DATED 15 July **2025**

(1) WILD CAPITAL 1 PROPCO 2 LIMITED

AND

(2) HARRY FERGUSON HOLDINGS LIMITED

DEED OF VARIATION

Relating to a Conservation Covenant Agreement dated 20 September 2024 pursuant to Section 117, 118 and 119 of the Environment Act 2021 and all other enabling powers, relating to biodiversity net gain at land at

Morton Grange Farm, Nunthorpe

This Deed is made on 15 July 2025

BETWEEN:

(1) **WILD CAPITAL 1 PROPCO 2 LIMITED** a company incorporated in England and Wales under number 15141309 whose registered office is at Lynton House, 7-12 Tavistock Square, London, WC1H 9BQ (the **"Landowner"**); and

(2) **HARRY FERGUSON HOLDINGS LIMITED** a company incorporated in England and Wales under number 01573192 whose registered office is at Kings Manor Farm, Copse Lane, Freshwater, Isle of Wight, PO40 9TL (the **"Responsible Body"**)

each of the Landowner and the Responsible Body is a **party** and together the Landowner and the Responsible Body are the **parties**.

BACKGROUND

A This Deed is supplemental to the Conservation Covenant.

B The Landowner is the freehold owner of the Property and the Additional Property.

C It has been agreed between the parties that the Additional Property shall now be included in, and bound by, the Conservation Covenant as set out in this Deed.

This Deed witnesses:

1 DEFINITIONS

1.1 In this Deed the following expressions shall have the meanings indicated:

"Additional Property"	means the land lying to the south-east of Angrove North Farm, Yarm Lane, Great Ayton, Middlesbrough, TS9 6QB registered at HM Land Registry under title number NYK520149 as shown edged red on Plan 1b
"Conservation Covenant"	means the conservation covenant agreement dated 20 September 2024 and made between the Landowner and the Responsible Body relating to biodiversity net gain at land at Morton Grange Farm, Nunthorpe
"Plan 1b"	means the plan appended to this Deed within Appendix 1

1.2 Unless otherwise provided, the words and expressions defined in, and the rules of interpretation of, the Conservation Covenant shall have the same meaning and effect in this Deed

2 Statutes

2.1 This Deed is made pursuant to Section 117, 118, 119 and 129 of the Act, and all other enabling powers.

2.2 The covenants, restrictions and requirements imposed upon the Landowner under this Deed create conservation covenants pursuant to sections 117 and 118 of the Act and are enforceable by the Responsible Body against the Landowner, and to the extent permitted by law pursuant to section 122 of the Act, its successors in title in the Property and the Additional Property or

any part of it from the Landowner.

2.3 The covenants, restrictions and requirements upon the Responsible Body under this Deed are enforceable by the Landowner and successors in title in the Property and the Additional Property or any part of it against the Responsible Body pursuant to section 123 of the Act.

3 Amendments to the Conservation Covenant

3.1 The parties agree to amend the Conservation Covenant as follows:

3.1.1 The words in Recital B of the Conservation Covenant shall be deleted and replaced by the following:

"The Landowner is the freehold owner of the Property, which is registered under Title Numbers CE259364 and NYK520149, and wishes to develop and/or enhance habitat on the Property in accordance with the HMMP"

3.1.2 The words "equates to the potential delivery of 207.64" in Recital E of the Conservation Covenant shall be deleted and shall be replaced with "will deliver"

3.1.3 The definition of "Biodiversity Metric" in clause 1.1 of the Conservation Covenant shall be deleted and replaced with the following:

"means the statutory metric calculations attached to this Deed within Part 1 and Part 2 of Appendix 4 or such revised calculations agreed between the Landowner and the Responsible Body"

3.1.4 The definition of "HMMP" in clause 1.1 of the Conservation Covenant shall be deleted and replaced with the following:

"the habitat management and monitoring plans for the Property, copies of which are annexed to this Deed at Appendix 3 (as may be updated or varied by agreement between the Landowner and the Responsible Body in writing from time to time)"

3.1.5 A new definition of "Plan 1b" shall be inserted in clause 1.1 of the Conservation Covenant, which shall state as follows:

"the plan annexed hereto within Appendix 9"

3.1.6 A new definition of "Plan 2b" shall be inserted in clause 1.1 of the Conservation Covenant, which shall state as follows:

"the plan annexed hereto within Appendix 10"

3.1.7 The definition of "Property" in clause 1.1 of the Conservation Covenant shall be deleted and replaced with the following:

"the land at Morton Grange Farm, Nunthorpe, registered at HM Land Registry under title number CE259364 which is shown edged with a red line on Plan 1 and the land lying to the south-east of Angrove North Farm, Yarm Lane, Great Ayton, Middlesbrough, TS9 6QB, registered at HM Land Registry under title number NYK520149, which is shown edged red on Plan 1b"

3.1.8 The wording in clause 7.1 of the Conservation Covenant shall be deleted and replaced

with the following:

"At least 20 Working Days prior to the completion of the first Sale within a Parcel (or such other period agreed between the Landowner and the Responsible Body) the Landowner will issue a Parcel Activation Notice to the Responsible Body Provided that:

7.1.1 the Responsible Body confirms that by entry into this Deed that (subject to clause 7.1.3) the indicative Parcels shown on Plan 2 and Plan 2b annexed to this Deed are automatically Approved;

7.1.2 the Parcel Activation Notice(s) for automatically Approved Parcels referenced in clause 7.1.1 shall be served at least 5 Working Days prior to the completion of the first Sale within the relevant Parcel; and

7.1.3 the indicative Parcels shown on Plan 2 and Plan 2b annexed to this Deed shall only be automatically Approved if the said Parcels continue to comply with the definition of "Parcel", and the said Parcel Activation Notice does not include any materially incorrect or inaccurate information, and the Landowner is not in material breach of this Deed."

3.1.9 In clause 7.2 of the Conservation Covenant insert after "15 Working Days" the following:

"of receipt of the Parcel Activation Notice (or within such 5 Working Day period where the Parcel Activation Notice is in relation to an automatically Approved Parcel pursuant to clause 7.1.2)"

3.1.10 The words "and charles@hfenvironmental.com" shall be added onto the end of clause 16.2.1 of the Conservation Covenant.

3.1.11 The words "or such other contact details as shall be notified by one party to the other from time to time" shall be added onto the end of clause 16.2 of the Conservation Covenant.

3.1.12 Clause 25.2 of the Conservation Covenant shall be deleted and replaced with the following:

"The route of access to the Property shall be via the shared accessway shown coloured blue on Plan 1 and from the existing access off Yarm Lane as shown on Plan 1b (or such other reasonable access agreed between the parties) and the Landowner will pay all fair and reasonable maintenance costs for the accessway to ensure that there is no impediment to access for the Responsible Body nor any adverse impact on compliance with the HMMP or the terms of this Deed"

3.1.13 The habitat management and monitoring plan appended to this Deed within Appendix 3 shall be inserted into Appendix 3 of the Conservation Covenant so that there are now two (2) habitat management and monitoring plans that comprise the HMMP.

3.1.14 "Part 1" shall be inserted into Appendix 4 of the Conservation Covenant, which will relate to the existing statutory metric calculation within the Conservation Covenant. A new "Part 2" shall be inserted into Appendix 4 of the Conservation Covenant, which shall include the statutory metric calculation appended to this Deed within Appendix 4.

3.1.15 The Allocation Notice within Appendix 5 of the Conservation Covenants shall be

deleted and replaced with the form of Allocation Notice contained in Appendix 5 of this Deed.

3.1.16 A new Appendix 9 shall be inserted into the Conservation Covenant, which shall be entitled “Plan 1b” and include the plan appended to this Deed within Appendix 1.

3.1.17 A new Appendix 10 shall be inserted into the Conservation Covenant, which shall be entitled “Plan 2b” and include the plan appended to this Deed within Appendix 2.

3.2 This Deed is supplemental to the Conservation Covenant and, subject to the amendments described in this Deed, the Conservation Covenant shall remain in full force and effect.

4 Variation Date

4.1 The parties agree that the amendments set out in this Deed shall take effect on the date of this Deed.

5 Confirmation and Incorporation

5.1 The parties further agree and declare that the terms of the Conservation Covenant, except as varied by this Deed pursuant to Section 129 of the Act, are confirmed as if the same were set out in this Deed in full, and that such terms as so varied shall for all purposes (including, without limitation, for the purposes of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989) be deemed incorporated in this Deed.

5.2 The Landowner hereby agrees to apply to HM land Registry to request the registration of the restriction shown in clause 18.2 of the Conservation Covenant as varied by this Deed in relation to the Additional Property.

5.3 This Deed is a local land charge and shall be registered as such by the Responsible Body as soon as reasonably practicable from the date hereof.

6 Responsible Body’s Costs

6.1 The Landowner is hereby responsible for the Responsible Body’s reasonable and proper legal costs for entering into this Deed.

7 Governing Law

7.1 This Deed and any dispute or claim arising out of, or in connection with, it, its subject matter or formation (including non-contractual disputes or claims) shall be governed by, and construed in accordance with, the laws of England.

8 Jurisdiction

8.1 The parties irrevocably agree that the courts of England shall have exclusive jurisdiction to settle any dispute or claim arising out of, or in connection with, this Deed, its subject matter or formation (including non-contractual disputes or claims).

IN WITNESS whereof the parties hereto have executed this Deed on the day and year first before written

EXECUTED as a **DEED** by)
WILD CAPITAL 1 PROPCO 2 LTD)
Acting by two directors)

Toby Peters

Benjamin Perry

EXECUTED as a **DEED** by .....)
HARRY FERGUSON HOLDINGS LIMITED .....)
Acting by a director in the presence of: .....)

Charles John Ralph Sheldon

.....
Director

John Hugh Russell

Witness Signature .....

John Hugh Russell

Witness Name .....

2B Beverley Road

Witness Address .....

London

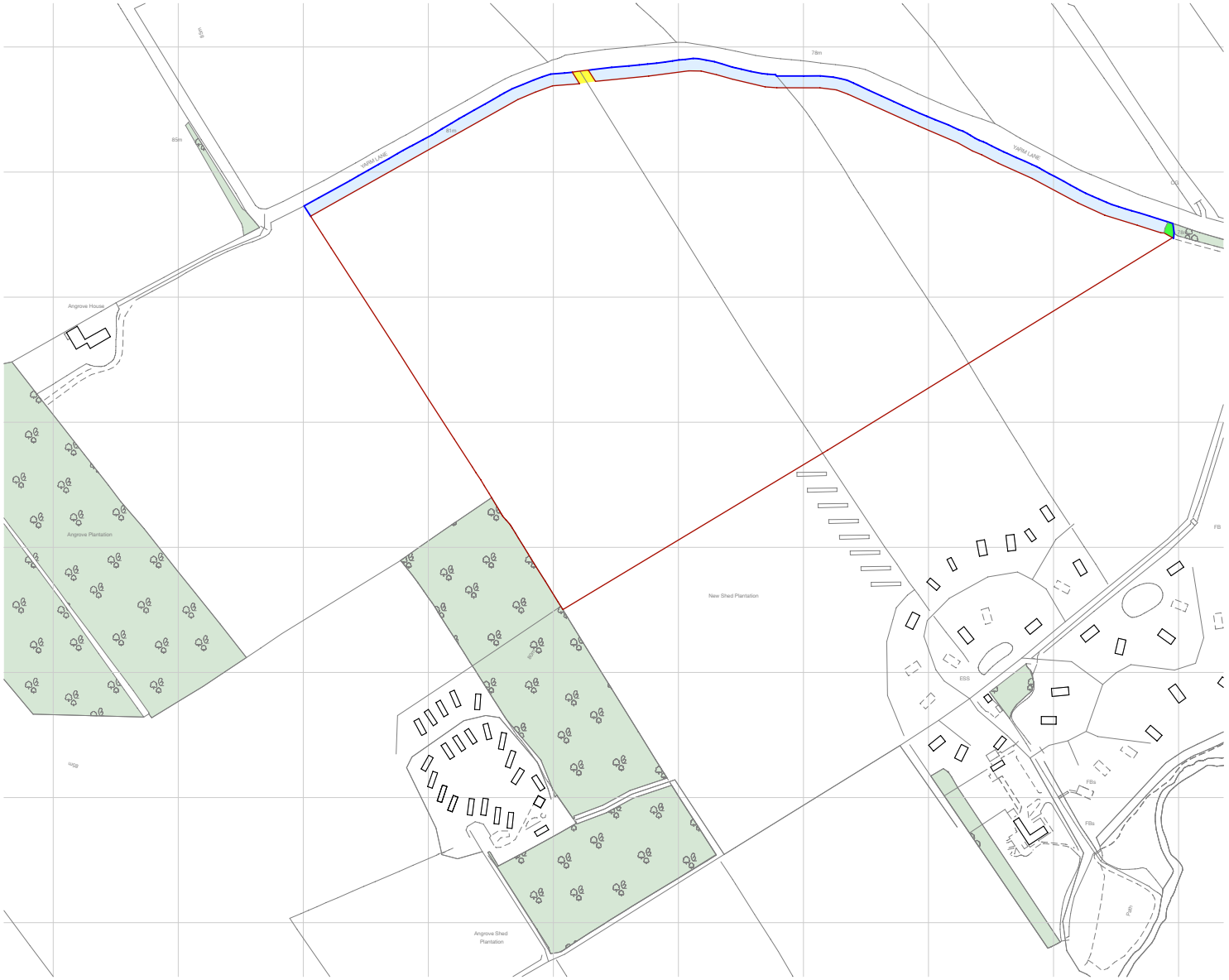
.....

W4 2LP

.....

APPENDIX 1

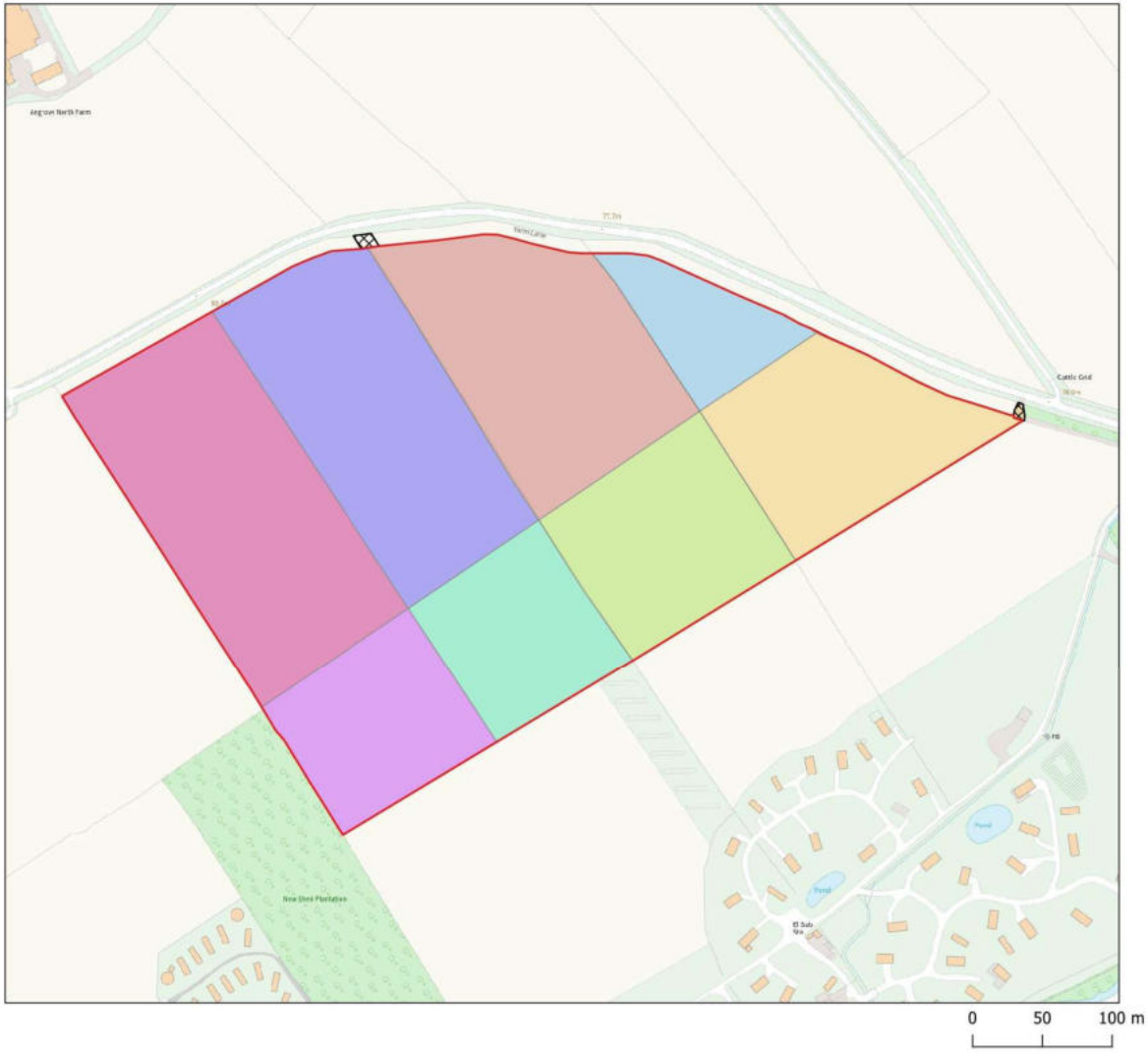
Plan 1b



Location plan
Scale (A4): 1:5000

APPENDIX 2

Plan 2b



Key

Redline

- Access
- Redline

Parcel Plan

- A2
- B2
- C2
- D2
- E2
- F2
- G2
- H2

Site name	Wild Tees 2
Scale @ A3	1:2,751.951604
Issue date	8/7/2025

WILD CAPITAL

APPENDIX 3

Additional HMMP

NATURAL ENGLAND

Department for Environment Food & Rural Affairs

Habitat Management and Monitoring Plan

Site Name:	South of Yarm Lane, Great Ayton
Date:	15/05/2025
Version:	2.0

Author:

FPCR | environment & design

Client:

WILD CAPITAL

Contents

Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
1.0	Draft	SH / 25.03.25	IH / 01.04.25
	Issue	SH / 09/05/25	IH / 15.05.25
2.0	Issue	SH / 01.07.25	

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
Contains OS data © Crown copyright and database right 2023 and Map data by ©2023 Google

1. Project Background

Site Overview PB-B01	
Project type	Habitat Bank and Nutrient Bank
Development Name and Address	N/A
BNG Project Name and Address	South of Yarm Lane Great Ayton
Author Organisation	FPCR Environment & Design Ltd
Landowner	
Land Manager	
Responsible person/organisation for creating or enhancing the habitat	Wild Capital
Period covered by this management plan	Establishment works +30 years for BNG and perpetuity for nutrients
Planning authority	North Yorkshire Council
Planning reference (if applicable)	N/A
BNG register reference (if applicable)	N/A
Central OS grid reference	-1.162098,54.486075
Metric revision/title	Statutory biodiversity metric from February 2025
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

FPCR Environment and Design Ltd have prepared this Habitat Management and Monitoring Plan (HMMP) on behalf of Wild Capital to support the establishment of a Habitat Bank. The proposals include a range of habitat creation/enhancement measures which will be undertaken across the site to generate biodiversity units. These include measures to:

- Creation of new mixed scrub habitat over existing cropland fields. The initial planting design will incorporate glades, rides, and clearings, the habitat will be managed in the long term to maintain these open areas and to deliver a structurally diverse native scrub community.
- Creation of traditional orchard with associated grassland across over existing cropland fields though planting of a range of native tree species producing a range of nuts and fruits.
- Creation of native species-rich hedgerows around the periphery of the Site
- Enhancement of existing hedgerow habitats across the site to improve native woody species diversity, reduce gappiness and introduce standards.
- Retention of a single existing species-rich hedgerow (H3)

Timescales for Actions PB-B03

The proposals will commence on the notification to the LPA/RB of the first establishment works of the first “Parcel”. The Parcel is defined as being a notification to the LPA/RB that a habitat phase will be completed in accordance with the parameters stated in the legal agreement. Each phase will be carried out in accordance with the prescriptions identified in this HMMP.

Monitoring Requirements PB-B04

Monitoring will initially commence annually immediately following habitat establishment, before moving to monitoring every five. 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 and Licences PB-B05

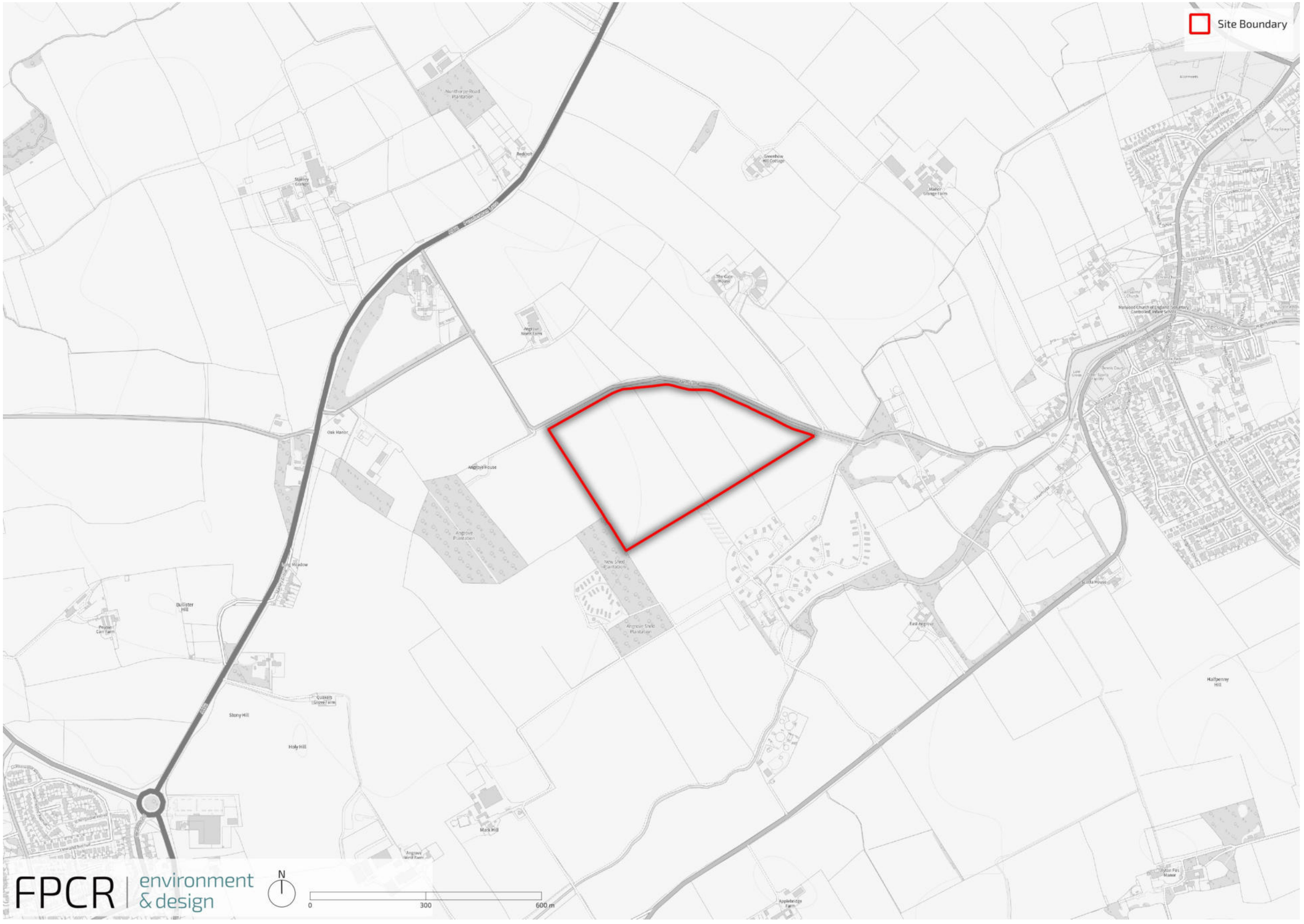
Afforestation consent from the Forestry Commission may also be required to facilitate scrub, traditional orchard and tree planting.

Funding PB-B06

Wild Capital will finance the scheme in accordance with their endowments policy and the finance structure identified in the legal agreement agreed with the legal body.
Legal Agreement PB-B07
To be secured under s106 agreement or conservation covenant.

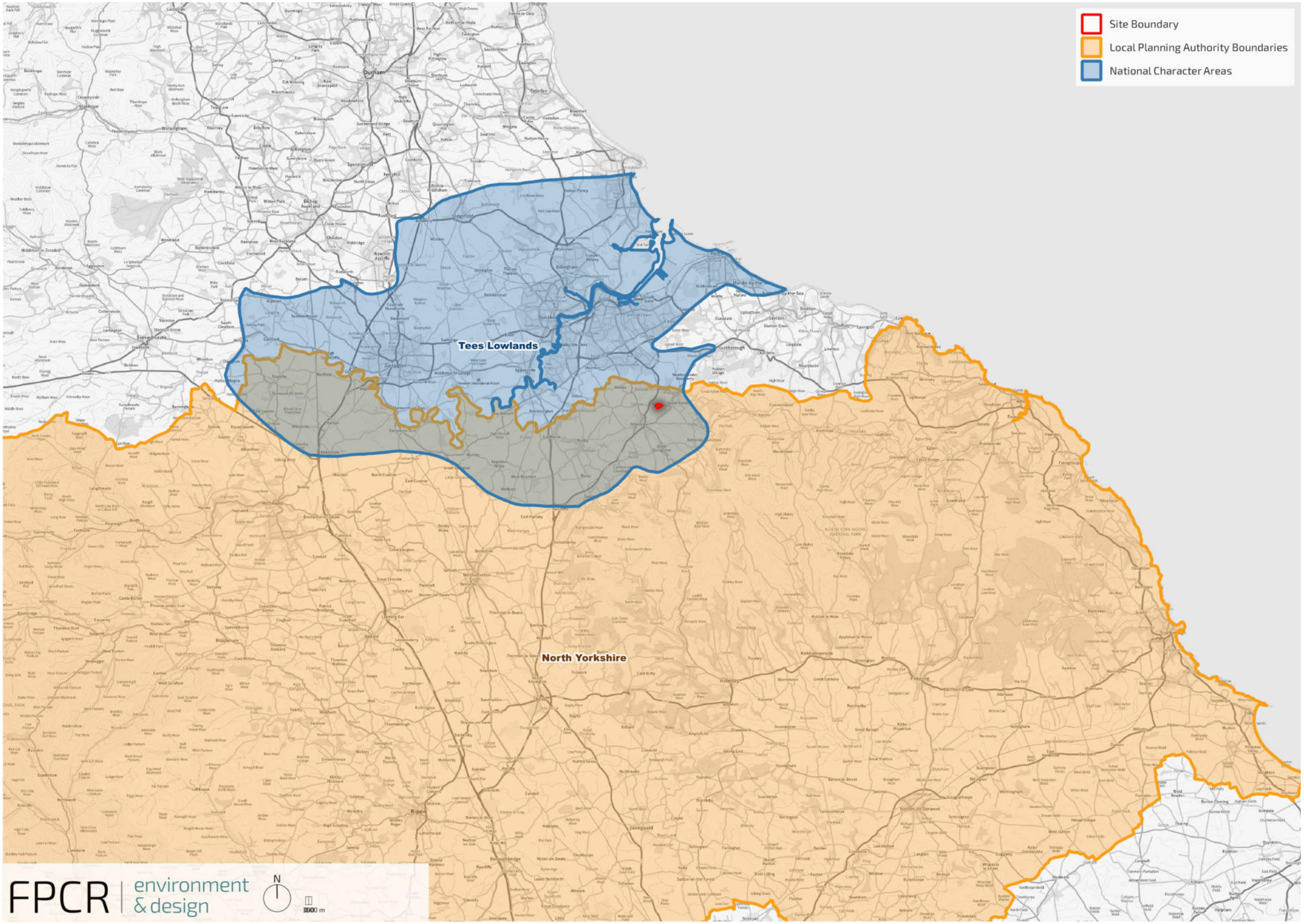
Contents | Project Background | Planned Management Activities | Monitoring Schedule

Site Boundary Plan PB-F01



Contents | Project Background | Planned Management Activities | Monitoring Schedule

Site Context Plan PB-F02



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	Yes: ☐ No: ☒
The habitats will be delivered in phases or as a whole in accordance with the terms of the legal agreement.	

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 similar schemes.

This HMMP has been prepared by Sharleen Hanlon. Sharleen is a Senior Ecologist with over 15 years' experience working for FPCR undertaking a range of protected species surveys. Sharleen's specialisms include all excepts of project management and written work from production of Preliminary Ecology Appraisals to more complex EclAs for ES chapters and shadows Habitat Regulation Assessment.

Quality Assurance was undertaken by Ian Hunter MCIEEM. Ian is an Associate Ecologist with fourteen years' experience working in the environmental sector, specialising in all aspects of botany, habitat surveys and Biodiversity Net Gain. He is one of the key members who established the regional office for the practice in York, from where he currently leads on botany, habitat surveying and Biodiversity Net Gain. A specialist in all aspect of Biodiversity Net Gain delivery from preliminary site surveys to the production of bespoke habitat management and monitoring plans. He has an emphasis on feasibility assessments for the establishment of strategic habitat banks, where he is able to utilise his expertise in habitat surveying and management.

Roles and Responsibilities

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		An agent on behalf of Wild Capital		
Organisation		Wild Capital		
Responsibility	Start Date:	Commencement of the first establishment works	End Date:	30 years following the completion of the last establishment works
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. They will also be responsible for ensuring the landowner/management organisation is aware of protected and/or notable species constraints potentially present on Site.				
Statement of Competency				

Landowner or Land Manager PB-B10				
Name or Initials				
Organisation		Wild Capital		
Responsibility	Start Date:	Commencement of the first establishment works	End Date:	30 years following the completion of the last establishment works
Wild Capital will be responsible for the delivery of the habitat creation, enhancement and management prescriptions detailed within this report. They will also be responsible for ensuring that ongoing monitoring is undertaken and that monitoring reports are provided to LPA/RB on the dates specified within the document.				
Statement of Competency				
Wild capital is a leading developer of both Biodiversity Net Gain (BNG) and Nutrient Neutrality (NN) credits, combining financing with ecological delivery to enhance regeneration of UK biodiversity, at scale. They have expertise in environmental restoration, large-scale development, planning and finance.				

The team provide the complete range of biodiversity net gain services, in order to make the process simple, reduce risk, cost and secure the requirement for long term management in order to generate effective biodiversity habitat creation and enhancement across the UK. Important to this is their expertise in establishing habitat across the UK, to provide a range of habitat units across the UK.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		N/A		
Organisation		Wild Capital		
Responsibility	Start Date:	Commencement of the first establishment works	End Date:	30 years following the completion of the last establishment works
Responsible for implementing the management onsite in accordance with the measures set out in this management plan. This will include undertaking management measures such as traditional grassland, hedgerow, scrub and arboricultural practices.				
Statement of Competency				
Responsible management team will require appropriate certification, licenses and equipment to undertake the management required.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials				
Organisation				
Responsibility	Start Date:		End Date:	
Summarise the agreed relevant responsibilities of the LPA or Responsible Body in the review, auditing and, or, long-term involvement in the implementation of this HMMP (if applicable)				

Land Use Summary

Overview of Baseline Site Use PB-B13

The Site (15.89ha) is located between Great Ayton and Stokesley close to the northern border of North Yorkshire. The majority of the on Site habitat comprised of cereal crops with hedgerows. An area of broadleaved woodland was present adjacent to the western boundary beyond which it is surround by open countryside.

A single SSSI – Langbaurgh Ridge – is located c. 1.9km north-east of the Site. The North York Moors SAC/SPA is located c 4.6km east of the Site. Teesmouth & Cleveland Coast SPA and Ramsar is located c.11.5km north at the closest point.

Overview of Proposed Site Use PB-B14

This HMMP has been informed by a Biodiversity Net Gain Feasibility Assessment which highlighted the potential for the creation of new habitats and enhancements to the Site, due to the majority of low baseline habitats onsite. It is additionally of low strategic significance.

The proposed enhancements and habitat creation within the Site will assist in supporting landscape-scale nature recovery. The arable cropland is proposed to be lost and the areas used to create mixed scrub mosaic and traditional orchard. New hedgerows will be created around the periphery on the Site, while existing hedgerows will be retained or enhanced.

Site Context Photos PB-F03

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

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☒	
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☒	
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	No	
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☒	
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	There is currently no public access to Site and none is proposed.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	
Geology and Topography	Any geological or topographical constraints or opportunities?	☒	
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☒	
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☒	
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No known contaminated land issues
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☒	
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☒	
Historic Land Use	Does the historic land use present any constraints or opportunities?	☒	
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☒	

Baseline and Environmental Information

Biological Records

Designated Sites (BI-T01)

Site Name	Designation	Distance from Project Site	Potential Impact from Project
North York Moors	SAC/SPA	4.6km east	Neutral
Langbaurgh Ridge	SSSI – Geological	1.9km north-east	Neutral

Summary of Designated Sites (BI-B01)

A single SSSI – Langbaurgh Ridge – is located c. 1.9km north-east of the Site. This is designated for its geological rather than ecological importance.

One internationally designated site located within 10km of the Site, the North York Moors SAC/SPA is located c 4.6km east of the Site. Teesmouth & Cleveland Coast SPA and Ramsar is located c.11.5km north at the closest point.

There are no non-statutory sites within 1km of the redline boundary.

The Local Nature Recovery Strategy (LNRS), which would define the strategic significance of habitats within the region, is yet to be published. The Site is not mapped under any relevant strategic spatial biodiversity policy.

Constraints and Opportunities for Project (BI-B02)

Given the distance from the Site to the closest statutory and non-statutory designated Site, it is considered that there are no constraints to the proposals.

The Site lies within the Tees catchment, this provided an opportunity to provided mitigation on Site for nutrient pollution of developments within the catchment area. As such is was decided during the design process that habitats created should be manageable without the use of grazing to reduce nutrient input as much as possible.

Proposals will increase the habitat distinctiveness and overall species diversity within the site, as well as reducing nutrient inputs in perpetuity. This will provide improved connectivity in the landscape and contribute to nature recovery locally. However, the site is not mapped under any relevant strategic spatial biodiversity policy and so all proposed habitat interventions ware assigned as low strategic significance. This will be reviewed on publication of the draft LNRS, due in spring 2025.

Protected and Notable Species (BI-T02)

Species	Dates	Conservation Status	Distance of Closest Record	Potential Impact from Project
Common pipistrelle *Pipistrellus pipistrellus*	Latest record 2024	SPI, Regs, WCA, Sch5	c.1.3km south west	Positive
Hedgehog *Erinaceus europaeus*	2024	SPI, LBAP	c. 500m west	Positive
Otter *Lutra Lutra*	2023	SPI, Regs, WCA Sch 5, LBAP	c. 460m east	Positive
Brown hare *Lepus europaeus*	2023	SPI, LBAP	c.1.3km east	Negligible
Pole cat *Mustela putorius*	2023	SPI	c.1.9km South	Positive
Great crested newt *Triturus cristatus*	2024	SPI, WCA Sch5, LBAP, Regs	c.1.7km north east	Positive
Smooth newt *Lissotriton vulgaris*	2024	WCA Sch5	c.1.7km north east	Positive
Brown trout *Salmo Trutta*	2023	SPI, LBAP	c.1.1Km south west	Positive
Eel *Anguilla anguilla*	2023	SPI, LBAP	c.1.1Km south west	Positive
Barn Owl *Tyto alba*	2024	WCA sch1	c. 1.9km west 2024	Positive
Swift *Apus apus*	2023	Red	c. 1.4km east 2023	Positive

Summary of Protected and Notable Species (BI-B03)

The table above shows a summary of protected and notable species records obtained from Environmental Records Information Centre North-East, covering the last 20 years.

No records were returned for the Site itself.

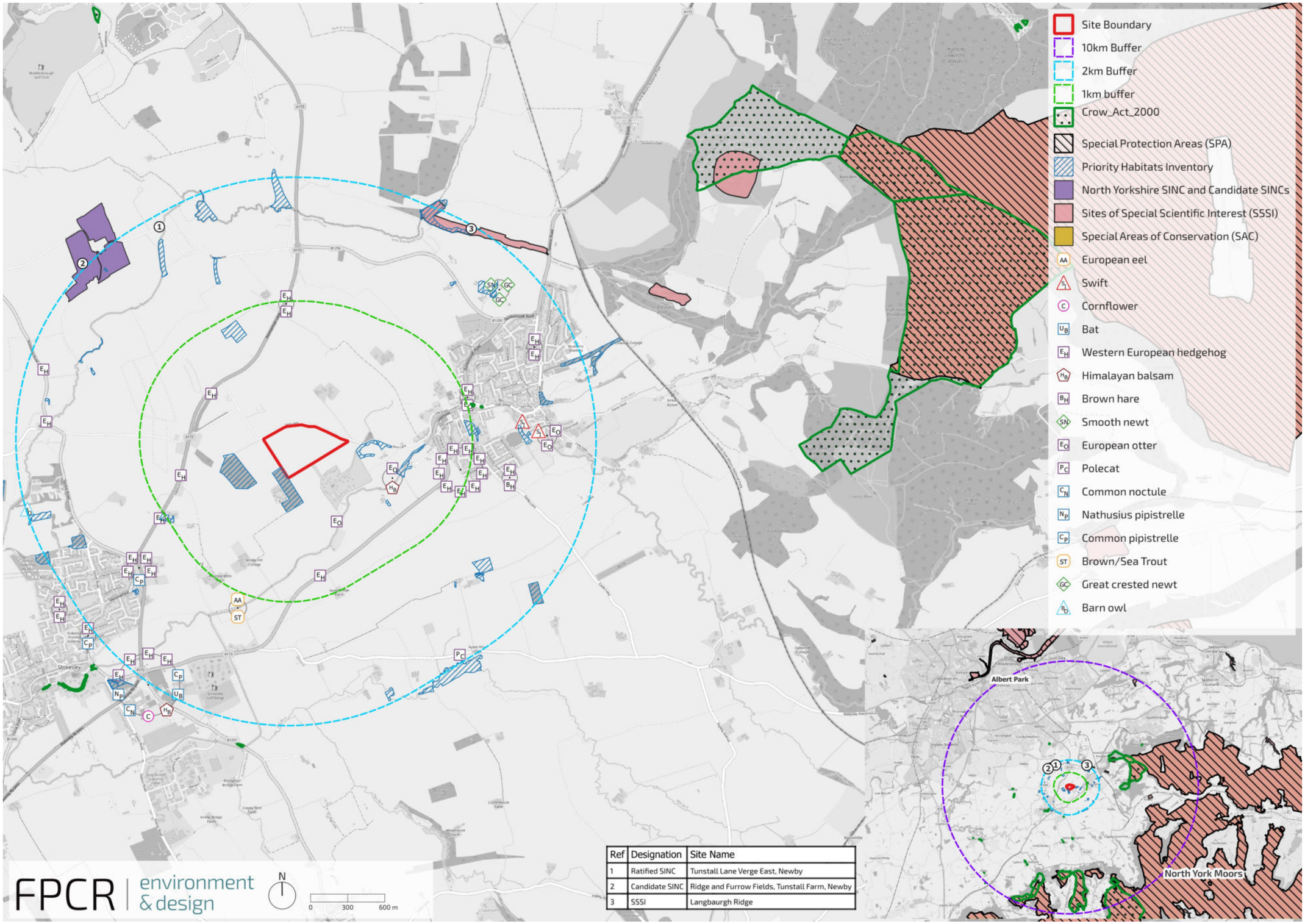
Constraints and Opportunities for Project (BI-B04)

The planting of shrubs while maintaining open space areas throughout the habitat would provide benefits to a range of other farmland bird species that favour hedgerow and shrub habitats.

Great crested newt records were returned over 1.7km of the Site boundary. There are no ponds visible on online OS maps within 250m of the site boundary. And there are no GCN licence returns or GCN pond survey results (21017-2019) within 2km of the site available on MAGIC. It is therefore considered that there will be no impacts to GCN. However, the conversion of arable land to shrub is likely to increase the amount and quality of suitable terrestrial habitat available for this species, particularly during the hibernation period if there distribution changes in the future.

In the long term, once the created habitats have established, the project will have a positive impact on the majority of protected and notable species which have been recorded in the area. Enhancements of habitats and species diversity will positively influence protected species, providing more shelter within the scrub areas and transitional habitats. Furthermore, varied flora species will enhance foraging opportunities for protected species.

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



Ref	Designation	Site Name
1	Ratified SINC	Tunstall Lane Verge East, Newby
2	Candidate SINC	Ridge and Furrow Fields, Tunstall Farm, Newby
3	SSSI	Langbaurgh Ridge

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Ian Hunter
Organisation	FPCR
Survey Date	5th February 2025

Statement of Competency

Ian is a skilled field botanist with over fourteen years' experience of habitat surveying, who currently holds a BSBI FISC level 5, experienced in Habitat Surveying across all habitat types, with particular expertise in woodland and grassland classification. He is experienced in using mapping software (QGIS and Qfield) and the Defra Biodiversity Metric. He leads training of FPCR ecologists in UKHab/NVC and habitat classification for net gain assessments.

He previously worked for five years surveying and mapping of woodlands as a habitat surveyor on the Forestry Commission's Native Woodland Survey of Scotland (NWSS) recording community composition, NVC communities, structure and potential pressures on woodland condition.

Survey conditions and limitations

Habitats were recorded broadly following the UKHab classification system and assessed for their condition using methodology as detailed within the Statutory Metric Technical Annexes. Given the type of habitats present a survey at this time of year was considered sufficient. The habitats present on site consist of predominantly arable habitats which do not require a detailed condition assessment. Hedgerows are able to be classified, and robust condition assessments collected for them in the winter period. During the survey condition were bright with no rain and little wind. No limitations were recorded during the survey.

The UKHab habitat baseline map has been reproduced from detailed field notes and informed by aerial imagery, OS mapping and site maps provided by the client. The accuracy of this figure is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.

Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30th January 2020? (BI-B05)

There are no signs or evidence that the baseline habitats have been purposefully degraded since 30th January 2020.

If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)

N/A

Baseline Habitat Descriptions and Condition

Habitats (BI-T04)

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
1	Cereal Crop c1c	No	No	The Site comprised of three arable field which are currently used for cereal crops. Field margins were around 1m in width and comprised of a rough grassland community characterised by common couch *Elytrigia repens*, Yorkshire-fog *Holcus lanatus* and false oat-grass *Arrhenatherum elatius*. Herbaceous cover was limited to ruderal species such as common nettle *Urtica dioica*, cleavers *Galium aparine* and cow parsley *Anthriscus sylvestris*. Arable field margins are a BAP habitat, however given the size, management and composition of the margins recorded on site, they are not considered BAP quality habitat and have been mapped as a component of the wider cropland habitat. In crop vegetation was sparse limited to rare to occasional groundsel *Senecio vulgaris*, creeping buttercup *Ranunculus repens*, yarrow *Achillea millefolium*, broad-leaved dock *Rumex obtusifolius*, creeping thistle *Cirsium arvense* and annual meadow-grass *Poa annua* This habitat does not have a condition assessment	N/A	15.89

Hedgerows (BI-T05)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
H1	H2a Native hedgerow	No	Yes	H1 was a native hedgerow which ran through the central section of the site. It contained two mature standards, but didn't have sufficient standards to qualify as a hedgerow with trees. It contained a total of seven woody species but was dominated by Hawthorn *Crataegus monogyna* and only averaged 2.33 species per 30m sample point. Sections of this hedgerows shown to have been laid in the past. The hedgerow was assessed as being in poor condition, failing due to its height, width, horizontal gapiness and nutrient enriched ground flora.	Poor	

Condition Assessment Criteria		Pass or Fail
		H1
A1.	**Height** >1.5 m average along length	Fail
A2.	**Width** >1.5 m average along length	Fail
B1.	**Gap – hedge base** Gap between ground and base of canopy <0.5 m for >90% of length	Pass
B2.	**Gap – hedge canopy continuity** Gaps make up <10% of total length; and No canopy gaps >5 m	Fail
C1.	**Undisturbed ground & perennial vegetation** >1 m 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 hedgerow (at least).	Fail

<table>
<tr>
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<table>
<tr><td>C2.</td><td>Nutrient-enriched perennial vegetation
Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of disturbed ground.</td><td>Fail</td></tr>
<tr><td>D1.</td><td>Invasive and neophyte species
>90% of the hedgerow and undisturbed ground is free od invasive non-native plant species (including those listed on Schedule 9 of the WCA) and recently introduced species.</td><td>Pass</td></tr>
<tr><td>D2.</td><td>Current damage
>90% of the hedgerow or undisturbed ground is free of damage cause by human activities.</td><td>Pass</td></tr>
<tr><td colspan="2">Condition</td><td>Poor</td></tr>
</table>
</td>
<td></td><td></td>
</tr>
<tr>
<td>H2</td>
<td>H2a Native hedgerow with assiocated ditch</td>
<td>No</td>
<td>Yes</td>
<td>H2 ran along the field compartment to the east of H1. Hawthorn was characteristic and although it contained a total of seven woody species, an average of three was recorded within the 30m sample points. A dry ditch was also recorded in association with this hedgerow, which featured frequent great willowherb Epilobium hirsutum and reed canary-grass Phalaris arundinacea along its banks. The hedgerow had a taller and wider structure and as such was assessed as being in good condition, failing only on horizontal gaps and nutrient enriched ground flora.
<table>
<tr><td colspan="2">Condition Assessment Criteria</td><td>Pass or Fail
H2</td></tr>
<tr><td>A1.</td><td>Height
>1.5 m average along length</td><td>Pass</td></tr>
<tr><td>A2.</td><td>Width
>1.5 m average along length</td><td>Pass</td></tr>
<tr><td>B1.</td><td>Gap – hedge base
Gap between ground and base of canopy <0.5 m for >90% of length</td><td>Pass</td></tr>
<tr><td>B2.</td><td>Gap – hedge canopy continuity
Gaps make up <10% of total length; and No canopy gaps >5 m</td><td>Fail</td></tr>
<tr><td>C1.</td><td>Undisturbed ground & perennial vegetation
>1 m 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 hedgerow (at least).</td><td>Pass</td></tr>
<tr><td>C2.</td><td>Nutrient-enriched perennial vegetation
Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of disturbed ground.</td><td>Fail</td></tr>
<tr><td>D1.</td><td>Invasive and neophyte species
>90% of the hedgerow and undisturbed ground is free od invasive non-native plant species (including those listed on Schedule 9 of the WCA) and recently introduced species.</td><td>Pass</td></tr>
<tr><td>D2.</td><td>Current damage
>90% of the hedgerow or undisturbed ground is free of damage cause by human activities.</td><td>Pass</td></tr>
<tr><td colspan="2">Condition</td><td>Good</td></tr>
</table>
</td>
<td>Good</td><td></td>
</tr>
<tr>
<td>H3</td>
<td>H2a5 Species rich native hedgerow</td>
<td>No</td>
<td>Yes</td>
<td>Finally, hedgerow H3 ran along the western Site Boundary. It was classified as species rich due to presence of 9 species and an average of 4.33 species per 30m sample points. Hawthorn and blackthorn Prunus spinosa were frequently recorded with hazel Corylus avellana, field maple Acer campestre, apple Malus domestica, ash Fraxinus excelsior and wych elm Ulmus glabra. The hedgerow was assessed to be in good condition, failing only on nutrient enriched vegetation.</td>
<td>Good</td><td></td>
</tr>
</table>

Condition Assessment Criteria		Pass or Fail
		H3
A1.	**Height** >1.5 m average along length	Pass
A2.	**Width** >1.5 m average along length	Pass
B1.	**Gap – hedge base** Gap between ground and base of canopy <0.5 m for >90% of length	Pass
B2.	**Gap – hedge canopy continuity** Gaps make up <10% of total length; and No canopy gaps >5 m	Pass
C1.	**Undisturbed ground & perennial vegetation** >1 m 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 hedgerow (at least).	Pass
C2.	**Nutrient-enriched perennial vegetation** Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of disturbed ground.	fail
D1.	**Invasive and neophyte species** >90% of the hedgerow and undisturbed ground is free od invasive non-native plant species (including those listed on Schedule 9 of the WCA) and recently introduced species.	Pass
D2.	**Current damage** >90% of the hedgerow or undisturbed ground is free of damage cause by human activities.	Pass
Condition		Good

Priority and Irreplaceable Habitats

Summary of Priority and Irreplaceable Habitats (BI-B07)

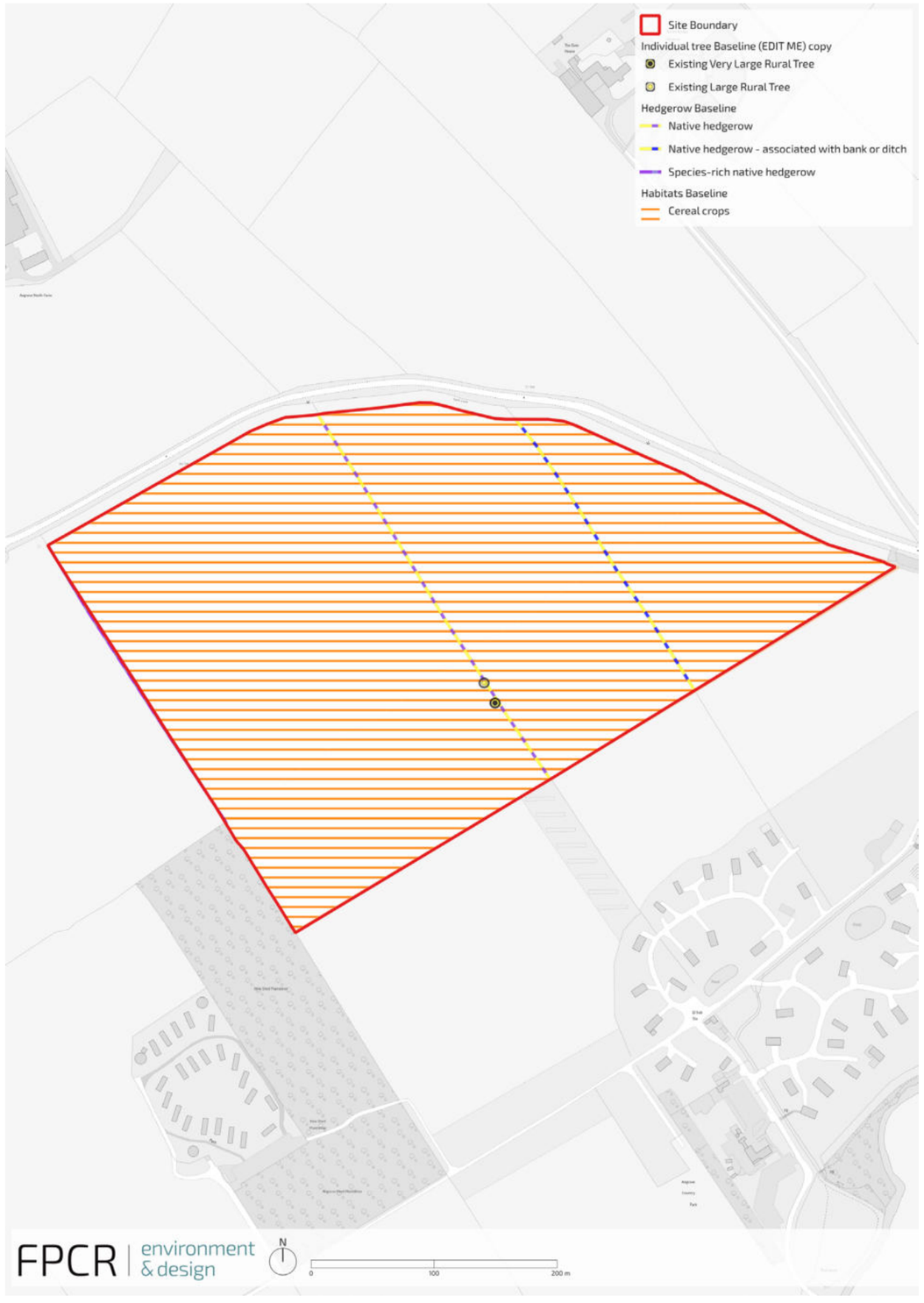
There are no irreplaceable habitats located within the Site boundary.

All hedgerows consisting predominantly (i.e. 80% or more cover) of at least one woody UK native species are covered by this priority habitat. As all hedgerows on site comprised entirely of native species they meet this definition.

Potential Constraints and Opportunities for Project (BI-B08)

There is potential to enhance the hedgerows within the Site. Hedgerows H1 and H2 could be enhanced to species rich hedgerows through re-laying and additional planting to increase woody diversity. New hedgerows will be planted around the perimeter of the Site providing further enhancements. The increase in the diversity of habitats on sites and the edge effect created between the scrub and traditional orchard habitats will provide a varied vegetation structure, a food source and shelter for wide range of wildlife.

Baseline Habitats Plan (BI-F02)



Baseline Distinctiveness and Condition Plan (BI-F03)

Baseline Habitats Photos (BI-F04)

Land Tenure and Public Access

Relevant Land Tenure Information (EI-B01)

Land ownership will remain with the current landowner.

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

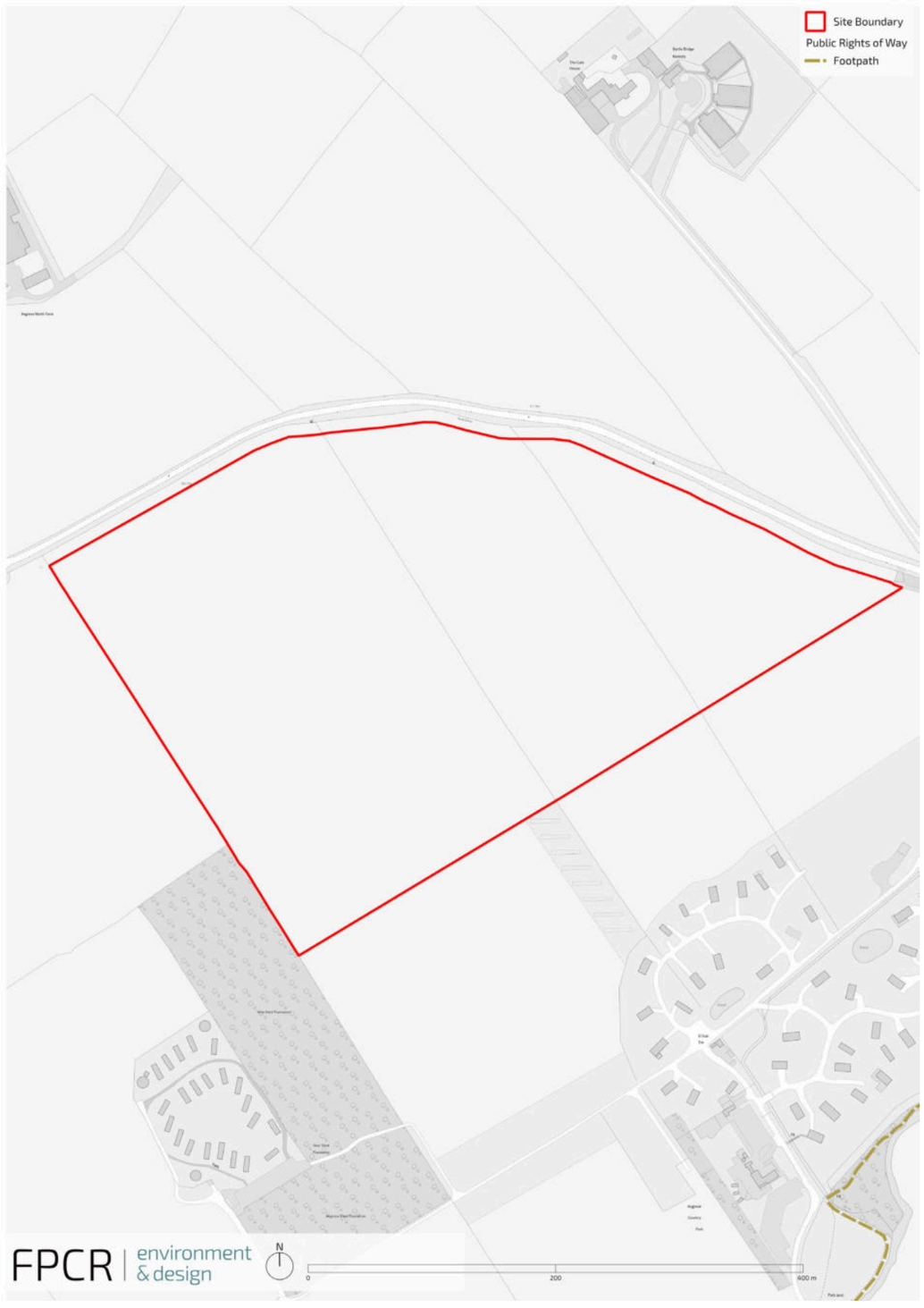
Public Access Information (EI-B03)

There will be no public access to the Site.

Potential Impact to Scheme (EI-B04)

As there is no public access proposed for the Site there is no impact to the scheme from it.

Land Tenure and Public Access Plan (EI-F01)



Geology and Topography

Geological Information (EI-B07)

The bedrock beneath the Site comprises entirely of Redcar Mudstone Formation. Sand and Gravel River Terrace Deposits.

Potential Impact to Scheme (EI-B08)

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

Topography (EI-B09)

The Site sits at 80m above sea level and is extremely flat. The is a slight downwards gradient across the Site from west to east.

Potential Impact to Scheme (EI-B10)

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

Geology and Topography Plan (EI-F02)

Agricultural Land Status

Agricultural Land Status (EI-B11)

Best and most versatile land includes grades 1 to grade 3a. Depending on the subgrade of the land within the Site, the Site may comprise best and most versatile land.

The Site's southern extent is in Agricultural Land Grade 2 and is therefore Very Good Quality agricultural land. Grade 2 land is defined as:

"This land has minor limitations which affect crop yield, cultivations or harvesting. It can support a wide range of agricultural and horticultural crops but there can be some reduced flexibility on land within the grade, which causes difficulty in the production of more demanding crops e.g. winter harvested vegetables and arable root crops. This land is high yielding but may be lower or more variable than Grade 1."

The majority of the Site 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".

Potential Impact on Project (EI-B12)

The Site comprises predominantly grade 3 agricultural land, with a small section grade 2. It is considered that the proposals therefore may pose a risk of impacting areas of best and most versatile agricultural land.

However, proposals provide an opportunity for the land to support sustainable food production by the creation of a traditional orchard across two thirds of the Site.

Agricultural Land Status Plan (EI-F03)

Landscape Character and Designations

Summary of Landscape Character and Designations (EI-B21)

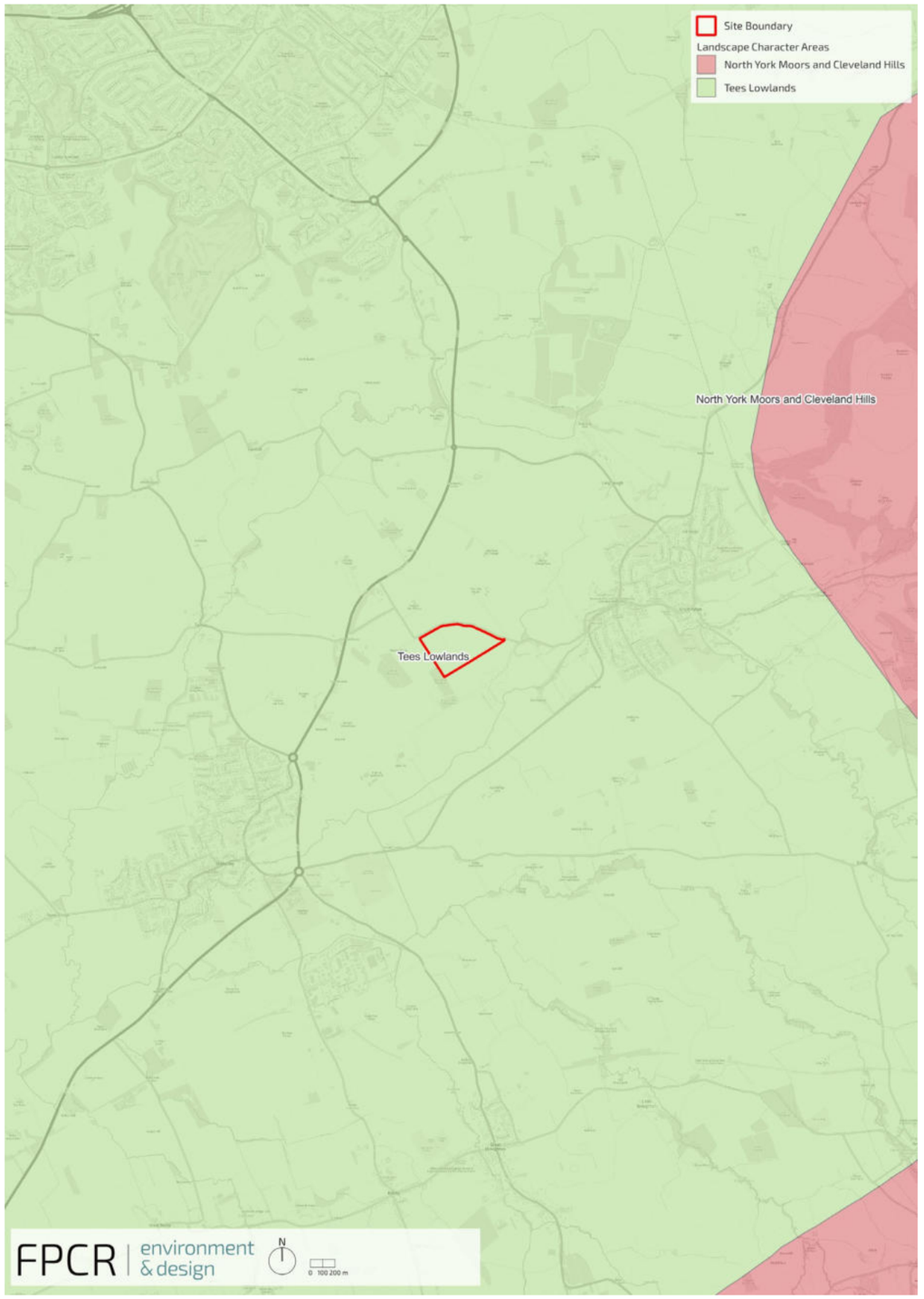
The Site is part of the Tees Lowlands National Character Area. The statements of Environmental Opportunity provided by Natural England include:

- SEO 1- Protect and enhance the unique landscape of the Tees Estuary with its mosaic of internationally important intertidal, wetland and brownfield habitats.
- SEO 2 - Incorporate semi-natural habitats within the farmed environment, and use innovative farming techniques in order to improve the value of food provision alongside biodiversity, flood water storage capacity, and the ability of the landscape to adapt to the impacts of climate change.
- SEO 3 - Ensure that there is a well-connected network of high-quality green infrastructure throughout the Tees Lowlands which will enable people to understand and enjoy the natural environment, as well as providing a range of other benefits including biodiversity enhancement, food provision and flood risk mitigation.

Potential Impact on Project (EI-B21)

This project includes a range of opportunities to contribute significantly to the NCA environmental opportunities through the creation and enhancement of a mosaic of habitats, which would align with SEO2.

Landscape Character and Designations Plan (EI-F08)



2. Planned Management Activities

Management Plan Aims and Objectives PM-B01

Primary management objectives describe the overall ecological aims and outcomes of the project. The objectives are achieved by following the prescribed management prescriptions in this management plan. The management prescriptions will be adaptable throughout the life of the project, adjusted in response to changing conditions where necessary to achieve the objectives. The management objectives are directly connected to the habitat descriptions and condition assessments outlined in part 1 which underpin the Biodiversity Unit value of the Site. The management objectives are the deliverable outcomes which are monitored against in the monitoring plan.

This management plan will define the actions required to:

- Enhance existing habitats,
- Create new habitats.
- Provide the principles for the ongoing management to achieve the management objectives for the duration of the project.

The proposed habitat creation will include the planting of a new scrub mosaic and an area of traditional orchard within the existing cropland fields, new hedgerows, as well as the enhancement of hedgerows H1 and H2. The habitat creation and enhancement are described in further detail below.

Proposed Management

Area Habitats

- Cereal crop fields will be used to create an expansive area of mixed scrub and traditional orchard at a 60:40 ratio. These will be created using a diverse range of native scrub and tree species and managed to promote habitat heterogeneity and biodiversity throughout. The area of traditional orchard will maintain an open landscape providing views of the surrounding area. The scrub will be managed for wildlife, by creating glades/rides and well-developed edges by creating a buffer where tall tussocky grassland and scattered scrub areas can grow.

Hedgerow

- Hedgerows H1 and H2 could be enhanced to species rich hedgerows through re-laying and additional planting to increase woody diversity in good condition.
- Creation of 1.3km of species rich native hedgerows in good condition.

The plan will deliver these habitats to the agreed condition and timespan to satisfy the requirements of biodiversity net gain and provide the offsite units for development.

- Secondary objectives of this management plan are to aim for over-delivery and additionality by default, achieved by following the best available evidence for habitat establishment and management. Adaptable approaches to the management and monitoring plans should allow a higher standard than the management objectives dictate to be achieved within and beyond the agreement timescales.

Following the end of the 30-year management period the land will not be brought back in agricultural production.

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.

Designated Sites

Proposals will increase the habitat distinctiveness and overall species diversity within the site, as well as reducing nutrient inputs in perpetuity. This will provide improved connectivity in the landscape and contribute to nature recovery locally.

Landscape Character

The design of habitat creation and management will create habitats that accord and match with the Tees Lowlands National Character Area and its desired opportunities. Post delivery, the project will enhance the character area based on the Statements of Environmental Opportunity 2 of the Tees Lowland NCA.

Agricultural Land Status

The Site comprises predominantly grade 3 agricultural land, with a small section grade 2. It is considered that the proposals therefore may pose a risk of impacting areas of best and most versatile agricultural land.

However, proposals provide an opportunity for the land to support sustainable food production by the creation of a traditional orchard across two thirds of the Site.

The Site lies within the Tees catchment, this provided an opportunity to provided mitigation on Site for nutrient pollution of developments within the catchment area. As such is was decided during the design process that habitats created should be manageable without the use of grazing to reduce nutrient input as much as possible.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant 'Area', 'Hedgerow', and 'Watercourse' types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Cereal crops	Mixed scrub		N/A	Good	10	Good condition will be targeting by achieving a pass in criteria A, B, C, D and E.	Good condition is achieved when all criteria are passed.
Cereal crops	Traditional orchard		N/A	Moderate	20	Moderate condition will be targeted by achieving a pass in criteria C, D, E, F, G, and H. The requirements for standing deadwood and ancient/veteran trees within core criteria A & B will not be targeted in this young orchard habitat.	Moderate Condition will be achieved when four or more criteria are passed or six or more are passed, but an essential criterion is failed.
Native hedgerow	Species-rich native hedgerow	H1	Poor	Good	5	Good condition will be targeted by achieving a pass in all criteria, with allowance for failure	Good condition will be achieved when there are no more than 2 failures in total; and it does not fail both attributes in any functional group.
Native hedgerow - associated with bank or ditch	Species Rich Native hedgerow - associated with bank or ditch	H2	Good	Good	5	Good condition will be targeted by achieving a pass in all criteria, with allowance for failure	Good condition will be achieved when there are no more than 2 failures in total; and it does not fail both attributes in any functional group.
Species-rich native hedgerow	Species-rich native hedgerow	H3	Good	Good	N/A	Good condition will be maintained by achieving a pass in all criteria, with allowance for failure	Maintain good condition through on going management
To be created	Species-rich native hedgerow	H4 and H5	N/A	Good	5	Good condition will be targeted by achieving a pass in all criteria, with allowance for failure	Good condition will be achieved when there are no more than 2 failures in total; and it does not fail both attributes in any functional group.

Habitat Retention

Measures to be Implemented to Protect Retained Habitats PM-03

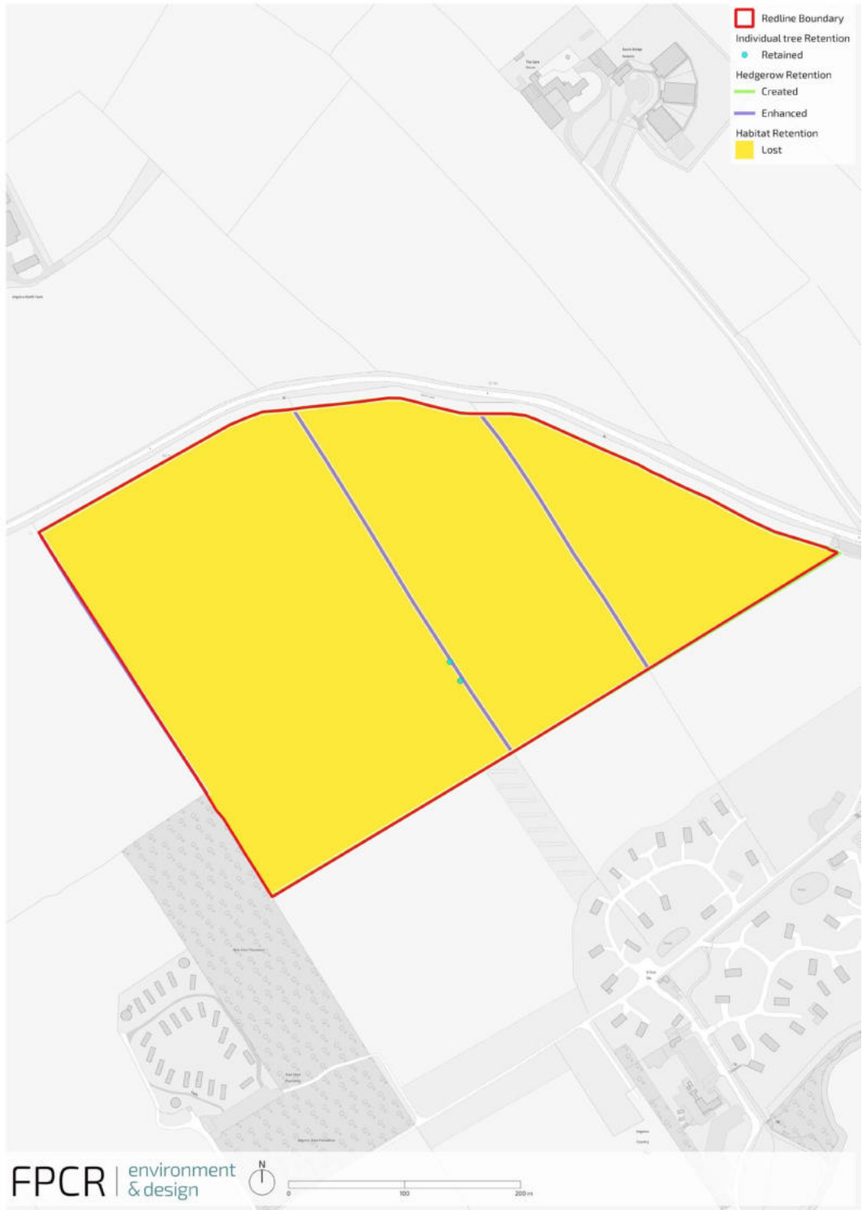
The only retained habitat will be hedgerows H3.

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. It is therefore not considered necessary nor appropriate to implement protective measures such as additional fencing around protective habitats. Indeed, additional fencing could be detrimental to the aims of this project by restricting movements of protected or notable species such as badgers.

Specification of Protective Measures to be Used PM-04

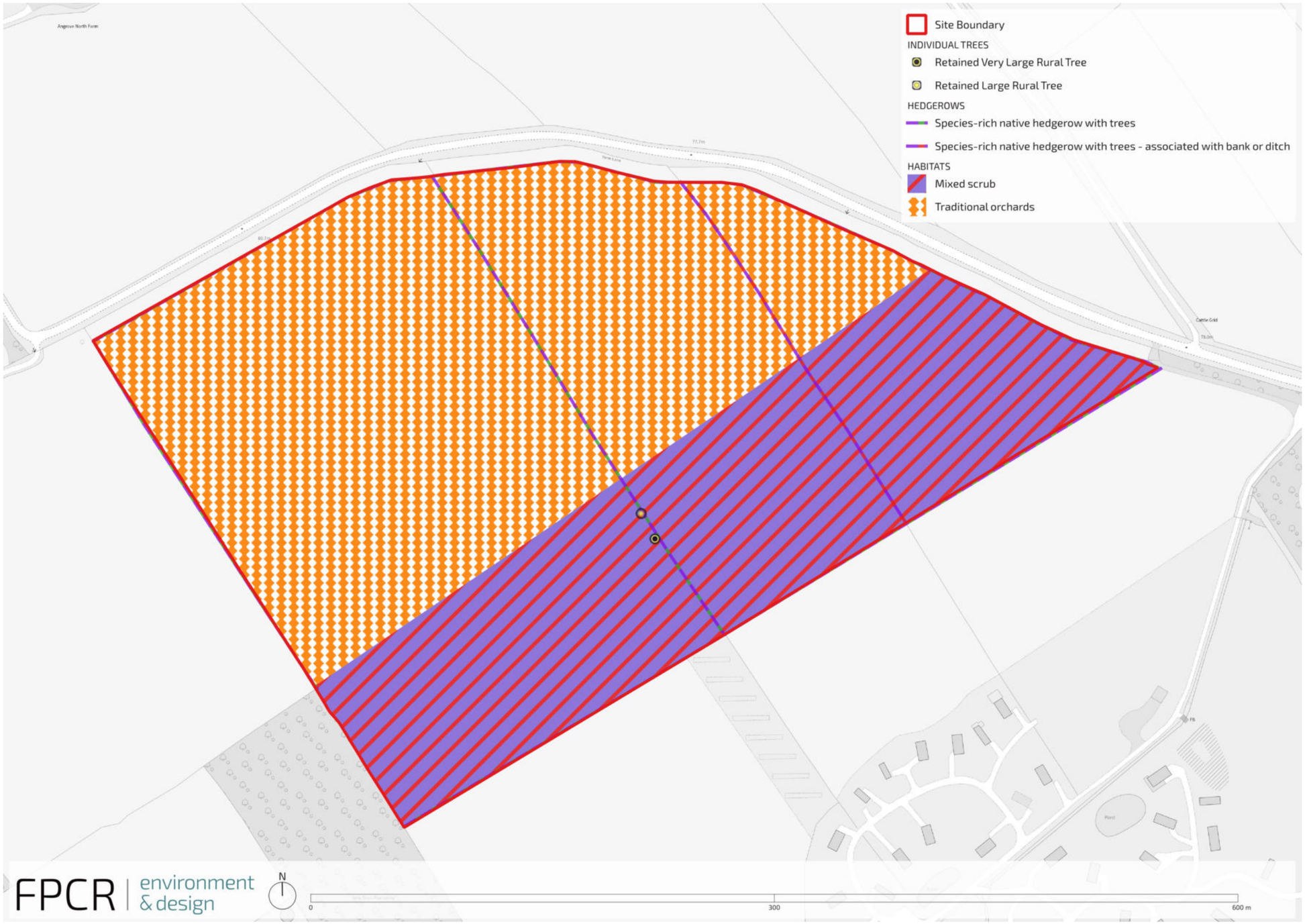
N/A

Habitat Retention Plan PM-F01

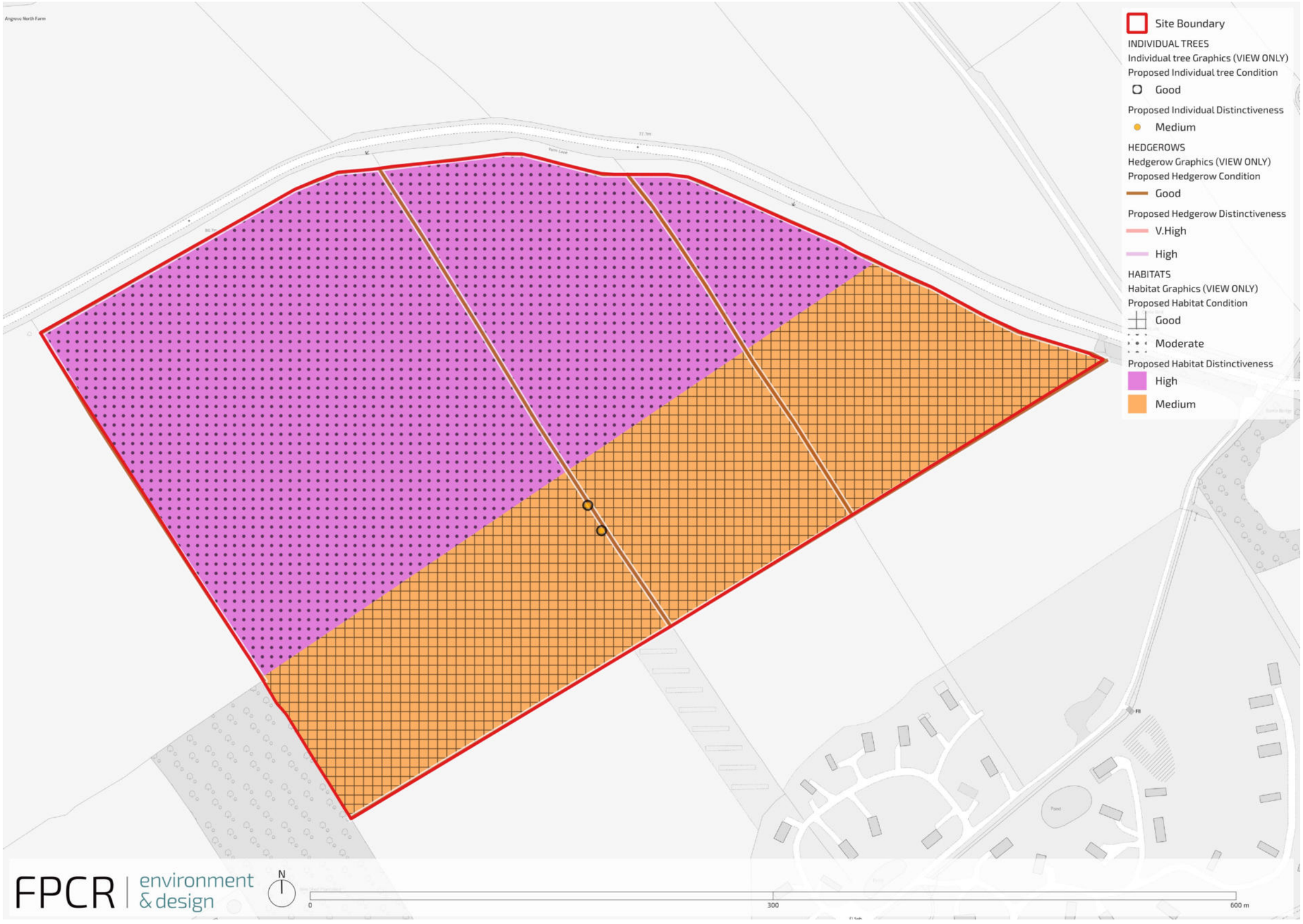


Creation, Enhancement and Management Targets and Prescriptions

Habitat Creation, Enhancement and Management Plan EM-F01



Proposed Habitats Condition and Distinctiveness Plan EM-F02



YARM LANE GREAT AYTON SHARLEEN HANLON

Contents | Project Background | Planned Management Activities | Monitoring Schedule

Scrub

Creation, Enhancement and Management Summary (SC-T01)

Target Habitat: Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Management Approach
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - 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	All	This will be achieved by planting a minimum of five native shrub species. The aim is to establish each scrub block, with no one species comprising more than 50% of the planted specimens.	Scrub will be managed through a combination of periodic thinning and rotational coppicing on a 7 year cycle, with no more than a fifth of the total scrub area of the site cleared at any one time. Hawthorn and blackthorn will be managed through regular failing and/or cutting out following establishment to prevent them becoming too tall and dominating the canopies of scrub blocks. These species will also be selectively thinned where it is considered appropriate. These two different management approaches will help to create a structurally diverse habitat
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes	All	N/A	Rotational coppicing of scrub will ensure that diverse age ranges are present across the site. Individual scrub blocks will be rotationally coppiced as well to ensure that in addition to the site wide resource of scrub supporting a diverse age range, this will also be the case within each scrub block present across the site.
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes	All	No fertiliser will be used during planting of the scrub to prevent eutrophication of the soil. All scrub planting will utilise native species only.	Regular monitoring will track the presence of invasive non-native species or those indicative of sub-optimal condition and will trigger remedial action where necessary to remove or reduce their presence respectively.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	All	To aid in the establishment of diverse edges, hawthorn and blackthorn (which do not respond well to coppicing) should be planted more centrally within scrub blocks	Scrub edges will be managed with an annual hay cut or cut and collect harvest. Rotational coppicing of scrub blocks will aim to create scalloped edges and bays along the boundaries between scrub and grasslands to maximise the ecotone habitats present.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	All	The initial planting design will incorporate glades, rides and scalloped edges, up to a maximum of 30% of the scrub area.	Rotational coppicing will aim to maintain clearings throughout scrub blocks to ensure these remain continuously present, albeit in different locations within each scrub blocks after each coppicing year. Rides will be maintained through the annual mowing management employed elsewhere onsite to manage grasslands.

Scrub

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

Action	Relevant parcels	Timing	Prescriptions
Ground Preparation	All	Establishment Works (1 year)	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.
Introduce native scrub whip planting	All	Establishment Works (1 year)	Planting will be undertaken extensively within newly proposed scrub mosaic. The seedbed will be prepared as deemed the most appropriate by the management contractor, which may include cultivating the ground. 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. • Planting should be in groups with 1-4 species of similar growth rates planted together. • Gaps between adjacent clumps will be varied from 5m to 20m or more • Planting density will be varied between groups, ranging from 2m spacing (2500 stems/ha) to 3.5m spacing (800 stems/ha). • Scallop the edges of the scrub by planting patches of scrub in semi-circles with open ground in between. • Unplanted gaps should be left to create areas of open ground. • Hawthorn and blackthorn will be planted in small single-species clumps in the centre of the scrub blocks, away from the planned locations for glades, rides and clearing. Blocks of each of these two species will be sufficiently spaced apart to prevent either from dominating the canopy. • Other than the above species should be mixed and planted randomly. • Plant with hand tools, such as spades – do not plough or cultivate Species to be planted include species from the table below. The glades and open areas will be sown with a native fine leaved grass seed mix. 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. Spiral guards will be installed around establishing whips to prevent them becoming browsed.
Establishment – Weed suppression if required	All	Following Establishment Works (1 year) 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.
Spot treating pernicious weeds	All	Year 2-5	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.

Scrub edge and glades management		Years 2-30	The margins of the scrub and the herbaceous vegetation within the scalloped edges, rides and glades, will be subject to an annual cut, by any available cut and collect mechanism, where possible.
Trimming	All	Years 5, 8, 11, 14, 17, 20, 23, 27, 30.	Trim dense stands, particularly of hawthorn and blackthorn as required to maintain edges with a graded margin down to the field layer (tapering edge from canopy height to 20cm). Trimming will take place from November to early March using a tractor mounted flail. Ideally avoid cutting shrubs with berries until after Christmas for birds and mammals.
Coppicing and Thinning	All	Year 8, 15, 22, 29	A programme of selective thinning and coppicing will begin in year 8, to maintain the scalloped edges and glades created in year one and where appropriate open up new areas. 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. In total, no more than 1/5th of the total scrub resource in total should be thinned / coppiced each cycle. Stools subject to coppice management will be cut just above ground level with clean, slightly sloping cuts to encourage water to drain off the cut surfaces. Coppicing should be undertaken in the period November-early March. Brash arisings from coppicing will be used to surround or cover cut stools to protect them from deer browse (1-2m wide rings), with any surplus chipped and spread thinly through the scrub.

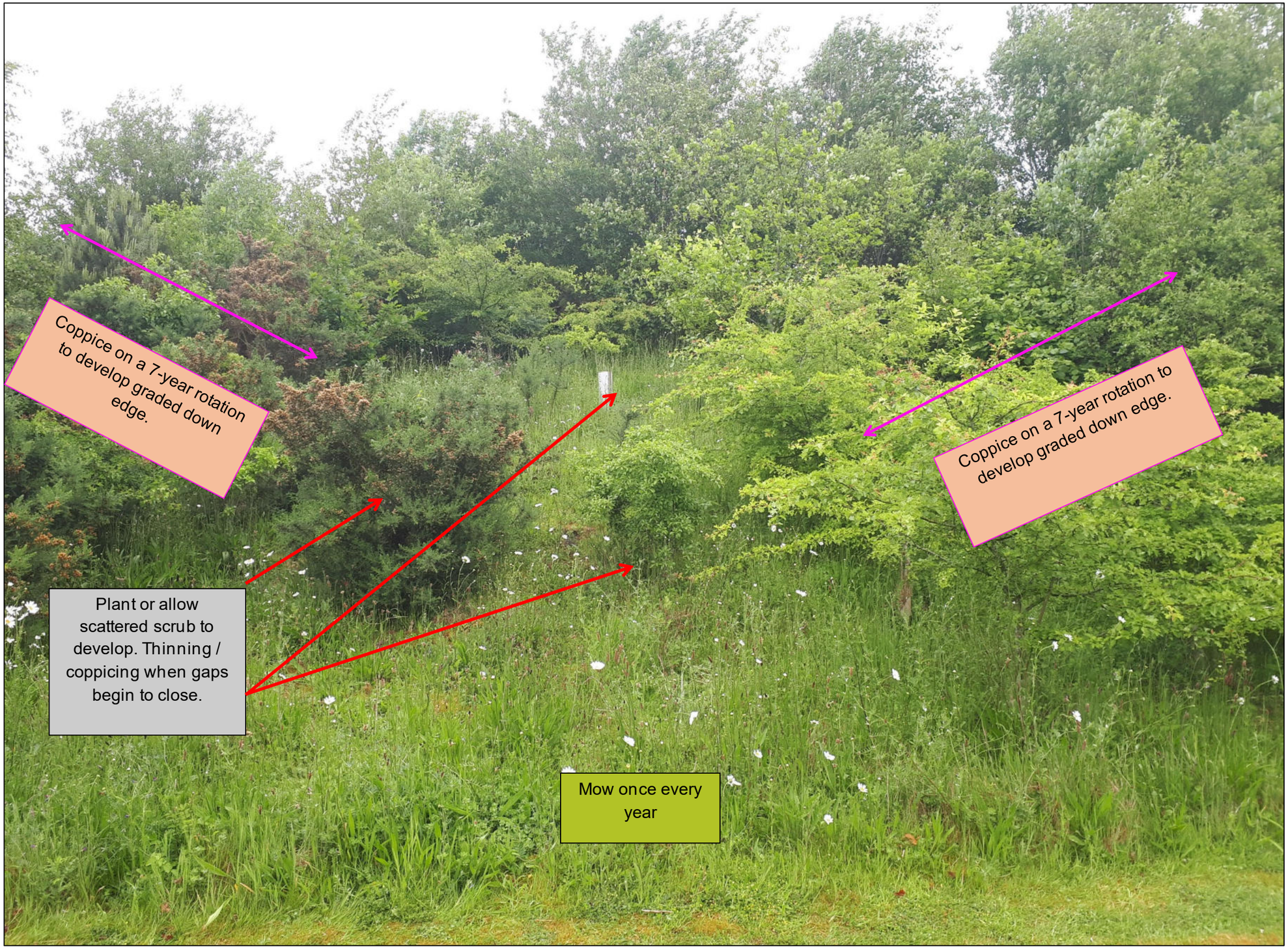
Scrub Species Lists (SC-T03)

Common Name	Scientific Name	Abundance / %	Comments
Hawthorn	*Crataegus monogyna*	20%	Native Whips
Hazel	*Corylus avellana*	20%	
Blackthorn	*Prunus spinosa*	15%	
Dogwood	*Cornus sanguinea*	15%	
Field maple	*Acer campestre*	5%	
Guelder rose	*Viburnum opulus*	5%	
Holly	*Ilex aquilinium*	5%	
Spindle	*Euonymus europaeus*	5%	
Grey willow	*Salix cinerea*	5%	
Elder	*Sambucus nigra*	3%	
Honeysuckle	*Lonicera periclymenum*	2%	

Other Supporting Information

What Does Success Look Like? (SC-F01)

Example Scalloped edge scrub habitat



Orchard

Creation, Enhancement and Management Summary (OR-T01)

Target Habitat:					
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Management Approach**
A	Presence of ancient and or veteran trees. **Note – this criterion is essential for achieving Good condition.**	No	All	This criterion will not be targeted due to the limited time frame available within this management plan (30 years) which will not be sufficient to allow a tree to grow to veteran status.	General arboricultural management will ensure the tree health is maintained as they grow. Where these is opportunities to provide retain and create natural ecological features in the tree growth form the specimens will be supported.
B	Presence of deadwood in or on trees, or on the ground: at least 20% of mature trees have deadwood associated with them. Some examples of deadwood are: standing, attached and fallen trees or limbs; dead stems; branches and branch stubs greater than 10 cm diameter; and internal cavities. The types and distribution of deadwood provide a range of habitats suitable to support a wide assemblage of saproxylic invertebrates. **Note – this criterion is essential for achieving Good condition.**	No	All	This criterion will not be targeted due to the limited time frame available within this management plan (30 years) which will not be sufficient to grow a mature tree with deadwood.	While the trees are not expected to produce the abundance of deadwood to target this criteria, management will ensure that deadwood is maintained throughout this habitat where it naturally forms. Where deadwood is showing signs of disease it will be removed from the site to protect the future growth and health of the trees.
C	Less than 5% of fruit trees are smothered by scrub. Small patches of dense scrub and or scattered scrub growing between trees can be beneficial to biodiversity, however these occupy less than 10% of ground cover.	Yes	All	Scrub planting will not be included within the orchard planting regime.	Management of grassland amongst fruit trees on an annual basis through a cut and collect regime will control the abundance of scrub in between the fruit trees. Management will aim to limit encroachment from encroaching from the areas of new scrub creation. Where monitoring demonstrated significant scrub establishment, appropriate remedial measures will be implemented.
D	There is evidence of formative and or restorative pruning to maintain longevity of trees.	Yes	All	N/A	Formative pruning will be undertaken from year 1 for 3-4 years to shape the tree. Trees will be monitored for any signs of damage, with restorative pruning undertaken where required.
E	At least 95% of the trees are free from damage caused by humans or animals, for example browsing, bark stripping or rubbing on non-adjusted ties.	Yes	All	Trees will be fenced off during the first 10+ years of growth to protect from wild grazing animals.	Trees will be monitored to ensure the trees do not show excessive signs of damage from browsing, bark stripping or rubbing.

F	Grassland is not overgrazed, poaching is not evident around the trees, with no more than 10% of trees poached under the canopy.	Yes	All	N/A	The orchard will be managed through a cut and collect regime.
G	Species richness of the grassland is equivalent to a medium, high, or very high distinctiveness grassland.	Yes	All	The field will be prepared prior to the sowing of a native species-rich grassland seed-mix to encourage the establishment of a sward analogous to other neutral grassland.	The grassland will be managed through a cut and collect regime to develop and maintain species diversity.
H	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 10% of ground cover.	Yes	All	N/A	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.

Orchard

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

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Parcels	Timing	Prescriptions
Ground preparation and sowing of species-rich grassland	All	Establishment Works (1 year)	The seedbed will be prepared as deemed the most appropriate by the management contractor, likely to be cultivating the ground. 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. OR If seed mix sowing is the chosen method. Broadcast the 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; suitable seed mixes include Emorsgate Meadow Mixture for Loamy Soils will be used, with seed. Seed will be sown at a rate that is recommended by the supplier. Sowing must be undertaken in still wind conditions when the soil is saturated but not flooded. After sowing, seed will be bedded in by rolling. The selected seed mix or green hay must contain yellow-rattle to help reduce competitiveness of existing grasses.

Grassland Aftercare Management	All	Establishment Works (1 year)	Initiate a long-term management. Take a spring cut and collect by any mechanism available, and then allow the sward to establish over summer, with no cuts between March and August. Take a late summer (late July/August) cut at the first opportunity that weather conditions allow and after wildflowers have been allowed to set seed (particularly annual species). Exact cutting dates will be determined by weather conditions, and all cuts should be collected to reduce nutrient availability
Tree planting	All	Establishment Works (1 year)	In the winter following grass seed sowing, fruit trees will be planted. Trees should be sought from a reputable local supplier and contain a variety of trees from the Rosaceae family, primarily apple *Malus sp*. Trees will be planted where there is sufficient space for them to grow to full maturity with 8-10 m between rows and 7-9 m between trees within the rows. Bare-rooted fruit trees should be planted from November to March with at least 100 trees planted per hectare. The planting pit dug will be a shallow hole, no more than 50cm deep and dug immediately before planting to prevent it filling with water. The base of the planting pit will be broken up to encourage aeration to the depth of a garden fork prior to tree planting. Backfilling of soil will utilise existing excavated soils only with no compost or fertiliser application. Existing sub soils and top soils should be kept separate during excavation, with the subsoil backfilled first before topping with topsoil. Lightly firm down the back fill, avoiding compaction. The tree should be placed in the hole, so the root collar is level with the top of the hole. After planting, trees will be watered if deemed necessary by the management contractor.
Aftercare	All	Years 2-5	Trees will be watered regularly during their first year after planting where soil becomes dry. Plantings will be inspected quarterly through the first two growing seasons following planting, with any failures replaced in the next planting season. Weeds can be controlled around the bases of trees and shrubs using non-residual herbicide during establishment. The use of herbicides will be avoided thereafter unless strictly necessary. The aim will be to keep a 1-1.5m weed free diameter around the tree for the first 2 years after planting.
Grassland management	All	Year 2+	During establishment, the orchard will be fenced and mown 1-2 times a year when weather conditions allow on a flexible basis from July onwards. If site and sward conditions allow, a late season cut should be taken one year in four from late August to September. In all cases arisings should be removed, to remove additional nutrients. Following establishment of the fruit trees, fencing can be removed.
Pruning	All	Year 2+	Formative pruning should be undertaken from the first winter using hand tools to ensure the growth and shape of the tree. Maintenance pruning will be required in subsequent years to ensure continued crops of fruit. Specialist arboricultural advice should be sought on the specifics of orchard pruning.
Maintenance	All	Year 7+	Scrub control should be ongoing from year 7 to ensure the cover of scrub is <10%, using hand-tools including brush cutters and chainsaws. Small areas of scrub will however be encouraged as this can boost diversity and this measure will only seek to prevent it becoming dominant.

Orchard Species Lists (OR-TO3)

Common Name	Scientific Name	Abundance / %	Comments
Apple	*Malus domestica*	20%	Plant at least 8-10m between rows and 7-9m in the row at planting density of 100-150 trees/ha.
Plum	*Prunus domestica*	20%	Plant at 6-8m spacing and planting density of 185-260 trees/ha.
Pear	*Pyrus communis*	15%	Plant 10-20m apart and planting density of 100-150 trees/ha.
Wild Cherry	*Prunus avium*	15%	Plant at 10-12m spacing and planting density of 100-150 trees/ha.
Damson	*Prunus domestica subsp. insititia*	10%	Plant at 6-8m spacing and planting density of 185-260 trees/ha.
Quince	*Cydonia oblonga*	5%	Plant 10-20m apart and planting density of 100-150 trees/ha.
Walnut	*Juglans regia*	5%	Plant at 10-12m spacing and planting density of 100-150 trees/ha.
Hazelnut	*Corylus avellana*	5%	Plant at least 5m spacing or about 400 trees per ha.
Rowan	*Sorbus aucuparia*	5%	Plant at least 5m spacing or about 400 trees per ha.

Neutral Grassland

Common name	Scientific name	Abundance / %	Comments
Crested dog's tail	*Cynosurus cristatus*	56.00%	The species listed and abundances given are of Emorsgate Meadow Mixture for Loamy Soils. A green hay donor of similar species composition can be used. This will be discussed with the named ecologist for the Site.
Red fescue	*Festuca rubra*	10.4%	
Common bent	*Agrostis capillaris*	8.00%	
Quaking grass	*Briza media*	3.20%	
Common knapweed	*Centaurea nigra*	2.80%	
Ribwort plantain	*Plantago lanceolata*	2.40%	
Musk mallow	*Malva moschata*	2.20%	
Oxeye daisy	*Leucanthemum vulgare*	1.80%	
Sweet Vernal grass	*Anthoxanthum odoratum*	1.60%	
Field scabious	*Knautia arvensis*	1.50%	
Lady's bedstraw	*Galium verum*	1.50%	
Salad burnet	*Poterium sanguisorba*	1.20%	
Yellow rattle	*Rhinanthus minor*	1.00%	
Cowslip	*Primula versis*	0.80%	
Yellow oat-grass	*Trisetum flavescens*	0.80%	
Yarrow	*Achillea millefolium*	0.60%	
Agrimony	*Agrimonia eupatoria*	0.60%	
Wild carrot	*Daucus carota*	0.60%	
Meadow crane's-bill	*Geranium pratense*	0.60%	

Self-heal	*Prunella vulgaris*	0.40%	
Betony	*Betonica officinalis*	0.40%	
Bladder campion	*Silene vulgaris*	0.40%	
Tufted vetch	*Vicia cracca*	0.40%	
Birdsfoot trefoil	*Lotus corniculatus*	0.20%	
Meadow buttercup	*Ranunculus acris*	0.20%	
Rough hawkbit	*Leontodon hispidus*	0.10%	
Bulbous buttercup	*Ranunculus bulbosus*	0.10%	

Other Supporting Information

Supporting Information (OR-B02)

Fruit tree varieties historically grown or indigenous to the area should preferably be used to plant orchards in order to preserve historic continuity, genetic variety and cultural heritage and to reinforce local distinctiveness.

What Does Success Look Like? (OR-F01)

Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Target Hedgerow Type:			Species-rich native hedgerow with trees and species-rich native hedgerow with trees–associated with bank or ditch.			
Condition Assessment Criteria		**Targeted?**	**Relevant Features**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A1	Height >1.5m average along length.	Yes	H1, H2, H3, H4, H5	To increase distinctiveness to species rich hedgerows, the existing hedgerows, will be either laid, coppiced or grubbed out locally, as appropriate, and supplemented with additional planting and standards every 30m. Gaps in existing species poor hedgerows will be gapped up with supplementary species and standards every 30m Planting will use a range of native species as outlined in the table below.	Hedgerows H1, H2, H3 onsite already above 1.5m in height on average across length.	Management will support and promote the growth of the hedgerow structure and diversity. This will target bushy, outgrown hedgerows. Hedgerows will be manged through rotational cutting, with no more than 1/3rd of the total hedgerow resource trimmed each year Management by side trimming in 'A' profile and shaped to promote the development of wide, healthy hedgerow bases. .
A2	Width >1.5m average along length.	Yes	H1, H2, H3, H4, H5		Hedgerows H1, H2, H3 onsite were less than 1.5m in width on average across length. The hedgerows will be enhanced through management promoting growth and underplanting to widen.	
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	H1, H2, H3, H4, H5		Hedgerows onsite already satisfy this criterion with the exception of H2. Gaps in this hedgerow will be planted up with a range of native tree and shrub species, targeting at least 5 species per 30m on average.	Management will support and promote the continued growth of the hedgerow structure and diversity.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	H1, H2, H3, H4, H5	A combination of laying of existing shrubs and/or new planting will ensure minimal gaps	Hedgerow gaps will be planted up with a range of native tree and shrub species, targeting at least 5 species per 30m on average.	Management to ensure species diversity is maintained along the hedgerow length, replacing specimens on a like of like basis where failures occur or gaps form. Monitoring of browsing impact on the hedgerows, to check certain species aren't adversely impacted.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:	Yes	H1, H2, H3, H4, H5	Grassland buffer strips will ensure at least one side of the hedgerow has a minimum of 1m width of perennial vegetation.		Annual cut and collect of hedgerow margins will complement this criterion and boost the diversity of hedgerow ground flora.

	• measured from outer edge of hedgerow, and • is present on one side of the hedge (at least)					
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Yes	H1, H2, H3, H4, H5	While it is considered that the appropriate management will help to reduce undesirable species, this criterion has not been targeted due to the inherent risks associated with achieving it		
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Yes	H1, H2, H3, H4, H5	N/A	All hedgerows onsite already satisfy this criterion. Additional hedgerow planting will only involve native tree and shrub planting.	Regular monitoring and management will be implemented to ensure non-native and invasive species do not grow within the hedgerows or associated ditches and grassland buffers.
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	H1, H2, H3, H4, H5		All hedgerows onsite already satisfy this criterion. The site is private and therefore will not be impacted by any human activities other than the favourable management measures proposed which will not lead to hedgerow damage.	

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

Provide detailed prescriptions for the creation and management of the habitat.

Action	Relevant Features	Timing	Prescriptions
Hedge planting, gapping up and increasing species richness of existing hedges	All	Establishment Works (1 year)	Native trees and shrub species will be planted in two staggered rows approximately 30cm apart, aiming to plant around 4-6 plants per metre. New planted should be protected with canes and spiral guards to prevent being browsed in the early stages. Overall, a minimum average of 5 species per 30m should be achieved along hedgerow. Any evidence of existing soil compaction along the hedgerow will be remediated before planting to ensure the soil is able to support new growth. Small planting pits will be dug as shallow squares with the base of the planting pit will be broken up to encourage aeration to the depth of a garden fork prior to planting. Backfilling of soil will utilise existing excavated soils only with no compost or fertiliser application. Existing sub soils and top soils should be kept separate during excavation, with the subsoil backfilled first before topping with topsoil. Lightly firm down the back fill, avoiding compaction. It will be important to ensure that plants are not planted lower than the surrounding ground level. The aim of planting will be to ensure that the level that the tree/shrub base meets the soil level will be slightly above ground level, aiming for 25mm above. After planting, water the any areas of new hedgerow/tree planting. Hedgerow bases will be sprayed or mulched using wood chippings or bark. Mulching will aim for a 1m diameter around the trees to prevent weed establishment. The depth of the mulch will be between 50-75mm. Laid sections Any sections appropriate for hedge laying, any saplings or suckers from the base of hedge will be removed. On the stems which are to be cut and laid, remove all dead wood and any growth that is out of line with the hedge. Trim excess brush from the nearside of the hedge. Any elder present should be coppiced as it is a species which does not respond well to laying. The laid stems should be cut at between 3-10cm above the ground. Cut through the stem so it can be lowered into place leaving sufficient cambium and sapwood uncut. The laid stems should be staked, with stakes of 4cm diameter used. Stakes should be inserted to 50cm depth into the ground, leaving 10cm above the top of the hedge. The brushy tops of the cut stems should be woven in between the stakes. If required the stakes should be binded with 3m long sections of hazel or willow 25mm in diameter. Additional planting in these section will follow the above, but in a single row, planted 30cm outside the laid hedgeline Coppiced sections - Stools subject to coppice management will be cut just above ground level with clean, slightly sloping cuts to encourage water to drain off the cut surfaces. Coppicing should be undertaken in the period November-early March. Additional planting in these section will follow the above, but in a single row, planted 30cm from the coppiced stools.

Management – Weed Control	H1-H3	All Years	The hedgerow buffers should be monitored for the prevalence of species indicative of sub-optimal condition, bracken, and scrub. The use of herbicides to control pernicious species such as thistles and nettles should be avoided as it will harm other broad-leaved plants. Targeted strimming before seeds set should be introduced over successive years with all arisings removed, where this is not successful spot treatment with herbicide should be implemented as a last resort. Monitoring will take place between April and September.
Short term management	Newly planted hedge	Years 2-5	The planted hedgerow should be trimmed lightly for first few years, as necessary to encourage branching.
Long Term Management	H1-H3	Year 5+ Hedgerow Management (November – February)	Hedgerows will be managed on a rotational basis with one third the total hedgerow resource cut each year, during late winter, after fruiting and prior to the bird nesting season (March). The hedges should be mechanically trimmed to gradually develop a flat topped A-shape to a height of at least 2.5m with a width of 2m, allowing height and width to increase a little each time. If a hard knuckle forms at cutting height, raise height over subsequent cuts. Where species die back in the hedge, they should be replaced on a like for like basis to maintain woody species diversity, unless conditions suggest soil/conditions are unsuitable for that species. Monitoring for invasive species, natural tree loss and undesirable species will be required to ensure that the hedgerows maintain their function, structure and diversity onsite.

Hedgerow Species Lists (HD-T03)

Common Name	Scientific Name	Abundance / %	Comments
Hawthorn	Crataegus monogyna	40%	
Hazel	Corylus avellana	15%	
Blackthorn	Prunus spinosa	10%	
Field Maple	Acer campestre	10%	
Blackthorn	Prunus spinosa	5%	
Guelder Rose	Viburnum opulus	5%	
Holly	Ilex aquifolium	5%	
Spindle	Euonymus europaeus	5%	
Dogwood	Cornus sanguinea	5%	

What Does Success Look Like? (HD-F01)

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

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
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	All habitats	Flooding events	Monitoring of vegetation diversity loss, increase in poach ground, additional pollution and invasive species following extreme flooding events.	Review adaptive management measures to respond to the varying impacts expected from flooding appropriately.
Project Life Term	Mixed Scrub	Failed specimens in created scrub areas	Failed specimens observed during years 2-5.	Replacement planting with like for like species of failed specimens, unless conditions suggest soil/conditions are unsuitable for that species.
Project Life Term	Mixed Scrub	Insufficient variation of age classes	Where less than 5% cover over the scrub area of each block is represented by saplings and less than 80% is represented by mature scrub. The remaining scrub should comprise immature scrub.	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 50% of canopy cover.	Selective thinning of dominant species to allow other species to establish within the canopy.
Project Life Term	Mixed Scrub	Insufficient species diversity	Where blocks of scrub include less than three species.	Selective thinning and the introduction of additional species. A minimum of two additional species should be planted to improve the chances of ensuring the canopy of each blocks includes more than three species.
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 management of scrub habitats to allow more diverse edges, with scattered scrub allowed to establish and taller grasses able to develop. These may require more targeted management with hand tools.
Project Life Term	Mixed scrub	Establishment of species indicative of sub-optimal condition	Where species indicative of sub-optimal comprise >5% of sward	Initiate a program of spot-spraying species indicative of sub-optimal condition using glyphosate herbicide.
Project Life Term	Mixed Scrub	Encroachment of scrub into adjacent grasslands	Where the edges of scrub become more densely scrub and this habitat begins to creep into grasslands to an extent that they begin to reduce the overall	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

			extent of grasslands on site. This may be a particular problem with blackthorn suckering	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	Traditional Orchard/hedgerows	Failed specimens	Failed specimens observed at any point during the management plan period.	Replacement planting with like for like species of failed specimens, unless conditions suggest soil/conditions are unsuitable for that species.
Project Life Term	Traditional Orchard/ hedgerows	Damage to established trees from deer	More than 5% of trees are showing signs of damage by browsing, bark stripping or rubbing.	Create a deer management plan.
Project Life Term	Traditional Orchard	Species richness of the grassland is not equivalent to a medium distinctiveness grassland	Perennial rye-grass is recorded at a frequency of dominant or abundant beyond year 5.	Initiate a second round of seeding following the prescriptions provided for the grassland field compartment(s) which are falling short of this target.

3. Monitoring Schedule

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. The site will be monitored annually for the first two years, by competent ecologists to review how the establishment of the proposed habitats is progressing. The key observations during this period will be to determine whether habitats are successfully establishing and whether or not replacement planting or reseeding may be required.

Following establishment longer-term management will take place, with monitoring also be undertaken every 5 years. The key elements of this monitoring will be to review whether the long-term management practices are achieving (and then maintaining) 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.

The pond and existing rural and lines of trees will be monitored throughout the 30-year period as they are already established habitats which will not be enhanced through the proposals. Monitoring will ensure that the habitats are conserved with additional remedial management measure to be implemented where risk factors occur.

It is expected that the 30-year monitoring period will commence following the completion of the establishment works. Where there is a delay in the establishment works, this monitoring strategy will extend to year 35 (if required) to allow for 30 years monitoring to be completed.

Monitoring Methods and Intervals MS-T01

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
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.	Years 1, 2, 5, 10, 15, 20, 25, 30, 35 Scrub monitoring will be undertaken between May-September.

	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	
Traditional Orchard	During the establishment phase of the grassland within the orchard (Years 1-10), 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/green hay used have established. It will also be important to monitor the percentage coverage of palatable grasses. The trees will be monitored for their health, success of formative pruning and any signs of damage. The levels of scrub across the orchard will also be monitored. During years 10-30, orchard will be monitored by reviewing the following factors: • Tree health • 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 Orchard monitoring will be undertaken between May-August.	Years 1, 2, 5, 10, 15, 20, 25, 30, 35 Orchard monitoring will be undertaken between May-August.
Hedgerows	Throughout the management plan period, the existing hedgerows will be monitored for: • Hedgerow structure (Height and width) • Hedgerow gaps • Grassland buffer size • Nutrient enrichment • Invasive and neophyte species presence Signs of damage (including excessive browsing and grassland poaching)	Years 1, 2, 5, 10, 15, 20, 25, 30, 35 Hedgerow monitoring should take place between May – August.

Monitoring Reports

Monitoring Report Schedule MS-T02

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Wild Capital	

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Establishment	Years 2-4	Yearly site walkover with progress report. Reports will be submitted to the LPA/RB during the establishment phase by January of the following year with updates to the management plan made as necessary.	Report on results of initial grassland and scrub creation measures.
Post-establishment management	Year 5	January 2029	
Post-establishment management	Year 10	January 2034	
Long-term management	Year 15	January 2039	
Long-term management	Year 20	January 2044	
Long-term management	Year 25	January 2049	
Final Report	Year 30	January 2054	

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)
Adaptive management is a systematic approach to natural resource management that involves monitoring and evaluating the effectiveness of management actions then adjusting as necessary to improve outcomes over time. It is an iterative process in which management actions are followed by targeted monitoring outcomes. These, in turn, inform the ongoing management. Monitoring results inform necessary management changes to promote achieving BNG targets stated in the statutory biodiversity metric and HMMP. The monitoring can pick up any unexpected, external influences. Some examples are dealing with a new plant disease, an invasive species that is thriving due to climate change, or changes to site access due to site flooding. Observations and notes from day-to-day management are important for delivering adaptive management. Consider how this information will be captured and fed into changes in management prescriptions, then through to subsequent monitoring reports. Regular robust monitoring, and reporting to the responsible authority, should identify issues early on. Then you can make conscious decisions to implement effective actions. If the BNG objectives are affected by external factors, it is important to agree decisions on changes to the management prescriptions and targets with the responsible authority. Following the review, record any changes in this management plan and schedule. To ensure its effectiveness, this management plan will undergo regular updates and reviews every five years. The monitoring reports will provide feedback on the implementation of the plan, and any necessary changes will be made accordingly. Additionally, the plan will identify and address any previously unknown risks that may arise. It is important to note that any significant changes to management prescriptions that could alter the expected outcomes will be discussed and agreed upon with the relevant authority before implementation.

Contents | Project Background | Planned Management Activities | Monitoring Schedule

APPENDIX 4

New Biodiversity Metric

South of Yarm Lane Great Ayton

Headline Results

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On-site baseline	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Habitat units*	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	*Habitat units*	31.78	
	Hedgerow units	7.04	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	109.51	
	Hedgerow units	23.32	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Habitat units*	77.73	244.61%
	Hedgerow units	16.29	231.47%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	77.73	
	Hedgerow units	16.29	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	77.73	
	Hedgerow units	16.29	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	N/A	0 baseline units - % cannot be calculated
	Hedgerow units	N/A	0 baseline units - % cannot be calculated
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.00	0.00	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Project Name: South of Yarm Lane Great Ayton Map Reference:

D-1 Off-Site Habitat Baseline

Condense / Show Columns | Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	77.73
Total Net % Change	N/A
Trading Rules Satisfied	Yes ✓

	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules
Ref	Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	
1	Cropland	Cereal crops	No	6.3553	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥
2	Cropland	Cereal crops	No	9.533	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥
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Project Name: South of Yarm Lane Great Ayton Map Reference:

D-1 Off-Site Habitat Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu

	Existing area habitats				Spatial risk multiplier	Ecological baseline						
Ref	Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)	Spatial risk category	Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area lost	Units lost
1	Cropland	Cereal crops	No	6.3553	This metric is being used by an off-site provider	12.71	0	0	0.00	0.00	6.36	12.71
2	Cropland	Cereal crops	No	9.533	This metric is being used by an off-site provider	19.07	0	0	0.00	0.00	9.53	19.07
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Project Name: South of Yarm Lane Great Ayton Map Reference:

D-1 Off-Site Habitat Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu

	Existing area habitats				Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments			
Ref	Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)		User comments	Planning authority comments	Habitat reference	Off-site reference
1	Cropland	Cereal crops	No	6.3553					1
2	Cropland	Cereal crops	No	9.533					1
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	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules
Ref	Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	
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	Existing area habitats				Spatial risk multiplier	Ecological baseline						
Ref	Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)	Spatial risk category	Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area lost	Units lost
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	Existing area habitats				Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments			
Ref	Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)		User comments	Planning authority comments	Habitat reference	Off-site reference
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	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules
Ref	Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	
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	Existing area habitats				Spatial risk multiplier	Ecological baseline						
Ref	Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)	Spatial risk category	Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area lost	Units lost
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	Existing area habitats				Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments			
Ref	Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)		User comments	Planning authority comments	Habitat reference	Off-site reference
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	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules
Ref	Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	
242												
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248												
			Total habitat area	15.89								

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	15.89

M² to hectares conversion tool:	Select a unit	Hectares	M²

	Existing area habitats				Spatial risk multiplier	Ecological baseline						
Ref	Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)	Spatial risk category	Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area lost	Units lost
242												
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248												
			Total habitat area	15.89		31.78	0.00	0.00	0.00	0.00	15.89	31.78

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	15.89
M² to hectares conversion tool:	Select a unit

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	15.89

	Existing area habitats				Bespoke compensation agreed for losses of VHDH or irreplaceable habitat	Comments			
Ref	Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)		User comments	Planning authority comments	Habitat reference	Off-site reference
242									
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248									
		Total habitat area		15.89					

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	15.89

M² to hectares conversion tool:	Select a unit

Project Name: South of Yarm Lane Great Ayton Map Reference:

D-2 Off-Site Habitat Creation

Condense / Show Columns | Condense / Show Rows | Main Menu

Area habitat summary	
Total Net Unit Change	77.73
Total Net % Change	N/A
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

	Post intervention habitats														
								Strategic significance			Temporal risk multiplier				
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)
1	Heathland and shrub	Mixed scrub	6.3553	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10	0	0	Standard time to target condition applied	10
2	Grassland	Traditional orchards	9.533	High	6	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	20	0	0	Standard time to target condition applied	20
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		Difficulty risk multipliers				Spatial risk multiplier	Habitat units delivered	Comments				
Ref	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Spatial risk category		User comments	Planning authority comments	Habitat reference	Off-site reference	Baseline Ref
1	0.700	Low	Standard difficulty applied	Low	1	This metric is being used by an off-site provider	53.41				1	
2	0.490	Low	Standard difficulty applied	Low	1	This metric is being used by an off-site provider	56.10				1	
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	Post intervention habitats															
								Strategic significance			Temporal risk multiplier				
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)
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		Difficulty risk multipliers				Spatial risk multiplier		Comments				
Ref	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Spatial risk category	Habitat units delivered	User comments	Planning authority comments	Habitat reference	Off-site reference	Baseline Ref
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	Post intervention habitats															
								Strategic significance			Temporal risk multiplier				
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)
169															
170															
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Total habitat area	15.89

Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	15.89

M² to hectares conversion tool:	Select a unit	Hectares	M²

		Difficulty risk multipliers				Spatial risk multiplier		Comments				
Ref	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied	Spatial risk category	Habitat units delivered	User comments	Planning authority comments	Habitat reference	Off-site reference	Baseline Ref
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246												
							109.51					

take account of trading
take account of trading

Project Name: South of Yarm Lane Great Ayton **Map Reference:**

E-1 Off-Site Hedge Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu

Hedgerow summary	
Total Net Unit Change	16.29
Total Net % Change	N/A
Trading Rules Satisfied	Yes ✓

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significar
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance
1	H3	Species-rich native hedgerow	0.264	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy
2	H1	Native hedgerow	0.35	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy
3	H2	Native hedgerow - associated with bank or ditch	0.264	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy
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33								

nce		Required Action to Meet Trading Rules	Spatial risk multiplier	Ecological baseline				
Strategic significance	Strategic significance multiplier		Spatial risk category	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced
Low Strategic Significance	1	Same distinctiveness band or better	This metric is being used by an off-site provider	3.17	0.264	0	3.168	0
Low Strategic Significance	1	Same distinctiveness band or better	This metric is being used by an off-site provider	0.70	0	0.35	0	0.7
Low Strategic Significance	1	Same distinctiveness band or better	This metric is being used by an off-site provider	3.17	0	0.264	0	3.168

		Comments			
Length lost	**Units lost**	**User comments**	**Planning authority comments**	**Habitat reference**	**Off-site reference**
0.00	0.00				1
0.00	0.00				1
0.00	0.00				1

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significan
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance
34								
35								
36								
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nce		Required Action to Meet Trading Rules	Spatial risk multiplier	Ecological baseline				
Strategic significance	Strategic significance multiplier		Spatial risk category	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced

		Comments			
Length lost	Units lost	User comments	Planning authority comments	Habitat reference	Off-site reference

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significan
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance
79								
80								
81								
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nce		Required Action to Meet Trading Rules	Spatial risk multiplier	Ecological baseline				
Strategic significance	Strategic significance multiplier		Spatial risk category	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced

		Comments			
Length lost	Units lost	User comments	Planning authority comments	Habitat reference	Off-site reference

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significan
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance
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nce		Required Action to Meet Trading Rules	Spatial risk multiplier	Ecological baseline				
Strategic significance	Strategic significance multiplier		Spatial risk category	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced

		Comments			
Length lost	Units lost	User comments	Planning authority comments	Habitat reference	Off-site reference

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significan
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance
169								
170								
171								
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ıce		Required Action to Meet Trading Rules	Spatial risk multiplier	Ecological baseline				
Strategic significance	Strategic significance multiplier		Spatial risk category	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced

		Comments			
Length lost	Units lost	User comments	Planning authority comments	Habitat reference	Off-site reference

	Existing hedgerow habitats			Distinctiveness		Condition		Strategic significan
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance
214								
215								
216								
217								
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			0.88					

ıce		Required Action to Meet Trading Rules	Spatial risk multiplier	Ecological baseline				
Strategic significance	Strategic significance multiplier		Spatial risk category	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced

		Comments			
Length lost	Units lost	User comments	Planning authority comments	Habitat reference	Off-site reference

Project Name: South of Yarm Lane Great Ayton **Map Reference:**

E-2 Off-Site Hedge Creation

Condense / Show Columns | Condense / Show Rows | Main Menu

Hedgerow su

Total Net Unit Change
Total Net % Change
Trading Rules Satisfied

		Proposed habitats		Distinctiveness		Condition		Strategic significance		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier
1	H4	Species-rich native hedgerow with trees	0.744	High	6	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
2	H5	Species-rich native hedgerow with trees	0.572	High	6	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1
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ımmary
16.29
N/A
Yes ✓

Spatial risk multiplier	Temporal multiplier						
Spatial risk category	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final Time to target multiplier	Standard difficulty of creation
This metric is being used by an off-site provider	20	0	0	Standard time to target condition applied	20	0.490	Low
This metric is being used by an off-site provider	20	0	0	Standard time to target condition applied	20	0.490	Low

Difficulty risk multipliers			Hedge units delivered	Comments				
Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference	Off-site reference	Baseline ref
Standard difficulty applied	Low	1	6.57				1	
Standard difficulty applied	Low	1	5.05				1	

		Proposed habitats		Distinctiveness		Condition		Strategic significance		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier
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Spatial risk multiplier	Temporal multiplier						
Spatial risk category	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final Time to target multiplier	Standard difficulty of creation

Difficulty risk multipliers			Hedge units delivered	Comments				
Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference	Off-site reference	Baseline ref

		Proposed habitats		Distinctiveness		Condition		Strategic significance		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier
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Spatial risk multiplier	Temporal multiplier						
Spatial risk category	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final Time to target multiplier	Standard difficulty of creation

Difficulty risk multipliers			Hedge units delivered	Comments				
Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference	Off-site reference	Baseline ref

		Proposed habitats		Distinctiveness		Condition		Strategic significance		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier
154										
155										
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Spatial risk multiplier	Temporal multiplier						
Spatial risk category	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final Time to target multiplier	Standard difficulty of creation

Difficulty risk multipliers			Hedge units delivered	Comments				
Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference	Off-site reference	Baseline ref

		Proposed habitats		Distinctiveness		Condition		Strategic significance		
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier
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			1.32							

Spatial risk multiplier	Temporal multiplier						
Spatial risk category	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final Time to target multiplier	Standard difficulty of creation

Difficulty risk multipliers			Hedge units delivered	Comments				
Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference	Off-site reference	Baseline ref

Project Name: South of Yarn Lane Great Ayton Map Reference:

E-3 Off-Site Hedge Enhancement

Condense / Show Columns | Condense / Show Rows | Main Menu

Hedg
Total Net Unit Change
Total Net % Change
Trading Rules Satisfied

Baseline habitats											Proposed habitat	Change in dis
Baseline ref	Baseline habitat	Length (km)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Required Action to Meet Trading Rules		Distinctiveness movement
2	Native hedgerow	0.35	Low	2	Poor	1	Low Strategic Significance	1	0.7	Same distinctiveness band or better	Species-rich native hedgerow with trees	Low - High
3	Native hedgerow - associated with bank or ditch	0.264	Medium	4	Good	3	Low Strategic Significance	1	3.168	Same distinctiveness band or better	Species-rich native hedgerow with trees - associated with bank or ditch	Medium - V.High

erow summary
16.29
N/A
Yes ✓

									Post intervention habitats				
tinctiveness and condition		Distinctiveness		Condition		Strategic significance			Temporal multiplier				
Condition movement	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)
Lower Distinctiveness Habitat - Moderate	0.35	High	6	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10	0	0	Standard time to target condition applied	10
Lower Distinctiveness Habitat - Good	0.264	V.High	8	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	10	0	0	Standard time to target condition applied	10

	Difficulty risk multipliers				Spatial risk multiplier		Comments			
Final Time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied	Spatial risk category	Hedge units delivered	User comments	Planning authority comments	Habitat reference	Off-site reference
0.700	Low	Standard difficulty applied	Low	1	This metric is being used by an off-site provider	3.15				1
0.700	Low	Standard difficulty applied	Low	1	This metric is being used by an off-site provider	5.39				1

Baseline habitats											Proposed habitat	Change in dis
Baseline ref	Baseline habitat	Length (km)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Required Action to Meet Trading Rules		Distinctiveness movement

tinctiveness and condition	Length (km)	Distinctiveness		Condition		Strategic significance			Temporal multiplier				
Condition movement		Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)

	Difficulty risk multipliers				Spatial risk multiplier		Comments			
Final Time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied	Spatial risk category	Hedge units delivered	User comments	Planning authority comments	Habitat reference	Off-site reference

Baseline habitats											Proposed habitat	Change in dis
Baseline ref	Baseline habitat	Length (km)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Required Action to Meet Trading Rules		Distinctiveness movement

tinctiveness and condition	Length (km)	Distinctiveness		Condition		Strategic significance			Temporal multiplier				
Condition movement		Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)

	Difficulty risk multipliers				Spatial risk multiplier	Hedge units delivered	Comments			
Final Time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied	Spatial risk category		User comments	Planning authority comments	Habitat reference	Off-site reference

Baseline habitats											Proposed habitat	Change in dis
Baseline ref	Baseline habitat	Length (km)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Required Action to Meet Trading Rules		Distinctiveness movement

tinctiveness and condition	Length (km)	Distinctiveness		Condition		Strategic significance			Temporal multiplier				
Condition movement		Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard Time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)
	0.61												

	Difficulty risk multipliers				Spatial risk multiplier		Comments			
Final Time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied	Spatial risk category	Hedge units delivered	User comments	Planning authority comments	Habitat reference	Off-site reference
						8.54				

APPENDIX 5

ALLOCATION NOTICE

Dated:

ALLOCATION NOTICE

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1 DEFINITIONS

1.1 In this Notice the following expressions shall have the meanings indicated:

Allocation Agreement	means the agreement for the allocation of the Biodiversity Units dated [ ] made between (1) the Landowner and (2) the Buyer
Biodiversity Metric	means the up to date statutory metric calculation attached to this Notice which identifies the Biodiversity Units
Biodiversity Units	means [ ] *[Drafting Note: This should clearly set out the number, location and type of Biodiversity Units that is to be the subject of the purchase]]*
Buyer	[ ] (Company Registration Number [ ]) whose registered address is at [ ]
Buyer's Development	the development of land at [ ] pursuant to a planning permission (ref: [ ]) dated [ ]
Capacity Report	means the report appended to this Notice which indicates the remaining Biodiversity Units in the Parcel

Conservation Covenant	means the conservation covenant dated [ ] made between (1) the Landowner and (2) the Responsible Body
Landowner	**WILD CAPITAL 1 PROPCO 2 LTD** (Co Regn No 15141309) whose registered office is situated at Lynton House, 7-12 Tavistock Square, London, WC1H 9BQ
Parcel	means activated Parcel [ ] (as referenced in the Parcel Activation Notice)
Parcel Activation Notice	means a notice dated [ ] by which the Responsible Body validated the Parcel for the allocation of Biodiversity Units to developments
Responsible Body	**HARRY FERGUSON HOLDINGS LIMITED** (Co Regn No 01573192) whose registered address is at Kings Manor Farm, Copse Lane, Freshwater, Isle Of Wight, PO40 9TL

2 ALLOCATION NOTICE

2.1 The Parcel Activation Notice has been served in relation to the Parcel.

2.2 In accordance with clause 7.3 of the Conservation Covenant, the Landowner hereby notifies the Responsible Body that on [ ] the Landowner has allocated the Biodiversity Units to the Buyer pursuant to the Allocation Agreement.

2.3 The Biodiversity Units are to be allocated solely for the Buyer's Development.

2.4 The Landowner hereby confirms that the Biodiversity Metric for the purposes of the Parcel remains the same as agreed pursuant to the Conservation Covenant.

2.5 The Capacity Report annexed to this Notice clearly indicates the remaining Biodiversity Units.

Signed on behalf of Landowner ……