

**Town and Country Planning Act 1990
Regulation 2 of the Town and Country
Planning (Pre-commencement
Conditions) Regulations 2018.**

**Habitat Management and
Monitoring Plan**

For SMD/2025/0092

**Mrs Pauline Dishman,
Well House Farm,
Rudyard Road,
Biddulph Moor,
Staffordshire,
ST8 7JW**

1 Introduction

1.1 Regulation 2 of the Town and Country Planning (Pre-commencement Conditions) Regulations 2018 sets out the procedural requirements for imposing a pre-commencement condition without an applicant's prior written agreement. If the applicant has not already agreed to the condition in writing, they must be notified of the proposed condition, including its text, reasons, and why it must be pre-commencement. The applicant then has ten working days to make a "substantive response," provide comments, or remain silent. If the applicant responds with comments or doesn't respond at all within the timeframe, the local authority can grant permission with the condition.

1.2 The application "Proposed 40m x 20m all-weather ménage to exercise horses for private use and associated landscaping" is currently on a non-determination appeal reference APP/B3438/W/25/3367938. The Planning Inspector has proposed in this case that any permission granted should include the following pre-commencement condition.

No development shall commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to and approved in writing by the local planning authority. The HMMP shall be prepared in accordance with the Biodiversity Gain Plan and shall include:

a) A non-technical summary;

b) The roles and responsibilities of the people or organisation(s) delivering the HMMP;

c) The planned habitat creation and enhancement works to achieve biodiversity net gain in accordance with the approved BNG plan to include details of the timing of the implementation of the works.

d) The management measures to be undertaken to maintain habitat in accordance with the approved BGP for a period of 30 years from the date of completion of the development and

e) Details of the methodology and frequency by which the habitat creation and enhancement works will be monitored and reported to the local planning authority.

1.3 This Habitat Management and Monitoring Plan (HMMP) sets out a framework for the planting, management and monitoring of landscaping and ecological mitigation and enhancement habitats for the proposed ménage (hereafter referred to as "the Scheme"). This HMMP concerns works which will be required during both construction and operation phases of the Scheme. This HMMP is to be read in conjunction with the following documents:

- Preliminary Ecological Assessment Plan 3a.
- Landscape Plan 4b (Biodiversity Gain Plan)
- Table 3

2 Aims

- 2.1 The overarching aim of this HMMP is to set out prescriptions for habitat creation and management in order to provide a significant ecological enhancement, strengthen the green infrastructure within the local area as well as to provide landscape and visual mitigation through screening of the Scheme where this has been identified as necessary.
- 2.2 The document takes into account the habitats and species already recorded as present in order to tailor management for the most optimal outcome. Public amenity has also been considered when planning the location and type of habitats to establish, for example, diverse pollinator mixes which are flower rich and have a long flowering season are focussed near residential dwellings or Public Rights of Way (PRoW).

3 Key Personnel

- 3.1 This final HMMP sets out the roles and responsibilities of those involved in creating, managing and monitoring the prescriptions within this document. A suitably qualified person has been appointed to oversee the coordination of implementing the HMMP, including sourcing seed/plants, which will need to be considered at an early stage given the quantities required. The funding of the HMMP will be by Mrs Pauline Dishman and the person appointed to oversee the coordination of implementing the HMMP will be Peter Jackson Ba(Hons)DipLACMLIM.Arbour.A.

4 Creation and Management Prescriptions by Habitat Type

- 4.1 This section sets out the various principles and prescriptions for habitat creation and management which will drive the requirements for both landscape and ecological mitigation and enhancement which have been identified.
- 4.2 The enhancements and mitigation are illustrated within the relevant Landscape and Ecology Mitigation and Enhancement Plans, as referenced throughout this document. ie •Landscape Plan 4b.
- 4.3 This section should be read in conjunction with Table 3 which sets out management prescriptions which would be adopted for the duration of the Scheme.
- 4.4 **General Planting Implementation and Management Prescriptions General Implementation Prescriptions**
- 4.5 Planting is to be undertaken in the planting season between October and March during construction, or within the first available year/season post construction. Planting is to be carried out during appropriate climatic conditions.
- 4.6 Where existing ground vegetation is retained or has re-established during the construction phase, the following clearance works should be undertaken prior to planting works:
- All grass and perennial vegetation should be cleared from site including epicormic and below ground growth.

- All rubbish, debris and stones over 25mm diameter should be cleared; and
 - All arisings should be removed from site.
- 4.7 The handling of plants on Site must be in accordance with National Plant Specification 'Handling and Establishing Landscape Plants'.
- 4.8 All plants and planting operations are to comply with the requirements and recommendations of all current relevant British Standard specification including but not limited to:
- BS 8545. Trees: From Nursery to Independence in the Landscape;
 - BS 3936-1:1992. Nursery stock. Specification for trees and shrubs;
 - BS 4428:1989. Code of practice for general landscape operations (excluding hard surfaces) (AMD 6784);
 - BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations; and
 - BS 3998:2010: Tree Work – Recommendations
- 4.9 Topsoil within planting pits should be cultivated to a minimum depth of 400mm where tree/hedgerow/woodland planting is proposed to ensure sufficient room to accommodate new planting and to provide appropriate growing conditions for new planting is achieved.
- 4.10 Topsoil in areas to be seeded with wildflower and grass seed mixes to be cultivated using minimum tilling or direct drilling of seed straight into previous stubble of the previous grassland. This retains some surface protection and cuts the number of cultivator passes across the soil surface.
- 4.11 No cultivation should take place in wet/ waterlogged conditions and within the root protection areas of existing trees as defined by BS5837:2012. Drilling required within the root protection areas of existing trees should include surface scarification only and of no more than 50mm depth to ensure roots are not damaged.
- 4.12 No topsoil to be imported or exported from Site and no grading of the topsoil should be undertaken.
- 4.13 In the interest of biodiversity protection, the use of herbicides should be kept to a minimum in the preparation or management of the planted or seeded areas.
- 4.14 All trees and shrubs to be planted with the appropriate biodegradable tree or shrub guards and removed subject to satisfactory establishment and growth within 2-3 years post construction or as required ensuring establishment.
- 4.15 Any plants and trees which are found to be dying, damaged or diseased following planting will be replaced with the same species and specification for the duration of the Scheme.

- 4.16 Any maintenance works such as cutting of trees or flailing, should take place during September to February which is outside of the bird nesting season (March to August), for the duration of the development. These works should also be carried out when the ground is dry enough to allow machinery access.
- 4.17 All shelters, guards, rabbit spirals and stakes will be checked annually and secured or replaced where necessary. Shelters will be removed from all plants and will be disposed of off-site (subject to satisfactory establishment and growth) by year 5 post planting.
- 4.18 Autumn sowing is preferable, with the seed sown as soon as possible subsequent to construction of the ménage to avoid a flush of unwanted species such as annual plants and injurious and invasive weeds (as well as careful preparation of the land prior to seeding, as set out above). Following this, weeds and invasive non-native species will be controlled by hand pulling, if not too excessive or treated using a spot herbicide treatment if more widespread.

5 Native Hedgerows and Hedgerow Trees

- 5.1 The hedgerow network is poor across the majority of the Site, is generally annually managed and species-poor. The Scheme offers significant opportunities for tree and hedgerow planting, in line with local conservation priorities, national targets and to mitigate significant impacts created by the Scheme. Strengthening the local hedgerow network will significantly enhance the area for bat species, as well as birds and invertebrates. All tree/hedgerow specimens will be native and of UK provenance. Trees will be locally sourced and of local provenance where possible; the "Local Seed Zone Provenance".
- 5.2 All new mixed native hedgerows will comprise of a double staggered row of plants 400 mm apart within each row, overall 6 plants per linear metre. Species will be mixed throughout the hedge line in random groups of 3/5/7s. A 500 mm wide trench will be excavated to take plants and topsoil cultivated to 450 mm depth prior to application of fertiliser. All species, except Holly, will be planted as bare root whips.
- 5.3 Locally appropriate species will be used, based on those already found within the local area. The planting of blackthorn will provide habitat for rare species such as brown hairstreak butterfly *Thecla betulae*. Management of hedgerows will be key for species such as this. Tall thorny hedgerows are also suitable for nesting birds including turtle dove *Streptopelia turtur* and other declining farmland birds.
- 5.4 Table 1: Hedgerow species for planting within the landscape scheme.

Scientific Name	Common Name	Size	Form
5% <i>Acer campestre</i>	Field maple	45-60 cm	Whip (Bare Root)
5% <i>Corylus avellana</i>	Hazel	45-60 cm	Whip (Bare Root)
55% <i>Crataegus monogyna</i>	Hawthorn	45-60 cm	Whip (Bare Root)
5% <i>Ilex aquifolium</i>	Holly	45-60 cm	Container grown 3L
5% <i>Ligustrum ovalifolium</i>	Privet	45-60 cm	Whip (Bare Root)
5% <i>Lonicera periclymenum</i>	Honeysuckle	45-60 cm	Whip (Bare Root)
5% <i>Prunus spinosa</i>	Blackthorn	45-60 cm	Whip (Bare Root)

5% <i>Rosa arvensis</i>	Field Rose	45-60 cm	Whip (Bare Root)
5% <i>Rosa canina</i>	Dog Rose	45-60 cm	Whip (Bare Root)
5% <i>Viburnum lantana</i>	Gelder Rose	45-60 cm	Whip (Bare Root)

- 5.5 A total length of 56m of new hedgerow is proposed within the landscape scheme.
- 5.6 Poor management of hedgerows in the form of over-management, lack of management, damage due to narrow field margins or drift of herbicides/pesticides has led to degraded hedgerow habitats being common at present within the Scheme.
- 5.7 This HMMP will seek to secure appropriate management of all hedgerows within the Site, with a focus on optimising this habitat for local wildlife. The hedgerow will be regularly watered in its first summer and weeds should be controlled through the use of bark mulch. A 75 mm layer of bark mulch 0.5 m either side of the hedge will be spread along the length of the hedge immediately after planting to suppress weeds and retain soil moisture. Newly planted hedgerows should be trimmed in at least the first 2 years to encourage bushy growth, allowing the hedge to become taller and wider at each cut.
- 5.8 Hedgerows will be enhanced through less regular mechanical cutting, for example, every 2- 3 years and on rotation (either by rotating hedgerows or cutting each side of the hedgerow on rotation). This will benefit species such as brown hairstreak which rely on uncut blackthorn to lay eggs (and has significantly declined due to the practice of annual cutting). Cutting should take place outside the bird nesting season, and ideally in January/February where the ground is dry enough to allow machinery access. This will provide an important food source, such as nuts and berries, for bird species over the winter. This may be focussed on hedgerows adjacent to roads and tracks where a tractor will be able to access in wet conditions without damaging the ground.
- 5.9 All newly planted hedgerows will include Select Standard trees randomly spaced between 5 – 9 m centres. On occasions where visual receptors are likely to see visual effects in close proximity, denser tree planting of between 2-3m centres may be adopted to provide more instant screening effects. Where this occurs species will be appropriately mixed to ensure large species trees are intermittently mixed with smaller species trees to ensure suitable growing conditions in perpetuity.
- 5.10 All hedgerow trees will be planted as Select Standard trees between 3.0m – 3.5 m tall. Select Standard trees to be planted in pits 800mm x 800mm wide x 700 mm deep or dimensions of the rootball, whichever is greater. All trees should be planted with a 75 mm depth of bark mulch, 0.5 m in diameter around each tree/shrub to suppress weeds and retain soil moisture. Any trees planted in or alongside hedgerows as part of the proposed hedgerows enhancements, are to be planted with a 1.5m tall white tipped marker post. This will allow locations of newly planted trees to be noticeable to operators of flails during maintenance periods. Planting will focus on long-lived trees in order to replace the many ash trees noted to be present within the hedgerow network, the majority of which can be expected to be lost in the next five years due to ash dieback.

5.11 The tree species selected will reflect the species identified within the Site to ensure they are locally appropriate. Tree planting locations will require an appropriate offset to ensure shading will not occur once the tree has matured, or leaf fall become a problem on the ménage. It may be desirable to plant trees not identified in the local area which are ecologically similar to ash or are resistant to both disease and climate change impacts. A list of locally appropriate and resistant trees are as follows:

5.12 Table 2: Tree species for planting within the Scheme.

Scientific Name	Common Name	Size	Form
Acer campestre	Field maple	300-350 cm	Select Standard (Bare Root/Rootball)
Crataegus monogyna	Hawthorn	300-350 cm	Select Standard (Bare Root/Rootball)
Malus sylvestris	Crab apple	300-350 cm	Select Standard (Bare Root/Rootball)
Prunus padus	Cherry (bird)	300-350 cm	Select Standard (Bare Root/Rootball)
Quercus robur	Pedunculate oak	300-350 cm	Select Standard (Bare Root/Rootball)

5.13 An inspection and formative prune will be carried out annually in accordance with good arboricultural practice to BS 3998:2010. A clear stem of up to 2m will be maintained for all hedgerow trees in order to be distinguishable. All trees will be regularly watered in the first summer and thereafter as required to ensure successful establishment. Bark mulch is to be maintained at a depth of 75 mm, 0.5 m in diameter around each tree as required to suppress weeds and retain soil moisture.

5.14 A total of 7 trees are proposed within the Scheme.

6. Diverse Meadow Creation and Management

6.1 Diverse grassland can be created within the Site, where managed appropriately. This can have a significant benefit to biodiversity but can also benefit surrounding agricultural land through offering an increase in pollinator species. Other benefits in terms of ecosystem services include an increase in water quality as a result of the cessation of fertilisation and herbicide spraying as well as an increase in soil health as a result of the cessation of mowing.

6.2 Diverse grassland can take time to develop on previously pasture land which has been fertilised. However, with an appropriate seed mix selected and correct habitat management implemented wildflower meadows have been created on many farms in the UK. The preparation of the land before reversion to grassland will be key and must aim to minimise the impact of competition between desirable, sown species and unsown agricultural weeds and cereals.

- 6.3 Prior to finalisation of this landscape scheme, soil investigations will be essential to ensure appropriateness of seed mix/establishment techniques and promote a high likelihood of success. The seed mix will be selected to reflect the soil type, pH and nutrient levels in order to ensure that it establishes successfully. A mix such as gritstone would be appropriate as it contains a diversity of native wildflowers and non-vigorous grasses.
- 6.4 Autumn sowing is preferable, with the seed sown as soon as possible subsequent to construction of the ménage to avoid a flush of unwanted species such as annual plants and injurious weeds (as well as careful preparation of the land prior to seeding, as set out above).
- 6.5 Management during the first year is critical, with more regular cutting taking place to tackle annual or agricultural plants and injurious weeds. Herbicide application may be necessary should there be an abundance of injurious weeds. Subsequent to this, management would be in the form of a “haycut” between late July and September and/or grazing by sheep (aftermath grazing). The fields would be “shut up”, with no grazing or cutting between April and late July to allow the flowering species to grow, flower and set seed.
- 6.6 Where possible, cutting will be carried out using a cut-and-collect system so as to minimise nutrient build up in the soil which stifles species diversity. It will be necessary to balance the requirement for a late cut to allow plants to flower and set seed and ensuring that the cut is not taken so late that too much dead material is present, rendering the baled material unsuitable for agricultural applications. Careful monitoring and selection of seed mixes will be required in order to achieve both a diverse meadow and a use for the arisings collected. Alternatively, there may be an opportunity to use the cuttings within local composting sites such as anaerobic digesters.

7. Monitoring

- 7.1 The site will be subject to annual monitoring visits, during which each habitat will be monitored as per Table 3. Where appropriate, habitats will be subject to more frequent monitoring.
- 7.2 Monitoring, as detailed in Table 3 will be undertaken for a minimum of 30 years following completion of the development, with management amended as appropriate (if required) following each monitoring check in order to best achieve the management aims and objectives. The results of the monitoring exercise will be submitted to the LPA after year 1, year 5, year 10, year 20 and year 30.
- 7.3 To submit year 1, and subsequent years Biodiversity Net Gain (BNG) monitoring to the council, Well Farm must first have this Biodiversity Gain Plan approved, which includes the Habitat Management and Monitoring Plan (HMMP). The HMMP details how we will manage habitats and monitor their progress to achieve the BNG. We will then submit the detailed monitoring reports to the council, likely as a discharge of the planning condition or via the Biodiversity Gain Plan application process. For specific requirements and submission methods, we will need to contact the local planning authority (LPA) directly, and consult their specific guidance documents.

Table 3. Post-establishment Management Prescriptions and Monitoring

Habitat / Enhancement	Description	Monitoring
Native Tree (including retained trees), Shrub Planting	a) Planting between November and March with bone meal and a slow-release fertiliser. b) Subject to two visits annually, once in growing season (April – September) and once in dormant season (October – March). c) Water during dry weather during the growing season (April – September). d) Check and tighten shelters and tree support / firm up in ground if necessary. e) Once established, remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed, filling any holes with suitable topsoil. f) For the first five years all dead and dying specimens are to be replaced with a tree/plant of either the same species or similar species as those existing. This is to allow some flexibility and to avoid problems encountered with ‘Same Tree Disease’. g) Retained and newly planted trees to be inspected every 2 years/ after storm events and any recommended works undertaken. h) Woodland Edge mix to achieve age diversity by selective thinning, pruning, and coppicing, over time. i) Spot herbicide treatment of native hedge and woodland edge mix (thicket) to keep areas clear of weed growth. Hand pull weeds / undesirable species in all locations as appropriate.	a) Record management that has been implemented. b) Check condition of specimens, replacing / pruning where necessary. c) Monitor growth, amending management as appropriate.
Native hedge planting	j) Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood. A suitably skilled and qualified arboriculturist shall carry out such pruning. All pruning timed to avoid the bird nesting season, otherwise must be preceded by a check by the Ecologist. k) Lightly trim new hedgerows and shrubs to encourage new growth. l) Prune ornamental hedges to maintain desired height, cutting timings in accordance with Table 3. m) Remove branches overhanging footpaths and/or preventing access to grass cutting. Allow native hedges to achieve natural form with only lower branches removed. n) Top up mulch levels where necessary.	d) The hedgerow should comprise: • >1.5 average height • >1.5 average width • free of invasive species • <10% gaps • Gap between base of canopy and ground should be <0.5m for 90% of length
Other neutral Grassland (General)	a) Species rich grassland sown in spring, late summer or early autumn once the land has drained. b) If sown in Autumn, grassland with species mix will be mown three times a in the first year. c) During initial establishment the grassland will be mown during suitable conditions when it reaches approximately 100mm for the first year (cut to c.40-60mm). d) During initial establishment, control weed growth during establishment year by topping or mowing and remove arisings e) Once established, mow/strim c.50-70% on rotational basis, once in early spring (c.70mm, no later than April) and once in late summer (c.40mm after flowering in late August / September). f) Arisings to be removed from site 48 hours after cut. g) Hand pull undesirable weeds as necessary. h) Re-seed as necessary. i) Care should be taken when mowing / strimming around tree or other structures.	<u>Other neutral grassland</u> a) Monitor annually for health and growth, identifying any dead/dying patches which will need re-seeding. b) Survey by a suitably qualified ecologist every 5 years and amend management as appropriate. The grassland should comprise: • 10 or more species per m²; and • less than 15% undesirable species². • varied sward height • less than 20% bracken cover • less than 5% scrub cover

Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

30/08/2025

1.2 Planning application reference number

SMD/2025/0092

1.3 Local planning authority (LPA)

Staffordshire Moorlands District Council, SMDC
Moorlands House, Stockwell Street, Leek, ST13 6HQ

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Well House Farm, Rudyard Road, Biddulph Moor,
Staffordshire, ST8 7JW.

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Proposed 40m x 20m all-weather ménage to exercise horses for private use and associated landscaping.

2. Developer details

2.1 Applicant name

Mrs Pauline Dishman

2.2 Company name

N/A

2.3 Address

Well House Farm, Rudyard Road, Biddulph Moor,
Staffordshire, ST8 7JW.

2.4 Email address

pauline.dishman@hotmail.com

2.5 Telephone number

07769 966259

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

Pauline Dishman

2.8 Date

30/08/2025

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Mr Peter Jackson

3.2 Company name

Design Construction management Services Limited

3.3 Address

597 Etruria Road, Basford, Stoke on Trent, ST4 6HP

3.4 Email address

peter.jackson@peterjacksondevelopments.co.uk

3.5 Telephone number

07950 259905

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

Peter Jackson

3.8 Date

30/08/2025

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

- ☒ Yes
☐ No

4.2 If no, what earlier date did you agree with the LPA?

N/A

4.3 How have you met the guidance on 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

A biodiversity gain plan has been prepared (4b)

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

There are no habitats on the site other than improved grass

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

- ☐ Yes
☒ No

4.6 How will you achieve the target net gain percentage?

- ☒ On-site
☐ Off-site
☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

[Find out what counts as a significant on-site enhancement.](#)

- ☐ Yes
☒ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

N/A

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

None

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

N/A

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

N/A

4.12 Do you have a habitat management and monitoring plan?

☒ Yes

☐ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

Completed
The_Statutory_Biodiversity_Metric_Calculation_Tool_-
_Macro_enabled_tool_23.07.2024 (5).

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

On appeal

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

Preliminary Ecological Assessment Plan 3a.

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

Landscape Plan 4b

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☒ Yes

☐ No

Consenting body

Local Planning Authority

Reference number

SMD/2025/0092

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes

☒ No

5.2 Have you submitted an approved compensation plan?

☐ Yes

☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

February 2025

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

None

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.16

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.30

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.15ha

Area habitat biodiversity units % change

10.26%

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

N/A

7.2 Biodiversity gain site register reference number

N/A

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

N/A

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

N/A

Area habitat biodiversity units % change

N/A

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

N/A

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

N/A

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

N/A

High

N/A

Medium

N/A

Low

N/A

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes

☐ No

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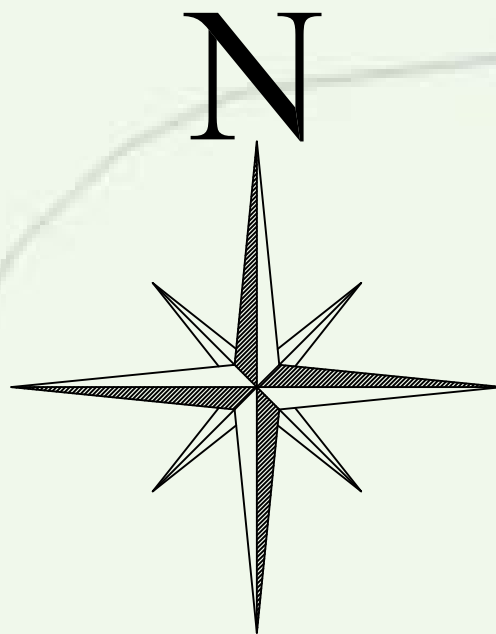
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This map is derived from surveys at one or more of the following scales: 1:1 250, 1:2 500, 1:10 000. It is the source scale that largely defines specification and accuracy.

The representation of a road, track or path is evidence of a right of way.

The alignment of tunnels is approximate.

Altitudes of bench marks and spot heights are shown in metres above applicable Ordnance Survey Datum.



- Lawn
- J1.2 Disturbed grassland / mainly mud
- A1 Woodland Coniferous and deciduous trees
- G1 Concrete pond
- B 4 Improved grassland
- J3 Hardstanding
- Application Boundary

Biddulph Town 123

Well House Farm

Well House Cottage

Biddulph Town 124

Biddulph Town 122



PEA PLAN

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Design Construction Management Services Ltd
597 Etruria Road
Basford
Stoke on Trent
ST4 6HP

Project Name and Address

Land on Well House Farm
Rudyard Lane
Biddulph Moor
ST8 7JW

Project 2025 Well House Farm	
Date 24.02.2025	Sheet 3a
Scale 1:200@A1	

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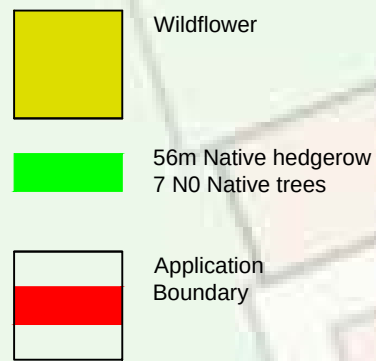
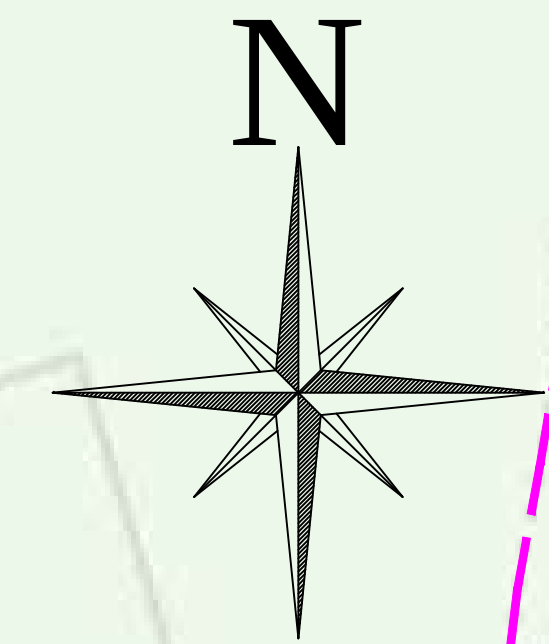
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This map is derived from surveys at one or more of the following scales: 1:1 250, 1:2 500, 1:10 000. It is the source scale that largely defines specification and accuracy.

The representation of a road, track or path is no evidence of a right of way.

The alignment of tunnels is approximate.

Altitudes of bench marks and spot heights are given in metres above applicable Ordnance Survey Datum.



Biddulph Town 123

Biddulph Town 122

Biddulph Town 124



56 metres

Well House Farm

Well

Well House Cottage

LANDSCAPE PLAN

General Notes

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Management Services Ltd
597 Etruria Road
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Project
2025 Well House Farm
Date
24.02.2025
Scale
1:200@A1
Sheet
4b

Non-technical summary

- 1.1 ProHort Limited was commissioned by Mr Peter Jackson to conduct a Biodiversity Net Gain Assessment for Well House Farm, ST8 7JW on 28th of February 2025.
- 1.2 The Local Planning Authority has requested that a Biodiversity Net Gain (BNG) Assessment is completed to support the planning application. The development includes a 40m x 20m all weather ménage to exercise horses for private use and associated landscaping.
- 1.3 Staffordshire Moorlands District Council requires developments in the area to achieve a net gain in biodiversity, with a minimum of a 10% gain compared to the pre-development value of the site. A quantitative measure of the base value of a Site for biodiversity, and the value of a Site post development, is arrived at by using a recognised Biodiversity metric.
- 1.4 Biodiversity metrics measure the value of a Site in terms of Biodiversity Units. Biodiversity Units are a proxy measure of biodiversity, arrived at by assessing the type, area and condition of semi-natural habitats on site. A limitation of the use of metrics is that they only measure habitat areas, and do not consider species-specific measures which may nevertheless make meaningful contributions to gains in local biodiversity.
- 1.5 The area surveyed was a plot of land at Well House Farm. The Site is located in Biddulph Moor, west of Rudyard and South of Newton. The surrounding area is dominated by arable fields, woodland and small numbers of residential and commercial properties. Site access is off Rudyard Road.
- 1.6 There is a woodland over 600m to the northwest of the site which is designated as priority habitat deciduous woodland and there are a number of priority deciduous woodland blocks within 2km of the Site. There are no designated sites within proximity to the Site. There are no water features in close proximity of the project area.
- 1.7 In order to generate the site baseline habitat data (e.g. habitat type, condition), a phase 1 habitat survey was undertaken, where the site was systematically walked over and the dominant habitat type in each area recorded. Dominant plant species were noted, as were any that are legally protected (Schedule 8 of the Wildlife and Countryside Act 1981), invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981. Additionally, 5 (1 meter-squared) quadrats were used to determine species richness on any grassland habitats and the other grassland conditions were estimated from a visual inspection of the site.
- 1.8 The information collected during the site visit was used to baseline any applicable habitats and satellite mapping was used to calculate habitat areas. The areas and conditions of any onsite habitats were inputted into DEFRA/Natural England's Statutory Biodiversity Metric calculator. The metric includes 3 broad categories of habitats and biodiversity units for which scores are calculated differently.
- 1.9 All habitats within the Site were "Bare ground" and "Modified grassland". The on-site area habitat baseline was calculated to be 0.16 units must be enhanced by 10% resulting in at least a 0.18 unit baseline post intervention. The off-site area habitat

baseline of 0.11 units must be enhanced by 10% resulting in at least a 0.12 baseline post intervention.

- 1.10 Prohort decided that modified grassland will be proposed surrounding the ménage will be enhanced from a 'poor' to 'good' condition. This is predicted to meet criteria A, C, D, E, F, G. These works indicate a plan to improve a poor-condition modified grassland into a good-condition grassland, as part of a Biodiversity Net Gain (BNG) strategy, by meeting specific assessment criteria labeled A, C, D, E, F, and G. These criteria are part of a BNG condition assessment, and by meeting them, the habitat will be considered a higher-quality "Other Neutral Grassland" in "good condition.
- 1.11 To establish a modified grassland, the existing vegetation will be cut short, and a native wildflower and grass seed mix will be distributed around the area. This will then be rolled in to increase the likelihood of plant establishment. The wildflower and grass seed mix will be selected based on soil type of area and location of seed distributors. In addition 7 native trees will be planted. These trees are to meet a 'moderate' condition and predicted to meet criteria A, B and F. This area of wildflower meadow and the 7 proposed trees are shown on plan 4b.
- 1.12 Upon completion, the development and the landscaping will not result in a measurable loss to local biodiversity. There will be a total uplift of 10.26% biodiversity of area habitats. This will be achieved through the enhancement of the modified grassland habitat around the ménage from a 'poor' to 'good' condition by meeting criteria A, C, D, E, F, G. To establish a modified grassland, the existing vegetation will be cut short, and a native wildflower and grass seed mix will be distributed around the area. This will then be rolled in to increase the likelihood of plant establishment. The wildflower and grass seed mix should be selected based on soil type of area and location of seed distributors. Also, 7 small trees will be planted. These will be a native species and will meet criteria A, B, F to achieve a 'moderate' condition.
- 1.13 The landscaping works will be undertaken in the first planting season following completion of the development. A Biodiversity Gain Plan must be submitted and approved by the local planning authority before development can commence. Management of the Site, submission of monitoring reports informed by details agreed in the Biodiversity Gain Plan, is in accordance with relevant compliance conditions/terms and/or the HMMP. The maintenance of onsite habitat enhancement must be secured for at least 30 years after the completion of the development. Management and monitoring will be required for a 30- year period with the BNG maintained in accordance with the Biodiversity Gain Plan.

Operation Management Prescription	Frequency per Annum	Season	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 onwards
Hedgerow								
Maintain weed free planting area through herbicide spot treatment and topping up bark mulch	Biannually	April - August						
Mechanical cut	2-3 years on rotation	September- January						on-going
Replace dead plants	Check annually	Next available planting season						on-going
Hedgerow Trees								
Maintain weed free planting area through herbicide spot treatment and topping up bark mulch	Biannually	April - August						
Inspection and formative prune carried out annually in accordance with good arboricultural practice to BS 3998:2010. A clear stem will be maintained for all hedgerow trees in order to be distinguishable.	Annually	September- January						on-going
Replace dead plants	Check annually	Next available planting season						
Diverse Meadow Creation and Management								
Year 1 only - regular cutting after seeding	3 times in the year	Spread through year						
Option 1 - Hay Cut	Annually after year 1	Late July - September						on-going
Option 2 - Grazing at a low stocking density	Annually after year 1	Ideally with sheep removed for 8 weeks in summer						on-going
Spot herbicide application	Where required	April - August						on-going

Habitat Creation, Enhancement and Management Plan EM-F01

Show the habitat Creation, Enhancement and Management measures in this plan. Present this as a single, side-wide masterplan. Alternatively, provide a separate plan showing the locations of each specific habitat to be delivered on the project site, copy this page into each of the habitat sheets below.

