams		
Organisation		Dorset Natural Environment Team		
Responsibility	Start Date:	2024	End Date:	2054
The monitoring section of this report outlines the proposed monitoring schedule for this site. This includes reporting to the LPA in that timeframe.				

Land Use Summary

Overview of Baseline Site Use PB-B14

The site at Purns Mill, Gillingham, Dorset is divided into four fields (16.28ha) that are currently being used for pasture and heavily grazed by cattle. The fields are divided by species rich native hedgerows.

Shreen Water enters the site from the northern boundary in the eastern region where it then splits into two channels.

Mill stream was historically created to power the mill that once stood. Cut from Shreen Water, the channel was created to cut off its natural meanders that bend around the eastern fields of the site and create a straight deep channel to flow downwards directly through the centre of the site powering the mill, the watercourse then reconnects with the historic channel. The second channel is still considered part of Shreen water; however, it has been separated from its headwaters through the creation of Mill Stream via a Sluice.

Now functioning as a side channel, the fragmented Shreen boarders the gardens of Purns Mill house a Grade II listed building and the farm. Due to high density cattle grazing the banks in the northern fields are heavily poached and degraded, leading to high levels of erosion, turbid waters, and lack of hydraulic features with the channel bed being covered in a thick layer of silt and there is algal growth which is likely to be a result of nutrients run off from surrounding land.

Mill stream is straight in planform due to being an artificially created channel and is slightly embanked. However, the waterbody has a rich vegetated marginal fringe mostly composed of reedbeds. Non-native poplars scattered along the water's edge along the left bank.

The site is surrounded by agricultural fields that are divided by hedgerows with a small patch of deciduous woodland to the west of the site. 300m upstream, Shreen water is classified as a chalk stream (BAP Priority Habitat). The watercourses on site are currently too degraded to be classified as a BAP Priority Habitat and do not meet the requirements[1].

The site falls within Blackmore Vale and Vale of Wardour National Character Area (NCA).

The does not support any statutory or non-statutory designated sites of importance for nature conservation or any irreplaceable habitats.

The owner plans to enhance the biodiversity of the farm by providing off-site Biodiversity Net Gain units.

Overview of Proposed Site Use PB-B15

The site will be managed as a biodiversity unit habitat bank for at least 30 years. Habitats include species-rich grasslands, mixed scrub, ponds, and retained and enhanced hedgerow habitats.

Grasslands will be managed through hay-cutting and/or extensive low-density grazing while new scrub areas will be regularly managed through thinning and the creation of rides and glades to promote structural diversity.

Six new wildlife ponds will be created and will require minimal management once established.

A selection of native trees will also be planted along the hedgerows in the eastern side of the site to enhance the existing species rich hedgerows.

The existing pond within an area of woodland/scrub will be enhanced by improving the habitats surrounding it and by introducing aquatic, marginal, and emergent plants.

To uplift the watercourse condition of the Shreen Brook, planting of native riparian vegetation and adding trees and scrub to the bank tops is proposed and some removal/management will create diversity in structure throughout. Poaching will be limited/removed via low density grazing and virtual fencing to remove the impact of artificial erosion and reduce the amount of sediment/nutrients entering the stream. The bank face will be enriched by planting suitable native amphibious vegetation of different structures, as well as channel margin and channel bed planting. Wooded areas will undergo management with constructive thinning and woody debris will be used to add habitat to bank face/top and hydraulic features to the channel bed.

[1] UK Hab, 2023, P229

Site Context Photos PB-F03

Grassland and Riparian Habitats at Purns Mill

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

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
Chantry Fields, Gillingham	Local Community Nature Reserve	1.48km	Positive
Rollsbridge, Gillingham	Local Community Nature Reserve	1.07km	Positive
Gillingham Secondary School	Habitat Restoration Site	1.45km	Positive
Shreen Water	Priority Habitat, Chalk Stream	245m	Positive

Summary of Designated Sites (BI-B01)

There are no statutory or non-statutory designated sites within the proposed bio-bank boundary and none nearby that will be impacted by the proposals.

The upstream of Shreen Water 245m to the north of the site boundary is a chalk stream. The proposals will only benefit this by providing habitat and cleaner water.

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Constraints and Opportunities to Project (BI-B02)

N/A

Protected & Notable Species (BI-T02)

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
Great crested newt	2023	WCA sch5, EPS, NERC S4	240m	Positive
European Hedgehog	2016	NERC (2006)	353m	Positive
European Water Vole	2017	WCA Sch5	398m	Positive
Western Barbastelle	2018	WCA Sch5, EPS, Hab (1992), HR (2017)	1.10km	Positive
Serotine	2019	Sch5, EPS, Hab (1992), HR (2017)	517m	Positive
Natterer's Bat	2019	WCA Sch5, EPS, Hab (1992), HR (2017)	856m.	Positive
Leisler's Bat	2019	WCA Sch5, EPS, Hab (1992), HR (2017)	1.37km	Positive
Noctule Bat	2019	WCA Sch5, EPS, Hab (1992), HR (2017) NERC	1.40 km	Positive
Pipistrelle Bat Species	2021	WCA Sch5, EPS, Hab (1992), HR (2017) NERC	1.42 km	Positive
Common Pipistrelle	2021	WCA Sch5, EPS, Hab (1992), HR (2017)	1.39km	Positive
Soprano pipistrelle	2021	Sch5, EPS, Hab (1992), HR (2017)	386m	Positive
Long-eared Bat Species	2021	Sch5, EPS, Hab (1992), HR (2017)	540m	Positive
Brown Long-eared Bat Species	2021	WCA Sch5, EPS, Hab (1992), HR (2017) NERC	416m	Positive
Japanese Knotweed	2014	WCA Sch9	373m	Negligible
Marsh Fritillary	2014	Hab (1992), WCA Sch5 EPS	2km	Positive
Small Heath	2019	NERC	409m	Positive
White-letter Hairstreak	2018	WCA Sch5, NERC	462m	Positive
Dunnock	2016	Amber, NERC	1.32km	Positive
Swift		Red listed	1.32km	Positive
House Sparrow	2019	NERC, Red listed	1.28km	Positive
Starling	2019	NERC	1.26km	Positive
Grizzled Skipper		NERC	414m	Positive
Smooth Newt	2017	Sch5	983m	Positive
Common Bluebell	2018	Wildlife and Countryside Act (Sch8)	638m	Negligible
Slow Worm	2019	Sch5 NERC	1.47km	Positive
Eurasian Otter	2016	Hab HR, WCA Sch5 NERC	58m	Positive

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Summary of Protected & Notable Species (BI-B03)

Eurasian otter has been recorded just 58m from the site protected by European Protected Species from Habitats and Species Directive II and IV, Habitat Regulations 2019.
Wildlife and Countryside Act and Species of Principle Importance in England, NERC Act (2006).

Additionally, five species of bats within 1km of the site boundary these are all protected by the Wildlife and Countryside Act under Sc5, European Protected Species. One annex 2 species located 1.1km from site (western barbastelle)

Butterfly species such as small heath, grizzled skipper and white-letter hairstreak less than 500m from site.

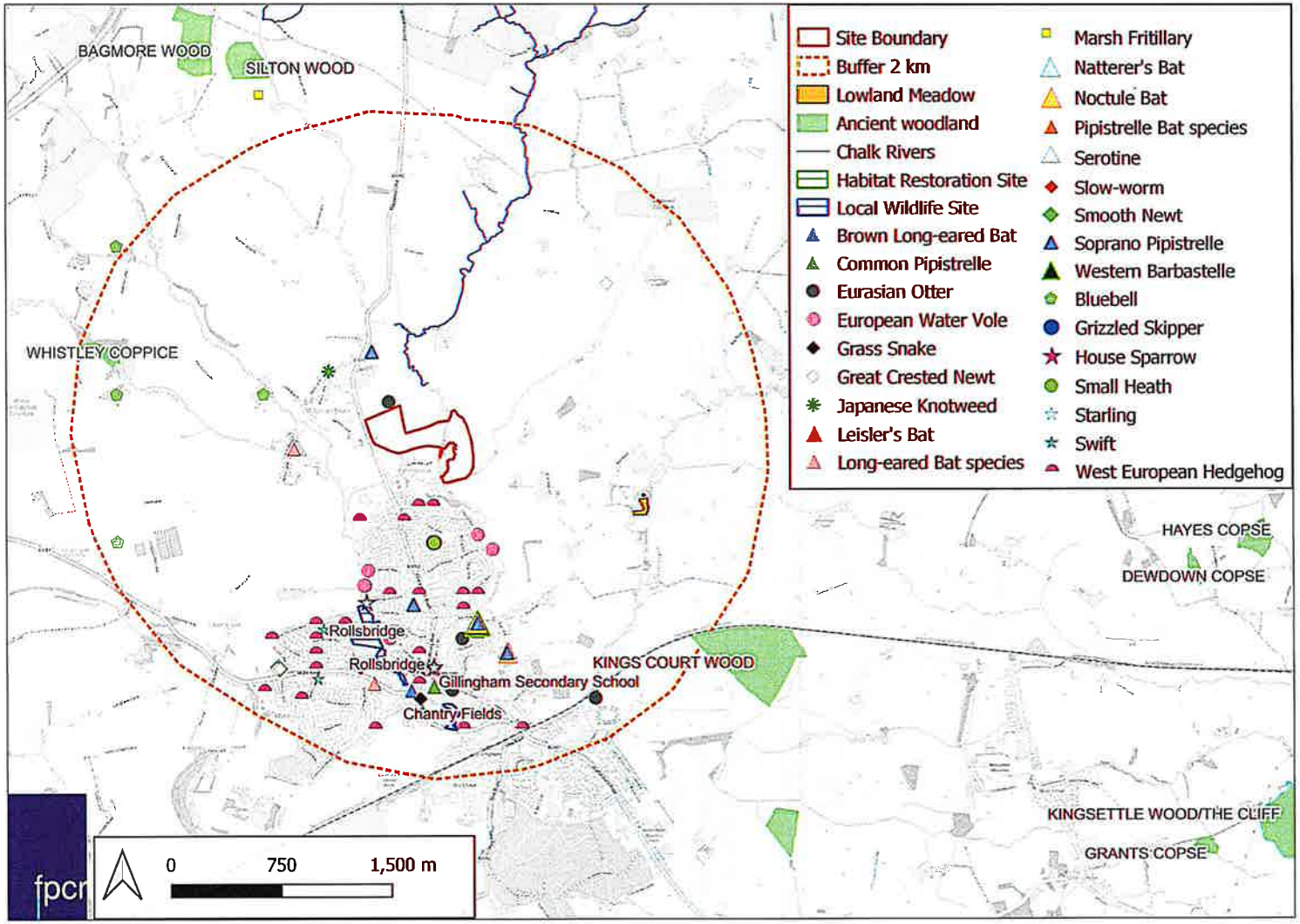
Japanese knotweed 373m from site an invasive non-native species listed on schedule 9 of the wildlife and countryside act.

Constraints and Opportunities to Project (BI-B04)

The proposed habitat enhancements will benefit a range of species both onsite and in the surrounding area. River enhancements will benefit riparian mammals that have been found within 1km of the site this includes both otters and water voles.

Japanese knotweed is present nearby it is unlikely to spread to the site. Checks of the site for invasive species is included in the monitoring plan over the 30-year period.

Biological Records Plan - Sites & Species (BI-F01)



Baseline Habitats Survey

Ecologist Responsible for Baseline Surveys (BI-T03)	
Name	Adam Day / Tiana Thomas
Organisation	FPCR Environment and Design Ltd
Survey Date	APD Habitats 03.08.23: Rivers TLT 06.10.23
Statement of Competency	
The survey was completed on 3rd August 2023 by Adam Day an Associate Ecologist with over 12 years of experience as a FISC Level 4 botanist. A further survey of the watercourses was completed on 6th of October 2023, by Tiana Thomas, an Ecologist with over two years of experience in ecological consultancy specialising in riverine habitats and a certified river condition assessor with FISC level 2.	
Survey Conditions & Limitations	
The watercourses were surveyed early in Autumn however, we had experienced a much warmer and drier September and October than usual. The survey was conducted during low flow conditions and vegetation could clearly be identified including those that were in their prime earlier in the year. The botanical field surveys conducted by Adam Day were conducted during the optimal period (April-September) and therefore had no limitations.	

Habitat Degradation

Are there any Signs or Evidence that the Baseline Habitats have been Purposefully Degraded Since 30th January 2020? (BI-B05)
N/A – No signs of degradation
If Habitats have been Purposefully Degraded, Provide Details of how this has been Accounted for (BI-B06)
N/A

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Baseline Habitat Descriptions and Condition

Habitats (BI-T04)

Parcel Refs	Habitat Type & Code	Priority / Irreplaceable	Description & Condition Justification	Condition	Area (ha)
F1,2,3,4	Modified Grassland	No	The grassland is comparable to modified grassland UKHab g4. A few fast-growing grasses on fertile, neutral soils dominated the fields, with low forb diversity consistent and dense throughout. Less than six vascular species per m2, heavily dominated by *Lolium* and the occasional broad-leaved dock - *Rumex obtusifolius,* creeping buttercup - *Runuculus repens* and common sorrel - *Rumex acetosa*. Sward height was largely uniform, with more than 5% of the grassland being physically damaged.	Poor	15.4408
F1,2,3,4	Mixed Scrub	No	A small patch of scrub was present at the southern tip of the site. At least 80% of the scrub is native, with no more than a single species comprising more than 75%. The scrub did not have a well-developed edge, and no clearings or glades were present having low species diversity and structure with significant damage from grazing animals.	Poor	0.5954
P1	Pond	No	Eutrophic covered in duckweed, No fish, not connected to ditches. More than 10% is covered with duckweed. Semi natural habitat is not present for at least 10m from pond edge throughout its entire perimeter. Water quality is poor, signs of pollution include nutrient run off from slurry in the surrounding fields. No emergent submerged or floating planting excluding duckweed.	Poor	0.0083
R1	Watercourse footprint	No	See watercourse section	N/A	0.0497
R2	Watercourse footprint	No	See watercourse section	N/A	0.0497

Hedgerows (BI-T05)

Feature Refs	Habitat Type & Code	Priority / Irreplaceable	Description & Condition Justification	Condition	Length (Km)
H1	Native Species Rich Hedgerow With Trees	No	More than 1.5m tall and more than 1.5m wide. The gap between the ground and	Good	0.301

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			base of canopy is less than 0.5. There were no gaps in the hedgerow. No invasive non-native species present. More than 90% of the hedgerow is free of damage caused by human activity. At least 95% of hedgerow trees are in a healthy condition.		
H2	Native Species Rich Hedgerow	No	More than 1.5m tall and more than 1.5m wide. The gap between the ground and base of canopy is less than 0.5. There were no gaps in the hedgerow. No invasive non-native species present. More than 90% of the hedgerow is free of damage caused by human activity.	Good	0.257
H3	Species Rich Native Hedgerow	No	More than 1.5m tall and more than 1.5m wide. The gap between the ground and base of canopy is less than 0.5. There were no gaps in the hedgerow. No invasive non-native species present. More than 90% of the hedgerow is free of damage caused by human activity.	Good	0.167
H4	Species Rich Native Hedgerow	No	More than 1.5m tall and more than 1.5m wide. The gap between the ground and base of canopy is less than 0.5. There were no gaps in the hedgerow. No invasive non-native species present. More than 90% of the hedgerow is free of damage caused by human activity.	Good	0.107
H5	Species Rich Native Hedgerow	No	More than 1.5m tall and more than 1.5m wide. The gap between the ground and base of canopy is less than 0.5. There were no gaps in the hedgerow. No invasive non-native species present. More than 90% of the hedgerow is free of damage caused by human activity.	Good	0.051

H6	Species Rich Native Hedgerow	No	More than 1.5m tall and more than 1.5m wide. The gap between the ground and base of canopy is less than 0.5. There were no gaps in the hedgerow. No invasive non-native species present. More than 90% of the hedgerow is free of damage caused by human activity.	Good	0.305
H7	Species Rich Native Hedgerow	No	More than 1.5m tall and more than 1.5m wide. The gap between the ground and base of canopy is less than 0.5. There were no gaps in the hedgerow. No invasive non-native species present. More than 90% of the hedgerow is free of damage caused by human activity.	Good	0.145
H8	Species Rich Native Hedgerow	No	More than 1.5m tall and more than 1.5m wide. The gap between the ground and base of canopy is less than 0.5. There were no gaps in the hedgerow. No invasive non-native species present. More than 90% of the hedgerow is free of damage caused by human activity.	Good	0.110
H9	Species Rich Native Hedgerow	No	More than 1.5m tall and more than 1.5m wide. The gap between the ground and base of canopy is less than 0.5. There were no gaps in the hedgerow. No invasive non-native species present. More than 90% of the hedgerow is free of damage caused by human activity.	Good	0.081
H10	Species Rich Native Hedgerow with Trees	No	More than 1.5m tall and more than 1.5m wide. The gap between the ground and base of canopy is less than 0.5. There were no gaps in the hedgerow.	Good	0.115

			No invasive non-native species present. More than 90% of the hedgerow is free of damage caused by human activity. At least 95% of hedgerow trees are in a healthy condition.		
H11	Species Rich Native Hedgerow	No	More than 1.5m tall and more than 1.5m wide. The gap between the ground and base of canopy is less than 0.5. There were no gaps in the hedgerow. No invasive non-native species present. More than 90% of the hedgerow is free of damage caused by human activity.	Good	0.358
H12	Species Rich Native Hedgerow with Trees	No	More than 1.5m tall and more than 1.5m wide. The gap between the ground and base of canopy is less than 0.5. There were no gaps in the hedgerow. No invasive non-native species present. More than 90% of the hedgerow is free of damage caused by human activity. At least 95% of hedgerow trees are in a healthy condition.	Good	0.186

Watercourses (BI-T06)

Feature Refs	Habitat Type & Code	Priority / irreplaceable	Description & condition justification	Condition	Length (km)
Mill Stream	Other Rivers	No	Classed as over deep from historic channel creation to power the Mill, the watercourse is visibly straightened with deep water and the channel bed is not visible. Therefore, the condition has been dropped from Moderate to Fairly Poor at baseline. Type K because it is a straight stretch of watercourse. The watercourse lacks diversity in its bank top and bank face vegetation and is mostly covered in short, grazed pasture, the left bank is poached throughout its length. There are also limited natural physical features on the channel margin with only one side channel separated via an artificial weir. The channel bed is heavily silted making it difficult to see features in the deep murky water. The right bank has a good amount of marginal vegetation with reedbeds covering the majority of its length.	Fairly Poor	0.251

Shreen Water SR1	Other Rivers	No	The condition of this river has been lowered due to artificial structures such as the historic weir separating Shreen water from its upstream and reinforced bank faces surrounding the weir has led to a loss in natural structure. This has resulted in deep water; silt build up caused by erosion and artificial structures in the channel bed. The condition score was therefore dropped from Fairly Poor to Poor. Shreen water has been classified as Type G due to the natural meanders that are present throughout the majority of the watercourse, although slightly degraded in areas due to artificial structures. This area is surrounded by cattle grazed pasture resulting in a lack of habitat on the bank tops with only one tree, some scrub and no long grass or herbs present. In addition to this the banks are heavily poached leading to erosion, algal growth, and heavily silted and polluted water. The channel margin is supported by a wealth of amphibious plants.	Poor	0.11
Shreen Water SR2	Other Rivers	No	This part of the watercourse is not classed as over-deep due to the retention of meanders in the watercourse and with a river shape score of 4.6. This section revealed some natural features such as gravel, pebbles and cobbles on the channel bed with little agal cover and shallow water with hydraulic features such as riffles and a pool. However this area lacked marginal vegetation and could easily be improved.	Moderate	0.086
Shreen Water SR3+SR4	Other Rivers	No	The lower reaches SR3 and SR4 have been lowered from Moderate to Fairly Poor due to the channel being over deep, though meanders are mostly present throughout, the channel begins to straighten as it passes around the house and becomes quite deep in this area. The dense canopy cover leaves little room for herbs and channel bed vegetation to grow and therefore lacks biodiversity.	Fairly Poor	0.39

Priority and Irreplaceable Habitats

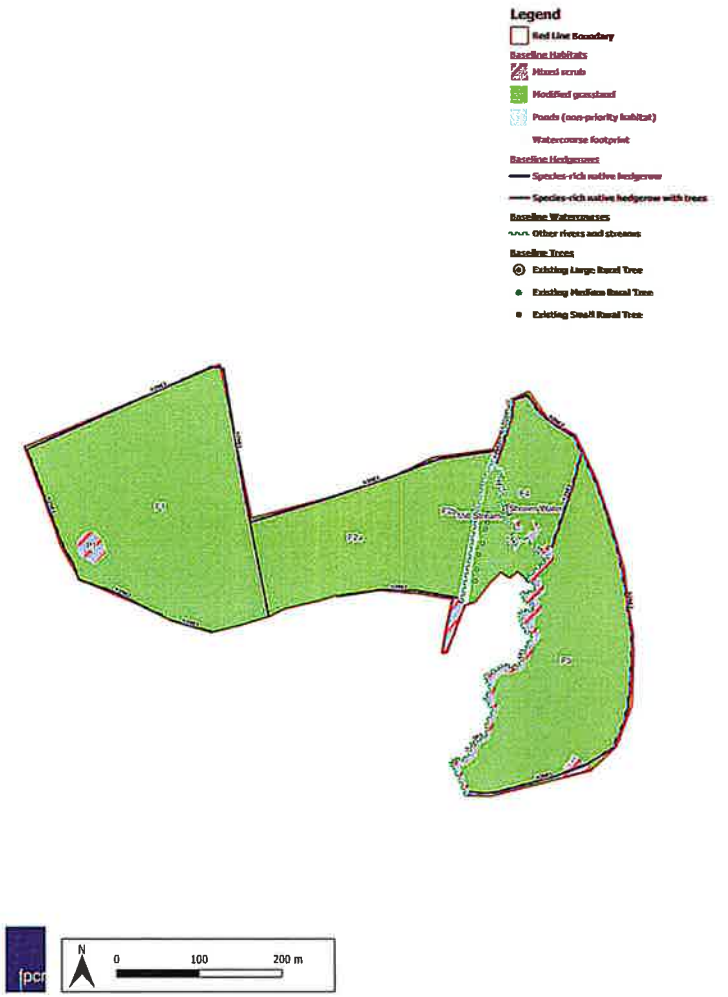
Summary of Priority and Irreplaceable Habitats (BI-B07)

All native Hedgerows recorded within the Site qualify as a Habitat of Principle Importance under the NERC Act (2006).

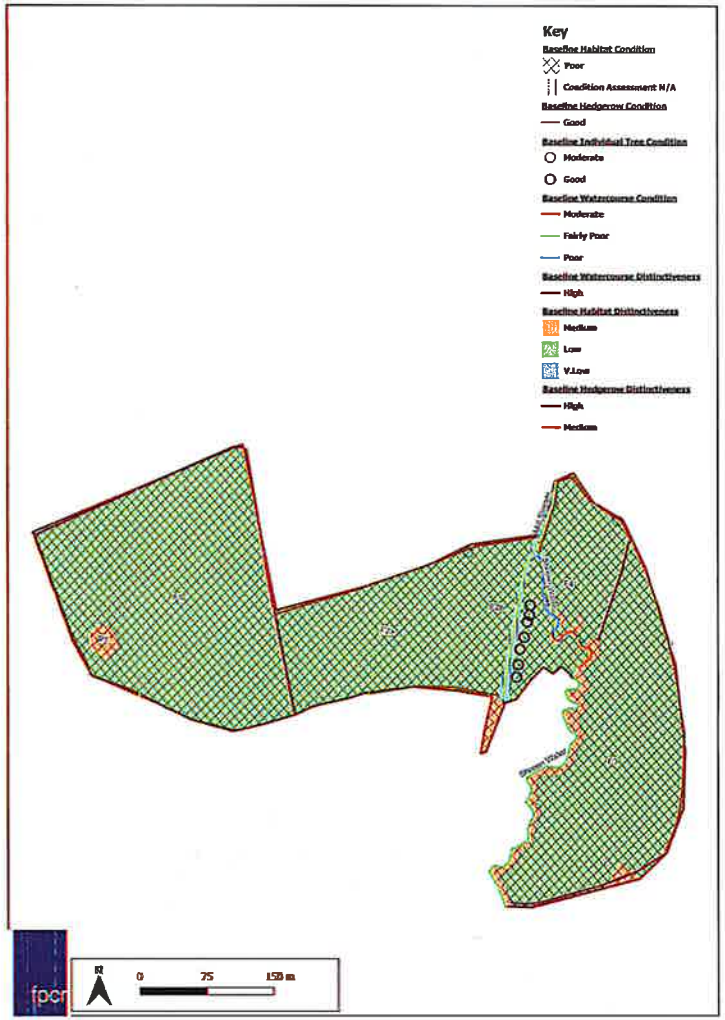
Potential Constraints and Opportunities to Project (BI-B08)

All hedgerows recorded within the Site are to be enhanced as part of proposals.

Baseline Habitats Plan (BI-F02)



Baseline Distinctiveness & Condition Plan (BI-03)



Baseline Habitats Photos (BI-F04)

F1/P1 Modified Grassland and Pond (Non-priority habitat) surrounded by Mixed Scrub

P1 Pond and Mixed Scrub (Non-priority habitat)

Mill Stream and view of F4 Modified Grassland

F2a Modified Grassland and Mill Stream

Land Tenure & Public Access

Relevant Land Tenure Information (EI-B01)

All land within the site boundary is owned by France Down Ltd.

Potential Impact to Scheme (EI-B02)

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

Public Access Information (EI-B03)

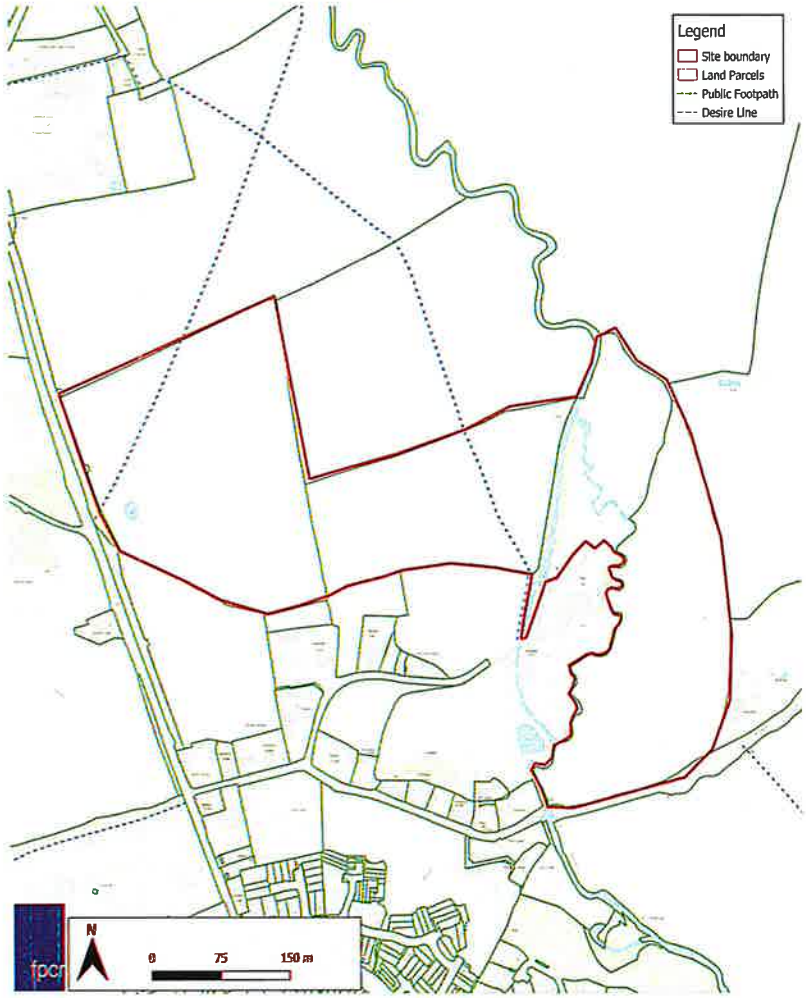
A Public Right of Way (PRoW) is present through the west and centre of the site. These will be maintained throughout the life of the project ensuring that the gates are maintained and kept clear of vegetation. No fences or obstructions will be implemented, allowing the public to freely use the footpath.

Potential Impact to Scheme (EI-B04)

It is unlikely that the existing public rights of way (public footpath) will have any significant impact on the project. Small areas of bare ground created from human disturbance can help to increase biodiversity in the area, as long as any disturbance and larger areas of soil erosion are properly managed.

The public foot path currently has light usage, which will be monitored to ensure no negative impacts on habitat targets throughout the project's lifecycle. The presence of public rights of way provides access to nature opportunities for local residents and the wider public while promoting conservation efforts.

Land Tenure & Public Access Plan (EI-F01)



Climate

Current Climate Information (EI-T01)	
Nearest weather station details:	Fontmell Magna, approximately 12.89km southeast of the site.
Days rain per year	130.71
Average annual rainfall mm	896.46
Average temperature °C	10.35 °C
Highest temperature – Month and temperature °C	July 21.78 °C
Lowest temperature – Month and temperature °C	January 1.75 °C
Average annual hours of sunshine	1482.97 hours
Sunniest month & average hours of sunshine	May - 196.58 hours
Average number of days with air frost	51.81 days
Frostiest month & number of days	January - 51.06 days

Potential Impact on Project (EI-B05)

The climate is typical of South-West Britain 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.

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. We are experiencing the start of this already.

As the site is largely present within the floodplain of Shreen Water, species selected for planting in lower areas of the site and closest to Shreen Water and Mill Stream must be tolerant of high-water tables and extreme conditions.

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.

It is recommended to seed with a variety of species that are adapted to varying degrees of soil moisture to allow the site to remain resilient to climate change by encouraging a more diverse seed bank within the soils particularly within grassland habitat creation. This will allow a degree of flexibility in the sward to allow species to establish based on the soil moisture regime dominating the site.

Tree planting and scrub planting should include a variety of species tolerant of different soil moisture regimes, those planted close to the waterbodies should be tolerant of flooding i.e Alder and Downey Birch. Scrub planting should aim to plant a greater diversity of species that would typically be required to create a particular habitat; for example, more than three species should be planted to create mixed scrub. This will help to build in resilience into these habitats should moisture regimes significantly be affected by climate change.

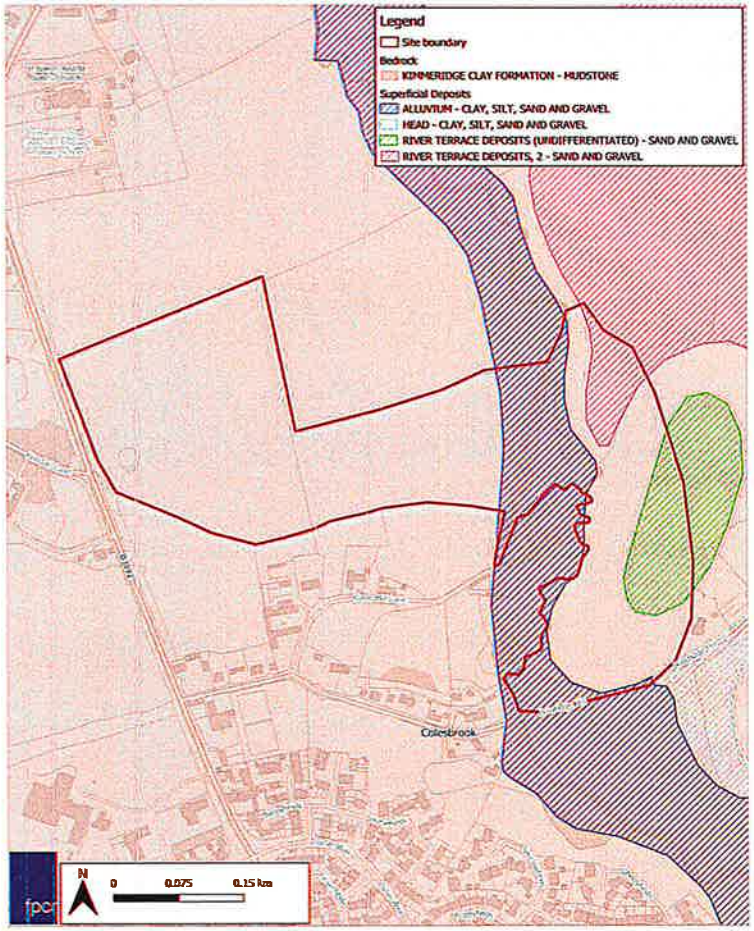
Other adaptive management responses include:

- Flexibility in site management such as varying the duration of grazing to respond to increased variation in seasonal growing conditions.
- Monitoring and controlling invasive species as they occur.
- Threats posed by climate change, such as introducing new pests and diseases, must be carefully assessed, and any changes to management objectives will be discussed with the LPA first.

Geology & Topography

Geological Information (EI-B07)
All of the site lays on Kimmeridge Clay Formation – Mudstone, a sedimentary bedrock from the Jurassic period. [2] Superficial deposits that cover the site mostly consist of clay, silt, and gravel transported from in and around the local landscape. Alluvium - clay, silt, sand and gravel along the floodplain and river corridor. River Terrace - sand and gravel have accumulated along the river terrace. Head – clay, silt, sand, and gravel.
Potential Impact to Scheme (EI-B08)
The bedrock type across the site is typical of those throughout the region and unlikely to have any negative impacts on the proposals. Planting will consist of wildflower mixes suitable for clay soils. The superficial deposits from upstream on the river corridor are unlikely to affect the scheme with appropriate enhancements this should benefit the scheme encouraging a gravel pebble watercourse.
Topography (EI-B09)
The site is 70m above sea level. The western half of the site gently slopes eastwards towards Mill Stream and the easternmost side of the site slopes on a steep gradient towards Shreen Water, Scars from old farming practices cover the land create an undulating topography.
Potential Impact to Scheme (EI-B10)
F2a will be used to turn modified grassland into a wetland habitat to enhance the floodplain zone, a 10m buffer is being applied to the watercourse area which will involve planting of wetland species, shrubs that are tolerable of high-water tables and changing weather conditions to be resilient of climate change. Additional features are being used to enhance the flood plain such as side channels and scrapes/ponds. The upland areas are being used to create a species rich grassland, ponds and mixed scrub.

Geology & Topography Plan (EI-F02)



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[2] https://www.bgs.ac.uk/discovering-geology/maps-and-resources/office-geology/kimmeridge-bay-dorset/#:~:text=BGS%20%C2%A9%20UKRI,-Geology,old)%20from%20the%20Jurassic%20Period.

Agricultural Land Status

Agricultural Land Status (EI-B11)

The site is split in two agricultural land classifications:

To the west is 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"

To the west is Agricultural Land Grade 4 and is Poor Quality agricultural land.

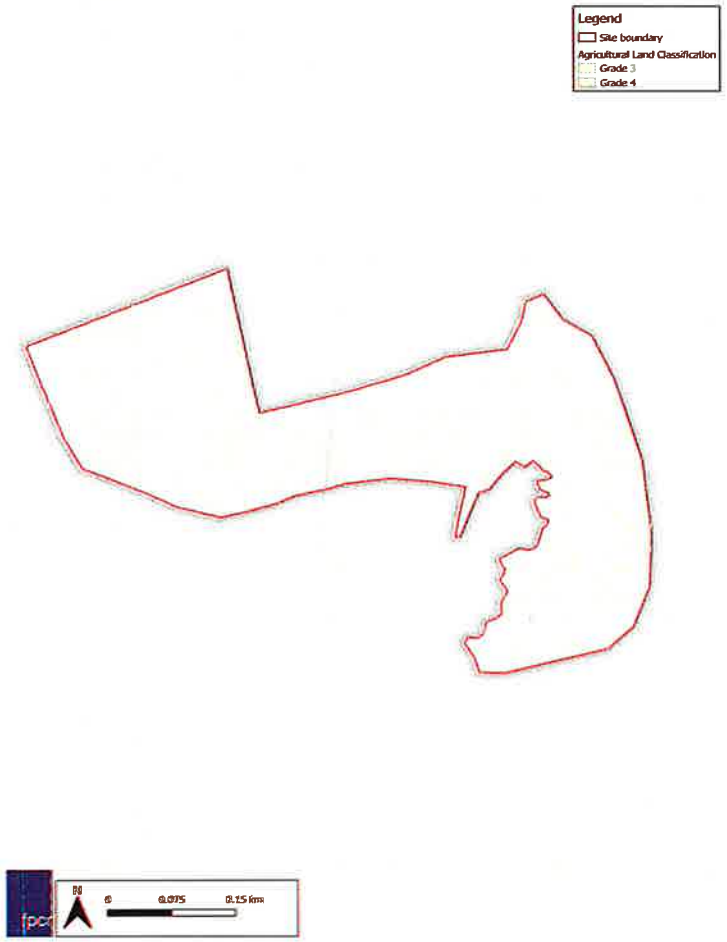
Grade 4 is defined as:

"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[3]".

Potential Impact on Project (EI-B12)

The change in land use will mean a loss of some good to moderate quality agricultural land use. However, the overall, environmental and biodiversity benefits achieved will benefit the surrounding land, helping to prevent flooding downstream through river corridor enhancements and floodplain enhancements. In addition to this soil health will be improved, additional planting will provide cleaner air and numerous other benefits to both farmers and the wider community.

Agricultural Land Status Plan (EI-F03)

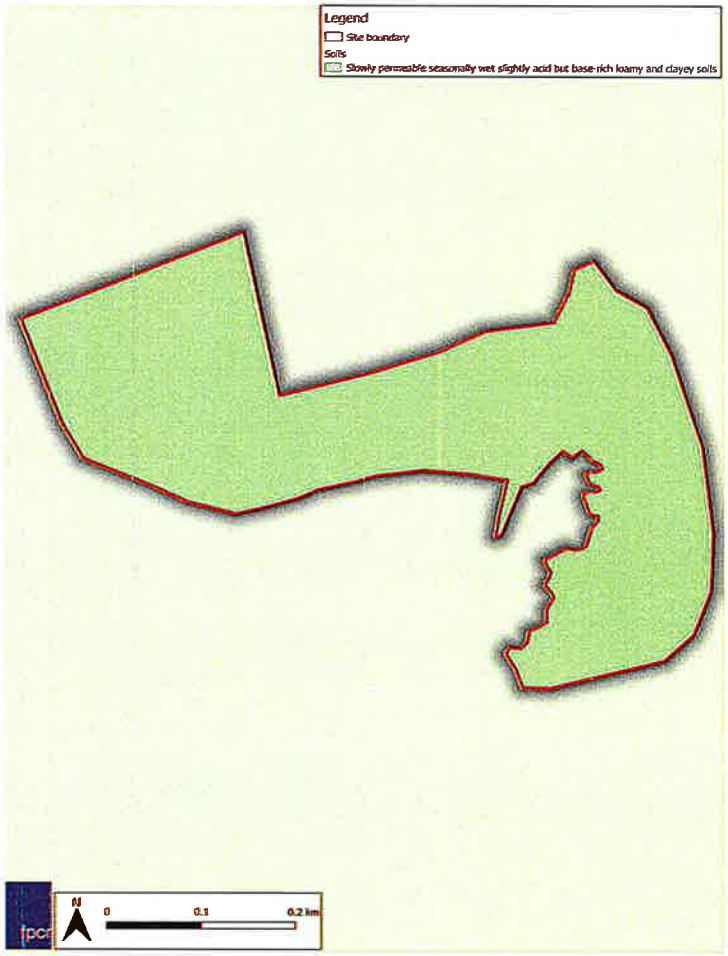


[3] https://www.lra.co.uk/services/soil-survey-soil-mapping/agricultural-land-grades

Soils & Substrates (EI-T02)

Summary of Soils Information (EI-B13)
The Site soils are slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. This soil type is ideal for grassland and woodland[4].
Potential Impact on Project (EI-B14)
The soil types present across the Site are suitable for the proposals to create and enhance species rich grassland within the Site, with the opportunity to create wetland habitat along Mill Stream. The change in land use will help to create more permeable soils by reducing the amount of compaction and surface water. No soil nutrient testing has been undertaken for the proposed habitat creations. However, soil type across the site is not likely to have any potential impact on the project. Seed mixes and tree planting will provide a mix of species that are acclimated to seasonally wet conditions, and tolerable of a changing environment.

Soils & Substrate Plan (EI-F04)



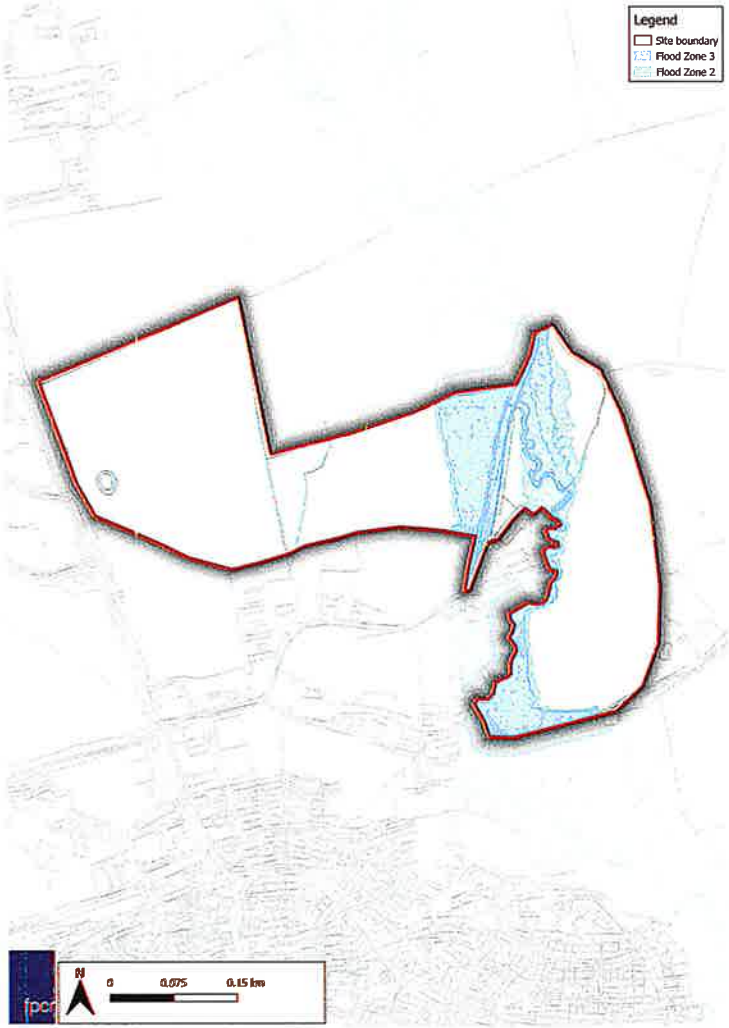
[4] https://www.landis.org.uk/soilsguide/soilscapes.cfm?ssid=8

Flood Risk Zones

Summary of Flood Risk Information (EI-B19)
The site sits within flood Zone 2 and Flood Zone 3 Flood Zone 2 has a medium risk of flooding 0.1% chance within a given year whilst Flood Zone 3 have a 1% chance of flooding. Data sourced through the environment agency flood map.

Potential Impact on Project (EI-B20)
Enhancements are being made to the watercourses present on site to help provide a natural habitat that interacts with its floodplain and provides cleaner water. The bank top habitat will have enhancements to create wetland habitats, this will help with flooding on-site and downstream. Additional planting of woody species and tall herbs will help to stabilise the banks and prevent further erosion, whilst holding water alleviating flood pressures downstream.

Flood Risk Zone Plan (EI-F07)



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Landscape Character & Designations

Summary of Landscape Character & Designations (EI-B21)

The majority of the site lies within the Blackmore Vale and Vale of Wardour National Character Area (NCA). The statements of Environmental Opportunity provided by Natural England for this NCA include:

- *SEO 1: Protect, manage and enhance the diverse but coherent pastoral landscape character of the clay vales, limestone ridge and Greensand hills, their semi-natural grasslands and woodland and their characteristic wildlife, and manage the simple patterns of land use maintained by the long history of agriculture.*
- *SEO 2: Work with local people to raise their understanding of the way in which the area's strong landscape character, sense of place and distinctive wildlife are rooted in the continuity of agricultural land use, strong historic landscape character and legibility of historic features.*
- *SEO 3: Work with the local farming and land management community to maintain the distinctive landscape and natural beauty of the area, enhancing ecosystems and ecosystem services.*
- *SEO 4: Protect, manage, and enhance the Vale of Wardour's highly distinctive relationship between geology, landform, and land use. Protect, manage, and interpret the suite of national and Local Geological Sites.*

Some key characteristics relevant to this assessment include:

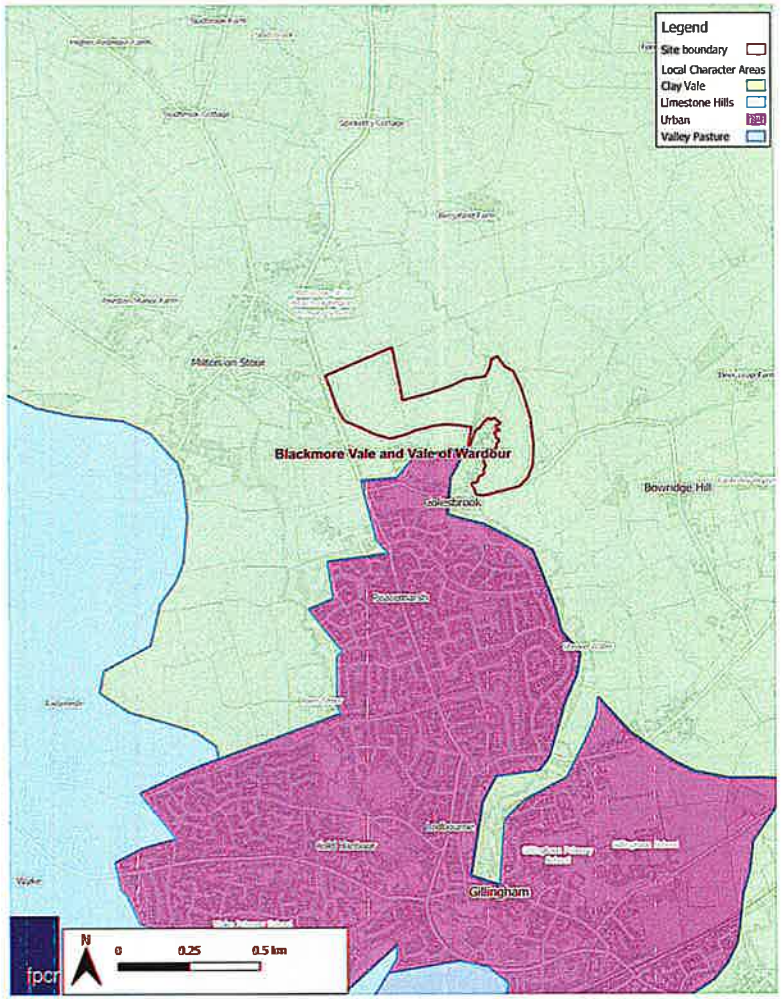
- *"Fragmented semi-natural habitats comprised mostly of damp, small grasslands and scrub, and often relict areas of common".*
- *"Predominantly clay surface geology (soils) leading to seasonally high-water table with standing water in fields; many ditches and streams.*
- *"Small irregular and rectilinear pasture fields with hedgerow oak trees and many scattered small broadleaved woodlands"*
- *"A complex mosaic of mixed farming: undulating, lush clay vales dissected by a broken limestone ridge and fringed by Upper Greensand hills and scarps."*
- *"Broken low limestone ridges with shallow valleys, and steeper valleys around the margins of the area"*

Potential Impact on Project (EI-B21)

This project includes a range of opportunities to contribute significantly to both the NCA and historic LCA characteristics and / or environmental opportunities through the enhancement of grassland within the wider green infrastructure and enhancement and long-term management of the hedgerow network forming the historic field system and farming character.

This will be maintained through low-density cattle grazing to create a species-rich grassland. Changing land management will help to improve soil health and planting will bring stability to the soil and watercourses enabling the land to hold more water and reduce flooding in downstream areas including the urban settlement that abuts the southernmost site boundary.

Landscape Character & Designations Plan (EI-F08)



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Historic Environment & Earth Heritage

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

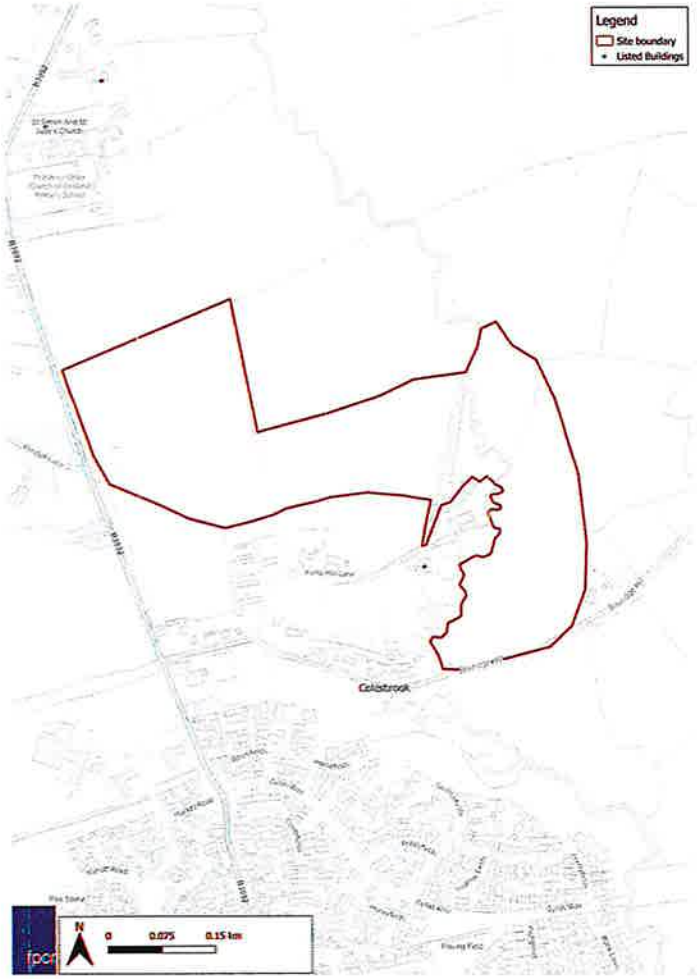
The site does not have any grade listed buildings within the site boundary. However, Purns Mill house that abuts the site is Grade II listed.

Potential Impact on Project (EI-B23)

The project will not physically affect any scheduled monument as these are all beyond the Site boundary.

Restoration to the stream will not involve any realignment. The addition of berms will enhance meanders; however, these are part of the natural structure, and the watercourse is over 50m away from any of the buildings and therefore will not be impacted. Floodplains will be enhanced leading to the surrounding farm fields holding more water, the ground will be less compacted, therefore there will be less surface water that would usually hinder hard standing.

Historic Environment & Earth Heritage Plan (EI-F09)



3. Planned Management Activities

Management Plan Aims & Objectives PM-B01

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 long-term vision is to enhance grassland and riverine habitat, improving the botanical and structural diversity across the scheme to ultimately benefit biodiversity. The creation of further grassland, scrub habitat, pond and tree planting on low distinctiveness habitats will create a habitat mosaic across the site.

Management Objectives

Other neutral grassland

- Create new areas of species-rich neutral grassland on existing modified pasture grassland by sowing with native species-rich neutral grassland seed mix.
- Manage grassland for biodiversity by implementing late-summer hay cut and/or extensive low-density grazing management, creating a varied sward height.

Species Rich Hedgerows with Trees

- Additional tree planting and scrub to bolster hedgerows and create native species rich hedgerows with trees throughout the site in good condition.

Other rivers and streams

- Enhance existing streams by 1-2 condition classes with the majority being in Fairly Good condition from Fairly Poor. Enhancements will involve a combination of mosaic planting in the riparian zone, selective thinning of dense bankside vegetation for reducing shading impacts and removal of encroachment from intensive grazing.

Mixed scrub

- Create new areas of mixed scrub habitat by planting a range of woody native shrub species within grassland areas in organic, naturalistic shapes. This will provide habitat for invertebrates, reptiles, amphibians, small mammals and birds and create a transitional habitat between the woodland and grassland on site as well as provide stepping-stone habitat within the site and wider landscape.
- Manage scrub habitat for wildlife, by creating glades/rides and well-developed edges by creating a buffer where tall tussocky grassland and scattered scrub areas can grow.

Ponds

- Improve the existing pond by allowing light to reach the pond, which will increase marginally and emergent species.
- Create six new ponds for wildlife on the site.
- Create a protective vegetative buffer around ponds to reduce the risk of pollutants from adjacent agricultural fields entering the pond. In addition (not legally binding)
- • Plant native trees across the site to further support wildlife by providing habitat, food and shelter resources for many species.

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 Blackmore Vale and Vale of Wardour National Character Area and its desired opportunities. Post delivery, the project will enhance the character area based on the Statements of Environmental Opportunity 1-4 of the Blackmore Vale and Vale of Wardour NCA.

Soils

The Site's soils are comprised of slowly permeable but base rich loamy and clayey soils, which provide an optimal substrate for the creation and enhancement of rush pasture with high water tables. The species rich grassland will be created using a meadow mixture suitable for clay soils that are tolerant of both high-water tables and seasonal changes in soil variation.

Climate

To ensure that the habitat creation and enhancement measures remain resilient to climate change pressures, varied planting mixes have been proposed for all habitats created and enhanced to encourage a diverse seedbed within newly created habitats. This will also allow communities to develop which are appropriate to the conditions present on Site and resilient to climatic pressures.

Hydrology

Areas within the central section of the Site are located within flood zone two and three, which are rarely susceptible to flooding. Rush pasture has been proposed in F2a this runs parallel to Mill Stream, elsewhere scrapes, ponds and scrub will be created on the bank tops within the flood plain area which will be tolerant to flooding and help to hold water by creating wetland habitats.

Public Access

The site currently supports two public rights of way foot paths. The proposals will support continued used of these through careful monitoring of habitat condition and maintaining access.

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
Modified Grassland	**Other Neutral Grassland**	F1, F2a. F3,F4	Poor	**Good**	10	All criterion A – F to be targeted	Good condition will be achieved when five to six criteria are passed. Criterion A and F must be achieved to assess as good condition.
Modified Grassland	**Other Neutral Grassland Holcus-Juncus neutral Grassland**	F2b	Poor	**Good**	10	Criterion A-F to be targeted	Wetland habitat.
Modified Grassland	**Mixed Scrub**	F1.F2a, F2b, F4.	Poor	**Good**	10	All Criterion A-E to be targeted	Scrub to be managed to have emergent tree growth where bolstering hedgerows.
Heathland and Shrub	**Mixed Scrub**	F3	Poor	**Good**	10	All Criterion A-E to be targeted	
Modified Grassland	Pond (Non-priority)	F1,F4,F3	Poor	**Good**	5	All criterion A – I to be targeted	
Lakes	**Pond (Non-priority)**	F1/P1	Poor	**Good**	8	All criterion A – I to be targeted	
Species Rich Native Hedgerow	**Species Rich Native Hedgerow with Trees**	H2, H3, H4, H5 ,H6,H7,H8, H9, H11	Good	**Good**	10	All criterion A1-E2 to be targeted	Good condition will be achieved when there are no more than 2 failures in total; and no more than 1 failure in any functional group.
Species Rich Native Hedgerow with Trees	**Species Rich Native Hedgerow with Trees**	H1,H10,H12	Good	**Good**	0	All criterion A1-E2 to be targeted	Good condition will be achieved when there are no more than 2 failures in total; and no more than 1 failure in any functional group. The current condition should be maintained.

Other rivers and Streams	Other rivers and streams	Shreen Water (G) SR4	Fairly Poor	**Fairly Good**	4	B2, B5, C3, C4, C5, C6, D1, D2, D3, D4. E1, E3, E7	
Other rivers and streams	**Other rivers and streams**	Shreen Water (G) SR3	Fairly Poor	**Fairly Good**	4	B1, B2, B3, B5, C3, C4, C5,C6,D1,D2,D3,D4,E1, E2, E3, E4, E5, E7	
Other rivers and streams	Other rivers and streams	Shreen Water (G) SR2	Moderate	Fairly Good	2	B1, B2, B3, B5, C3, C4, C5, C7, D1, D3, E2, E3, E4, E5, E7, E12	
Other rivers and streams	**Other rivers and streams**	Shreen Water (G) SR1	Poor	**Fairly Poor**	2	B1, B2, B3, C1, C3, C4, C5, C7, E1, E2, E7, E12	
Other rivers and Streams	Other rivers and streams	Mill Stream (K)	Fairly Poor	**Fairly Good**	4	B1, B2, B3, B5, C1, C2, C3, C4, C5, C6, C7, D1, D3, D4, E1, E2, E3, E7	

Habitat and Condition Targets Further Comments

Use this section to provide further details relevant to achieving the habitat and condition targets set out above. Also, include any additional objectives that are relevant to the proposals but outside of the scope of the metric calculations.

Retained, Enhanced and Created Habitats

Measures to be Implemented to Protect Retained Habitats PM-03

As the proposals are for habitat creation and management in order to create a habitat bank site, the risk of retained habitats being damaged intentionally or accidentally are relatively low.

Extensive low-density grazing is proposed for the created grassland habitats across the Site. Livestock will be excluded from sensitive areas of the Site, including enhanced watercourses, the enhanced and created ponds and created scrub as well as new tree planting to enhance the existing hedgerows. This will be done using virtual fencing collars.

Additional fencing could be detrimental to the aims of this project by restricting movements of protected or notable species.

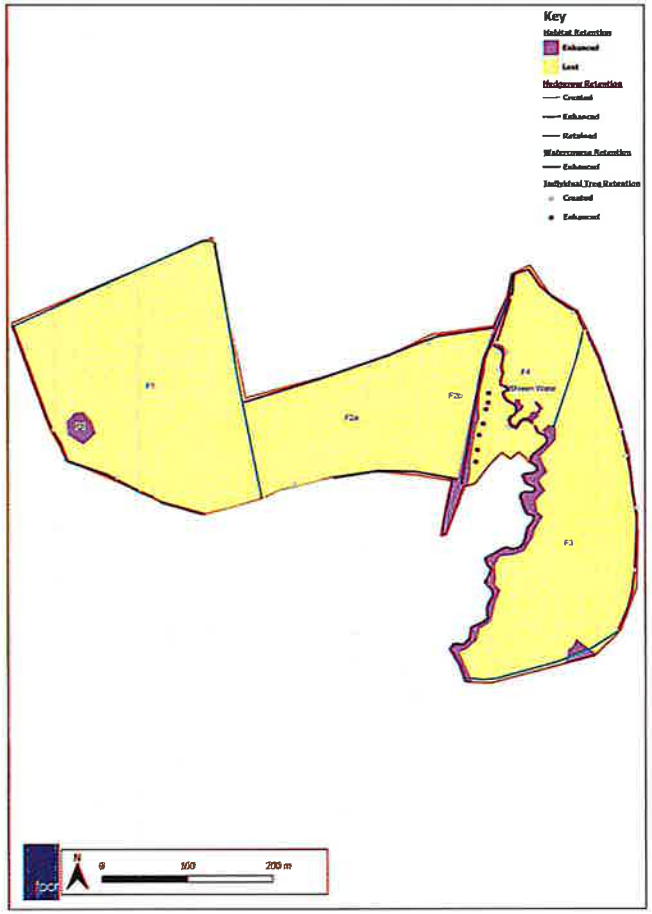
Specification of Protective Measures to be Used PM-04

'Nofence[5] is the world's first virtual fencing system for grazing animals. The technology consists of a solar-powered GPS collar and a virtual boundary. The collar communicates with an app and web portal via the mobile network. The fencing function only relies on the GPS, but we recommend having mobile coverage in major parts of the pasture for monitoring and control in the app.

Areas and virtual fences can be defined in the Nofence app. The virtual fences can easily be adjusted or moved, giving animals access to new areas and excluding areas of the pasture that you want to prevent the animals from entering.

Nofence trains the animals to turn around on audio. When the animal crosses the Nofence boundary, the collar starts playing an audio warning. The audio warning is a scale of tones, which starts at a low pitch and rises gradually as the animal moves through the boundary zone. If the whole scale has been played, a mild, but effective electric pulse will be given. The animal then learns to and recognise the audio warning turns around to avoid the electric pulse.'

Habitat Retention Plan PM-F01



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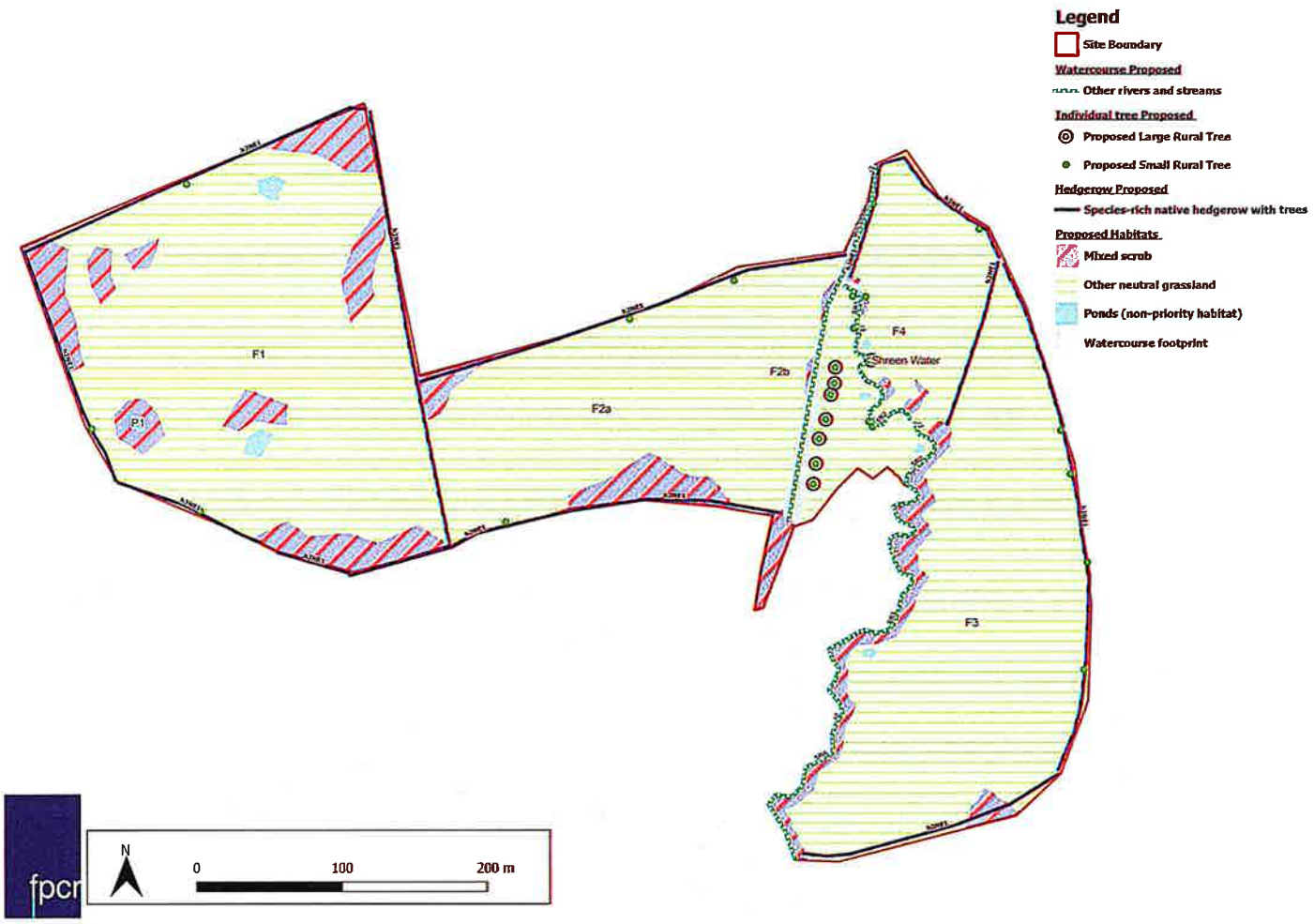
[5] https://www.nofence.no/en-gb/what-is-nofence

Creation, Enhancement and Management Targets and Prescription

Habitat Creation, Enhancement and Management Plan EM-F01



Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement & Management Summary (GH-T01)

Target Habitat					
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Management Approach
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description – the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. **NB – This criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Yes	F1,F2a,F 3,F4	These areas of modified grassland in poor condition will be enhanced by the creation of other neutral grassland in good condition by initially chain-harrowing the existing grassland before Seed will be applied in 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 from July, with flexibility in the cutting date allowed to take into account local conditions. Following the annual hay cut, conservation grazing livestock will be introduced at low density. Livestock will be then present on the fields throughout the year where possible, to be removed only to allow wildflowers to flower, typically April, 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	F1,F2a,F 3,F4	A suitable green hay mix will be selected from a donor site that supports a diverse range of grasses and herb species that will contribute towards a varied sward height throughout. 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 structural diversity and may influence the frequency of hay cuts, whether sections of the community is left un-mown on rotation, 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	F1,F2a,F 3,F4	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. 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	F1,F2a,F 3,F4	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	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 activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	F1,F2a,F3,F4	The existing sward 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 will be avoided throughout the life of this management plan to prevent the soil condition becoming favourable for pernicious species. 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 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type. **Note – this criterion is essential for achieving Good condition for non-acid grassland types only.**	Yes	F1,F2a,F3,F4	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)

Please use this space to detail any additional management measures to be conducted along with the above measures. These may for example include (but are not limited to) measures specifically relating to the presence of protected species or may be additional measures that are in support of local nature recovery targets and / or planning policy.

Grassland (Medium, High, and Very High Distinctiveness)

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

Action	Relevant Parcels	Timing	Prescriptions
1) Ground preparation and overseeding with yellow rattle.	F1,F2,F3,F4	Year 1	Ground preparation will be required due to the monoculture nature of the existing modified grassland sward. Grassland should be cut once every three weeks with the arisings taken away until the habitat creation period in early autumn. This process may require repetition in the first three years to reduce the competitiveness of undesired species including perennial rye grass and creeping thistle. After an autumn cut, chain harrow the grassland three times in immediate succession and in a different direction each time. After chain harrowing, broadcast yellow rattle seed at a rate of 5kg/ha, then roll immediately with a flat roll. Sowing must be undertaken in still wind conditions when the soil is saturated but not flooded.
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.	F1,F2,F3,F4	Year 2	Following this there are two options for seeding these are as follows: In early autumn of year 2 apply green hay. 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[6]. OR If seed mix sowing is the chosen method for reseeding grasslands, 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.

[6] 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.

			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.
3) Establishment Management	F1,F2a,F3,F4	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.
4) Short-term Management	F1,F2a,F3,F4	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.
5) Long-term Management	F1,F2a,F3,F4	Year 9+	In years 9-30, continue to take annual hay cuts to compliment the extensive grazing regime. Grazing density should continue to be at no more than 1LU (unless monitoring deems a higher density is required in any one period). Fields should be grazed during the period August-February, with stock removed in March/April for wildflowers/grasses to establish and set seed or if ground conditions become saturated. 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.
6) Supplementary Seeding	F1,F2a,F3,F4	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.

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

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

Common Name	Scientific Name
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*
Meadow vetchling	*Lathyrus pratensis*
Black medick	*Medicago lupulina*
Viper's-bugloss	*Echium vulgare*
Selfheal	*Prunella vulgaris*
Betony	*Betonica officinalis*
Bulbous buttercup	*Ranunculus bulbosus*
Wild carrot	*Dauca 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)

Hedgerow

Creation, Enhancement & Management Summary (HD-T01)

Target Hedgerow Type:		Species Rich Native Hedgerow with Trees		
Condition Assessment Criteria	**Targeted**	**Relevant Features**	**Enhancement Approach**	**Management Approach**
Height >1.5m average along length.	Yes	All hedgerows	Hedgerows will be managed to encourage tall, wide and bushy features with only one side of hedgerows cut each year.	Hedgerows will be manged through rotational cutting every two years, with no more than 1/3rd of the total hedgerow resource pruned at any one time and dependent upon species.
Width >1.5m average along length.	Yes	All hedgerows	Additional planting using a range of native species will be introduced were 'gapping up' is required.	Management by side trimming in 'A' profile and shaped to promote the development of wide, healthy hedgerow bases.
Gap – hedgerow base Gap between ground and base of canopy <0.5m for >90% of length (unless 'line of trees')	Yes	All hedgerows	The 1m margin from the base of the hedgerow will remain 'undisturbed' with minimal management	Management by side trimming in 'A' profile and shaped to promote the development of wide, healthy hedgerow bases
Gap – hedgerow canopy continuity Gaps make up <10% of total length and no canopy gaps >5m.	Yes	All hedgerows	Where hedgerows support an abundance of common nettle in places a programme of control of this pernicious species through spot-spraying will reduce its cover.	Hedgerows will be monitored, and should any shrubs become diseased, they are to be removed and replaced during the next planting season with a similar species to fill out any gaps.
Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: • measured from outer edge of hedgerow, and • is present on one side of the hedge (at least)	Yes	All hedgerows	Hedgerows will be surrounded by enhanced species rich grassland.	A minimum of 1m along the hedgerows will be managed as 'undisturbed' ground. Management of grassland within these areas adjacent to hedgerows will be in line with the management of meadow grasslands.
Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Yes	All hedgerows	No fertiliser will be used during planting of the hedgerows to prevent eutrophication of the soil.	Fertiliser will be prohibited within grasslands adjacent to hedgerows to reduce nutrient enrichment. Spot treatment of pernicious weed species will be undertaken as required.

Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species.	Yes	All hedgerows	Only native species will be planted.	The site will be monitored for the establishment of non-native invasive species, and these will be removed where they have established. Pernicious weed will be spot treated as required to prevent their widespread establishment.
Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	All hedgerows	N/A	Appropriate management practices will be employed to prevent detrimental damage to hedgerows.
Tree class (applicable to hedgerows with trees only) At least one mature tree per 30m stretch of hedgerow. A mature tree is one that is at least 2/3 expected fully mature height for the species.	Yes	H1-H12	If pollarding of individual existing trees is deemed necessary by a suitably skilled and qualified arborist, once started it is important to keep trees within the specified rotation or they will develop heavy branches, overcrowding and disease due to increased humidity and reduction of air movement. Any branches requiring removal should be cut leaving 5-8 cm of main stem and ensuring that all cuts are clean to encourage healing and water shedding.	Inspection of mature hedgerow trees at least every other year and after storm events by suitably skilled and qualified arborist to assess their health and vigour. Any management recommended should only be conducted by a skilled and qualified arborist.
E2. Tree health (applicable to hedgerows with trees only) At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Yes	All hedgerows	Trees will be monitoring for signs of ill health and removed if deemed appropriate to stop the spread. Trees will be replaced if removed. Livestock will be wearing collars to prevent grazing on hedgerows.	Inspection of mature hedgerow trees at least every other year and after storm events by suitably skilled and qualified arborist to assess their health and vigour. Any management recommended should only be conducted by a skilled and qualified arborist.

Additional Management Prescriptions (HD-B01)
Please use this space to detail any additional management measures to be conducted along with the above measures. These may for example include (but are not limited to) measures specifically relating to the presence of protected species or may be additional measures that are in support of local nature recovery targets and / or planning policy.

Hedgerow

Creation, Enhancement & Management Methods (HD-T02)

Action	Relevant Features	Timing	Prescriptions
1) Introduce native tree standards.	H2, H3, H4, H5, H6, H7,H8, H9, H13	Year 1	Planting of native tree standards will be undertaken will be undertaken in existing hedgerows. Native tree species planted between October and March, avoiding periods of inundation or prolonged ground frost, with one standard to be planted every 30m of hedgerow. The planting pit dug will be a shallow square, larger than the root ball of the standard. Backfilling of soil will utilise existing excavated soils only with no compost or fertiliser application. It will be important to ensure the shrub 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.
2) Establishment - Ground preparation	H13	1 August - 31 March	Cultivate a strip 1.5m wide with a disc harrow or rotavator to aerate the soils, reduce compaction, destroy weed growth and provide a weed free planting strip with friable soil
3) Establishment - Hedge Planting	H13	1 November – 31st March when the ground is not frozen or waterlogged	Plant 2-year-old bare root whips in a every 6m. A minimum of 5 species will be planted per 30m and each species will be planted in groups of a minimum of three plants.
4) Establishment - Standard Tree Planting	H13	30th September – 31st March when the ground is not frozen or waterlogged	Plant one 2m tall standard native tree every 6m within the hedge into a pit which is wide and deep enough to contain the root system. Drive fence stakes either side of the tree perpendicular to the hedge and tie with rubber tree ties.
5) Establishment – Weed suppression	H13	Immediately following planting	Apply a thick organic mulch (about 10cm thick) such as chippings or farmyard manure to suppress weeds, retain moisture and provide nutrients for growth.
6) Establishment - Infrastructure	H13	As required to protect hedges from stock and wild animals within the first 5 years.	Install semi-permanent fencing to prevent the stock type from browsing and damaging the hedge. If wild animals are causing damage within the first 5 years of establishment, install a fence suitable to prevent the wild animal type from browsing and damaging the hedge.
7) Spot treating pernicious weeds	All hedgerows	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.
8) Long-term management	All hedgerows	Year 1-5+	Hedgerows will be managed in rotation, cutting only half the of the hedgerow stock within the site annually to ensure that there is a continuous supply of fruit during the

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			winter months for birds and small mammal species. Hedgerows will be managed to a minimum height of 2m and a minimum width of 1.5m. Management by side trimming in 'A' profile and shaped to promote the development of wide, healthy hedgerow bases. All existing and planted standard trees will not be trimmed during management. Any established hedges of reasonable structure to support nesting birds, should be managed in the autumn/winter, ideally early February, and should never be done during the bird nesting season (March – August).

Hedgerow Species Lists (HD-T03)

Common Name	Scientific Name	Abundance / %	Comments
Oak	*Quercus robur*	50	Small standard
Field maple	*Acer campestre*	30	Small standard
Black poplar	*Populus nigra*	20	Small standard

Other Supporting Information

Supporting Information (HD-B02)
Strengthening existing species rich native hedgerow with supplemented tree planting to achieve species rich native hedgerow with trees.

What Does Success Look Like? (HD-F01)

Pond

Creation, Enhancement & Management Summary (PO-T01)

Target Habitat:			Non-priority pond		
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if pond is grazed by livestock.	Yes	F1,F3,F4	Six new ponds will be created. Ponds will be allowed to fill naturally with rainwater. Allowing ponds to fill naturally reduces the risk of eutrophication or pollution incidents because of artificial filling. Grazing may introduce some level of turbidity, and this will be monitored if it is used during grassland management; stocking densities can be adjusted if high turbidity is identified.	The existing pond P1 is highlight eutrophic, covered by duckweed and completely shaded by vegetation. Marginal and emergent vegetation, thinning the dense scrub and the removal of pressure from pasture in the surrounding landscape will help to significantly improve the water quality.	Fertiliser application will be prohibited across the site, preventing run-off from entering newly created ponds leading to eutrophication. Grazing may introduce some turbidity level, and this will be monitored, with stock excluded from pond edge by 'no-fence collars' if necessary.
B	There is semi-natural habitat (i.e. moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Yes	F1,F3,F4	All ponds have been designed to sit within proposed other neutral grassland, managed through extensive low-density grazing, creating a semi-natural surrounding for the ponds.	Grassland enhancement will support achieving this criterion for existing pond P1.	The management of surrounding grassland habitats as described above will maintain the presence of this 10m semi-natural habitat buffer around the proposed pools
C	Less than 10% of the water surface is covered with duckweed *Lemna* spp. or filamentous algae.	Yes	F1,F3,F4	As ponds will be allowed to fill naturally and fertiliser applications will be prohibited across the site throughout management, this will reduce the risk of eutrophication.	Removal of initial duck weed and algae, additional planting such as pond edge seed mix, opening the dense scrub canopy and enhancement of the grassland will significantly improve this criterion.	Fertiliser application will be prohibited across the site, preventing run-off from entering newly created ponds leading to eutrophication that can lead to algal blooms or the establishment of duckweed. Monitoring will initiate targeted removal of duckweed or filamentous algae where they begin to cover ≥10% of water surface in any pond.
D	The pond is not artificially connected to other waterbodies, e.g. agricultural ditches or artificial pipework.	Yes	F1,F3,F4	No artificial drainage features will be dug as part of the proposals and the pools will be dug as separate features within artificial connections.	N/A pond is already passing this criterion.	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	Yes	F1,F3,F4	The ponds will be designed to be allowed to drain or fill naturally. The ponds will not be lined unless necessary to hold water and no dams, pumps or pipework will feature in their design.	N/A pond is already passing this criterion.	

F	There is an absence of listed non-native plant and animal species.	Yes	F1,F3,F4	All marginal aquatic planting will use native species only. When creating the pond, biosecurity measures must be implemented to prevent non-native plant or animal species inadvertently spreading to new ponds offsite.	N/A pond is already passing this criterion.	Regular monitoring will track the presence of invasive non-native species and will trigger remedial action where necessary to remove their presence.
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes	F1,F3,F4	The ponds will not be stocked with fish.	N/A pond is already passing this criterion.	Ponds will be monitored for any fish introductions and remedial measures taken where non-native fish assemblies are introduced or where native fish assemblages are seen at high densities, exhibiting signs of having a detrimental effect on the ponds.
H	In non-woodland ponds: emergent, submerged or floating plants (excluding duckweeds)[3] cover at least 50% of the pond area that is less than 3 m deep. (only applicable to non-woodland ponds)	Yes	F1,F3,F4	The pond margins will be seeded with a native species-rich pond edge mix such as the Pond Edge Seed Mix (or similar approved) which will introduce a diverse range of native wildflowers and grasses. This will be supplemented with a range of marginal, emergent and aquatic plants that will thrive in inundated soil conditions and open water. This seed mix will not include non-native plant species.	The pond margins are to be cleared and seeded with Pond Edge Seed Mix which will introduce a diverse range of native wildflowers and aquatic marginal plants.	Ponds will require minimal management once established. Monitoring will track the successful establishment of marginal, emergent and aquatic plants with remedial measures taken where any failures are observed (i.e. cutting and removal of arisings where reeds outcompete or replanting/reseeding)
I	The pond surface of non-woodland ponds is no more than 50% shaded by adjacent trees and scrub. (only applicable to non-woodland ponds)	Yes	F1,F3,F4	Tree and scrub planting will not be undertaken along the banks of any of the newly created pools.	The scrub will be thinned to create gaps in the canopy and create new habitat.	New ponds will be created within open grassland habitats. Remove all self-seeded tress and scrub within 10m of these non- -woodland pond.

Additional Management Prescriptions (PO-B01)

Please use this space to detail any additional management measures to be conducted along with the above measures. These may for example include (but are not limited to) measures specifically relating to the presence of protected species or may be additional measures that are in support of local nature recovery targets and / or planning policy.

Pond

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

Action	Relevant Parcels	Timing	Prescriptions
1) Pond Creation	F1,F3,F4	Year 1	Ponds will be dug in autumn using a 360 digger with all spoil collected. Spoil will be moved to various locations across the site where it will be used to create reptile hibernacula and beetle banks. Ponds will be dug to a maximum depth of 2000mm and will be designed to have a shallow gradient with a varied topography to introduce small scale variations in water depth across these features. These ponds will be shaped to provide a range of bank angles and heights and will vary in size. The depth of ponds will be designed to range between 50mm-1500mm across the bed in each pond. Of key importance will be the drawdown zone of the ponds, which comprise the edges that will likely support shallow water (10mm-300mm deep) or dry out over the summer months but will support standing water during winter or following periods of inundation. These edge habitats support rich biodiversity and so to achieve this, ponds will be dug with gradients varying from 15° - 25° from horizontal and will be enhanced by the excavation of small embankments, particularly within this draw down zone. The ponds will not be lined.
2) Apply Pond Edge Seed Mix	F1,F3,F4	Year 1	In the autumn, broadcast seed mix. The pond edge seed mix will be used as it contains a mix of wildflower and grass species characteristic of pond margins. Seed will be oversewn at a rate of 35kg/ha. 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 where possible.
3) Introduce Plug Planting	F1,F3,F4	Year 1	In addition to seed adding a seed mix, a range of plug plants tolerable of inundated soil conditions will be planted into the pond margins immediately following their creation. Pot grown plants or plugs will be planted out in April or May when frosts have passed. Plants will be sourced from a reputable supplier or can be grown in advance from seeds or cuttings. Aquatic plants can be introduced directly into the pond following supplier instructions. Fertiliser or topsoil will not be used during planting.
4) Water Level Monitoring	F1,F3,F4	Year 2/3	The pond water levels will be monitoring in the spring, summer, autumn and winter of year 2 and year 3 to assess whether the desired water levels are being achieved. This will aim to achieve a depth of 50mm-1500mm across the ponds (with a maximum depth of 2000mm). The key target will be to ensure the correct design of drawdown zones at the edges of the pond, where standing water will be present at a depth of 10mm-300mm during the winter months of following periods of inundation, but where these areas will likely dry during warmer, dryer periods. Where the desired water levels are not observed, remedial measures will be taken including additional excavations. Monitoring should not be undertaken following prolonged dry spells or periods of excessive inundation
5) Ongoing Monitoring	F1,F3,F4	Year 3+	Following establishment, ponds will require minimal management. Monitoring will track the establishment of vegetation and will trigger remedial measures where appropriate

Pond Species Lists (PO-T03)

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

Common Name	Scientific Name
Branched Bur-reed	*Sparganium erectum*
Common Valerian	*Valeriana officinalis*
Glaucous Sedge	*Carex flacca*
Marsh Cinquefoil	*Potentilla palustris*
Marsh Violet	*Viola palustris*
Meadowsweet	*Filipendula ulmaria*
Purple Loosestrife	*Lythrum salicaria*
Water Avens	*Geum rivale*
Water Mint	*Mentha aquatica*
Brooklime	*Veronica beccabunga*
Flowering rush	*Butomus umbellatus*
Lesser Pond Sedge	*Carex acutiformis*
Marsh Marigold	*Caltha palustris*
Marsh Woundwort	*Stachys palustris*
Pendulous Sedge	*Carex pendula*
Ragged-robin	*Silene flos-cuculi*
Water Forget-me-not	*Myosotis scorpioides*
Water Plantain	*Alisma plantago-aquatica*

Other Supporting Information

Supporting Information (PO-B02)
Please use this space to provide any additional information where relevant.

What Does Success Look Like? (PO-F01)

Scrub

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:						
	Condition Assessment Criteria	Targeted	Relevant Parcels	Creation approach	Enhancement Approach	Management Approach
A	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel *Corylus avellana,* common juniper *Juniperus communis,* sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens,* which can be up to 100% cover)	Yes	N/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).	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.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes	N/A	There is a good age range – all of the following are present: seedlings, young shrubs and mature shrubs.	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.
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Yes	N/A	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.	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.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitats.	Yes	N/A	The scrub has a well-developed edge with scattered scrub and tall grassland and / or herbs present between the scrub and adjacent habitat(s).	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, planting will ensure hawthorn and blackthorn (which do not respond well to coppicing) are not planted along the edges of scrub blocks. Rather, these species will be planted more centrally within scrub blocks.	Scrub will not be seeded and it will be managed to allow a natural ecotone to establish.

E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	N/A	There are clearings, glades or rides present within the scrub, providing sheltered edges.	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.

Additional Management Prescriptions (SC-B01)

Please use this space to detail any additional management measures to be conducted along with the above measures. These may for example include (but are not limited to) measures specifically relating to the presence of protected species or may be additional measures that are in support of local nature recovery targets and / or planning policy.

Scrub

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. 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 aquilinium*	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)
Please use this space to provide any additional information where relevant.

What Does Success Look Like? (SC-F01)

Habitat Creation & Management – Risk Register & Remedial Measures PM-T02

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 and 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

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Project life term	Tree planting	Plant heath / disease i.e ash dieback, *Phytophthora*	Either: • Ash Dieback due to *Hymenoscyphus fraxineus* fungus noted within the woodland; • More than 10% mortality rate of trees; Any of the following high-risk disease or pests are present: Identify a tree pest or disease: overview - GOV.UK (www.gov.uk)	Phytophthora - Fell as first intervention Ash dieback – review species selection at restocking. Thinning and weeding to maintain airflow Where more than 10% mortality of trees observed (excluding those ring-barked to create deadwood), undertake selective thinning 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.

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Watercourses

Creation, Enhancement & Management Summary

Summary of Watercourse Enhancement Proposals (WC-B01) Shreen Water

Bank top

Shreen water lacks bank top vegetation particularly in SR1 and SR2. Species rich grassland is proposed within the bank top area along with the planting of individual trees and scrub to create diversity in structure throughout. Existing trees/scrub will be brought under favourable management, ensuring that the canopy has gaps to allow new species to grow. This will be achieved through selective thinning and any debris will be left on the bank top/face to naturally decompose. Additionally, organic material can be left on the bank face such as leaves and twigs to increase material richness.

To create water related features in the bank top, disconnected ponds are to be created along the banks of SR1 and SR2 and SR3 along with Wetland Pond edge planting.

Bank Face

Poaching will be reduced through the implementation of low density grazing and virtual fencing, to reduce anthropomorphic pressures impacting the stream. In addition to this the bank face will be enriched by planting suitable native amphibious vegetation of different morphology such as Lesser water-parsnip *Berula erecta* and tall reed species.

Some minor bank reprofiling will be undertaken to remediate damage caused by heavy cattle poaching, which has eroded the banks to form steep slopes. This has affected SR1 and SR2 in particular. To promote structural diversity, large areas of the top of the bank face could be gently scraped back to create a softer slope, whilst adding features such as bare soil scrapes to open new niches for species to colonise. The removal of poached banks will naturalise the bank profiles in areas where reinforcement does not exist. Spoil removed can be used to create hibernacula and beetle banks across the Site.

Channel Margin/ Bed

Across all reaches planting of aquatic and amphibious plant species will be planted in both the channel margin and channel bed. The channel margin planting will consist of amphibious species and emergent linear and broad-leaved species, whereas the bed will consist of water-crowfoot *Ranunculus spp.* and water cress *Rorippa nasturtium-aquaticum*.

Adding marginal vegetation such as reeds will help to trap sediment and overtime and prevent deposition onto the channel gravel beds. This, in combination with reduced poaching/farming pressure, will reduce the amount of silt entering the river leading to a cleaner and clearer watercourse. No excess nutrients should be entering the watercourse from within the site boundary as fertilisers will not be used and using low density grazing for conservation to manage the land with an initial 10m buffer on both watercourses, this in combination with planting plans and added hydraulic feature enhancements should help to filter and remove algal growth.

Will the length of the watercourse be altered as part of the enhancement? (WC-B02)	No
Will enhancements target improvements to watercourse encroachment? (WC-B03)	Partially
Will enhancements target improvements to riparian encroachment? (WC-B04)	Yes

The land will no longer be intensively grazed for productive livestock pasture. Instead, it will consist of low-density grazing with a focus on conservation grazing to manage the site. This will help to relieve the pressure of poaching. In addition to this temporary fencing may be put in place to let the banks recover, or alternatively using virtual fence collars. The river will also be monitored and if excessive poaching continues to impact the river, remedial measures will be introduced to prevent cattle accessing the watercourse.

Will enhancements target improving distinctiveness of the watercourse (WC-B05)	No
Will enhancements target improving condition of the	Yes

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watercourse (WC-B06)	
Enhancements will include planting, woodland management, additional features such as wetland bank top habitat. See summary and tables below for Shreen Water.	

Watercourse Condition Enhancements (WC-T01)	
Watercourse ID:	Shreen Water SR1
Watercourse Baseline Condition:	Poor
Is the Watercourse Baseline Overdeep?	Yes
atercourse Proposed Condition:	Fairly Poor
Will the Proposed Watercourse be Overdeep?	Yes

Condition Assessment Criteria		RCA Index Values	
RCA Index ID*	RCA Index Name	Baseline Score	Proposed Score
Bank Top			
B1 (+)	Bank top vegetation structure	2	3
B2 (+)	Bank top tree feature richness	0	1
B3 (+)	Bank top water-related features	0	2
B4 (-)	Bank top NNIPS cover	0	0
B5 (-)	Bank top managed ground cover	-2	0
Bank face			
C1 (+)	Bank face riparian vegetation structure	3	3
C2 (+)	Bank face tree feature richness	2	3
C3 (+)	Bank face natural bank profile extent	0	3
C4 (+)	Bank face natural bank profile richness	0	3
C5 (+)	Bank face natural bank material	1	2
C6 (-)	Bank face bare sediment extent	3	4
C7 (-)	Bank face artificial bank profile extent	-4	-2
C8 (-)	Bank face reinforcement extent	-2	-2
C9 (-)	Bank face reinforcement material	-2	-2
C10 (-)	Bank face NNIPS cover	0	0
Channel Margin			
D1 (+)	Channel margin aquatic vegetation	4	4
D2 (+)	Channel margin aquatic morphotype	3	3
D3 (+)	Channel margin physical feature extent	3	3
D4 (+)	Channel margin physical feature	2	2
D5 (-)	Channel Margin artificial features	0	0
Channel Bed			
E1 (+)	Channel aquatic Morphotype richness	2	3
E2 (+)	Channel bed tree features richness	0	2
E3 (+)	Channel bed hydraulic features richness	3	3
E4 (+)	Channel bed nature features richness	1	2
E5 (+)	Channel bed natural features richness	1	2
E6 (-)	Channel bed material richness	2	2
E7 (-)	Channel bed siltation	-4	0
E8 (-)	Channel bed reinforcement extent	-4	-4
E9 (-)	Channel bed reinforcement severity	-2	-2
E10 (-)	Channel bed artificial features severity	-3	-3
E11 (-)	Channel bed NNIPS extent	0	0
E12 (-)	Channel bed filamentous algae extent	-3	0

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Watercourse Condition Enhancements (WC-T01)			
Watercourse ID:		Shreen Water SR2	
Watercourse Baseline Condition:		Moderate	
Is the Watercourse Baseline Overdeep?		No	
Watercourse Proposed Condition:		Fairly Good	
Will the Proposed Watercourse be Overdeep?		No	
Condition Assessment Criteria		RCA Index Values	
RCA Index ID*	RCA Index Name	Baseline Score	Proposed Score
Bank Top			
B1 (+)	Bank top vegetation structure	2	3
B2 (+)	Bank top tree feature richness	2	3
B3 (+)	Bank top water-related features	0	2
B4 (-)	Bank top NNIPS cover	0	0
B5 (-)	Bank top managed ground cover	-2	0
Bank face			
C1 (+)	Bank face riparian vegetation structure	3	3
C2 (+)	Bank face tree feature richness	2	2
C3 (+)	Bank face natural bank profile extent	1	4
C4 (+)	Bank face natural bank profile richness	2	4
C5 (+)	Bank face natural bank material	1	2
C6 (-)	Bank face bare sediment extent	4	4
C7 (-)	Bank face artificial bank profile extent	-4	-2
C8 (-)	Bank face reinforcement extent	-2	-2
C9 (-)	Bank face reinforcement material	-2	-2
C10 (-)	Bank face NNIPS cover	0	0
Channel Margin			
D1 (+)	Channel margin aquatic vegetation	3	4
D2 (+)	Channel margin aquatic morphotype	4	4
D3 (+)	Channel margin physical feature extent	3	4
D4 (+)	Channel margin physical feature	3	3
D5 (-)	Channel Margin artificial features	-1	-1
Channel Bed			
E1 (+)	Channel aquatic Morphotype richness	3	3
E2 (+)	Channel bed tree features richness	1	3
E3 (+)	Channel bed hydraulic features richness	3	3
E4 (+)	Channel bed nature features richness	3	3
E5 (+)	Channel bed natural features richness	2	2
E6 (-)	Channel bed material richness	3	3
E7 (-)	Channel bed siltation	-4	0
E8 (-)	Channel bed reinforcement extent	-4	-4
E9 (-)	Channel bed reinforcement severity	0	0
E10 (-)	Channel bed artificial features severity	0	0
E11 (-)	Channel bed NNIPS extent	0	0
E12 (-)	Channel bed filamentous algae extent	-2	0

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Watercourse Condition Enhancements (WC-T01)	
Watercourse ID:	Shreen Water SR3
Watercourse Baseline Condition:	Fairly Poor
Is the Watercourse Baseline Overdeep?	Yes
Watercourse Proposed Condition:	Fairly Good
Will the Proposed Watercourse be Overdeep?	Yes
Condition Assessment Criteria RCA Index Name	RCA Index Values Proposed Score
Bank Top	
Bank top vegetation structure	3
Bank top tree feature richness	3
Bank top water-related features	2
Bank top NNIPS cover	0
Bank top managed ground cover	-2
Bank face	
Bank face riparian vegetation structure	4
Bank face tree feature richness	4
Bank face natural bank profile extent	4
Bank face natural bank profile richness	4
Bank face natural bank material	2
Bank face bare sediment extent	4
Bank face artificial bank profile extent	0
Bank face reinforcement extent	0
Bank face reinforcement material	0
Bank face NNIPS cover	0
Channel Margin	
Channel margin aquatic vegetation	3

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Channel margin aquatic morphotype	4
Channel margin physical feature extent	3
Channel margin physical feature	3
Channel Margin artificial features	-1
Channel Bed	
Channel aquatic Morphotype richness	3
Channel bed tree features richness	3
Channel bed hydraulic features richness	3
Channel bed nature features richness	3
Channel bed natural features richness	2
Channel bed material richness	3

Channel bed siltation	0
Channel bed reinforcement extent	0
Channel bed reinforcement severity	0
Channel bed artificial features severity	0
Channel bed NNIPS extent	0
Channel bed filamentous algae extent	0

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Watercourse Condition Enhancements (WC-T01)			
Watercourse ID:	Shreen Water SR4		
Watercourse Baseline Condition:	Fairly Poor		
Is the Watercourse Baseline Overdeep?	Yes		
Watercourse Proposed Condition:	Fairly Good		
Will the Proposed Watercourse be Overdeep?	Yes		
Condition Assessment Criteria		RCA Index Values	
RCA Index ID*	RCA Index Name	Baseline Score	Proposed Score
Bank Top			
B1 (+)	Bank top vegetation structure	3	3
B2 (+)	Bank top tree feature richness	0	2
B3 (+)	Bank top water-related features	2	2
B4 (-)	Bank top NNIPS cover	0	0
B5 (-)	Bank top managed ground cover	-2	-2
Bank face			
C1 (+)	Bank face riparian vegetation structure	4	4
C2 (+)	Bank face tree feature richness	4	4
C3 (+)	Bank face natural bank profile extent	3	4
C4 (+)	Bank face natural bank profile richness	3	4
C5 (+)	Bank face natural bank material	1	2
C6 (-)	Bank face bare sediment extent	1	4
C7 (-)	Bank face artificial bank profile extent	0	0
C8 (-)	Bank face reinforcement		0

Creation, Enhancement & Management Summary

Summary of Watercourse Enhancement Proposals (WC-B01)	
For Mill Stream bank top planting will promote structural diversity throughout and poaching will be reduced by implementing low density grazing and/or virtual fencing. In addition, wetland habitat such as rush pasture will run along the right bank in F2a. Tree feature richness can be improved through management of existing trees through selective thinning, leaving wood piles from branches and organic matter to decompose naturally such as leaf litter. This will improve the material richness of the bank face. The bank face will be enriched by planting a range suitable native plant species of different structures such as scrub, trees, herbs, and short creeping grasses as well as amphibious vegetation at the channel margin. The removal of intensive grazing pressure will stop the banks from being poached allowing them to recover and stabilise, this will improve the score drastically for managed ground cover as well as artificial bank profile extent and natural bank profile extent. In addition to this there will be channel margin and channel bed planting including water-crowfoots.	
Will the length of the watercourse be altered as part of the enhancement? (WC-B02)	No
Will enhancements target improvements to watercourse encroachment? (WC-B03)	Partially
Will enhancements target improvements to riparian encroachment? (WC-B04)	Yes
The land will no longer be grazed as intensive pasture, instead it will consist of low-density grazing. This will help to relieve the pressure of excessive poaching. In addition to this temporary fencing may be put in place to let the banks recover or alternatively using virtual fence collars. The river will also be monitored and if excessive poaching continues to impact the river, remedial measures will be introduced to prevent cattle accessing the watercourse.	
Will enhancements target improving distinctiveness of the watercourse (WC-B05)	No
Will enhancements target improving condition of the watercourse (WC-B06)	Yes
Enhancements will include planting, woodland management, additional features such as wetland habitat and ponds.	

Watercourse Condition Enhancements (WC-T01)	
Watercourse ID:	Mill Stream
Watercourse Baseline Condition:	Fairly Poor
Is the Watercourse Baseline Overdeep?	
Watercourse Proposed Condition:	Fairly Good
Will the Proposed Watercourse be Overdeep?	Yes

Condition Assessment Criteria		RCA Index Values	
RCA Index ID*	RCA Index Name	Baseline Score	Proposed Score
Bank Top			
B1 (+)	Bank top vegetation structure	2	3
B2 (+)	Bank top tree feature richness	2	3
B3 (+)	Bank top water-related features	2	4
B4 (-)	Bank top NNIPS cover	0	0
B5 (-)	Bank top managed ground cover	-3	0
Bank face			
C1 (+)	Bank face riparian vegetation structure	3	3
C2 (+)	Bank face tree feature richness	1	2
C3 (+)	Bank face natural bank profile extent	1	3
C4 (+)	Bank face natural bank profile richness	1	3
C5 (+)	Bank face natural bank material	1	2
C6 (-)	Bank face bare sediment extent	1	4
C7 (-)	Bank face artificial bank profile extent	-2	0
C8 (-)	Bank face reinforcement extent	-2	-2
C9 (-)	Bank face reinforcement material	-1	-1
C10 (-)	Bank face NNIPS cover	0	0
Channel Margin			
D1 (+)	Channel margin aquatic vegetation	3	4
D2 (+)	Channel margin aquatic morphotype	3	3
D3 (+)	Channel margin physical feature extent	1	2
D4 (+)	Channel margin physical feature	1	2
D5 (-)	Channel Margin artificial features	-1	-1
Channel Bed			
E1 (+)	Channel aquatic Morphotype richness	2	3
E2 (+)	Channel bed tree features richness	1	3
E3 (+)	Channel bed hydraulic features richness	0	1
E4 (+)	Channel bed nature features richness	0	0
E5 (+)	Channel bed natural features richness	0	0
E6 (-)	Channel bed material richness	0	0
E7 (-)	Channel bed siltation	-4	0
E8 (-)	Channel bed reinforcement extent	0	0
E9 (-)	Channel bed reinforcement severity	0	0
E10 (-)	Channel bed artificial features severity	0	0
E11 (-)	Channel bed NNIPS extent	0	0
E12 (-)	Channel bed filamentous algae extent	0	0

*where (+) are positive scoring indices and (-) are negative score

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Watercourses

Enhancement & Management Summary (WC-T02)

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Enhancement Method/RCA Indices Targeted	Enhancement Approach	Management Approach
Watercourse Encroachment	N/A there are artificial structures such as a sluice in SR1 Shreen Water/Mill Stream and a bridge in SR2 of Shreen Water.	N/A
Riparian Encroachment	This will be improved via land use change as it is proposed to be used as low-density conservation grazing instead of intensive pasture. It will not be able to be improved in Shreen Water SR3 and SR4 where there is hard standing. This has been classed as Moderate and Minor and will remain the same after enhancements have been provided.	Virtual fencing or stock exclusion fencing/buffer is to be implemented at the top of the riverbank/10m from the riverbank. This can be reassessed once the watercourse has established vegetation from the erosion caused by severe poaching. Low density grazing can help to manage vegetation in the long-term, but the impact will need to be carefully monitored and assessed if cattle are to access the watercourse in the long term.
B1: Vegetation structure	As detailed above, species rich grassland, scrub and individual trees will be planted around the Shreen Water and Mill Stream, including within the bank top zone. Trees and scrub are an essential addition to SR1 Shreen Water to encourage plant diversity. Additional bank top planting will be consistent with the existing riparian vegetation along Shreen water.	Grassland, scrub and individual trees within the bank top will be managed in accordance with the surrounding habitats as detailed in the species-rich grassland, scrub and individual tree sections above.
B2:C2: Tree feature richness	Tree feature richness will be improved where woody structures exist by creating log piles and/or securing branches to the bank top/bank face.	To be carried out when scrub management takes place. Once decomposed, new log piles and branches will be added this can be done in different locations.
B3: Water-related features	Disconnected ponds will be created along the banks of Shreen Water . Along the right bank of Mill Stream will be seeded with a wet grassland mix.	Ponds within the bank top will be managed in accordance measures prescribed in the pond section above. Wet grassland will be seeded with Holcus Juncus Seed Mix g3c8 and managed through low density grazing.
B4:C10:E11: NNIPS cover	N/A	Careful monitoring is required to ensure that no invasive species establish.
B5: Managed ground cover	Reduction in grazing pressure will, in time, remove the negative effects of excessive poaching.	N/A
C1: Riparian vegetation structure	Creating species-rich grassland with additional scrub and individual tree planting on the bank tops will improve the riparian vegetation structure.	Bank top habitats will be managed in accordance with prescriptions detailed in the species-rich grassland, scrub, and individual tree sections above.
C2: Tree feature richness	As above. (B2)	N/A See B2

C3: Natural bank profile extent	Poaching will be reduced through the implementation low density grazing and virtual fencing which will help to naturalise the bank profiles.	The virtual fencing will need to be set up by the land manager and monitored carefully to ensure that it is operating correctly.
C4: Natural bank profile richness	Bare soil scrapes to be created along bank tops to open new niches for species to colonise. Diversity can be added through reprofiling poached depressions, leaving some vertical edges, steep slopes and gentle slopes.	Cattle poaching will be monitored and controlled where necessary to maintain natural bank profiles.
C5: Natural bank material richness	Leaving organic matter such as leaves and twigs to naturally decompose on the bank face will increase material richness.	When scrub management or selective thinning is required, arisings will be kept in situ to add to organic debris.
C6: Bare sediment extent	Over time low density grazing will create areas of bare sediment naturally, alternatively small scrapes can be created.	This can be monitored in the autumn when managing riparian vegetation. If no bare sediment is present small scrapes can be created ensuring that they are sporadic and infrequent on both banks.
C7: Artificial bank profile extent	As above, the reduction in grazing will improve with land use change where the banks have not been reinforced.	N/A
C8 Reinforcement extent	N/A not being improved at this moment. Artificial structures would need to be removed.	N/A
C9 Reinforcement material severity	N/A not being improved at this moment. Artificial structures would need to be removed.	N/A
D1: Channel margin aquatic vegetation extent	Planting of amphibious, emergent linear and broad-leaved species along the length of the watercourse.	Ensure that the vegetation has established.
D2: Aquatic morphotype richness	Planting on the banks will include a variety of species of different morphology i.e amphibious, emergent linear and broad-leaved species.	As above (D1)
D3: Physical feature extent	In stream planting to improve natural features of river.	Check planting for losses annually. Replant where required.
D4: Physical feature richness	Removing bank top pressure including grazing will help to naturalise the banks be improving bank face diversity.	N/A
D5: Artificial Features	N/A deflectors are present caused by the bridge and sluice. One pipe/outfall is present in SR3.	N/A
E1: Aquatic Morphotype Richness	In the channel bed planting of species including water crowfoot and watercress.	N/A
E2: Tree Feature Richness	Woody debris to be left in situ.	New woody debris can be introduced where necessary during scrub/tree management.

E3 Hydraulic features richness	Improved through in stream planting and leaving woody debris where it falls over time.	New woody debris can be left in situ.
E4: Natural features extent	As above (E3).	N/A
E5: Natural features richness	As above (E3).	N/A
E6: Material richness	As above (E3). Enhancements such as gravel, the creation of berms, improving hydraulic features will create deposition of silt, trapping sediments and filtering the water as it flows through the watercourse.	N/A
E7: Siltation	As above the trapping and filtering of sediments through enhancements will improve this. The erosion caused by the pressure intensive grazing and poaching of the banks will be drastically improved with conservation of the surrounding landscape through low intensity grazing and virtual fencing. The banks will be stabilised through planting strategies of herbaceous and woody species, preventing further erosion, and creating a buffer to filtrate run off from the surrounding landscape. Additionally enhancing hydraulic features and planting aquatic species will help to filtrate, and deposit sediment.	N/A Careful monitoring will be necessary to ensure that this index is achieved. Remedial measures are to be taken if cattle are poaching the banks at low density.
E8 Reinforcement Extent	N/A Reinforcement will be left.	N/A Reinforcement will be left.
E9: Reinforcement Severity	N/A as above (E8)	N/A as above (E8)
E10: Artificial Features Severity	N/A Sluice in SR1 bridge in SR2 and pipe in SR3 are not scheduled to be removed. It would need to be removed to improve this index.	N/A
E12: Filamentous Algae	Change in land use will provide improvements to this index with less nutrients being added to the watercourse, less disturbances from the bank top and surface run off from compaction. In addition, adding diversity in flow means stagnant water won't be present to allow the nutrients and algae to settle.	N/A Careful monitoring will be necessary to ensure that this index is achieved. Remedial measures are to be taken if nutrient is in excess to create a strong 10m buffer where no livestock are allowed or are only allowed in for a certain period in the year to manage the habitat. Monitoring will be required to assess impacts.

Enhancement & Management Detailed Methods (WC-T03)

Watercourse ID:	Mill Stream and Shreen Water

Action	Timing	Prescriptions
1) Virtual Fencing / Fencing	Years 1-2	Virtual fencing will be used as a remedial measure for the first couple of years to allow banks to recover from intensive grazing and to allow vegetation to establish/banks to stabilise. Riverbank fencing should include gated access to allow for annual maintenance or even once-yearly light grazing to help retain plant species diversity.
2) Low Density Grazing	Years 2+	N/A. Virtual fencing will be introduced as a remedial measure if poaching from cattle grazing at low density is having a negative impact i.e murky turbid water, collapsing banks, algal growth.
3) Sow wet grassland seed mix	Year 1	To be managed as a habitat mosaic with periodic mowing regime whilst vegetation is established, and banks stabilise. (See proposed habitat plan). See grassland creation section.
4) Scrub planting	Year 1	SR1 and SR2 requires patches of scrub to be created along the bank tops and bank face on both sides. See scrub creation.
5) Creation of Ponds	Year 1	Three disconnected ponds are to be created along the banks of SR1, one in SR2 and another in SR3 along with wetland planting i.e pond edge species mix. See Pond creation section.
6) Tree planting	Year 1	Additional bank top planting will be consistent with the existing native riparian vegetation along Shreen water.
7) Introduce woody debris	Over life of scheme	Tree management will include leaving some woody debris in situ as it enters the stream. This will create channel narrowing, meandering and improved marginal habitat over time.
8) Planting of channel bed aquatic plant species and marginal plants.	Year 1	In the channel bed planting of species such as water crowfoot *Ranunculus* and water cress - *Rorippa nasturtium-aquaticum* as well as other submerged or emergent linear or broad-leaved species. The species suggested are typical of chalk streams which is representative of the upstream of Shreen water (outside of the site boundary). Although weed will colonise the new gravel in time, planting with *Ranunculus* will speed up the process considerably, these should be weighted to ensure their establishment is successful. Water Starwort can also be planted using this weighted method. Planting depth 15-45cm (6 to 18 in) of water above soil level. The channel margin will consist of planting suitable native amphibious vegetation of different morphology such, Lesser water-parsnip *Berula erecta* and reed species. This can be done via plug planting
9) Scrub and Woody debris management	Years 1-3	Create a habitat mosaic preventing scrub from dominating by creating patches where it does not exist and allowing herbaceous species coverage and areas of bare soil, this can be done at the same time as managing the scrub on site. It is important to maintain gaps in the canopy to allow light to reach the channel bed and substrate on the banks/bank top. SR3 and SR4 has existing dense vegetation this can be selectively thinned to create diversity in structure on the bank top and bank face. Woody debris can be left to create additional features such as log piles on the bank top to provide habitat for riverine species such as invertebrates, amphibians and reptiles. Leaving organic matter in situ to decay naturally and provide habitat for wildlife and aquatic fauna.

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10) Grassland Establishment Period	Years 1-2	Cutting in autumn is recommended to avoid impacting bird breeding season, to maintain abundance and diversity of herb species, allow plants to grow and set seed and provide habitat and food for invertebrates. Cut patches on a rotation basis to create a habitat mosaic, this improves plant diversity and habitat structure. On riverbanks, it is recommended that periodically a strip from the top of the bank down to the edge of the water is left uncut. A margin should be left uncut at the toe of the bank, this ensures that a good mix of aquatic, semi-aquatic and terrestrial plants are maintained. Vegetation cutting should not be disposed of in watercourses or wetlands. Where cuttings do not contain any invasive species, they can be left to compost at a suitable area on-site at least 10m away from any watercourses or surface water drains. If cuttings are taken off-site, they should be disposed of at a suitable licensed facility
11) Grassland Long-term Management	Years 1-2	Low density grazing, this will require careful monitoring. If it appears that the grazing is having a negative impact on the watercourse restricted access should be reinstated. Restricted access can include riverbank fencing either virtual or stock exclusion with gated access to allow for annual maintenance or once-yearly light grazing to help retain plant species diversity.
12) Aquatic and Marginal Plant management	Lifetime of the scheme Monitoring annually	The watercourse will be monitored annually if the channel is being choked by aquatic vegetation remedial measures will be applied and advised on. The watercourse should be able to manage itself once enhancements have been provided i.e planting of scrub and trees in exposed areas with too much sunlight. This will prevent overgrowth of herbaceous and aquatic plant species by creating cooler areas with shade. It is advised not to cut back *Rannuculus* and a licence or permit with the environment agency is required to do this.

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.

Monitoring Strategy

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 from years 1-5, the site will be monitored annually 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 the river, scrub, and ponds 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 of all habitats 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.	Annually from years 1-5 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.	Annually from years 1-5 then every 5 years. Surveys to be completed between May and August

	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 • The character of edge habitats • The presence of clearings, glades and rides Scrub monitoring will be undertaken between May-September.	
River	MoRPh5 at designated sub-reaches to repeat surveys and provide accurate changes in condition.	Annually from year 1-5, then every 5 years include remedial measures as outlined in prescriptions where necessary. Assess in year 2 whether grazing should be allowed within the 10m buffer zone. Year 3 if grazing has been allowed assess initial impact of grazing, use remedial measures as appropriate. Surveys to be conducted between April-June
Pond	Throughout years 2 and 3, the water levels within the ponds will be reviewed. During the remainder of management period, ponds will be monitored for: • The presence and percentage covers of filamentous algae and/or duckweed on water surfaces • The level of shading at the banks of pools caused by tree and/or scrub • Water levels • Presence of non-native invasive species • Presence of fish • Marginal vegetation diversity Pond monitoring will be undertaken between May-August.	Annually from year 1-5, then every 5 years. Pond monitoring will be undertaken between May-August.
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	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	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Pre completion reporting			
Monitoring reporting for all phases is to be submitted in a single annual document.			
1	October	N/A	Basic reporting of actions undertaken on site to be sent to DNET.
2	November	November	Reporting of habitat creation activities that constitute the start of the 30 year monitoring period.
Post completion Monitoring			
Monitoring reporting for all phases is to be submitted in a single annual document.			
1	November	November	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
2	November	November	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
3	November	November	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
5	November	November	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
10	November	November	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
15	November	November	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
20	November	November	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
25	November	November	Full monitoring of habitats with condition assessments provided alongside any required updates to management strategy.
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	Review report and provide feedback.	2

			provided 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. Site visit by Senior Ecologist.	6
7	5	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.		
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. Site visit by Senior Ecologist.	6
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. Site visit by Senior Ecologist.	6
22	20	November	Full monitoring of habitats with	Review report and provide	6

			condition assessments provided alongside any required updates to management strategy. Documents to be sent to DNET.	feedback. Site visit by Senior Ecologist.	
17	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. Site visit by Senior Ecologist.	6
32	30	November	Final reporting to conclude monitoring period. Documents to be sent to DNET.	Review report and provide feedback. Site visit by Senior Ecologist.	6

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 2
	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

	Ponds	1	• Pond creation • Apply pond edge seed mix. • Introduce plug planting	Pond Creation, Enhancement and Management Detailed Methods PO-T02 Rows 1, 2 and 3
	Native hedgerow with trees	1	• Introduce native tree standards • Ground preparation • Hedge planting • Standard tree planting • Weed suppression	Hedgerow Creation, Enhancement and Management Methods HD-T02 Rows 1, 2, 3 , 4 and 5
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 2
	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.	
	Ponds	1	• Pond creation • Apply pond edge seed mix • Introduce plug planting	Pond Creation, Enhancement and Management Detailed Methods PO-T02 Rows 1, 2 and 3
	Native hedgerow with trees	1	• Introduce native tree standards • Ground preparation • Hedge planting • Standard tree planting • Weed suppression	Hedgerow Creation, Enhancement and Management Methods HD-T02 Rows 1, 2, 3, 4 and 5
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 2
	Mixed scrub	1	• Fence off areas of scrub planting (only if grazing management is used). • Ground preparation	Scrub Creation, Enhancement and Management Detailed Methods SC-T02 Rows 1, 2, 3 and 5

			• Native scrub whip planting • Selective thinning of existing scrub.	
	Ponds	1	• Pond creation • Apply pond edge seed mix • Introduce plug planting	Pond Creation, Enhancement and Management Detailed Methods PO-T02 Rows 1, 2 and 3
	Native hedgerow with trees	1	• Introduce native tree standards • Ground preparation • Hedge planting • Standard tree planting • Weed suppression	Hedgerow Creation, Enhancement and Management Methods HD-T02 Rows 1, 2, 3, 4 and 5
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 2
	Mixed scrub	1	• Fence off areas of scrub planting (only if grazing	Scrub Creation, Enhancement and Management Detailed Methods SC-T02

			management is used). • Ground preparation • Native scrub whip planting • Selective thinning of existing scrub.	Rows 1, 2, 3 and 5
	Ponds	1	• Pond creation • Apply pond edge seed mix • Introduce plug planting	Pond Creation, Enhancement and Management Detailed Methods PO-T02 Rows 1, 2 and 3
	Native hedgerow with trees	1	• Introduce native tree standards • Ground preparation • Hedge planting • Standard tree planting • Weed suppression	Hedgerow Creation, Enhancement and Management Methods HD-T02 Rows 1, 2, 3, 4 and 5
	Watercourse	1	• Virtual fencing/fencing • Sow wet grassland seed mix • Scrub planting • Creation of ponds • Tree planting • Planting of channel bed aquatic plant species and marginal plants.	Watercourse Enhancement and Management Detailed Methods. WC-T03 Rows 1, 2, 3, 4, 5, 6 and 8