Agreement under Section 106 of the Town and Country Planning Act 1990 and Other Powers

relating to biodiversity net gain on part of the land known as land at Chalksole Farm, Alkham, Dover

Dated 22 January 2025

Dover District Council
(the Council)

BIODIVERSITY AND HABITAT SOLUTIONS LIMITED
(the Gain Site Operator)

Contents

Agreement

Dated 22 January 2025

Between

(1) **Dover District Council** of Council Offices, White Cliffs Business Park, Whitfield, Dover (the **Council**); and

(2) **BIODIVERSITY AND HABITAT SOLUTIONS LIMITED** (company registration number 15339622) whose registered office is situated at [redacted] (the **Gain Site Operator**) .

Introduction

A The Council is the Local Planning Authority for the purposes of the 1990 Act for the area in which the Biodiversity Gain Land is situated;

B The Gain Site Operator acquired the freehold title to the Biodiversity Gain Land by way of a transfer dated 7 October 2024 and which is pending registration at HM Land Registry;

C This Deed is entered into to ensure that the Biodiversity Gain Land provides a Biodiversity Net Gain to satisfy the requirements of Schedule 7A of the 1990 Act.

It is agreed as follows:

1 Definitions

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

1990 Act means the Town and Country Planning Act 1990 (as amended).

Agreement Expiry Date means a date which is the expiration of the period of 30 years following the Completion Date.

Allocation means attributing any BNG Capacity, whether in respect of Biodiversity Units or Biodiversity Gain Land, by the Gain Site Operator toward a development's requirement to deliver biodiversity (and **Allocate** and **Allocated** and **Allocations** shall be construed accordingly).

Area Habitat Units means 233.49 area habitat units as measures by the Biodiversity Metric comprising:

2.64 hectares of lowland meadows in moderate condition; and

0.03 hectares of bare ground in poor condition; and

0.88 hectares of lowland calcareous grassland in poor condition; and

3.33 hectares of mixed scrub in good condition; and

21.38 hectares of other neutral grassland in good condition; and

4.72 hectares of other woodland (broadleaved) in moderate condition; and

0.01 hectares of ponds (priority habitat) in good condition; and

10.31 hectares of rural tree in good condition; and

Biodiversity Gain Land means land shown edged red on Plan 1.

Biodiversity Gain Site Register means the statutory biodiversity gain site register created under regulation 3 of the Biodiversity Gain Site Register Regulations 2024 or any other equivalent regulations.

Biodiversity Metric means the statutory biodiversity accounting tool published by DEFRA or Natural England from time to time that can be used to measure the biodiversity value or relative biodiversity value of habitat or habitat enhancement for the purposes of biodiversity net gain.

Biodiversity Net Gain or **BNG** means an increase in Biodiversity Units resulting from implementing the Habitat Management and Monitoring Plan (as measured using the Biodiversity Metric) that can be Allocated to a development to fulfil its requirement to create or enhance biodiversity under Schedule 7A of the 1990 Act.

Biodiversity Unit(s) means the quantum of biodiversity as measured by the Biodiversity Metric.

BNG Capacity means the total Biodiversity Units offering comprising:

(a) Area Habitat Units; and

(b) Hedgerow Units

resulting from the implementation of the Habitat Management and Monitoring Plan on the Biodiversity Gain Land.

Breach Notice means a notice which may be served by the Council on the Gain Site Operator under paragraph 6 of Schedule 2 of this Deed.

Certificate of Completion means a written certificate of completion confirming that the Habitat Creation and Enhancement Works have been completed to the reasonable satisfaction of the Council on the Completion Date issued (or deemed to have been issued) by the Council under paragraph 1.1(b)(i) of Schedule 3.

Commencement Date means the date upon which the Habitat Creation and Enhancement Works have commenced.

Completion Date means the date specified in the Certificate of Completion as the date the Habitat Creation and Enhancement Works were completed.

Completion Date Notice means written notice from the Gain Site Operator to the Council of the proposed Completion Date of the Habitat Creation and Enhancement Works served in accordance with paragraph 1.1(d) of Schedule 2.

Deed: this agreement.

Default Interest Rate: 2% per annum above the base rate of the Bank of England from time to time.

DEFRA means the public body known as the Department for Environment, Food & Rural Affairs or any successor body which acts as the Government's advisor for the natural environment, food or rural affairs in England.

Ecology Competence Criteria means:

(a) membership of the Chartered Institute of Ecology and Environmental Management and its associated professional code; and

(b) a minimum of three years relevant experience.

Expert has the meaning given by Clause 9 of this Deed.

Habitat Creation and Enhancement Works means the habitat creation and enhancement works set out in the Habitat Management and Monitoring Plan (excluding any management or monitoring activities specified in the Habitat Management and Monitoring Plan).

Habitat Management and Monitoring Plan or **HMMP** means the approved document titled 'Habitat Management and Monitoring Plan' at Schedule 4 which contains written narrative and spatial mapping details for Biodiversity Net Gain on the Biodiversity Gain Land (and any modification to it under Clause 3.5).

Hedgerow Units means 26.42 hedgerow units as measured by the Biodiversity Metric comprising 3 kilometres of species-rich native hedgerow with trees in good condition.

Index means the All-In Tender Price Index published by Building Cost Information Service of the Royal Institution of Chartered Surveyors or such other Index as the Council may reasonably nominate in the event that the All-In Tender Price Index shall no longer be published or its name or methodology be materially altered.

Index Linked means all payments expressed in this Deed are to be increased from the date of this Deed to the date of payment by reference to the Index applying the following formula:

D = A x B/C where:

A = the sum stated to be payable in this Deed;

B = the last Index figure published prior to the payment date;

C = the last Index figure last published prior to the date of this Deed; and

D = the sum payable to the Council.

Interest means Interest at a rate of 2% above the base rate of the Bank of England from time to time.

Modification Notice means a notice given to the Council:

(a) identifying land which at the date of the notice:

(i) forms part of the Biodiversity Gain Land;

(ii) has not been Allocated; and

(iii) which is proposed to be removed from the Biodiversity Gain Land;

(b) signed by all parties liable under Clause 4 at the date of the notice;

(c) providing a certificate by a registered conveyancer that the information provided in respect of (a) is correct at the date of the notice;

(d) including a draft:

(i) modified Habitat Management and Monitoring Plan to reflect the area to be removed; and

(ii) application to amend the Registration so it accurately reflects the consequences of such a modification;

and

(e) requesting the Council's confirmation that the notice is valid.

Monitoring Fee means the sum of £500 per Trigger Event towards the Council's costs of monitoring the Gain Site Operator's compliance with the terms of this Deed

Monitoring Report means the monitoring reports to be issued to the Council as specified in the Habitat Management and Monitoring Plan.

Natural England means the public body known as Natural England or any successor body which acts as the Government's advisor for the natural environment in England.

Gain Site Operator's Obligations means the obligations given to the Council by the Gain Site Operator as set out in Schedule 2.

Parties means (collectively) the Council and the Gain Site Operator and **Party** shall refer to any of them as the context requires.

Plan 1 means the plan marked "Plan 1" at Schedule 1 (including any modification of it under Clause 3.5)

Register means act of applying for Registration on the Biodiversity Gain Site Register.

Registration means the record on the Biodiversity Gain Site Register of the Biodiversity Gain Land, the BNG Capacity, the Remaining BNG Capacity, and any Allocations.

Remaining BNG Capacity means the available BNG Capacity on the Biodiversity Gain Site Register which can be Allocated to a development

Trigger Date means each date upon which a Trigger Event occurs.

Trigger Event means each payment of a tranche of the Biodiversity Gain Land Monitoring Contribution by the Gain Site Operator pursuant to the table at Paragraph 5.1 of Schedule 2 of this Deed.

Variation Event means a change in the law with the effect that any un-Allocated Biodiversity Net Gain could no longer be Allocated to a development to fulfil its requirement to create or enhance biodiversity under Schedule 7A of the 1990 Act without a recalculation in accordance with Paragraph 8 of Schedule 2.

Working Day means Monday to Friday inclusive excluding Bank or public holidays.

1.2 Clause headings do not affect the interpretation of this Deed.

1.3 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).

1.4 A reference to a **company** includes any company, corporation or other body corporate, wherever and however incorporated or established.

1.5 Unless the context otherwise requires, words in the singular include the plural and in the plural shall include the singular.

1.6 Unless the context otherwise requires, a reference to one gender includes a reference to the other genders.

1.7 A reference to the Gain Site Operator includes those deriving title through or under it. A reference to the Council includes any successors to its statutory functions.

1.8 Unless the context otherwise requires, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.

1.9 Unless the context otherwise requires, a reference to a statute or statutory provision does include any subordinate legislation made from time to time under that statute or statutory provision.

1.10 A reference to **writing** or **written** excludes faxes and e-mail.

1.11 A reference to **this Deed** or to any other deed or document referred to in this Deed is a reference to this Deed or such other deed or document as varied or novated (in each case, other than in breach of the provisions of this deed) from time to time.

1.12 References to Clauses and Schedules are to the Clauses and Schedules of this Deed.

1.13 An obligation on a Party not to do something includes an obligation not to allow that thing to be done.

1.14 Any words following the terms **including, include, in particular, for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

1.15 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually.

2 Legal Basis

2.1 This Deed is made under Section 106 of the Act, Section 111 of the Local Government Act 1972 and Section 1 of the Localism Act 2011 with intent that it creates planning obligations binding the Gain Site Operator's interest in the Biodiversity Gain Land.

2.2 The obligations, restrictions and covenants in Clause 4 are planning obligations for the purposes of Section 106 of the Act enforceable by the Council as local planning authority.

2.3 No person shall be liable for any breach of any provisions of this Deed after it shall have parted with its entire interest in the Biodiversity Gain Land or the part of the Biodiversity Gain Land in relation to which the breach relates but without prejudice to its liability for any subsisting breach arising prior to parting with such interest and for the purposes of this clause a person parts with an interest in the Biodiversity Gain Land notwithstanding the retention of easements or the benefit of covenants, restrictions or reservations which shall not constitute an interest for the purposes of this clause.

3 Conditionality and Termination

3.1 This Deed is effective on the date it is dated.

3.2 This Deed shall terminate on the Agreement Expiry Date, where the Gain Site Operator is not in material and continuing breach of its obligations at that date.

3.3 Where a Relevant Event occurs, the obligations in Clause 4 shall not apply in relation to any Biodiversity Gain Land which has not been Allocated at the date of the Relevant Event.

3.4 The termination of this Deed under clause 3.2 shall not affect any accrued rights and liabilities or any rights or remedies of the parties for breach, non-observance of non-performance of the obligations under this Deed.

3.5 Plan 1 shall be modified (and the modified version noted on this Deed by way of memorandum) where the Council agrees (or the Expert determines) that the relevant Modification Notice is valid.

3.6 A Modification Notice may only be served in respect of the Biodiversity Gain Land where:

(a) no Allocations have been made at the date of the notice; or

(b) at the date of the notice no land which is sought to be removed from the Biodiversity Gain Land has been Allocated; and

(c) no previous Modification Notices are awaiting confirmation or determination of their validity.

4 The Gain Site Operator's Covenants

4.1 The Gain Site Operator covenants with the Council so as to bind its interest in the Biodiversity Gain Land as set out in Schedule 2 of this Deed.

4.2 The Gain Site Operator covenants with the Council to;

4.2.1 Within 10 (ten) Working Days of any Trigger Date to notify the District Council of the date and the Trigger Event that occurred on the Trigger Date.

4.2.2 To pay the Monitoring Fee to the Council for each Trigger Event that occurs under this Deed. Payment to be made when notification of any Trigger Event is given to the District Council in accordance with clause 4.2.1

5 The Council's Covenants

The Council covenants with the Gain Site Operator as set out at Schedule 3.

6 Indexation

6.1 All financial contributions payable to the Council shall be Index Linked.

6.2 Where reference is made to an index and that index ceases to exist or is replaced or rebased then it shall include reference to any index which replaces it or any rebased index (applied in a fair and reasonable manner to the periods before and after rebasing under this Deed) or in the event the index is not replaced, to an alternative reasonably comparable basis or index as the Council shall advise the Gain Site Operator in writing.

7 Interest on late payment

If any sum or amount has not been paid to the Council by the date it is due, the Gain Site Operator shall pay the Council interest on that amount at the Default Interest Rate. Such interest shall accrue on a daily basis for the period from the due date to and including the date of payment.

8 Ownership

8.1 The Gain Site Operator shall notify the Council within 20 Working Days of any change in ownership of any of its interests in the Biodiversity Gain Land occurring before all the obligations under this Deed have been discharged.

8.2 Notice under Clause 8.1 shall include details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Biodiversity Gain Land or unit of occupation purchased by reference to a plan.

9 Disputes

9.1 In the event of any dispute or difference arising out of the terms of this Deed such dispute or difference may, subject to Clause 9.4, be referred by any Party giving written notice to the other Parties to an independent and suitable person holding appropriate professional qualifications to be appointed (in the absence of an agreement) by or on behalf of the president for the time being of the professional body chiefly relevant in England with such matters as may be in dispute and such person shall act as the Expert whose decision shall be final and binding on the parties in the absence of manifest error.

9.2 Any costs incurred by referring a dispute to the Expert under this clause shall be borne by the Party incurring such costs unless the Expert determines otherwise.

9.3 A person appointed under this clause shall act as an independent expert and not an arbitrator. It shall be a term of appointment that a timetable for determination of the dispute shall be fixed at the outset of the matter provided that such timetable shall provide that:

(a) each Party to the dispute must submit its first representations to the person appointed under Clause 9.1 above within 28 days of the person appointed writing to the parties requesting such representations; and

(b) once the parties to the dispute have received the first representations that each has submitted to the person appointed under sub-Clause (a) above, they shall have a further 14 days to submit to the person appointed their response to these first representations.

9.4 This Clause does not:

(a) affect the Council's ability to apply for and be granted:

(i) declaratory or injunctive relief, specific performance, payment of any sum, damages or any other means of enforcing this Deed; or

(ii) consequential and interim orders and relief;

(b) not apply to disputes in relation to matters of law which will be subject to the jurisdiction of the courts;

(c) fetter any Party's rights to bring an action in the courts;

(d) apply to any dispute in relation to any matter which is expressly to be agreed or approved or determined by any Party in its absolute discretion under this Deed or in relation to any failure or delay by such Party in agreeing or approving or determining such matter in its absolute discretion.

10 Miscellaneous

10.1 The Gain Site Operator shall pay to the Council the Council's reasonable and proper legal costs incurred in the preparation, negotiation and completion of this Deed in the sum of £1,100.00 (one thousand one hundred pounds) on the date of this Deed.

10.2 Where the agreement, approval, consent or expression of satisfaction is to be given by any Party or any person on behalf of any Party hereto under this Deed such agreement, approval or consent or expression of satisfaction:

(a) shall not be unreasonably withheld or delayed;

(b) shall be given in writing; and

(c) may be validly obtained only before the act or event to which it applies.

10.3 This Deed is a Local Land Charge and will be registered as such by the Council.

10.4 The Parties do not intend any person to have the benefit of the Contract (Rights of Third Parties) Act 1999.

10.5 If any clause or clauses of this Deed are found (for whatever reason) to be invalid illegal or unenforceable, such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provision of this Deed.

10.6 Nothing contained or implied in this Deed shall prejudice or affect the rights, powers, duties and obligations of the Council in the exercise of its functions in any capacity (including in particular its capacities as highway authority and local planning authority) and the rights, powers, duties and obligations of the Council under private, public or subordinate legislation may be effectively exercised as if it were not a Party to this Deed.

10.7 Nothing contained or implied in this Deed shall be construed as preventing the Gain Site Operator from undertaking other environmental projects on the Biodiversity Gain Land provided that such projects adhere to additionality principles and do not impede the Gain Site Operator from delivering the Habitat Creation and Enhancement Works and complying with the HMMP.

11 Waiver

No waiver (whether expressed or implied) by any Party of any breach or default in performing or observing any of the covenants, terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent any Party from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default.

12 Limitation of Liability

12.1 This Deed shall not be enforceable against:

(a) any statutory undertaker who acquires any part of the Biodiversity Gain Land or interest therein for the exclusive purpose of carrying out their statutory undertaking; or

(b) any person whose only interest in the Biodiversity Gain Land or any part of it is in the nature of the benefit of an easement or covenant, or as the owner of the sub-soil of any highway within the Biodiversity Gain Land.

12.2 No person shall be liable for breach of obligation if it is shown:

(a) that the breach occurred as a result of a matter beyond the person's control; or

(b) that the breach occurred as a result of doing, or not doing, something in an emergency in circumstances where it was necessary for that to be done, or not done in order to prevent loss of life or injury to any person.

13 Notices

13.1 Any notice to be given under this Deed shall be:

(a) in writing; and

(a) either

(i) delivered by hand; or

(ii) sent by pre-paid first-class post or other next working day delivery service.

(b) sent to

(i) the Council at the address referred to on page 1 of this Deed (marked for the attention of the Head of Planning and Development or as otherwise notified to the Gain Site Operator from time to time); and

(ii) any other Party at its registered address (marked for the attention of John Newbury or as otherwise notified to the Council from time to time).

13.2 This Clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

14 Value Added Tax

14.1 Any sum payable under this Deed is exclusive of VAT (if any).

14.2 If at any time VAT is required to be paid in respect of any sum due under this Deed then to the extent that VAT had not been previously charged in respect of that sum the Council shall have the right to issue a VAT invoice and the VAT shall be paid accordingly.

15 Governing Law

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

16 Execution

This Deed has been executed by the Parties and is delivered on the date on the first page.

Executed as a deed by affixing the seal of **DOVER DISTRICT COUNCIL** in the presence of:

Authorised Signatory

Executed as a **deed** by **BIODIVERSITY AND HABITAT SOLUTIONS LIMITED** acting by a director, in the presence of:

) Director Signature

Witness Signature:

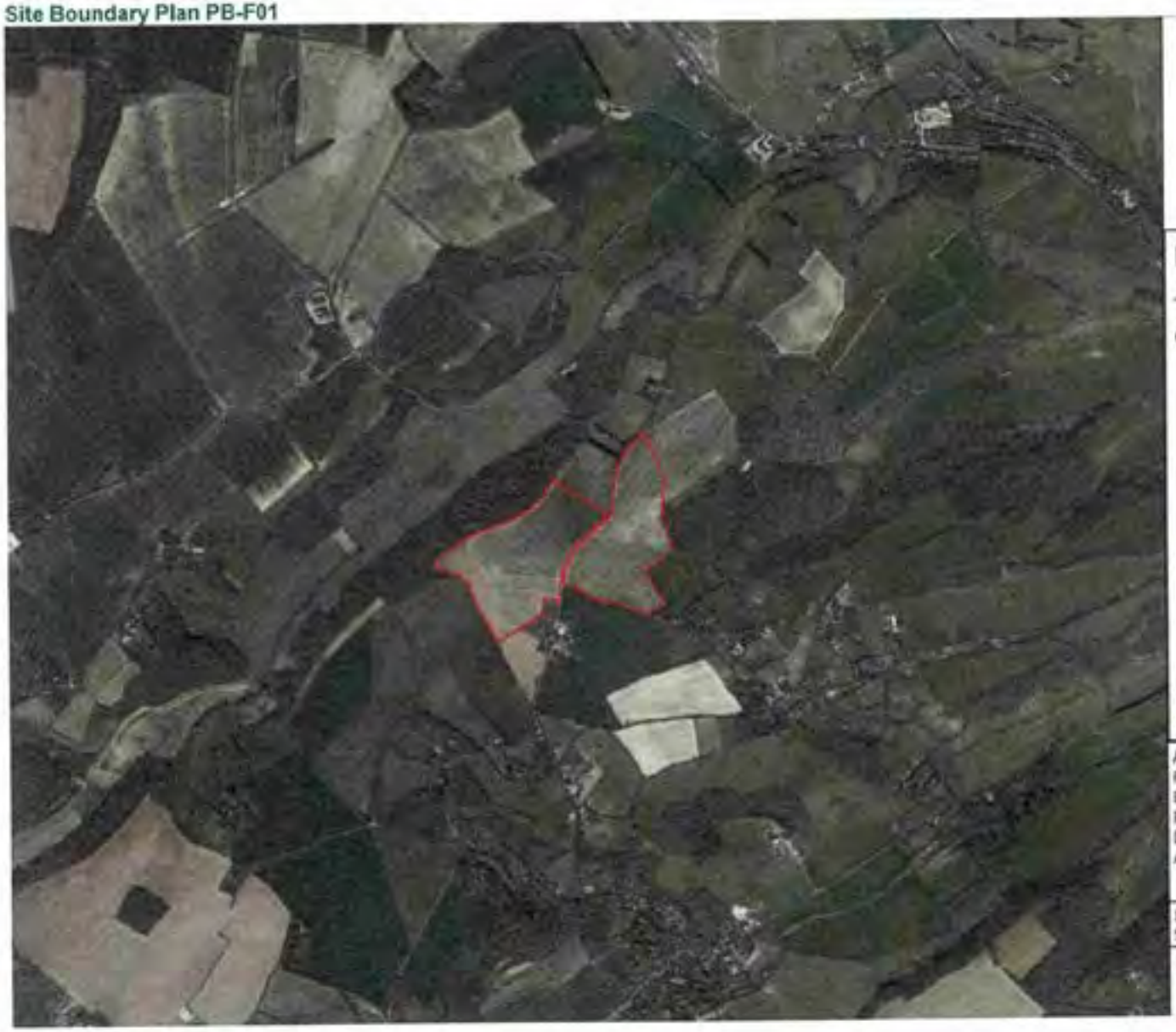
Witness Name:

Witness Address:

Witness Occupation:

Schedule 1– Plan 1 (Biodiversity Gain Land)

Site Boundary Plan PB-F01



BIODIVERSE CONSULTING

Key

— RLB

Google Satellite

J. N

J. Ney

Harvey Rudd

Appendix 1: Site location plan
Project Name: Chalksole Habitat Bank
Project Reference: BioC23-126
Date: 11/10/2024
Author: [redacted]

Image reproduced from Google Satellite

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Schedule 2 – Gain Site Operator's Covenants

The Gain Site Operator covenants with the Council so as to bind its interest in the Biodiversity Gain Land as follows:

1 Implementation of the Habitat Management and Monitoring Plan

1.1 To:

(a) notify the Council in writing of the Commencement Date within 10 Working Days of it occurring;

(b) begin the Habitat Creation and Enhancement Works no later than the date 12 months following the date of Registration; and

(c) complete the Habitat Creation and Enhancement Works in accordance with the Habitat Management and Monitoring Plan;

(d) issue the Completion Date Notice to the Council within 10 Working Days of the completion date of the Habitat Creation and Enhancement Works;

(e) rectify any defects in the Habitat Creation and Enhancement Works identified by the Council under paragraph 1.1(b)(ii) of Schedule 3 in accordance with a timetable to be agreed with the Council taking into account any appropriate seasonal requirements for the proposed works of rectification and issue a subsequent Completion Date Notice and thereafter to continue to rectify any defects and issue Completion Date Notices until the Council issues a Certificate of Completion;

(f) upon receiving the Certificate of Completion from the Council, maintain the Biodiversity Gain Land in accordance with the Habitat Management and Monitoring Plan for a period of not less than 30 years from the Completion Date; and

(g) provide a Monitoring Report to the Council within 20 (twenty) Working Days of each Monitoring Report date specified in the Habitat Management and Monitoring Plan.

2 Allocation

2.1 To notify the Council when:

(a) the BNG Capacity is first Allocated; and

(b) the BNG Capacity has been fully Allocated.

2.2 Not to Allocate any BNG Capacity:

(a) while an application to amend the Registration is pending (but for the avoidance of doubt a pending application for the registration of an Allocation on the Register will not prevent the further Allocation of any BNG Capacity); and

(b) unless

(i) the Allocation is recorded on the Biodiversity Gain Site Register; and

(ii) the Remaining BNG Capacity as recorded on the Biodiversity Gain Site Register is sufficient to fulfil any such an Allocation.

3 Biodiversity Gain Site Register

3.1 To:

(a) Register the Biodiversity Gain Land on the Biodiversity Gain Site Register at any time but no later than when the first application for Allocation is made PROVIDED THAT the Council is hereby authorised to apply to revise the Registration in line with any determination by the Expert;

(b) pay the Council's reasonable costs in respect of any application by it to applying to amend the Registration under sub-paragraph (a);

(c) notify the Council in writing of the date of any Registration within 10 Working Days of it occurring;

(d) do the following if an application to Register the Biodiversity Gain Land is unsuccessful, as soon as reasonably practicable:

(i) notify the Council in writing;

(ii) remedy the defects in the application;

(iii) re-apply to register the Biodiversity Gain Land on the Biodiversity Gain Site Register; and

(iv) continue to notify the Council and remedy defects in any application until the Biodiversity Gain Land is Registered;

(e) apply to amend the Registration if directed by the Expert under Clause 9.

3.2 Not to amend the Registration without the Council's prior written approval, other than to record additional Allocations or where necessary to comply with this Deed.

3.2.1 To do the following once a Modification Notice has been confirmed by the Council or determined by the Expert to be valid for the purposes of Clause 3.5:

(a) submit the modified Habitat Management and Monitoring Plan to the Council in the approved form, to be attached to this Deed by way of memorandum; and

(b) apply to amend the Registration in the approved form.

4 Habitat Management and Monitoring Plan

4.1 To notify the Council of any requested amendment to the Habitat Management and Monitoring Plan, such notice to include:

(a) the proposed amended Habitat Management and Monitoring Plan;

(b) a statement of reasons for such amendment; and

(c) confirmation (with reasons) that the amendment would not prejudice:

(i) the use or management of the Biodiversity Gain Land in a manner consistent with its function to deliver Biodiversity Net Gain; and

(ii) the continued functioning of the Biodiversity Gain Land for Biodiversity Net Gain or any existing Allocation.

4.2 Where the Council agrees (or the Expert determines) that an amended Habitat Management and Monitoring Plan is approved under paragraph 4.1 of this Schedule, to:

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

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

5 Biodiversity Gain Land Monitoring Contribution

5.1 To pay the sums specified in column 2 of the following table to the Council within 10 Working Days of the respective date specified in column 1 of the table as a contribution towards the Council's costs of monitoring compliance with the Gain Site Operator's obligations under this Deed that relate to the achieving the Biodiversity Net Gain as specified in the Habitat Management and Monitoring Plan:

Date	Contribution
The date upon which the Gain Site Operator issues the Completion Date Notice to the Council pursuant to paragraph 1.1(d) of Schedule 2.	£600 (six hundred pounds)
1 (one) year from the date upon which the Gain Site Operator issues the Completion Date Notice to the Council pursuant to paragraph 1.1(d) of Schedule 2.	£2,400 (two thousand four hundred pounds)
2 (two) years from the date upon which the Gain Site Operator issues the Completion Date Notice to the Council pursuant to paragraph 1.1(d) of Schedule 2.	£2,400 (two thousand four hundred pounds)
3 (three) years from the date upon which the Gain Site Operator issues the Completion Date Notice to the Council pursuant to paragraph 1.1(d) of Schedule 2.	£600 (six hundred pounds)
4 (four) years from the date upon which the Gain Site Operator issues the Completion Date Notice to the Council pursuant to paragraph 1.1(d) of Schedule 2.	£2,400 (two thousand four hundred pounds)
5 (five) years from the date upon which the Gain Site Operator issues the Completion Date Notice to the Council pursuant to paragraph 1.1(d) of Schedule 2.	£600 (six hundred pounds)

6 (six) years from the date upon which the Gain Site Operator issues the Completion Date Notice to the Council pursuant to paragraph 1.1(d) of Schedule 2.	£2,400 (two thousand four hundred pounds)
8 (eight) years from the date upon which the Gain Site Operator issues the Completion Date Notice to the Council pursuant to paragraph 1.1(d) of Schedule 2.	£2,400 (two thousand four hundred pounds)
10 (ten) years from the date upon which the Gain Site Operator issues the Completion Date Notice to the Council pursuant to paragraph 1.1(d) of Schedule 2.	£2,400 (two thousand four hundred pounds)
15 (fifteen) years from the date upon which the Gain Site Operator issues the Completion Date Notice to the Council pursuant to paragraph 1.1(d) of Schedule 2.	£2,400 (two thousand four hundred pounds)
20 (twenty) years from the date upon which the Gain Site Operator issues the Completion Date Notice to the Council pursuant to paragraph 1.1(d) of Schedule 2.	£2,400 (two thousand four hundred pounds)
25 (twenty-five) years from the date upon which the Gain Site Operator issues the Completion Date Notice to the Council pursuant to paragraph 1.1(d) of Schedule 2.	£2,400 (two thousand four hundred pounds)
30 (thirty) years from the date upon which the Gain Site Operator issues the Completion Date Notice to the Council pursuant to paragraph 1.1(d) of Schedule 2.	£2,400 (two thousand four hundred pounds)

6 Access for Inspection

6.1 from the Commencement Date, to allow the Council, its agents, and contractors with or without workmen and equipment to:

(a) enter onto the Biodiversity Gain Land at all reasonable times (following reasonable notice given in accordance with paragraph 6 of Schedule 3) to monitor compliance with:

(i) the obligations in this Deed; and

(ii) any Breach Notice;

and

(b) pass and repass across any land in the Gain Site Operator's control which is necessary to gain access to for the purpose of accessing the Biodiversity Gain Land in accordance with paragraph 6.1(a).

7 Step-In Rights

7.1 Where a Breach Notice is served, to notify the Council within 30 Working Days of service of the Breach Notice whether the Gain Site Operator accepts or disputes the notice;

7.2 Where it notifies the Council that it disputes a Breach Notice (or it is unable to agree remedial steps under sub-paragraph 7.3(a)):

(a) to include a reasoned response in the notice under paragraph 7.1 (if disputing the Breach Notice); and

(b) it may request, within 20 Working Days of any time limit in the Breach Notice (or other extended timeframe as agreed with the Council in writing), that the matter be referred for determination by an Expert;

7.3 Where it has notified the Council that it accepts a Breach Notice (or the Expert has determined that it is valid), to:

(a) comply with the requirements of the Breach Notice within the time limits specified by the Breach Notice (such time limit to be not less than 20 Working Days) (or other extended timeframe as agreed with the Council in writing);

(b) use reasonable endeavours to agree the following with the Council within 30 Working Days of the notifying the Council that it accepts the Breach Notice:

(i) the steps required to remedy the breach; and

(ii) if applicable, any remedial works;

and

(c) commence and diligently proceed to remedy the breach within the time period specified in the Breach Notice (such time limit to be not less than 20 Working Days) (or such other period as may be agreed with the Council under sub-paragraph (a)) in accordance with the details agreed under sub-paragraph (a);

7.4 To comply with any requirements imposed on the Gain Site Operator in connection with a Breach Notice by the Expert within the time limits specified in the Expert's determination;

7.5 Where it has failed to comply with a time limit of the Breach Notice or Expert's determination in respect of a Breach Notice (or other extended timeframe as agreed with the Council in writing), to allow the Council, its agents, and contractors with or without workmen and equipment to enter:

(a) the Biodiversity Gain Land; and

(b) other land in the Gain Site Operator's control needed to access the Biodiversity Gain Land,

at all reasonable times (following reasonable notice given in accordance with paragraph 6 of Schedule 3) to carry out works reasonably necessary to comply with the requirement of the Breach Notice or the Expert's determination, as applicable, following reasonable notice given in accordance with paragraph 6 of Schedule 3; and

7.6 To pay the Council a sum equivalent to its reasonably and properly incurred costs in respect of carrying out the relevant works under paragraph 7.5 within 20 Working Days of a notice requesting payment (such notice to include a breakdown of such costs).

8 Recalculation of BNG Capacity

8.1 To do the following where a Variation Event occurs and there is un-Allocated BNG Capacity:

(a) not further Allocate any Remaining BNG Capacity until the Remaining BNG Capacity is agreed under sub-paragraph (b) of this Schedule (or determined by the Expert);

(b) notify the Council of its calculation of the Remaining BNG Capacity taking into account the Variation Event and submit it to the Council for approval;

(c) in the event of dispute over the calculation of the Remaining BNG Capacity under sub-paragraph (b) of this Schedule, either Party may refer the matter to an Expert for determination;

(d) upon receipt of written approval from the Council for the calculation submitted under sub-paragraph (b) of this Schedule or by the Expert's determination under Clause 9, accept thereafter that the Remaining BNG Capacity shall be deemed to be the amounts agreed and:

(i) Allocate only to the Remaining BNG Capacity on this revised basis; and

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

Schedule 3 – Council Covenants

The Council covenants with Gain Site Operator as follows:

1 Inspection of the Habitat Management and Monitoring Plan

1.1 To:

(a) inspect the Habitat Creation and Enhancement Works within 20 Working Days following receipt of the Completion Date Notice;

(b) to do the following where Habitat Creation and Enhancement Works are inspected under sub-paragraph (a):

(i) promptly, and in any event within 10 (ten) Working Days, issue a Certificate of Completion if the Habitat Creation and Enhancement Works have been completed to the reasonable satisfaction of the Council; or

(ii) promptly, and in any event within 10 (ten) Working Days, notify the Gain Site Operator of any defects, if the Council determines that the Habitat Creation and Enhancement Works have not been completed; and

(c) where the Gain Site Operator issues a subsequent Completion Date Notice under paragraph 1.1(d) of Schedule 2, re-inspect the Habitat Creation and Enhancement Works under paragraph 1.1(a)(a) of this Schedule and to comply with paragraph 1.1(b) of this Schedule until it issues the Certificate of Completion.

2 Habitat Management and Monitoring Plan

2.1 Not to unreasonably withhold or delay giving its written approval to any revised or replacement Habitat Management and Monitoring Plan submitted by the Gain Site Operator to the Council under Schedule 2 of this Deed;

3 Biodiversity Gain Register

3.1 To affirm with the Gain Site Operator that BNG Capacity shall be Allocated by the Gain Site Operator at the Gain Site Operator's absolute discretion subject to the provisions of this Deed.

4 Habitat Management and Monitoring Contribution

4.1 To use the Biodiversity Gain Land Monitoring Contribution for its intended purpose and not for any other purpose.

5 Right of Access

5.1 To give not less than 10 (ten) Working Days' notice to the Gain Site Operator of its intention to access the Biodiversity Gain Land for the purposes of inspection under paragraphs 6 of Schedule 2 of this Deed to ascertain the Gain Site Operator's compliance with its covenants under this Deed or a Breach Notice, subject to complying with all health and safety and/or security requirements of the Gain Site Operator or its contractors.

6 Breach Notice and Step-in Rights

6.1 Where it considers that the Gain Site Operator is not complying with its obligations under this Deed, and intends to take steps to remedy the breach, to first notify the Gain Site Operator:

(a) the reasons for alleging non-compliance;

(b) the steps it proposes the Gain Site Operator should take to remedy any breach or non-compliance, and

(c) the reasonable time limits for the Gain Site Operator to take these steps;

6.2 Where it serves a Breach Notice (or the Expert determines that the Gain Site Operator should take any steps within a specified time limit), it may notify the Gain Site Operator of any extension of time specified in the Breach Notice or Expert's determination, as it considers appropriate (in is absolute discretion);

6.3 Where the Gain Site Operator does not comply with the time limits specified in the Breach Notice (or as otherwise agreed) or the Expert's determination, undertake the requirements imposed on the Gain Site Operator as set out in the Breach Notice or Expert's determination provided that the Council:

(a) provides reasonable notice that it, its agents, and contractors with or without workmen and equipment will enter the Biodiversity Gain Land and/or land in the Gain Site Operator's control to access the Biodiversity Gain Land;

(b) ensures minimal damage and inconvenience to the Gain Site Operator;

(c) promptly repairs any damage caused by exercising the step-in rights under this paragraph; and

(d) issues to the Gain Site Operator a full breakdown of the time spent and costs incurred in exercising its step-in rights under this paragraph.

7 Recalculation of BNG Capacity

7.1 Within 20 (twenty) Working Days, to notify the Gain Site Operator in relation to any BNG Capacity calculation submitted under paragraph 8.1(b) of Schedule 2 whether:

(i) it is approved; or

(ii) why it is not approved.

Schedule 4 – Habitat Management and Monitoring Plan

NATURAL ENGLAND

Department for Environment Food & Rural Affairs

Habitat Management and Monitoring Plan

Site Name:	Chalksole Farm
Date:	17/10/2024
Version:	V2

Author [redacted]
BSc

Client [redacted]

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
V1		Liam Mattingly	15/08/2024
V2		Liam Mattingly	17/10/2024

Document Details

Provide ownership, copyright and licensing information within this table.

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Reviewed: [redacted]
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Dissington Hall, Dalton, Newcastle upon Tyne, NE18 0AD

1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	Habitat bank
Development Name and Address	Chalksole Habitat Bank, Chalksole Farm, Alkham, Dover, CT15 7EU
BNG Project Name and Address	Chalksole Farm, Alkham, Dover, CT15 7EU
Author Organisation	[redacted]
Landowner	[redacted]
Land Manager	[redacted]
Responsible person/organisation for creating or enhancing the habitat	Biodiversity and Habitat Solutions Limited
Period covered by this management plan	30-year period from 25/26, on the provision that initial habitat creation works been completed two years prior and Dover District Council have been notified.
Planning authority	Dover District Council
Planning reference (if applicable)	N/A
BNG register reference (if applicable)	N/A
Central OS grid reference	TR 25210 43803
Metric revision/title	Statutory Biodiversity Metric ref 5528E (PJC Consultancy, 01/2024)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

The proposals are to provide a habitat bank, that would include the habitat creation and enhancement of other broadleaved woodland, other neutral grassland, lowland calcareous grassland, lowland meadows, priority habitat ponds, mixed scrub, individual trees and species rich hedgerow with trees. These habitats will provide off-site biodiversity units, available for purchase from developers. All parcel references are within Appendix IIX.

Timescales for Actions PB-B03

Works will commence overwinter 2024/25 with habitat works completed 18 months henceforth. For the purposes of the commencement of ecological monitoring Year 1 will be 2027 when habitat creation/enhancement will be completed.

Monitoring Requirements PB-B04

Monitoring is required throughout the duration of the management period (30-years) by the management team to identify potential negative indicators associated with habitat conditions within the habitats to be created, enhanced and retained. Monitoring reports, including a habitat conditions assessment should be conducted every year for the first five years and then every five years until year 30 for habitats of standard difficulty to implement and on years 1, 2, 3, 4, 5, 6, 8, 10, 15, 20, 25 and 30 for habitats of a high technical difficulty. On year 30 a BNG audit report will be completed to assess if the target condition of the Site has been reached. Opportunities to reassess the habitats for more habitat units can be completed if the target condition is reached quicker than the required 30 years.

Required Consents and Licences PB-B05

Possible planning permission for pond creation. To be confirmed in due course.

Funding PB-B06

Chalksole Habitat Bank is owned by Biodiversity and Habitat Solutions Limited which is part of the J N Gardening group and benefits from the financial support of an established company. Additionally, the BNG Offset units will be sold to developers, the proceeds will be used to continue implementing the HMMP.

Legal Agreement PB-B07

Legal agreement will be secured through a s-106 provided by Dover District Council.

Site Boundary Plan PB-F01

BIODIVERSE CONSULTING

Key

— RLB

Google Satellite

Appendix I: Site location plan
Project Name: Chalksole Habitat Bank
Project Reference: BioC23-126
Date: 11/10/2024
Author: [redacted]

Image reproduced from Google Satellite

0 100 m

N

Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	Yes: ☐ No: ☒

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials	[redacted]			
Organisation	Biodiverse Consulting			
Responsibility	Start Date:		End Date:	
An inital collaborative effort between PJC Consultancy and Biodiverse Consulting, initially providing the Biodiversity Gain Report and HMMP for the proposed habitat bank at Chalksole Farm, Alkham, Dover, CT15 7EU. To also provide advice and guidance on the implementation of the habitat creation and enhancement measures identified within the BNG assessment to create the habitat bank.				
Statement of Competency				
The author of this report, Liam Mattingly BSc has been a practicing ecologist in ecological consultancy since 2021. During this time, Liam has assisted on and completed multiple BNG Assessments and accompanying reports, using both the DEFRA Statutory Biodiversity Metric (and previous versions) and DEFRA Small Sites Statutory Biodiversity Metric. Thomas Knight MSc BSc(Hons) CIEEM has 10 years-experience within the ecology industry. PJC Consultancy is also a CIEEM registered practice Victoria Mordue and Biodiverse Consulting are technical BNG specialists and with the submission of this Version 2 of the HMMP are the sole Responsible Organisation in terms of ecological/biodiversity support.				

Landowner or Land Manager PB-B10				
Name or Initials	[redacted]			
Organisation	Biodiversity & Habitat Solution Ltd			
Responsibility	Start Date:		End Date:	
Responsible for implementing and managing the habitat bank throughout the 30-year management period outlined in this HMMP.				
Statement of Competency				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials	[redacted]			
Organisation	Biodiversity & Habitat Solution Ltd			
Responsibility	Start Date:		End Date:	
Responsible for implementing and managing the habitat bank throughout the 30-year management period outlined in this HMMP.				
Statement of Competency				

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials	[redacted]			
Organisation	Dover District Council			
Responsibility	Start Date:	To be completed by Dover District Council	End Date:	To be completed by Dover District Council
To be completed by Dover District Council				

Land Use Summary

Overview of Baseline Site Use PB-B13

The Site is currently an active cropland and heavily grazed pasture comprising of cropland, arable field margins, other neutral grassland, bareground, hedgerow and lines of trees. The site is surrounded by multiple parcels of ancient woodland that are part of the Alkham Lydden and Swingfield Woods Site of Special Scientific Interest (SSSI).

Photos are provided within the ChalksoleHabitatBank_Statutory_Biodiversity_Metric_Calculation_Tool V3 (Biodiverse Consulting, 10/2024).

Overview of Proposed Site Use PB-B14

The proposals are to provide a habitat bank, that would include the habitat creation and enhancement of other broadleaved woodland, other neutral grassland, lowland calcareous grassland, lowland meadow, priority habitat ponds, mixed scrub, individual trees and species rich hedgerow with trees. These habitats will provide off-site biodiversity units, available for purchase by developers.

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

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.
Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

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 would affect the proposals?		No non-native species found on Site.
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?	☐	Details included within the protected species section.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	Provided within the Biodiversity Gain Report ref BioC23-126_Chalksole Habitat Bank (Biodiverse Consulting, 2024) and Preliminary Ecological Appraisal ref 5977E (PJC Consultancy, 2024)
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☒	
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?	☒	
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?	☒	

Baseline and Environmental Information

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	[redacted]
Organisation	PJC Consultancy
Survey Date	19/01/2024, updated botanical survey conducted 23/05/2024
Statement of Competency	
The author of this report, Liam Mattingly BSc has been a practicing ecologist in ecological consultancy since 2021. During this time, Liam has assisted on and completed multiple BNG Assessments and accompanying reports, using both the DEFRA Statutory Biodiversity Metric (and previous versions) and DEFRA Small Sites Statutory Biodiversity Metric. Liam continues his professional development through attending training courses regarding BNG and botany from various CPD providers.	
Survey conditions and limitations	
The survey was undertaken during fair weather conditions. The initial survey was undertaken out of the optimal survey period, however the updated botanical survey means there were no significant limitations to the survey effort.	

Baseline Habitat Descriptions and Condition

Use the following tables to provide details of the relevant baseline habitats information. Provide a concise overview of the justification for the condition chosen for each parcel(s) in the appropriate column.

Habitats (BI-T04)

Baseline Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
C1A-F, C2A-E	Cereal Crops	No	No	Area of cropland including winter wheat, winter oats and spring barley within Reservoir and Little London & Hills fields.	N/A	29.94
A1A-B	Arable field margins cultivated annually	No	No	Area of arable field margin surrounding the northern parcels of cropland within Reservoir Field.	N/A	0.502
A1C	Arable field margins tussocky	No	No	Area of arable field margin surrounding the eastern parcels of cropland within Reservoir field.	N/A	0.134
U1	Bareground	No	No	Parcel of bareground providing access into Reservoir field. Passes only criteria C.	Poor	0.03
U2	Developed land; sealed surface	No	No	A large water reservoir structure located within the centre of Reservoir field.	N/A	0.01
G1A-E	Other neutral grassland	No	Yes	Parcel of other neutral grassland, used for grazing by cattle within Long Meadow field. Passes criteria C and D.	Poor	3.027

Hedgerows (BI-T05)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (km)
H1, H2, H6	Native hedgerow	No	No	Parcels of hedgerow around the Site boundaries, that show signs of intensive management from agricultural practices. Fails a variety of criteria including A2, C1, C2 and D2.	Moderate	0.15
H3	Native hedgerow	No	No	Parcel of hedgerow on the western boundary of Meadow field. Fails criteria C1 and D2.	Good	0.06
H4, H5	Species-rich native hedgerow	No	No	Parcel of species-rich hedgerow bordering the eastern cropland field. Fails criteria C1 and D2.	Good	1.1
L1, L2	Line of trees	No	No	Line of trees within the southern boundary of Little London & Hills field. Fails criteria D and E.	Moderate	0.38

Biological Records

Designated Sites and Protected Species (BI-T01)

Provide a concise summary of the designated features within the designated sites that could be affected by the project, as well as a concise summary of the notable species records within the zone of influence of the project and any potential impacts from the project. Categorise any potential impacts from the project, whether positive, negative, or negligible, as determined by your professional judgement.

Site Name	Designation / Protected species	Distance from Project Site	Potential Impact from Project
Alkham, Lydden and Swingfield Woods	Site of Special Scientific Interest (SSSI)	Immediately adjacent the northern and southern boundaries of the Site.	Alkham, Lydden and Swingfield Woods SSSI comprises several woodlands situated on the steep slopes of dry chalk valleys. The soils vary from calcareous loams on the slopes to acid-neutral clays on the plateaux. Ash *Fraxinus excelsior* and hazel *Corylus avellana* is the main woodland type with field maple *Acer campestre* on the more calcareous soils and hornbeam *Carpinus betulus* on the heavier clay. There is some unimproved chalk grassland in the site near Lydden. A number of uncommon plants occur including lady orchid *Orchis purpurea* in the woods and burnt orchid *Orchis ustulata* in the grassland. The woods have been managed by coppicing. Ash and hazel are the common coppiced species with some field maple, hornbeam and sweet chestnut *Castanea sativa* under pedunculate oak *Quercus robur* standards. Other trees and shrubs include wild cherry *Prunus avium*, birch *Betula* spp., hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa* and also wayfaring-tree *Viburnum lantana* and dogwood *Cornus sanguinea* on the calcareous soils. There is some dense hawthorn scrub in places. Indirect benefits to the Alkham, Lydden and Swingfield Woods Site of Special Scientific Interest (SSSI) in the form of increasing the connectivity between the two parcels of SSSI woodland, namely Lyoak and Brown Wood. The increase in connectivity will be accomplished by the planting of woodland, scrub and hedgerow within the Site boundaries. The creation of neutral and chalk grassland through this project, in combination with the existing grassland habitat restoration work being undertaken through the Natural England Landscape Recovery scheme will extend the seamless network of species rich grasslands surrounding and lying adjacent to the SSSI grassland habitat. The opportunities for creating chalk grassland are also present in the northern extent of the Site to increase the chalk grassland present within Kent and within the vicinity of the SSSI.
Lyoak Wood	Hazel Dormice *Muscardinus avellanarius*	~500m north-east of the Site	A monitoring project, conducted by the Peoples Trust for Endangered Species (PTES), for hazel dormice (a European Protected Species) was identified within the Lyoak Wood immediately adjacent the northern boundary of the Site. Habitat creation and enhancement measures are aimed to increase the connectivity between areas of suitable habitat, as well as, increase the overall quantity of suitable habitat for dormice by the inclusion of hedgerow, scrub and woodland.

			The White Cliffs Countryside Project also undertake dormouse monitoring in Lyoak Wood immediately adjacent to the site. However, it is worth noting that this habitat bank will not contribute to any compensation measures for the removal of suitable dormice (or other protected species habitat) elsewhere.

Land Tenure and Public Access

Relevant Land Tenure Information (EI-B01)

The entirety of the land will be owned by John Newbury throughout the entirety of the 30-year management period.

Potential Impact to Scheme (EI-B02)

All land prescriptions will be implemented by Biodiversity & Habitat Solution Ltd ensuring consistent management and monitoring over the 30-year management period.

Public Access Information (EI-B03)

There are two footpaths and a Byway on all 110 acres (one in each parcel of land). The Byway is on a purpose-built chalk track.

Potential Impact to Scheme (EI-B04)

The footpaths and Byways will be retained throughout all phases of the HMMP, if increased footfall becomes an issue for achieving the target condition of a habitat then this will be assessed on a case by case basis and steps will be taken to ensure the habitat reaches its target condition via the implementation of an adaptive management plan, as well as continuing to provide the public footpath.

Agricultural Land Status

Agricultural Land Status (EI-B11)

The Site has historically been used as an agricultural field used for cropland and grazing, therefore no constraints effect the proposals when referring to historical land use. The land is classified as Grade II & III on the post 1988 Agricultural Land Classification Map for England and Wales. The soils are characterised as being slightly acid loamy and clayey soils albeit with impeded drainage and are suited to growing cereals and grass.

Potential Impact on Project (EI-B12)

Negative impacts in the form of removing the land from agricultural land use for the 30-year management period.

Soils and Substrates (EI-T02)

Provide the results of the soil analysis, the below identifies the average result across the fields, the full results can be found within section 4.

Parcel Refs	Soil Texture	pH	Phosphorous (P)	Potassium (K)	Nitrogen (N)
Little London & Hills A	Silt Clay Loam/Sandy loam	7.09	14.55	118.2	0.189
Little London & Hills B	Clay loam/silt clay loam	7.19	18.13	100.79	0.206

Long Meadow	Sandy silt loam	6.51	6.85	47.33	0.214
Reservoir	Silt clay loam/clay loam	7.09	21.27	74.6	0.310

Summary of Soils Information (EI-B13)

The Site largely lends itself to slightly acidic and neutral soils throughout the arable cropland found on Site. Fluctuating levels of Phosphorous, Potassium and Nitrogen are recorded across the Site which should eventually level out over the first initial years of establishment due to fertiliser no longer being used on the land. This will also be aided by the sowing of yellow rattle throughout the grassland parcels. Soil texture results identify a range of soil types across the Site, predominantly sandy loam and silt clay loam.

Potential Impact on Project (EI-B14)

The neutral and acidic soil types are typical of the downland plateau country of the East Kent Downs and lend themselves to the creation of neutral and acid grassland plant communities as exist on the neighbouring land parcels. Management through hay cutting and /or late summer/autumn grazing will be undertaken under guidance from the Natural England project officer for the East Kent Downs Landscape Recovery Project and the site will be integrated within this wider network of grassland restoration enabling opportunities for optimising management and enhancement as the site develops. As an example the site can be incorporated into the rotational grazing regime being developed on the adjacent grasslands and in addition will be brought into the catalogue of receptor sites for green hay transfer projects which are ongoing within the network of adjacent grasslands. The choice of woodland tree species will be geared towards the species typical of the acid and neutral plateau clay soils in the adjacent woodlands. Opportunities for calcareous grassland are also present at the northern extent of the Site Reservoir field where calcareous soils are present.

Landscape Character and Designations

Summary of Landscape Character and Designations (EI-B21)

The Site is within the Kent Downs National Landscape and within the East Kent Downs landscape character area. This is characterised by plateau country dissected by networks of dry valleys where chalk soils are exposed on the valley sides. Mixed farming, extensive woodland areas, scattered settlements, narrow sunken lanes and remote countryside typifies this character area. The Chalksole site typifies the plateau country landscape of this area with arable and pasture fields, bordered by woodlands and a lattice work of hedgerows.

Potential Impact on Project (EI-B21)

The Site provides opportunities to create woodland, chalk grassland and interconnecting hedgerow to increase habitat corridors within the Kent Downs Area of Outstanding Natural Beauty Management Plan 2021-2026 (Kent Downs, 2021).

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The proposals are to provide a habitat bank, that would include the habitat creation and enhancement of other broadleaved woodland, other neutral grassland, lowland calcareous grassland, lowland meadow, priority habitat ponds, mixed scrub, individual trees and species rich hedgerow with trees. These habitats will provide off-site biodiversity units, available for purchase from developers.

Habitat creation and enhancements for the Site, and its long-term management, will be aimed at sympathetically enhancing the ecological value of the Site to provide an uplift in biodiversity units. The proposals will also aim to connect habitats of value immediately adjacent the Site. Increased connectivity between the parcels of SSSI ancient woodland, namely Lyoak wood and Brown's Wood, located immediately adjacent the eastern and western boundaries of the Site, will be achieved by planting other broadleaved woodland. The habitat creation and enhancements will also aim to provide habitats for protected species, such as hazel dormice *Muscardinus avellanarius* and other protected species, by increasing the habitat connectivity through the planting of native species rich hedgerow, mixed scrub and other broadleaved woodland. New habitat opportunities will be generated for protected species, such as reptiles and amphibians, through the creation of priority habitat ponds, other neutral grassland, lowland meadows and lowland calcareous grassland. Additionally, the proposals will also aim to contribute to Natural England's East Kent Downs Nature Recovery Network. However, it is worth noting this habitat creation will not contribute to any compensation measures for the removal of suitable dormice (or other protected species habitat) elsewhere. New habitat opportunities will be generated for protected habitats by connecting the Lyoak wood and Browns wood Ancient woodland parcels, increasing the connectivity of ancient woodland parcels within east Kent will also be achieved. These habitats will achieved their targeted condition and maintained at this for 30 years, with opportunities to reassess the habitats during the required 30 year management regime.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

Habitat creation and enhancement proposals used to inform the 'target condition' Statutory Biodiversity Metric calculation were developed during consultation with the client and Natural England on what realistically be achieved on Site considering the local environment, geology and landscape. Proposed newly created habitats and enhanced habitats are presented within the Habitat Bank plan ref:BioC23-126 (Biodiverse Consulting, 2024)

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	Habitat creation/ enhancement ref	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Cereal crop + arable field margins	Other neutral grassland	G2A-C	N/A	Good	Standard time to target condition.	Good condition will be targeted by achieving a pass across at least five criteria, including essential criterion A and F, when creating the other neutral grassland.	
Other neutral grassland	Lowland meadow	G4A	Poor	Moderate	Standard time to target condition.	Moderate condition will be targeted by achieving a pass across at least 3-5 criteria, including essential criterion A, when creating the lowland meadow.	
Cereal crop + arable field margins	Other woodland; broadleaved	W1A-G	N/A	Good	Standard time to target condition.	Good condition will be targeted by achieving a score of three across at least six criteria and a score of two across the remaining seven criteria. This will focus on providing a multi storied, native woodland that express a variety of age classes throughout the woodland.	
Cereal crop + arable field margins	Lowland calcareous grassland	G3A, G3C	N/A	Poor	Habitat created 10 years in advance	Poor condition will be targeted by achieving a pass across at least 2 criteria, when creating the lowland calcareous grassland.	
Other neutral grassland	Ponds (priority habitat)	P1	Moderate	Good	Standard time to target condition.	Good condition will be targeted by achieving a pass across all criteria when creating the pond (priority habitat).	
Other neutral grassland	Lowland calcareous grassland	G3B	N/A	Poor	Habitat created 10 years in advance.	Poor condition will be targeted by achieving a pass across at least 2 criteria, when creating the lowland calcareous grassland.	
Cropland	Mixed scrub	S1A-E	N/A	Good	Standard time to target condition.	Good condition will be targeted by achieving a pass across all five criteria, when creating the mixed grassland.	

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

Overall, the majority of the area-based habitats on Site will be lost or enhanced to facilitate the uplift in biodiversity units. The ancient woodland immediately north and south of the Site will also not be encroached upon.

Overall, the majority of the linear-based habitats will be enhanced as part of the project implementation and therefore will be detailed within the enhancement measures below. The species-rich hedgerow will be retained throughout the implementation of the project, however the management of the hedgerow will be less intense to promote a denser hedgerow and will follow the management regimes outlined within the enhancement regime.

Specification of Protective Measures to be Used PM-04

No protective measures required.

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☒ . Reference: Click or tap here to enter text.

Creation, Enhancement and Management Targets and Prescriptions

Habitat Creation, Enhancement and Management Plan EM-F01

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

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 6, Grassland Med High and V. High.

Target Habitat				Other Neutral Grassland		
	Condition Assessment Criteria	Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	This parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	G2A-G2C	Initial nutrient stripping is recommended to create a more optimum growing medium to achieve the target grassland. Due to the nature of the current arable cropland it is considered that nutrient stripping would be best achieved through a total removal of the current vegetation through heavy cuts following by deep ploughing (inversion ploughing). This process would help create a bare and nutrient poor growing medium, suitable for the establishment of a species-rich grassland. Following suitable site preparation (outlined above), the field would be sown with the identified target seed-mix (either from brush cutting or seed mix Emorsgate EM5 or similar). The seed mixture should be sown at a rate of 30-40kg/ha (or equivalent for green hay) including a higher ratio of yellow rattle *Rhinanthus minor*. All sown seeds should be sown during the Autumn ideally, but early-Spring is also acceptable. All sown seeds should be sown on bare and lightly-disturbed ground. The seeds should be rolled following sowing to ensure good contact with the soil.	N/A	Management of the grassland swards in the first years will involve regular maintenance in order to ensure that seedling development is successful, and that the growth of competitive weed species is controlled. Where required, multiple (2 or 3) applications of glyphosate may be required to ensure the removal of Rye grasses within the cropland parcels. Weeding will be undertaken by hand and with an approved selective herbicide if necessary. Cuttings should be removed immediately from site. For the first few years, it may be necessary to re-seed areas of grassland in order to ensure that a sufficient, self-sustainable seed-bank can develop. Following sowing, the swards will be kept short (for approx. 6 months) such that light can help germination. Swards should be cut three times in the first two years; once each in March, May and September.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	G2A-G2C	N/A	N/A	Once established, the grassland margins should be maintained via annual seed cutting. The cut height should be varied annually with some areas left to be cut lower the following year. Alternatively, systematic grazing can be introduced, once the grassland is established between 3-5 years (but may

						be later if establishment is slow), can achieve a varied sward height and species diversity, provided that the sward isn't over grazed.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	G2A-G2C	N/A	N/A	It may be necessary to re-seed areas of grassland in order to ensure that a sufficient, self-sustainable seed- bank can develop.
D	Cover of bracken Pteridium aquilinum less than 20% and cover of scrub (including bramble) less than 5%.	Yes	G2A-G2C	N/A	N/A	Once established, removal of bracken and scrub should be undertaken throughout the sward to reduce the encroachment of scrub habitats, this should be done by hand or chemical treatment if necessary.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of the Wildlife and Countryside Act (WCA) are present, this criterion is automatically failed.	Yes	G2A-G2C	In the event that there is any time lapse between the deep plough exercise and grassland seeding the fields should be kept free of any vegetation growth (arable weeds etc.) prior to sowing. This can be accomplished through repeated shallow ploughing and / or spraying, through the sensitive use of glyphosate-based chemicals.	N/A	Continued removal of any weeds and appropriate removal of any invasive species.
F	There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	Yes	G2A-G2C	The seed mixture sown into the grassland will provide a diverse grassland sward including a variety of grass and forb species, indicative of the other neutral grassland. Species compositions are included below.	N/A	The species mix will include Yellow Rattle *Rhinanthus minor*, a hemi-parasite of grass species, to ensure that a proper grassland meadow can establish by further reducing the nutrient quality of the Site to increase the suitability for wildflowers to be produced and increase the diversity of the sward.

Additional Management Prescriptions (GH-B01)

Any additional woody material from pruning during woodland management can be used for creating log piles/brash piles and hibernacula for reptile species within the grassland sward.

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Detailed Methods (GH T3D)

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

Action	Relevant Parcels	Timing	Prescriptions
Nutrient stripping	G2A-G2C	Prior to year 0	Initial nutrient stripping is recommended to create a more optimum growing medium to achieve the target grassland. Due to the nature of the current arable cropland, it is considered that nutrient stripping would be best achieved through a total removal of the current vegetation through heavy cuts following by deep ploughing (inversion ploughing). This process would help create a bare and nutrient poor growing medium, suitable for the establishment of a species-rich grassland.
Creation/Sowing	G2A-G2C	Prior to year 0	Following the nutrient stripping, the field should be sown with the identified target seed mix (detailed below). To create a species-rich seed mix suited to the local area, the primary creation exercise will look to utilise a locally sourced seed mix. Subject to consultation with the relevant landowners, this could be obtained through methods such as brush-harvesting of seedbanks of calcareous grasslands within the Lydden Alkham and Swingfield SSSI. In addition to this, an appropriate commercial species-rich seed mix could also be used (E.g. Emorsgate EM5 mix) to further bolster the donor seed-mix, or replace it if one could not be sourced. Any mix will need to include Yellow Rattle *Rhinanthus minor*, a hemi-parasite of grass species, to ensure that a proper grassland meadow can establish and reduce the nutrient quality of the Site. The seed mix mixture would be sown at a rate of 30-40kg/ha (or equivalent for green hay). All sown seeds should be sown during the Autumn ideally, but early-Spring is also acceptable. All sown seeds should be sown on bare and lightly-disturbed ground. The seeds should be rolled following sowing to ensure good contact with the soil. Alternatively green hay (i.e. freshly cut hay) can be used which provides a source of native wildflower species produced within a wildflower rich grassland in the local area. (It may be worth contacting your local Wildlife Trust or Natural England for advice). The hay must be cut only once the seed has started to ripen. Immediately after the hay is cut, spread it thinly onto a prepared seed bed. Carry out work in late July - August but ideally not in drought conditions. Then, either use cattle to trample the seed into the soil (preferable) or use a roller. The species mix should still include yellow rattle to increase species diversity and reduce soil fertility. The initial establishment years are crucial for long term successful establishment of the grassland. Adaptive management will be necessary to address site specific challenges such as ingress of ruderal/aggressive species and change as the wildflower community establishes and develops over the first 10 – 20 years. This typically may involve topping in the first establishment years in the spring/early summer months to reduce ruderal dominance and encourage the sown grasses and plants to tiller. However, this needs to be guided on site and occasionally if establishment is not hindered by ruderal species then the sward can be allowed to develop un-topped until the mid-summer period (this is particularly beneficial if yellow rattle establishes well in the first season.
Establishment	G2A-G2C	Years 1/2	Management of the grassland swards in the first years will involve regular maintenance in order to ensure that seedling development is successful, and that the growth of competitive weed species is controlled. Where required, weeding will be undertaken by hand. Cuttings should be removed immediately from site. For the first few years, it may be necessary to re-seed areas of grassland in order to ensure that a sufficient, self- sustainable seed-bank can develop. Following sowing, the swards will be kept short (for approx. 6 months) such that light can help germination. Swards should be cut three times in the first two years; once each in March, May and September.

Management	G2A-G2C	3 – 30 years	Once the grassland has established, it will be subject to traditional hay meadow management. Assuming that this will be purely through mechanical means (i.e. cutting using a mower), it should be subject to (up to) three cuts per year. The first cut should be undertaken during early-Spring (March) to a height of approximately 70mm, and arisings should be removed from site. The grassland will then need to be left alone to grow during the main flowering season between March – August. The second cut should involve a heavy main summer 'hay' cut, undertaken during August, after flowering. Grassland should be cut to a height of 70mm and all arisings should be left on site for a period of between 5 – 7 days (to allow seeds to drop). After this point, all arisings should be collected and removed. If required, a third cut can then be considered during winter (November – January) to supress any undesirable re-growth and to mimic natural grazing. To provide year-round structural diversity and sheltering opportunities, field margins should be left-uncut / cut on a two-year cycle. Alternatively, managing through cattle grazing can be used once the sward is established and aggressive ruderal species are reduced to low populations, management should aim to avoid cutting/grazing in the growing season (early April to end of July). Livestock should be introduced in late July/early august (or the area may be cut for hay– baled and removed) and aim to remove the seasons growth by early winter. Livestock grazing in the autumn/ early winter, either to graze down the seasons growth or provide follow-up grazing of the aftermath of a hay cut, is particularly recommended as it is the action of hooves that ensure that grass growth does not dominate and that niches/bare ground are created for seedling broad leaved plants to thrive (if the land is only topped then the rate of colonisation of broad leaved plants becomes severely curtailed as topping leaves arisings that rot back down into the soil and will lead to grasses dominating at the expense of the wildflowers). Grazing should aim to achieve a short open sward by late March and timing of grazing should be dictated by ground conditions to avoid poaching. Stock should be removed by 31st March each year at the latest and then reintroduced no earlier than mid/late July. Alternatively, a collection and spread method could be undertaken if the grazing is not possible.
Weed management	G2A-G2C	0-30 years	Problem weeds such as ruderal species including thistles, docks and black grass can be cut/topped and pulled in June before flowering. In the second and subsequent years, the wildflowers will have become established and the sward should have become dense enough to suppress problem weeds such as black grass. Perennial weeds such as docks and thistles may need further treatment to keep them under control. If there are no practical alternatives to herbicide use, careful use of chemicals can be an effective way to control weeds, particularly persistent perennial ones. Herbicides cannot be applied except by a certificated operator. Once the flowers have germinated, spot application of an appropriate herbicide by a hand-held weedwiper or knapsack sprayer will have least effect on other wildlife.

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

Below is a detailed list of species to be included within the sward mix, however, if green hay or brush harvesting is being used, deviations from this mixture may be apparent.

Common Name	Scientific Name	Abundance / %	Comments
Wildflowers		**20**	
Yarrow	*Achillea Millefolium*	1.6	
Lady's Bedstraw	*Galium verum*	1.2	
Musk Mallow	*Malva moschata*	3.4	
Ribwort Plantain	*Plantago lanceolata*	3	
Wild carrot	*Daucus carota*	0.2	
Bird's-foot Trefoil	*Lotus corniculatus*	0.2	
Meadow Buttercup	*Ranunculus acris*	0.4	
Oxeye Daisy	*Leucanthemum vulgare*	1.2	
Tufted Vetch	*Vicia cracca*	0.4	
Yellow Rattle	*Rhinanthus minor*	1.4	
Rough Hawkbit	*Leontodon hispidus*	0.1	
Field Scabious	*Knautia arvensis*	1.4	
Bladder Campion	*Silene vulgaris*	0.3	
Agrimony	*Agrimonia eupatoria*	0.4	
Betony	*Betonica officinalis*	0.2	
Bulbous Buttercup	*Ranunculus bulbosus*	0.5	
Common Knapweed	*Centaurea nigra*	2.40	
Meadow Vetchling	*Lathyrus pratensis*	0.4	

Grasses		**80**	
Sweet Vernal Grass	*Anthoxanthum odoratum*	1.6	
Crested Dog's-tail	*Cynosurus cristatus*	3.2	
Red Fescue	*Festuca rubra*	56	
Quaking Grass (w)	*Briza media*	10.4	
Common Bent	*Agrostis capillaris*	8	
Yellow Oat-grass (w)	*Trisetum flavescens*	0.8	

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 6, Grassland Med High and V. High.

Target Habitat				Lowland Calcareous Grassland		
	Condition Assessment Criteria	Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	G3A-G3C	The removal of top soil to expose the underlying chalk substrate will enhance the opportunities for the chalk grassland to establish and will also strip the top layer of nutrients from the soil. This will allow more calcareous soil favouring plant species to establish and also remove the current unfavourable arable crop seedbank from parcels G3A-G3C. Initial nutrient stripping is recommended to create a more optimum growing medium to achieve the target grassland. This process will help create a bare and nutrient poor growing medium suitable for the establishment of a species- rich grassland. Following suitable site preparation (outlined above), the field would be sown with the identified target seed-mix (either from brush cutting or seed mix Emorsgate EM6 mix or similar). The seed mixture should be sown at a rate of 30-40kg/ha (or equivalent for green hay) including a higher ratio of yellow rattle Rhinanthus minor. All sown seeds should be sown during the Autumn ideally, but early- Spring is also acceptable. All sown seeds should be sown on bare and lightly-disturbed ground. The seeds should be rolled following sowing to ensure good contact with the soil.		Management of the grassland swards in the first years will involve regular maintenance in order to ensure that seedling development is successful, and that the growth of competitive weed species is controlled. Where required, multiple (2 or 3) applications of glyphosate may be required to ensure the removal of Rye grasses within parcel G3B and within the cropland parcels (G3A and G3C). Weeding will be undertaken by hand and with an approved selective herbicide if necessary. Cuttings should be removed immediately from site. For the first few years, it may be necessary to re-seed areas of wildflower grassland in order to ensure that a sufficient, self-sustainable seed-bank can develop. Following sowing, the swards will be kept short (for approx. 6 months) such that light can help germination and establish favourable grass and forb species. Swards should be cut three times in the first two years; once each in March, May and September. Systematic grazing can be introduced, once the grassland is established between 3-5 years (but may be later if establishment is slow), can achieve a varied sward height and species diversity, provided that the sward isn't over grazed.

B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	N/A	N/A	N/A	Once established, the grassland margins should be maintained via annual seed cutting. The cut height should be varied annually with some areas left to be cut lower the following year. Alternatively, systematic grazing can be introduced, once the grassland is established between 3-5 years (but may be later if establishment is slow), can achieve a varied sward height and species diversity, provided that the sward isn't over grazed.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	No	N/A	N/A	N/A	It may be necessary to re-seed areas of grassland in order to ensure that a sufficient, self-sustainable seed- bank can develop.
D	Cover of bracken Pteridium aquilinum less than 20% and cover of scrub (including bramble) less than 5%.	No	N/A	N/A	N/A	Once established, removal of bracken and scrub should be undertaken throughout the sward to reduce the encroachment of scrub habitats. this should be done by hand or chemical treatment if necessary.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of the Wildlife and Countryside Act (WCA) are present, this criterion is automatically failed.	No	N/A	N/A	N/A	Continued removal of any weeds and appropriate removal of any invasive species.
F	There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	Yes	G3A-G3C	The seed mixture sown into the grassland will provide a diverse grassland sward including a variety of grass and forb species, indicative of the other neutral grassland. Species compositions are included below.	N/A	The species mix will include Yellow Rattle *Rhinanthus minor*, a hemi-parasite of grass species, to ensure that a proper grassland meadow can establish by further reducing the nutrient quality of the Site to increase the suitability for wildflowers to be produced and increase the diversity of the sward.

Additional Management Prescriptions (GH-B01)
Any additional woody material from pruning during woodland management can be used for creating log piles/brash piles and hibernacula for reptile species within the grassland sward. Top soil removed to get to the underlying chalk substrate will be incorporated into earth mounds along the western boundary of Long Meadow that will be graded into the remaining grassland parcel to provide basking opportunities for reptiles.

Grassland (Medium, High, and Very High Distinctiveness)

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

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

Action	Relevant Parcels	Timing	Prescriptions
Top soil removal and substrate preparation	G3A-G3C	Prior to year 0	The removal of top soil to expose the underlying chalk substrate will enhance the opportunities for the chalk grassland to establish and will also strip the top layer of nutrients from the soil. This will allow more calcareous soil favouring plant species to establish and also remove the current unfavourable arable crop seedbank from parcels G3A-G3C. This should be undertaken within the winter period (November – February).
Creation/Sowing	G3A-G3C	Prior to year 0	Following the top soil removal, the field should be sown directly on to the underlying substrate with the identified target seed mix (detailed below). To create a species-rich seed mix suited to the local area, the primary creation exercise will look to utilise a locally sourced seed mix. Subject to consultation with the relevant landowners, this could be obtained through methods such as brush-harvesting of seedbanks of calcareous grasslands within the Lydden Alkham and Swingfield SSSI. In addition to this, an appropriate commercial species-rich seed mix could also be used (E.g. Emorsgate EM8 mix or similar) to further bolster the donor seed-mix, or replace it if one could not be sourced. Any mix will need to include Yellow Rattle *Rhinanthus minor*, a hemi-parasite of grass species, to ensure that any remaining areas of high nutrient levels within the soil are reduced to allow targeted species can establish and are not outcompeted by remaining weeds and undesirable grasses. The seed mix mixture would be sown at a rate of 30-40kg/ha (or equivalent for green hay). All sown seeds should be sown during the Autumn ideally, but early-Spring is also acceptable. All sown seeds should be sown on bare and lightly-disturbed ground. The seeds should be rolled following sowing to ensure good contact with the soil. Alternatively green hay (i.e. freshly cut hay) can be used which provides a source of native wildflower species produced within a wildflower rich grassland in the local area, provided it is taken from a lowland calcareous grassland and contains target species for the targeted habitat. (It may be worth contacting your local Wildlife Trust or Natural England for advice). The hay must be cut only once the seed has started to ripen. Immediately after the hay is cut, spread it thinly onto a prepared seed bed. Carry out work in late July - August but ideally not in drought conditions. Then, either use cattle to trample the seed into the soil (preferable) or use a roller. The species mix should still include yellow rattle to increase species diversity and reduce soil fertility. The initial establishment years are crucial for long term successful establishment of the grassland. Adaptive management will be necessary to address site specific challenges such as ingress of ruderal/aggressive species and change as the wildflower community establishes and develops over the first 10 – 20 years. This typically may involve topping in the first establishment years in the spring/early summer months to reduce ruderal dominance and encourage the sown grasses and plants to tiller. However, this needs to be guided on site and occasionally if establishment is not hindered by ruderal species then the sward can be allowed to develop un-topped until the mid-summer period (this is particularly beneficial if yellow rattle establishes well in the first season).
Establishment	G3A-G3C	Years 1/2	Management of the grassland swards in the first years will involve regular maintenance in order to ensure that seedling development is successful, and that the growth of competitive weed species is controlled. Where required, weeding will be undertaken by hand. Cuttings should be removed immediately from site. For the first few years, it may be necessary to re-seed areas of wildflower grassland in order to ensure that a sufficient, self-sustainable seed-bank can develop. Following sowing, the swards will be kept short (for approx. 6 months) such that light can help germination. Swards should be cut three times in the first two years; once each in March, May and September.

Establishment	G3A-G3C	Years 10-15	The establishment of a chalk grassland plant community typically involves at least 2 phases of seeding as the finer /more delicate chalk grassland species will not be able to establish until soil nutrient levels (especially Phosphate 'P' levels) have reduced to Index 0 to 1, and this may take 10 to 15 years. The first phase therefore is simply to introduce a range of robust perennial species with a weak grass mix as detailed in the above section, to include yellow rattle. This will enable a mixed wildflower sward to establish which in time will develop into a weak growing sward composed of fine, non-competitive grasses with a matrix of wildflower species. Successful establishment of yellow rattle will greatly assist in the progression and development of a sward which in time will reach a point will become receptive to the introduction of finer/delicate weak growing chalkland specialists such as common milkwort *Polygalaceae sp.*, fairy flax *Linum catharticum*, yellow wort *Blackstonia perfoliata*, glaucous sedge *Carex flacca*, horseshoe vetch *Hippocrepis comosa*, wild marjoram *Origanum vulgare*, devils bit scabious *Succisa pratensis* and small scabious *Scabiosa columbaria* Introduction of chalk grassland specialists should take the same form as the procedure that has been used in the development of the nearby wildflower grasslands where species can be transferred from site to site through green hay/seed transfer using cut and collect machinery. The proximity of donor sites within a few hundred meters of the Chalksole site provides many opportunities for green hay transfer.
Management	G3A-G3C	3 – 30 years	Once the perennial meadow has established, it will need to be subject to traditional hay meadow management. Assuming that this will be purely through mechanical means (i.e. cutting using a mower), it should be subject to (up to) three cuts per year. The first cut should be undertaken during early-Spring (March) to a height of approximately 70mm, and arisings should be removed from site. The grassland will then need to be left alone to grow during the main flowering season between March – August. The second cut should involve a heavy main summer 'hay' cut, undertaken during August, after flowering. Grassland should be cut to a height of 70mm and all arisings should be left on site for a period of between 5 – 7 days (to allow seeds to drop). After this point, all arisings should be collected and removed. If required, a third cut can then be considered during winter (November – January) to supress any undesirable re-growth and to mimic natural grazing. To provide year-round structural diversity and sheltering opportunities, field margins should be left-uncut / cut on a two-year cycle. Alternatively, managing through cattle grazing can be used once the sward is established and aggressive ruderal species are reduced to low populations, management should aim to avoid cutting/grazing in the growing season (early April to end of July). Livestock should be introduced in late July/early august (or the area may be cut for hay– baled and removed) and aim to remove the seasons growth by early winter. Livestock grazing in the autumn/ early winter, either to graze down the seasons growth or provide follow-up grazing of the aftermath of a hay cut, is particularly recommended as it is the action of hooves that ensure that grass growth does not dominate and that niches/bare ground are created for seedling broad leaved plants to thrive (if the land is only topped then the rate of colonisation of broad leaved plants becomes severely curtailed as topping leaves arisings that rot back down into the soil and will lead to grasses dominating at the expense of the wildflowers). Grazing should aim to achieve a short open sward by late March and timing of grazing should be dictated by ground conditions to avoid poaching. Stock should be removed by 31st March each year at the latest and then reintroduced no earlier than mid/late July.
Weed management	G3A-G3C	0-30 years	Problem weeds such as ruderal species including thistles, docks and black grass can be cut/topped and pulled in June before flowering. In the second and subsequent years, the wildflowers will have become established and the sward should have become dense enough to suppress problem weeds such as black grass. Perennial weeds such as docks and thistles may need further treatment to keep them under control. If there are no practical alternatives to herbicide use, careful use of chemicals can be an effective way to control weeds, particularly persistent perennial ones. Herbicides cannot be applied except by a certificated operator. Once the flowers have germinated, spot application of an appropriate herbicide by a hand-held weedwiper or knapsack sprayer will have least effect on other wildlife.

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

Below is a detailed list of species to be included within the sward mix, however, if green hay or brush harvesting is being used, deviations from this mixture may be apparent.

Common Name	Scientific Name	Abundance / %	Comments
Wildflowers		20	

Yarrow	*Achillea millefolium*	0.50	
Kidney Vetch	*Anthyllis vulneraria*	0.40	
Common Knapweed	*Centaurea nigra*	1.80	
Greater Knapweed	*Centaurea scabiosa*	1.00	
Common Rock-rose	*Helianthemum nummularium*	0.40	
Dropwort	*Filipendula vulgaris*	0.10	
Wild marjoram	*Origanum vulgare*	1.00	
Lady's Bedstraw	*Galium verum*	0.60	
Horseshoe Vetch	*Hippocrepis comosa*	0.20	
Devil's bit Scabious	*Succisa pratensis*	1.00	
Common Milkwort	*Polygala vulgaris*	0.90	
Fairy Flax	*Linum catharticum*	0.10	
Wild Basil	*Clinopodium vulgare*	0.20	
Hairy Violet	*Viola hirta*	2.30	
Ribwort Plantain	*Medicago lupulina*	0.50	
Hoary Plantain	*Plantago lanceolata*	1.80	
Salad Burnet	*Plantago media*	1.00	
Cowslip	*Poterium sanguisorba*	2.80	
Yellow Rattle	*Primula veris*	0.80	
Common Sorrel	*Rhinanthus minor*	1.00	
Small Scabious	*Rumex acetosa*	0.50	
Bladder Campion	*Scabiosa columbaria*	0.10	
Burnet saxifrage	*Pimpinella saxifraga*	0.10	
Grasses		**80**	
Sweet Vernal Grass	*Anthoxanthum odoratum*	2.00	
Quaking Grass (w)	*Briza media*	2.00	
Upright Brome	*Bromopsis erecta*	45.20	
Crested Dog's-tail	*Cynosurus cristatus*	9.60	
Sheep's fescue	*Festuca ovina*	9.60	
Red Fescue	*Festuca rubra*	10.40	
Yellow Oat-grass (w)	*Trisetum flavescens*	1.20	

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 6. Grassland Med High and V. High.

Target Habitat				Lowland Meadow		
	Condition Assessment Criteria	Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	G4A	Given that the existing grassland is going to be retained and modified, retaining the majority of the seedbank, to establish lowland grassland habitat it is considered that no new habitat is going to be created on this parcel of land.	On the existing grassland (G4A), the sward shall be prepared by receiving an initial cut, removing weeds and harrowing/scarifying the surface. Where required, multiple (2 or 3) applications of glyphosate may be required to ensure the removal of injurious weeds within G4A. Weeding will be undertaken by hand and with an approved selective herbicide using a spot applicator. If necessary, more widespread application can be used if coverage of injurious weeds are widespread. Dependent on when target seeds are planned to be sown, the initial cut should reduce the sward to 50mm in either late February/early March (if sown in early spring) or July (if sown in August(preferable)). All arisings should be immediately removed. The ground would then undergo a harrowing process, either utilizing a tractor or quadbike pulled harrow to open up the current grassland so it is more likely that the introduced seedbank will have greater contact with the soil and is more likely to establish without removing the seed bank of desirable grass species already within the grassland. The harrow will also remove dead thatch and lift the vegetation up. The harrowing process will be undertaken on 70% of the current grassland to become bare ground that is ready for new seeds to be sown on top of the bare ground as well as allowing the remaining seedbank to grow evenly within the sward. The remaining 30% of grassland will be scarified utilizing a tractor or quadbike pulled scarifier, allowing some seed dispersal from fully retained plants and promote sward height diversity. Following suitable site preparation (outlined above), the field would be sown with the identified target seed-mix (either from brush cutting, green hay or seed mix Emorsgate EM5 or similar). The seed mixture should be sown at a rate of 30-40kg/ha (or equivalent for green hay).	Management of the grassland swards in the first years will involve regular maintenance in order to ensure that seedling development is successful, and that the growth of competitive weed species is controlled. Where required, multiple (2 or 3) applications of glyphosate may be required to ensure the removal of Rye grasses within baseline G4A and within the cropland parcels. Weeding will be undertaken by hand and with an approved selective herbicide if necessary. Cuttings should be removed immediately from site. For the first few years, it may be necessary to re-seed areas of wildflower grassland in order to ensure that a sufficient, self-sustainable seed-bank can develop. Following sowing, the swards will be kept short (for approx. 6 months) such that light can help germination. Swards should be cut three times in the first two years; once each in March, May and September.

					All sown seeds should be sown during the Autumn ideally, but early-Spring is also acceptable. All sown seeds should be sown on lightly-disturbed ground. The seeds should be rolled following sowing to ensure good contact with the soil.	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	G4A	N/A	N/A	Once established, the grassland margins should be maintained via annual seed cutting. The cut height should be varied annually with some areas left to be cut lower the following year. Alternatively, systematic grazing can be introduced, once the grassland is established between 3-5 years (but may be later if establishment is slow), can achieve a varied sward height and species diversity, provided that the sward isn't over grazed.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	No	N/A	N/A	N/A	It may be necessary to re-seed areas of grassland in order to ensure that a sufficient, self-sustainable seed- bank can develop.
D	Cover of bracken Pteridium aquilinum less than 20% and cover of scrub (including bramble) less than 5%.	Yes	G4A	N/A	Currently no scrub or bracken is present within the sward. Management will be undertaken to continue this.	Once established, removal of bracken and scrub should be undertaken throughout the sward to reduce the encroachment of scrub habitats, this should be done by hand or chemical treatment if necessary.
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of the Wildlife and Countryside Act (WCA) are present, this criterion is automatically failed.	No	N/A	N/A	N/A	Continued removal of any weeds and appropriate removal of any invasive species.

F	There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	Yes	G4A	N/A	The species mix will include Yellow Rattle Rhinanthus minor, a hemi- parasite of grass species, to ensure that a proper grassland meadow can establish by further reducing the nutrient quality of the Site to increase the suitability for wildflowers to be produced and increase the diversity of the sward.	Continued monitoring of sward biodiversity and adaptive management to combat a lack of sward biodiversity through increase green hay or bolstering seed mix to ensure that the 10 per m2 threshold is achieved.

Additional Management Prescriptions (GH-B01)

Any additional woody material from pruning during woodland management can be used for creating log piles/brash piles and hibernacula for reptile species within the grassland sward.

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Detailed Methods (GH-T22)

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

Action	Relevant Parcels	Timing	Prescriptions
Nutrient stripping	G4A	Prior to year 0	On the existing grassland (G4A), the sward shall be prepared by receiving an initial cut, removing weeds and scarifying the surface. Where required, multiple (2 or 3) applications of glyphosate may be required to ensure the removal of Rye grasses and ruderal forbs within G4A. Weeding will be undertaken by hand and with an approved selective herbicide if necessary. Dependent on when target seeds are planned to be sown, the initial cut should reduce the sward to 50mm in either late February/early March (if sown in early spring) or July (if sown in August(preferable)). All arisings should be immediately removed. The ground should then undergo a scarification process, either utilizing a tractor or quadbike pulled scarifier to open up the current grassland so it is more likely that the introduced seedbank will have greater contact with the soil and is more likely to establish without removing the seed bank of desirable grass species already withing the grassland. The scarification process will be undertaken on 70% of the current grassland, allowing some seed dispersal from fully retained plants and promote sward height diversity.
Creation/Sowing	G4A	Prior to year 0	Following the nutrient stripping, the field should be sown with the identified target seed mix (detailed below). To create a species-rich seed mix suited to the local area, the primary creation exercise will look to utilise a locally sourced seed mix. Subject to consultation with the relevant landowners, this could be obtained through methods such as brush-harvesting of seedbanks of calcareous grasslands within the Lydden Alkham and Swingfield SSSI. In addition to this, an appropriate commercial species-rich seed mix could also be used (E.g. Emorsgate EM5 mix) to further bolster the donor seed-mix, or replace it if one could not be sourced. Any mix will need to include Yellow Rattle Rhinanthus minor, a hemi-parasite of grass species, to ensure that a proper grassland meadow can establish and reduce the nutrient quality of the Site. The seed mix mixture would be sown at a rate of 30-40kg/ha (or equivalent for green hay). All sown seeds should be sown during the Autumn ideally, but early-Spring is also acceptable. All sown seeds should be sown on bare and lightly-disturbed ground. The seeds should be rolled following sowing to ensure good contact with the soil. Alternatively green hay (i.e. freshly cut hay) can be used which provides a source of native wildflower species produced within a wildflower rich grassland in the local area. (It may be worth contacting your local Wildlife Trust or Natural England for advice). The hay must be cut only once the seed has started to ripen. Immediately after the hay is cut, spread it thinly onto a prepared seed bed. Carry out work in late July - August but ideally not in drought conditions. Then, either use cattle to trample the seed into the soil (preferable) or use a roller. The species mix should still include yellow rattle to increase species diversity and reduce soil fertility. The initial establishment years are crucial for long term successful establishment of the grassland. Adaptive management will be necessary to address site specific challenges such as ingress of ruderal/aggressive species and change as the wildflower community establishes and develops over the first 10 – 20 years. This typically may involve topping in the first establishment years in the spring/early summer months to reduce ruderal dominance and encourage the sown grasses and plants to tiller. However, this needs to be guided on site and occasionally if establishment is not hindered by ruderal species then the sward can be allowed to develop un-topped until the mid-summer period (this is particularly beneficial if yellow rattle establishes well in the first season.

Establishment	G4A	Years 1/2	Management of the grassland swards in the first years will involve regular maintenance in order to ensure that seedling development is successful, and that the growth of competitive weed species is controlled. Where required, weeding will be undertaken by hand. Cuttings should be removed immediately from site. For the first few years, it may be necessary to re-seed areas of wildflower grassland in order to ensure that a sufficient, self-sustainable seed-bank can develop. Following sowing, the swards will be kept short (for approx. 6 months) such that light can help germination. Swards should be cut three times in the first two years; once each in March, May and September.

Management	G4A	3 – 30 years	Once the perennial meadow has established, it will need to be subject to traditional hay meadow management. Assuming that this will be purely through mechanical means (i.e. cutting using a mower), it should be subject to (up to) three cuts per year. The first cut should be undertaken during early-Spring (March) to a height of approximately 70mm, and arisings should be removed from site. The grassland will then need to be left alone to grow during the main flowering season between March – August. The second cut should involve a heavy main summer 'hay' cut, undertaken during August, after flowering. Grassland should be cut to a height of 70mm and all arisings should be left on site for a period of between 5 – 7 days (to allow seeds to drop). After this point, all arisings should be collected and removed. If required, a third cut can then be considered during winter (November – January) to suppress any undesirable re-growth and to mimic natural grazing. To provide year-round structural diversity and sheltering opportunities, field margins should be left-uncut / cut on a two-year cycle. Alternatively, managing through cattle grazing can be used once the sward is established and aggressive ruderal species are reduced to low populations, management should aim to avoid cutting/grazing in the growing season (early April to end of July). Livestock should be introduced in late July/early august (or the area may be cut for hay– baled and removed) and aim to remove the seasons growth by early winter. Livestock grazing in the autumn/ early winter, either to graze down the seasons growth or provide follow-up grazing of the aftermath of a hay cut, is particularly recommended as it is the action of hooves that ensure that grass growth does not dominate and that niches/bare ground are created for seedling broad leaved plants to thrive (if the land is only topped then the rate of colonisation of broad leaved plants becomes severely curtailed as topping leaves arisings that rot back down into the soil and will lead to grasses dominating at the expense of the wildflowers). Grazing should aim to achieve a short open sward by late March and timing of grazing should be dictated by ground conditions to avoid poaching. Stock should be removed by 31st March each year at the latest and then reintroduced no earlier than mid/late July. Alternatively, a collection and spread method could be undertaken if the grazing is not possible.
Weed management	G4A	0-30 years	Problem weeds such as ruderal species including thistles, docks and black grass can be cut/topped and pulled in June before flowering. In the second and subsequent years, the wildflowers will have become established and the sward should have become dense enough to suppress problem weeds such as black grass. Perennial weeds such as docks and thistles may need further treatment to keep them under control. If there are no practical alternatives to herbicide use, careful use of chemicals can be an effective way to control weeds, particularly persistent perennial ones. Herbicides cannot be applied except by a certificated operator. Once the flowers have germinated, spot application of an appropriate herbicide by a hand-held weedwiper or knapsack sprayer will have least effect on other wildlife.

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

Below is a detailed list of species to be included within the sward mix, however, if green hay or brush harvesting is being used, deviations from this mixture may be apparent.

Common Name	Scientific Name	Abundance / %	Comments
Wildflowers		**20**	
Meadow vetchling	*Lathyrus pratensis*	1.00	
Lady's Bedstraw	*Galium verum*	1.2	
Devil's bit Scabious	*Succisa pratensis*	1.00	
Common Milkwort	*Polygala vulgaris*	0.90	
Pignut	*Conopodium majus*	0.2	
Bird's-foot Trefoil	*Lotus corniculatus*	0.2	
Black knapweed	*Centaurea nigra*	0.4	
Oxeye Daisy	*Leucanthemum vulgare*	1.2	
Wood anemone	*Anemone nemorosa*	0.4	
Yellow Rattle	*Rhinanthus minor*	1.4	
Rough Hawkbit	*Leontodon hispidus*	0.1	
Field Scabious	*Knautia arvensis*	1.4	
Autumn hawkbit	*Agrimonia eupatoria*	0.3	
Agrimony	*Agrimonia eupatoria*	0.4	
Salad Burnet	*Plantago media*	0.5	
Cowslip	*Poterium sanguisorba*	1.00	
Burnet saxifrage	*Pimpinella saxifraga*	0.10	
Common meadow-rue	*Thalictrum flavum*	0.4	
Meadowsweet	*Filipendula ulmaria*	1.00	
Betony	*Betonica officinalis*	0.8	

Orchids (any)		0.6	
Common sedge	*Carex nigra*	0.5	
Grasses		**80**	
Sweet Vernal Grass	*Anthoxanthum odoratum*	1.6	
Crested Dog's-tail	*Cynosurus cristatus*	3.2	
Red Fescue	*Festuca rubra*	56	
Meadow Fescue	*Schedonorus pratensis*	0.8	
Common Bent	*Agrostis capillaris*	8	
Cock's Foot	*Dactylis glomerata*	10.4	

Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Provide details of the approach to delivering each of the targeted condition criteria and hedgerow type. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 8. Hedgerow

Target Hedgerow Type:			Native species-rich hedgerow with trees			
	Condition Assessment Criteria	**Targeted?**	**Relevant Features**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A1	Height >1.5m average along length.	No	HP1-HP4	N/A	N/A	Hedgerows will be allowed to grow tall and wide
A2	Width >1.5m average along length.	Yes	HP12	N/A	The Hedgerow is currently intensively managed to maintain the arable field margins of the Site and therefore have a largely boxy shape. The hedgerows will be managed to increase the width of the hedgerow, promoting a more sympathetically managed hedgerow.	The hedgerows shall be managed on annual rotation, whereby only a third of the hedge shall be cut each year to encourage a dense and diverse hedgerow structure.
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	No	HP1-HP4	Planted hedgerows in double staggered rows will already fill this criterion.	N/A	The hedgerow will also be rejuvenated with additional species when it becomes sparse at the base.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length, and no canopy gaps >5m.	No	HP1-HP4	Hedgerows will be planted in double staggered rows 30 cm apart creating a thick hedgerow.	N/A	Any failing hedgerow plants will be replaced on a like for like basis ensuring a continuous canopy.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: measured from outer edge of hedgerow, and is present on one side of the hedge (at least)	Yes	HP1-HP12	Creation of area based habitats will ensure that ground surrounding hedgerow will be undisturbed.	The removal of the agricultural cropland and replacing this with the planned implementation of grassland, scrub and woodland will provide the 1m width of undisturbed perennial vegetation.	N/A
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Yes	HP1-HP12	N/A	The removal of agricultural cropland and replacing this with nutrient poor soils from the removal of topsoil, planting of yellow rattle and removal of weeds will promote wildflowers and remove nutrient enriched soil indicators outlined within condition C2.	Continued removal of weeds and increase in nutrient poor soils from the planting of yellow rattle will promote the removal of nutrient enriched soil indicator species.
D1	Invasive and neophyte species	No	HP1-HP4	No invasive plant species found on Site.	N/A	Ongoing management and monitoring to avoid invasive species establishing on Site.

	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.					
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	HP1-HP12	N/A	The removal of heavy machinery on Site due to the change in land use no longer requiring agricultural machinery will naturally improve the condition of the ground and stop any damage caused by human activities.	Continued sympathetic management of the Site and removal of heavy machinery will condition to reduce ground damage.
E1	Tree class (applicable to hedgerows with trees only) There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 – 50m of hedgerow.	Yes	HP1-HP12	N/A	Supplementary planting of native tree species and understory scrub, once established, shall be managed on annual rotation, whereby only half of the hedgerow shall be cut each year to encourage a dense and diverse hedgerow structure	The canopy shall be thinned out every three years to ensure light is able to reach the understorey to maintain connectivity.
E2	E2. Tree health (applicable to hedgerows with trees only) At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Yes	HP1-HP12	Supplementary planting of native tree species and understory scrub, once established, shall be managed on annual rotation, whereby only half of the hedgerow shall be cut each year to encourage a dense and diverse hedgerow structure.	N/A	The canopy shall be thinned out every three years to ensure light is able to reach the understorey to maintain connectivity.

Additional Management Prescriptions (HD-B01)

The increase in hedgerow length, density and width outlined above will promote more foraging, commuting and nesting opportunities for dormice. Dense scrub and crowns of ivy within the hedges will also increase habitat suitability for turtle doves.

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

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

Action	Relevant Features	Timing	Prescriptions
Supplementary and creation planting	HP1-HP12	Prior to year 0	Planting of new hedgerow and supplementary planting of existing native species hedgerows with appropriate shrubs and trees. Approximately five woody plants should be planted per meter of hedgerow, in double staggered rows. The size of the whips should be approximately 45-60cm.
Increasing hedge density	HP1-HP12	Spring (Year 1)	Shrubs should be approximately cut to 45-60cm above the ground to promote hedge thickness. Continue to weed around the hedge base throughout summer to prevent competition and water regularly.
Replacement shrubs	HP1-HP12	September - February (Year 1-3)	Some trees and shrubs may have died over the summer and should be replaced on a like-for-like basis to prevent gaps forming.
Long-term management	HP1-HP12	September – February (Year 3-30)	Once the supplementary hedgerow planting has become established, the hedgerows shall be managed on annual rotation, whereby only a third of the hedge shall be cut each year to encourage a dense and diverse hedgerow structure. It is important to avoid the nesting bird season here (March – August) to avoid disturbing nesting birds.

Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Oak	*Quercus sp;*	10	
Hazel	*Corylus avellana*	20	
Hawthorn	*Crataegus monogyna*	15	
Blackthorn	*Prunus spinosa*	15	
Field maple	*Acer campestre*	10	
Holly	*Ilex aquifolium*	10	
Spindle	*Euonymus europaeus*	10	
Honey Suckle	*Lonicera periclymenum*	5	
Dog rose	*Rosa canina*	5	

Pond

Creation, Enhancement and Management Summary (PO-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 18. Pond

Target Habitat:			Pond (Priority habitat)			
	Condition Assessment Criteria	Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Yes	P1	Provision of aquatic and marginal plants will provide good water quality for the ponds. Occasional turbidity is expect if livestock grazing is used.	N/A	Monitoring and appropriate management will be conducted if the water quality is poor. The pond should naturally self-regulate if the plants are successfully implemented into the pond.
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Yes	P1	All ponds provided by the Site will be surrounded by other neutral grassland as part of the project.	N/A	Management achieved following successful grassland implementation
C	Less than 10% of the water surface is covered with duckweed Lemna spp. or filamentous algae.		P1		N/A	Monitoring and appropriate management will be conducted to ensure duckweed and filamentous algae are not present on more than 10% of the water surface.
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Yes	P1	Ponds will be separate from all other waterbodies and will naturally fluctuate with water.	N/A	N/A
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	Yes	P1	Ponds will naturally fluctuate with water and no pipework will flow into the pond.	N/A	N/A
F	There is an absence of listed non-native plant and animal species.	Yes	P1	No garden centre plants will be used to create emergent plant habitats to reduce the risk of non-natives colonising the pond, additionally plants will be sourced from nearby historical dew ponds	N/A	Monitoring and removal of any invasive species will be achieved during monitoring over the 30 years, especially within the first 3 years post creation.
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes	P1	Pond will not be artificially stocked with fish. Ponds will likely dry in the peak of summer to reduce the potential for the ponds to naturally contain fish assemblages.	N/A	N/A
H	In non-woodland ponds: emergent, submerged or floating plants (excluding duckweed)3 cover at least 50% of the pond area which is less than 3 m deep (only applicable to non-woodland ponds)	Yes	P1	A variety of emergent, submerged and floating plants will be used to bolster plants after the first three years if natural succession hasn't been achieved.	N/A	Monitoring and appropriate management will be conducted if emergent, submerged or floating plants are not present within the ponds. Any failed plants will be replaced on a like for like basis.
I	The pond surface of non-woodland ponds is no more than 50% shaded by adjacent trees and scrub.	Yes	P1	No trees or shrubs will be planted around the periphery of the pond allowing 0% shade over the ponds	N/A	This will be monitored over the 30 years, selective removal of trees/shrubs can take

	(only applicable to non-woodland ponds)					place to ensure the pond is no over shaded (beyond the 50% threshold).

Pond

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

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

Action	Relevant Parcels	Timing	Prescriptions
Pond excavation and creation	P1	Prior to year 0	Dig the ponds (0.01ha in size) during a period of dry weather in Autumn. To achieve a historic dew pond, a shallow pond with gently sloped margins and a maximum depth of approximately 1.2m should be dug. A regular circle outline shape is recommended to achieve the historic dew pond habitat. A layer of clay should then be placed as a liner for the pond. If the pond base is made from lime then the clay layer can sit directly on top of it. The lime acts as a barrier for earth worms which otherwise would penetrate the clay. If the pond base is not made from lime, then another barrier is required e.g weed membrane. The clay can then be spread over the pond and then the 'puddling' process can begin. Puddling involves driving a small 360 excavator back and forth across the pond compressing the clay to create a plasticine-like consistency. It is important that the clay isn't too wet and the weather conditions are fine. You can add water to drier clay using a watering can to get the right consistency. Puddling two layers of clay gives a good waterproof layer. The clay liner should be between 6 and 8 inches thick. Once the clay is ready a layer of wheat straw is laid down against the clay. A final layer of stone is then placed over the straw to further protect the clay from drying and also provide protection from the feet of farm animals
Filling of the pond	P1	Year 1-3	The ponds should naturally fill with water from the rain and should begin naturally colonising with flora and fauna. However, to aid in the colonisation of the desired plant species, native vegetation may need to be planted in spring which should include the species detailed below. Seeds can be collected from nearby dew ponds with the landowners permission. Avoid using garden centre plants as they may be contaminated with non-native species
Management of vegetation	P1	September – February (Year 3-30)	Where emergent plants cover more than 50% of the pond surface, these should be removed. If a single species like bulrush *Scirpoides holoschoenus* starts to dominate, remove it as soon as possible being mindful not to remove no more than 25% over a 3-year period. When removing plants: • aim to leave approximately 20% of the emergent * • vegetation; do not remove all the plants of any single species; and • do not remove more than 10% of a pond's marginal plants in any one year. Management of vegetation should be conducted by hand and any removed vegetation should be left by the pond for 24 hours prior to removal to ensure any wildlife can return to the pond.
Further pond management	P1	September – February (Year 1-30 every year)	Monitoring practices pertaining to pond shading, invasive species, duckweed and water quality should be conducted in throughout the project to ensure the pond continues to achieve its targeted good condition.

Pond Species Lists (PO-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Starwort	*Callitriche stagnalis*		Floating surface cover
Broad-leaved pondweed	*Potamogeton natans*		Floating surface cover
Pond water-crowfoot	*Ranunculus peltatus*		Floating surface cover
Tufted forget-me-not	*Myosotis laxa*		Floating surface cover
Reed canary grass	*Phalaris arundinacea*		Tall emergent cover
Watermint	*Mentha aquatica*		Marginal emergent structure
Brooklime	*Veronica beccabunga*		Marginal emergent structure
Soft rush	*Juncus effusus*		Marginal emergent structure
Marsh marigold	*Caltha palustris*		Marginal emergent structure

Scrub

Creation, Enhancement and Management Summary (SC-T01)

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

Target Habitat:			Mixed scrub			
	Condition Assessment Criteria	**Targeted**	**Relevant Parcels**	**Creation approach**	**Enhancement 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	S1A-E	Scrub will be 100% native and contain a variety of five native woody species.	N/A	Habitat parcel will be managed to ensure that the ratio of native species remains above 80% and a single species does not dominate the scrub parcel (more than 75%). Selective removal of species can take place if these ratios are not met.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes	S1A-E	Shrubs will be implemented at one age class at approximately 45-60cm.	N/A	After the habitat has established, natural succession of the habitat will provide a varied age class across the habitat parcel.
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	S1A-E	No invasive species will be planted during the habitat creation phase, ground cover planting will contain similar species to the grassland.	N/A	Monitoring and removal of invasive species will be conducted throughout the 30-year period.
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	S1A-E	Scrub will be implemented as a transitionary habitat between the woodland and the grassland habitats.	N/A	Management will take place to ensure that the scrub does not encroach into the grassland area and outcompete the grassland species.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	S1A-E		N/A	

Additional Management Prescriptions (SC-B01)
Scrub species implemented will provide food sources for dormice to increase range of suitable habitat for dormice within the local area.

Scrub

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

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

Action	Relevant parcels	Timing	Prescriptions
Minor planting	S1A-E	Prior to year 0	Small amounts of supplementary planting should be used to fill in the large gaps between the existing woodland immediately adjacent the Site (Lycak and Browns wood) and hedgerow south of cropland parcel C2A-E and north of cropland parcel C1A-F. Planting should include the woody species detailed below to increase the speed of which the scrub will establish (approximately 45-60cm in height and a density of 200 per hectare within areas of scrub in the central aspect of the Site. Scrub planting required within 50m of the ancient woodland or hedgerow can be left to vegetate through natural succession.
Natural regeneration	S1A-E	Year 0 – 30	The areas of scrub will naturally establish through regeneration and seeds provided by the ancient woodland and hedgerow found on Site. The scrub can generally be left until established to provide natural glades and rides from the varying age classes present and occasional grazing from livestock or mowing following the grassland regime detailed above.
Scrub management: regeneration	S1A-E	Year 5 - 30	If left unmanaged, the scrub will eventually establish into woodland, considering the woodland north and south of the Site and the planned woodland planting. To avoid the woodland establishing within the designated scrub parcels, management is required to avoid encroachment. The below outlines various opportunities to manage the scrub; Rotate the management so there is a mix of young and mature scrub; this ensures more structural diversity and will appeal to a wider variety of species. Low intensity management at regular intervals is generally better and easier than major work every few years. Scrub generally takes about 15 years to reach maturity, therefore coppice 3/15th of your site every third year. Coppicing will also increase the suitability for dormice to use the Site. Various techniques for the control of scrub can be used, including cutting with brushcutters, chainsaws and hand tools, cutting by mowing or flailing, coppicing and thinning, stump removal and grubbing out and grazing/browsing with varying stocking levels and different types of livestock. Leave some scrub as a source of shelter and food and ensure there are patches of tall and short vegetation in and around it, you can also leave some bare ground and deadwood to increase the range of micro-habitats. Time work to minimise the impact on wildlife: do not cut during the bird breeding season (try to do the work between November and February). Scrub should not be cut lower than 15-20cm from ground level to avoid impacts on hibernation dormice.
Scrub management: Invasive species	S1A-E	Year 0 - 30	Control and management of invasive species such as rhododendron should be conducted throughout the 30 year period, with removals taking place by a licensed contractor outside the nesting bird season.

Scrub Species Lists (SC-T03)

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

Common Name	Scientific Name	Abundance / %	Comments
Hazel	*Corylus avellana*		
Hawthorn	*Crataegus monogyna*		
Blackthorn	*Prunus spinosa*		
Bramble	*Rubus fruticosis agg.*		
Gorse	*Ulex europaeus*		
Broom	*Cytisus scoparius*		
Dog rose	*Rosa Canina*		

Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

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

Target Habitat:			Individual trees – rural trees		
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	T1	A selection of native species, in keeping with the local landscape, list of species can be seen below.	N/A	Any failed trees will be replaced on a like-for-like basis.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	T1	N/A	N/A	Minor pruning will be used to ensure canopy cover is continuous.
C	The tree is mature (or more than 50% within the block are mature).	Yes	T1	Trees will be implemented of the same age. Trees will mature over the 30-year time to target condition period.	N/A	Trees will be managed to increase the probability of the trees reaching maturity.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	T1	N/A	N/A	Trees will be managed sympathetically with no heavy machinery used on the Site once habitats have been created. Pruning will be kept to a minimum and only used to increase tree health and strength.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	T1	N/A	N/A	As trees mature, natural ecological niches will establish over time.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	T1	Trees will be implemented within the parcels of other neutral grassland, allowing canopy to over sail the vegetation beneath.	N/A	Management of trees may involve the pruning over lower limbs to ensure a prominent main stem and large canopy is produced.

Individual Trees

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

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

Action	Relevant Features	Timing	Prescriptions
Creation and planting	T1	Prior to year 0	The trees should be planted in the designated areas with at least 10m apart in a zig-zag formation using the pit planting method at approximately 60-90cm tall, to allow the establishment of the planted trees. Trees that follow the boundary of Long Meadow and Little London and Hills should be placed at least 10m from any boundary vegetation to ensure they remain individual trees.
Early management: Competitive vegetation and browsing	T1	Year 0-3	Competitive vegetation can cause reduce the opportunities for natural colonisation to occur. By planting larger tree stocks will reduce the opportunities for competitive vegetation. The planted trees should be managed by removal of noxious weeds around the base of the tree to allow the trees to establish correctly. Due to the presence of cattle within the field as grassland management, a tree guard should be installed on each sapling until it is large enough to not be effected by browsing pressure from cattle.
Early management: Remove tree guards and replacing trees	T1	Year 3-10	Replacement of failed trees should be done on a like-for-like basis. Tree guards can be removed and replaced as soon as they split and should be disposed of correctly and recycled.
Early Management: Formative pruning	T1	Year 3-10 (Winter months)	Encourage the trees to grow upwards rather than outwards once established to help to create a diverse canopy structure. The trees should be pruned in winter when dormant, other than wild cherry which should be pruned during the summer months.
Management: Mature trees	T1	Year 10+	Trees should self-sufficient once they are established. Any surgery/pruning may be required if trees look likely to be falling or growing lopsided, in which a trained arboriculture professional should be consulted.

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Sweet chestnut	*Castanea sativa*		
Oak	*Quercus* sp.		
Crab apple	*Malus sylvestris*		
Hornbeam	*Alnus glutinosa*		
Wild cherry	*Prunus avium*		
Hazel	*Corylus avellana*		
Beech	*Sorbus aucuparia*		
Silver birch	*Betula pendula*		

Woodland

Creation, Enhancement and Management Summary (WO-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 24. Woodland
For each condition row, delete the condition targets that aren't being targeted as necessary.

Target Habitat:			Other broadleaved woodland				
Condition Assessment Criteria			Target Score	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	Age distribution of trees	Three age classes present	3	W1A-G	A mixture of natural colonisation and tree planting will be used to promote a varying degree of age classes within the woodland.	N/A	Priority will be giving to naturally colonising saplings to promote varying age classes across the woodland.
		Two age classes present					
		One age class present					
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	3	W1A-G	Temporary fencing will be installed between the area designated for woodland and the grassland area while cattle grazing is used as a management regime within the grassland to avoid grazing on young trees	N/A	Once the trees are established the fencing can be removed to promote grazing of the woodland within the glades to increase diversity of the sward. If grazing persists to be an issue (likely from deer) at the early establishment phase, tree guards can be used to promote establishment of young trees but should be removed once established
		Evidence of significant browsing pressure is present in 40% or less of whole woodland					
		Evidence of significant browsing pressure is present in 40% or more of whole woodland					
C	Invasive plant species	No invasive species present in woodland	3	W1A-G	No invasive or non-native species are indicated to be planted.	N/A	Any non-native/invasive species will be appropriately treated and removed where necessary.
		Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, other invasive species <10% cover					
		Rhododendron or laurel present, or other invasive species) 10% cover					
D	Number of native trees species	Five or more native tree or shrub species found across woodland parcel	3	W1A-G	Planting schedule dictates 9 native species to be planted within the woodland. This will also be increased by the natural succession of other tree and shrub species within the ancient woodland adjacent.	N/A	Management of established trees and replacement of failing trees will ensure the ratio of tree species within the woodland remains above five species.
		Three to four native tree or shrub species found across woodland parcel					
		Two or less native tree or shrub species present across woodland parcel					
E	Cover of native tree	>80% of canopy trees and >80% of understorey shrubs are native	3	W1A-G	Only native species appropriate for the area will be planted. Natural	N/A	
		50 – 80% of canopy trees and 50-80% of understorey shrubs are native					

	and shrub species	<50% of canopy trees and <50% understorey shrubs are native			succession of woody species within the ancient woodland adjacent to the Site over the 30 year period.		Any non-native/invasive species will be appropriately treated and removed where necessary.
F	Open space within woodland	0-20% of woodland has areas of temporary open space. Unless woodland <10ha in which case 0-20% temporary open space is permitted.	3	W1A-G	Woodland will be less than 10ha so 0-20% open space permitted.	N/A	Natural glades will be promoted through the use of naturally woodland succession over the 30 years.
		21-40% of woodland has areas of temporary open space					
		<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.					
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth	3	W1A-G	N/A	N/A	Priority will be giving to naturally colonising saplings to promote varying age classes across the woodland. Selective coppicing of hazel and some oak trees will provide further woodland regeneration.
		One or two classes only present in woodland					
		No classes or coppice regrowth present in woodland					
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	3	W1A-G	N/A	N/A	Monitoring for pests and disease throughout the 30-year period.
		11% to 25% mortality and/or crown dieback or low risk pest or disease present					
		Greater than 25% tree mortality and or any high risk pest or disease present					
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	2	W1A-G	N/A	N/A	Natural succession to occur of NVC flora within the ancient woodland adjacent to the Site over the 30-year period.
		Recognisable NVC plant community at ground layer present					
		No recognisable NVC plant community at ground layer present.					
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland	2	W1A-G	N/A	N/A	A mixture of natural colonisation, tree planting and coppicing will be used to promote a varying degree of age classes and vertical structure within the woodland.
		Two storeys across all survey plots					
		One of less storey across all survey plots					
K	Veteran trees	Two of more veteran per hectare	1	W1A-G	N/A	N/A	Veteran trees will not have established within the 30-year period of management. Continued appropriate management of the woodland may eventually produce veteran trees.
		One veteran tree per hectare					
		No veteran trees present in woodland					
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems and stumps, or an abundance of small cavities.	2	W1A-G	N/A	N/A	All pruned/coppiced native woody material should be left on site to provide brash and log piles to promote decaying wood within the
		Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing					

		deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities. Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.					woodland to increase the biodiversity value of the Site for fungi and other wildlife. Minimal pruning will take place to allow wood to naturally decay and provide standing deadwood within the woodland.
M	Woodland disturbance	No nutrient enrichment or damaged ground evident Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground	3	W1A-G	Removal of ruderal vegetation during the habitat creation phase/ planting will take place to avoid competition between saplings and ruderal vegetation.	N/A	Natural succession to occur of NVC flora within the ancient woodland adjacent to the Site over the 30-year period.

Additional Management Prescriptions (WO-B01)

Coppiced management (detailed within section WO-T02) will be used to provide greater opportunities for dormice by the increasing the density of the understory within the woodland that increases the production of food sources (nuts) as well as suitable nesting and sheltering habitat.

Woodland

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

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

Action	Relevant Parcels	Timing	Prescriptions
Creation	W1A-G	Prior to year 0	The establishment of the woodland will utilise two methods to promote the development of a complex woodland. The location of the ancient woodland north and south of the Site provide an appropriate seed source for natural colonisation to occur, as well as provide suitable trees for the soil. However, this can take time and could be negatively affected by the cattle grazing management for the grassland. Therefore, to increase the speed and establishment of the woodland, selective planting will also be used. The trees should be planted using the pit planting method at density of 1100 per hectare at approximately 60-90cm tall, to allow the establishment of the planted trees as well as allowing natural colonisation to occur.
Early management: Competitive vegetation and browsing damage	W1A-G	Year 0-10	The process of natural colonisation will take time and should ideally be left unmanaged. However, competitive vegetation can reduce the opportunities for natural colonisation to occur. By planting larger tree stocks (60-90cm tall) and increasing the density of planting will increase the speed of canopy closure and reduce the opportunities for competitive vegetation. The planted trees should be managed by removal of noxious weeds around the base of the tree to allow the trees to establish correctly. Due to the presence of cattle within the field as grassland management, the area designated for woodland should be fenced off temporarily to avoid browsing on the young trees while the woodland is establishing.
Establishment: Aftercare	W1A-G	Year 0-10	Replacement of failed trees should be done on a like-for-like basis unless evidence of successful natural colonisation is established. The management of competitive vegetation and protection from grazing and browsing pressure will need to continue until acceptable levels of tree establishment are achieved. It is important that the measures put in place to initiate woodland creation are maintained. If grazing pressure from deer and cattle continue to be an issue for established trees, individual tree protection (guards, tubes and shelters) should be regularly checked during the early years of establishment to ensure that they are correctly staked (upright) and functioning effectively (firmly in contact with the soil and weed-free). Poor maintenance of tree protection limits the successful establishment of trees, is unsightly, and can contribute to pollution of the environment (e.g. from microplastics as plastic-based guards break down). Fencing, tubes, guards and shelters should be removed at the earliest opportunity when they have completed their function.
Management: Promoting structural complexity	W1A-G	Year 10-15	Most thinning and coppicing should be considered once trees are more established and may coincide with the removal of any remaining tree guards or shelters and the maintenance or removal of fencing. Thinning and coppicing interventions in the establishment phase should aim to promote a diversity in stem density, stem diameter, tree forms and growth rates. This will set the site on a trajectory towards the structural complexity that is characteristic of old-growth woodland Variation in stem density and diameter is an indicator of wildlife value and an important contribution to nature recovery. This diversity in structure also provides the most benefit for establishing dormouse habitat, special consideration for coppicing should be on dormice food sources such as hazel and some oak. To maximise complexity for nature recovery, follow a variable density-thinning approach. This highly selective and irregular approach aims to accentuate variation across a site – maximising differences in growth rates and ensuring the widest array of conditions. It involves leaving some areas as denser groves and being highly selective and irregular about thinning elsewhere, so that some patches are considerably more open (like small, temporary glades or coppice coupes up to 0.25–0.5ha), but not clearly delineated. In groves with high stem density, competition suppresses growth; whereas in more open areas, trees will usually grow more rapidly in the absence of significant crown competition. The latter become open grown trees with larger diameter stems and greater structural complexity in their crowns.

			All pruned/coppiced native woody material should be left on site to provide brash and log piles to promote decaying wood within the woodland to increase the biodiversity value of the Site for fungi and other wildlife.
Management: Removal of invasive/ non-native species and pest/disease management	W1A-G	Year 0-30	Control and management of invasive species such as rhododendron should be conducted throughout the 30 year period, with removals taking place by a licensed contractor outside the nesting bird season. Monitoring for pests and disease within trees as well as appropriate removal of diseased plants throughout the 30 year period.
Establishment: ground flora	W1A-G	Year 20+	The proximity of the ancient woodlands to the south and north of the Site should provide suitable seed resources for NVC indicator species and other woodland field layer species to naturally success after the canopy has closed. Open glades can be managed by allowing the grazing of the cattle within the grassland area to produce a patchier vegetation which can be beneficial in all the structural components of the design, but especially important in maintaining ground layer and scrub in glades and open wooded habitats

Woodland Species Lists (WO-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
English oak	*Quercus robur*	28	
Hazel	*Corylus avellana*	20	
Sweet chestnut	*Castanea sativa*	10	
Silver birch	*Betula pendula*	5	
Field maple	*Acer campestre*	10	
Wild cherry	*Prunus avium*	10	
Hornbeam	*Carpinus betulus*	10	
Holly	*Ilex aquifolium*	2.5	
Beech	*Fagus sylvatica*	2.5	
Goat willow	*Salix caprea*	1	
'Lobel' Elm	*Ulmus lobel*	1	

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

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
26/03/2024	Woodland	Newly planted trees failing to establish	10% of targeted number of newly planted trees found to be dead during years 1-10.	Plant a larger number of trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis
26/03/2024	Woodland	Significant browsing pressure from cattle or deer are too intensive and cause browsing damage on seedlings and saplings.	Evidence of browsing pressure identified during the auditing reports or during on Site management.	Installation of tree guards on seedlings and saplings until they have become established and then protection can be removed.
26/03/2024	Woodland	Noxious weeds outcompeting tree saplings, leading to the tree failure.	Noxious weeds/ruderal growth grows taller than the trees within the woodland parcel.	Appropriate cutting back of noxious weeds/ruderal growth around the base of the tree as well as appropriate use of herbicide if necessary.
26/03/2024	Grassland	Flora indicative of a sub optimal condition identified within the habitat conditions sheets are greater than 5% of the sward.	Quadrat surveys to be used to identify the ratio of sub optimal condition indicators during the yearly auditing surveys for the first 5 years.	Increase in ratio of yellow rattle planting to reduce the fertility of the soil to promote wildflowers developing within the sward. If sub optimal indicators are persistent then minimal and sensitive use of herbicide can be used.
26/03/2024	Scrub	Parcel of scrub naturally colonises into woodland from lack of management.	Encroachment of trees within the woodland parcel to the scrub parcel identified and mature trees begin to canopy over understorey.	Selective removal/coppicing of trees within the scrub will avoid the woodland from establishing within the scrub parcel.
26/03/2024	Pond	Encroachment of trees/ scrub within 10m buffer of the ponds creating +50% shading of the pond surface area.	To be identified when conducting yearly habitat conditions assessments on the pond.	Selective removal of trees within 10m of the ponds to reduce shading on the pond and promote pond health.
26/03/2024	Pond	Duckweed and filamentous algae occupy more than 10% of the pond surface.	To be identified when conducting yearly habitat conditions assessments on the pond.	Monitoring and appropriate management will be conducted duckweed and filamentous algae are present on more than 10% of the water surface.
26/03/2024	All habitats	Establishment of invasive species.	Identification of any invasive species present on Site during the auditing reports or during on Site management. A list of invasive species to be aware of can be provided if necessary.	Appropriate removal of invasive species from a trained professional

3. Monitoring Schedule

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

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

The monitoring strategy for the different habitats proposed to be created on Site will involve an updated habitat conditions assessment to compare against the criteria targeted within this report. The habitat conditions assessment will also involve a species list to compare against the targeted species list identified within the report as well as giving suggestions on further management requirements to ensure the continued progression towards the targeted condition. This will include before and after photos (before identified within the Biodiversity Gain Report ref BioC23-126 (Biodiverse Consulting, 2024). The Site visits will also identify if any remedial measures are required identified within the risk register.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland Parcel G2A-G2C	Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m2 to compare against the UKHab habitat criteria used to conduct the condition assessment. Complete a habitat conditions assessment to identify areas where the project may be falling short compared to the habitat conditions assessment within this report.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August during the peak growing season.
Lowland calcareous grassland Parcel G3A-C	Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m2 to compare against the UKHab habitat criteria used to conduct the condition assessment. Complete a habitat conditions assessment to identify areas where the project may be falling short compared to the habitat conditions assessment within this report.	Annually from years 1-5, years 6 and 8, then every 5 years. Surveys to be completed between May and August during the peak growing season.
Lowland meadows G4A	Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m2 to compare against the UKHab habitat criteria used to conduct the condition assessment. Complete a habitat conditions assessment to identify areas where the project may be falling short compared to the habitat conditions assessment within this report.	Annually from years 1-5, years 6 and 8, then every 5 years. Surveys to be completed between May and August during the peak growing season.
Hedgerow All hedgerow parcels	Complete a habitat conditions assessment to identify areas where the project may be falling short compared to the habitat conditions assessment within this report. Compiling a species list to compare against the species list identified within this report.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August during the peak growing season.
Ponds priority habitat Parcel P1	Complete a habitat conditions assessment to identify areas where the project may be falling short compared to the habitat conditions assessment within this report. Compiling a species list to compare against the species list identified within this report.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August during the peak growing season.
Scrub Parcel S1A-E	Complete a habitat conditions assessment to identify areas where the project may be falling short compared to the habitat conditions assessment within this report. Compiling a species list to compare against the species list identified within this report.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August during the peak growing season.
Woodland Parcel W1A-W1G	Complete a habitat conditions assessment to identify areas where the project may be falling short compared to the habitat conditions assessment within this report. Compiling a species list to compare against the species list identified within this report.	Annually from years 1-5, years 6 and 8, then every 5 years. Surveys to be completed between May and August during the peak growing season.
Individual trees Parcels T1	Complete a habitat conditions assessment to identify areas where the project may be falling short compared to the habitat conditions assessment within this report. Compiling a species list to compare against the species list identified within this report.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August during the peak growing season.

Monitoring Reports

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

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Monitoring reports will follow the guidance set by Dover District Council, Habitat Banks with habitats of low and moderate technical difficulty (as set out in the Biodiversity Metric)Years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30. For Habitat Banks with habitats of high technical difficulty (as set out in the Biodiversity Metric), Years 1, 2, 3, 4, 5, 6, 8, 10, 15, 20, 25, 30.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Suitably qualified ecologist	Dover District Council

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

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	November	Report on results of initial grassland, pond, hedgerow, woodland and scrub creation/enhancement measures.
Y2	September	November	Report on results of establishment of grassland, pond, hedgerow, woodland and scrub creation/enhancement measures.
Y3	September	November	Report on results of establishment of grassland, pond, hedgerow, woodland and scrub creation/enhancement measures.
Y4	September	November	Report on results of establishment of grassland, pond, hedgerow, woodland and scrub creation/enhancement measures.
Y5	September	November	Report on results of establishment of grassland, pond, hedgerow, woodland and scrub creation/enhancement measures.
Y6	September	November	Report on grassland (only lowland calcareous grassland, lowland meadow and woodland).
Y8	September	November	Report on grassland (only lowland calcareous grassland, lowland meadow and woodlan).
Y10	September	November	Report on results of establishment of grassland, pond, hedgerow, woodland and scrub creation/enhancement measures.
Y15	September	November	Report on results of establishment of grassland, pond, hedgerow, woodland and scrub creation/enhancement measures.
Y20	September	November	Report on results of establishment of grassland, pond, hedgerow, woodland and scrub creation/enhancement measures.
Y25	September	November	Report on results of establishment of grassland, pond, hedgerow, woodland and scrub creation/enhancement measures.
Y30	September	November	BNG Audit to identify if the target condition has been reached.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Adaptive management can be achieved throughout the monitoring process for the habitat bank. By informing the habitat management team on the potential risk factors identified within section PM-T02 a feedback loop can be achieved between the onsite management, the ecologist and the reviewing body. This can then be monitored during auditing surveys and reports to identify if the remedial works have been achieved and the risk has been reduced or removed to ensure that the Site reaches its target condition. This can also be achieved by the use of expertise to also monitor the condition of the Site and identify indicator species within each parcel to ensure the continued progress towards reaching the required target condition.

4. Additional Information

BIODIVERSE CONSULTING

Key

— RLB

Google Satellite

Appendix I: Site location plan
Project Name: Chalksole Habitat Bank
Project Reference: BioC23-126
Date: 11/10/2024
Author: [redacted]

Image reproduced from Google Satellite

0 100 m

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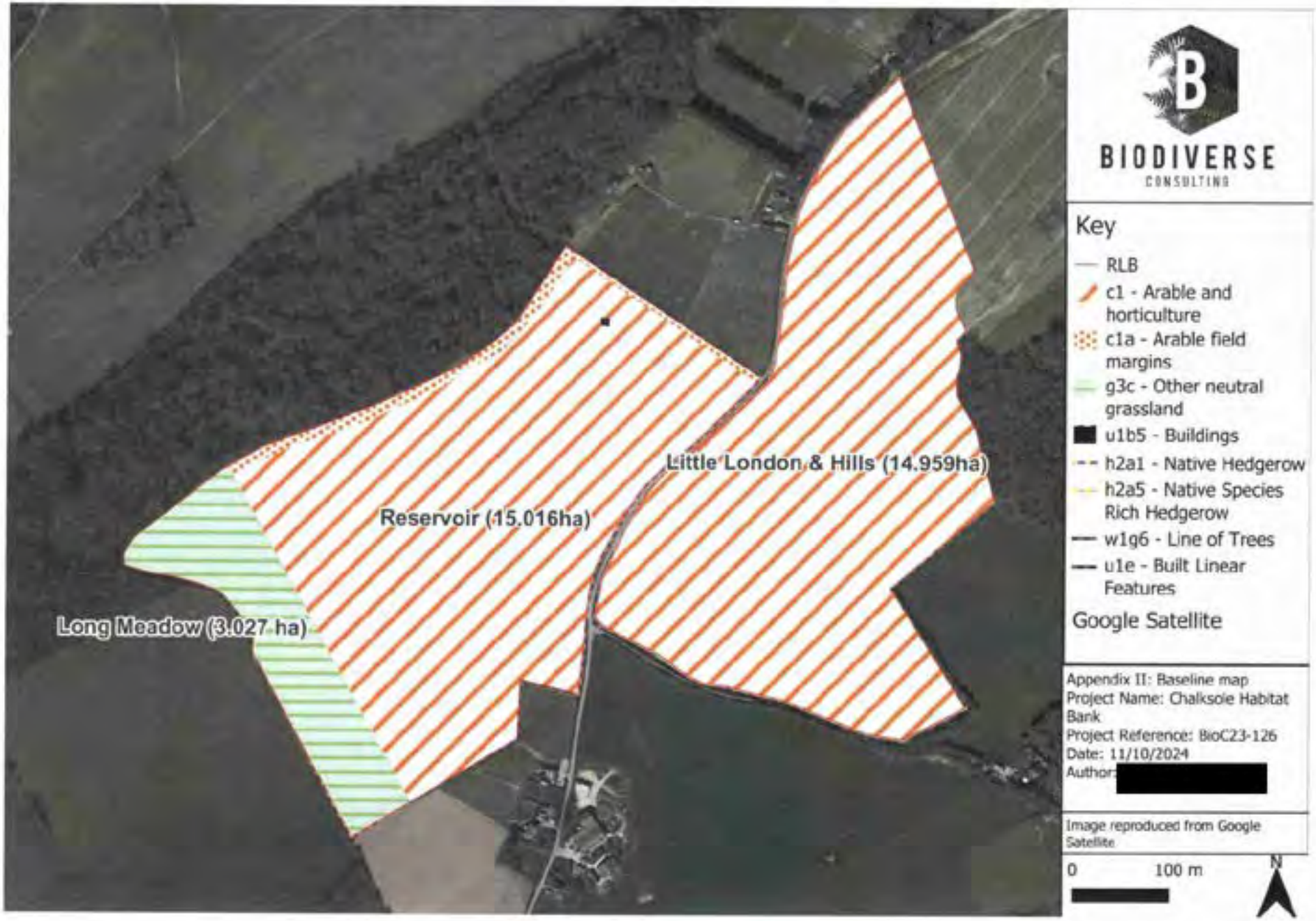
plugin). Map data© Google


Little London & Hills (14.959ha)
Reservoir (15.016ha)
Long Meadow (3.027 ha)
BIODIVERSE
CONSULTING
Key
RLB
c1 - Arable and horticulture
c1a - Arable field margins
g3c - Other neutral grassland
u1b5 - Buildings
h2a1 - Native Hedgerow
h2a5 - Native Species Rich Hedgerow
w1g6 - Line of Trees
u1e - Built Linear Features
Google Satellite
Appendix II: Baseline map
Project Name: Chalksole Habitat Bank
Project Reference: BioC23-126
Date: 11/10/2024
Author: [redacted]
Image reproduced from Google Satellite
0
100 m
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BIODIVERSE
CONSULTING

Key

- g2 - Calcareous grassland
- g3a - Lowland meadows
- g3c - Other neutral grassland
- h3h - Mixed scrub
- r1g - Other standing water
- u1b5 - Buildings
- w1g - Other broadleaved woodland
- h2a6 - Native Species Rich Hedgerow with trees
- Access track
- RLB
- Small

Google Satellite

Appendix III: Habitat Bank plan
Project Name: Chalksole Habitat Bank
Project Reference: BioC23-126
Date: 11/10/2024
Author: [redacted]

Image reproduced from Google Satellite

0 100 m

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BIODIVERSE CONSULTING

Key

- g2 - Calcareous grassland
- g3a - Lowland meadows
- g3c - Other neutral grassland
- h3h - Mixed scrub
- r1g - Other standing water
- u1b5 - Buildings
- w1g - Other broadleaved woodland
- h2a6 - Native Species Rich Hedgerow with trees
- RLB
- Access track
- Small

Habitat, condition & parcel refs

Google Satellite

Appendix IV: Habitat reference map
Project Name: Chalksole Habitat Bank
Project Reference: BioC23-126
Date: 11/10/2024
Author: [redacted]

Image reproduced from Google Satellite

0 100 m

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BIODIVERSE CONSULTING

Key

- h2a6 - Native Species Rich Hedge
- RLB
- Small

Habitat, condition & parcel refs

Google Satellite

Appendix VI: Hedgerow reference map
Project Name: Chalksole Habitat Bank
Project Reference: BioC23-126
Date: 11/10/2024
Author: [redacted]

Image reproduced from Google Satellite

0 100 m

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Key

- RLB
- g2 - Calcareous grassland
- g3a - Lowland meadows
- g3c - Other neutral grassland
- h3h - Mixed scrub
- r1g - Dew pond
- u1b5 - Buildings
- w1g - Other broadleaved woodland
- h2a6 - Native Species Rich Hedgerow with trees
- Small tree
- Habitat, condition & parcel refs

Google Satelite

Appendix V: Habitat condition map
Project Name: Chalksole Habitat Bank
Project Reference: BioC23-126
Date: 11/10/2024
Author: [redacted]

0 100 m

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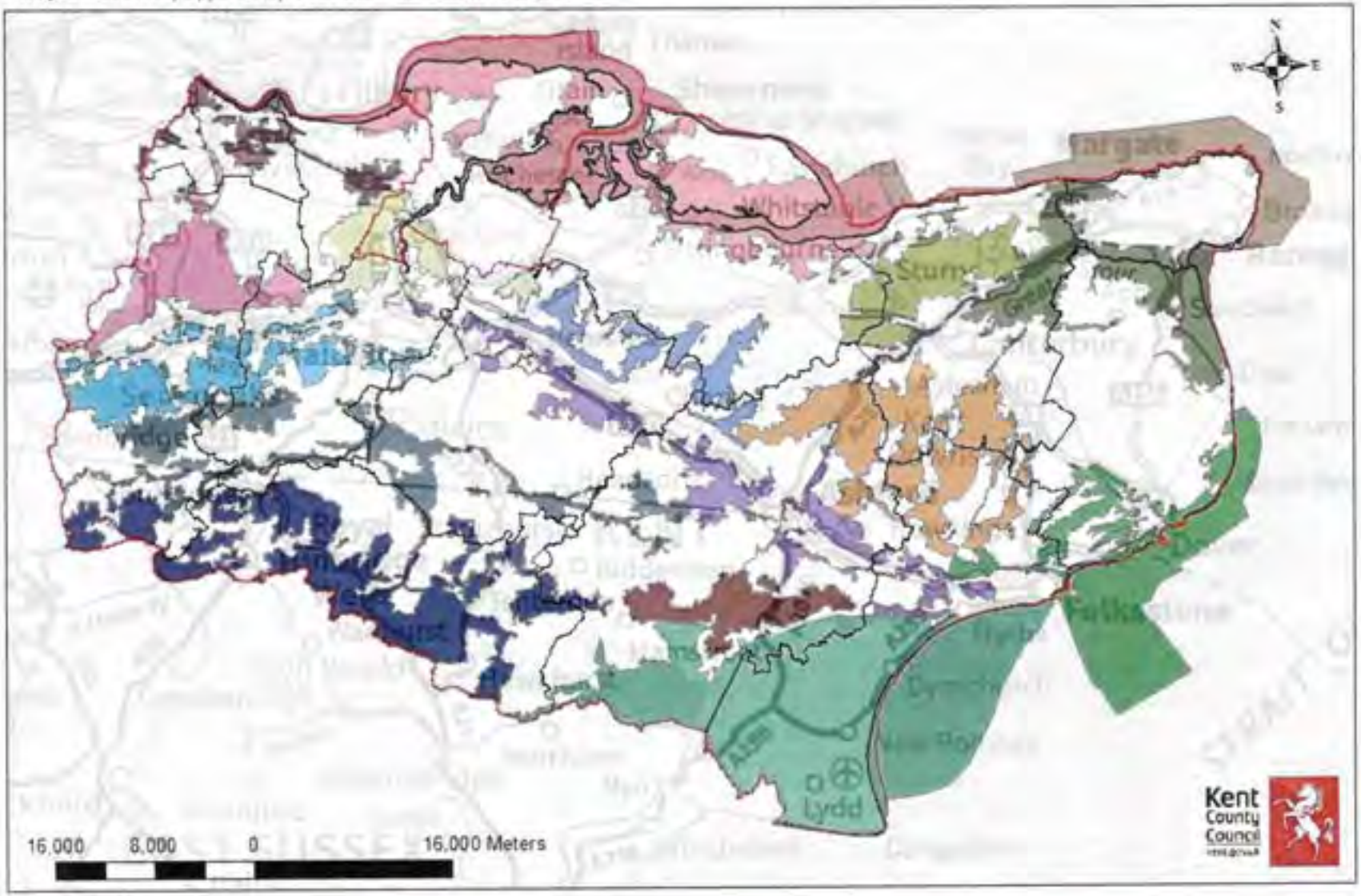
Map 2. Biodiversity Opportunity Areas within Kent and Medway.



Legend

- Central North Downs
- Dover & Folkestone Cliffs & Downs
- East Kent Woodlands & Downs
- Greensand Heaths & Commons
- High Weald
- Low Weald Woodland
- Lower Stour Wetlands
- Medway & Low Weald Grassland & Wetland
- Medway Gap & North Kent Downs
- Mid Kent Downs Woods & Scarp
- Mid Kent Greensand & Gault
- North Kent Marshes
- Romney Marshes
- Thames-side Green Corridors
- Thanet Cliffs & Shore
- The Blean

Introduction

Chalksole Farm occupies land within the East Kent Downs Landscape Character Area, part of the eastern section of the Kent Downs National Landscape (formerly the Kent Downs Area of Outstanding Natural Beauty), a landscape designated for its natural beauty and special character.

The land encompasses a broad section of plateau, typical of the downland scenery where, the 'ridge top' topography is characterised by clay with flints and acidic/neutral soils, lying above and between the network of dry valleys that furrow the hinterland country of the downs. The land is notable in this respect in that its situation is positioned immediately above three dry valleys systems; the Warren/Lydden dry valley to the north, the head of the Waterseud dry valley to the east and the Alkham valley slightly further to the south.

Occasionally, where the plateau drops away into the dry valley sides, fringes of a more calcareous influence to the soil show through and it is probable that such a situation exists in part along the western boundary of Reservoir Field where the field level gradually descends towards the boundary of Lyoak Wood.

Historical setting

Historically these downland plateaus supported acid grasslands and heathy 'wastes', forming areas of shared grazing/commons and pasturage between neighbouring settlements and parishes as the current day settlement pattern of the downs gradually developed in the early anglo saxon period. Whilst most of these heaths and commons have disappeared through successive periods of enclosure over the course of many centuries, (Stelling Minnis representing the last surviving common still largely intact), their former status is still sometimes preserved in place and field names. In east kent the term 'Minnis' was commonly used to describe these heathy commons and the land near Chalksole provides an example of this lost landscape. Documents in the 19th and earlier

centuries refer to a portion of land known as Cocklescombe Minnis, an area of common associated with the Cocklescombe, a lost manor of the nearby village of Lydden. The manor more than likely existed on the western/Chalksole side of Lydden parish and 1840's tithe map and earlier land terrier documents clearly refer to an area of 'minnis' in the vicinity of the current hamlet of Little London. It is very possible that the eastern side of the Chalksole land was included with the 'minnis'/common area and would have therefore supported a vegetation community typical of these commons, including a mosaic of bracken, gorse, broom amongst a 'heathy' sward of acid loving grasses and plants.

Chalksole itself also typifies another place name element typical of the downland countryside. The term 'sole' occurs almost exclusively in the kent downs and is believed to denote ponds and muddy pools used for watering livestock in the early settlement history of the downs. The 'soles' of the downs typically occur on the plateau country where the heavy clay with flints soils are more water retentive and areas of standing water in the form of ponds and pools occur.

Existing land use and habitats on Chalksole Farm

The land at Chalksole formerly supported a dairy farm based at Chalksole Farm, but in more recent years the farm has been given over to arable farming. Hay/pond field supports one of the former dairy pastures, typified by an improved grassland sward. Long Meadow is also under permanent grassland and is taken as a hay crop. Little London and Hills, and Reservoir Fields are currently under arable cropping.

- Hedgerows

The network of hedgerows is still fairly well preserved on the roadside boundaries of the fields and relic sections of former hedgerows exist in parts on other field boundaries. Thicker shaws/shaws are largely absent but exist within the surrounding countryside, another characteristic feature of the kent downs landscape.

- Woodland

The SSSI woodland immediately adjacent to the site (Lydde Wood unit 10) and Browns Wood (unit 6) support an ancient woodland community with ash and hazel being the common coppiced species with some field maple, hornbeam and sweet chestnut under pedunculate oak standards. Other trees

and shrubs include wild cherry, birch, hawthorn, blackthorn and also wayfaring-tree and dogwood on the calcareous soils. There is some dense hawthorn scrub in places.

Species interest

The hedgerows on the land support breeding yellowhammer which is a common breeding species in the surrounding countryside along with linnet, whitethroat and skylark. Grey partridge are occasionally observed on the grasslands adjacent to Lyoak Wood and barn owl is present within the Lyoak valley. The woodlands adjacent to the land support a wide range of breeding birds including nuthatch, treecreeper, bullfinch, greater spotted woodpecker and marsh tit.

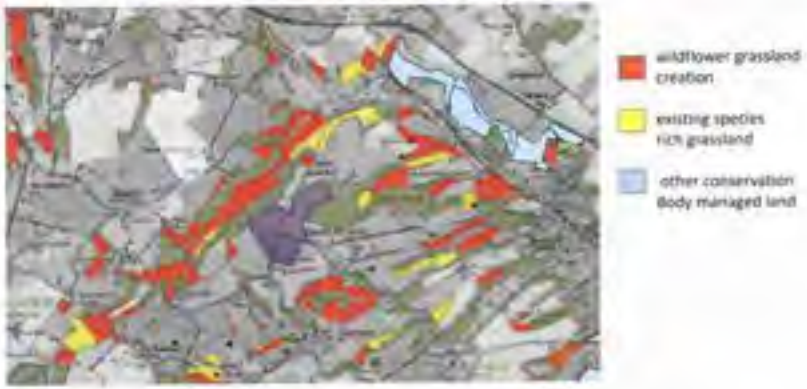
Butterfly species in the neighbouring species rich grasslands in the Lyoak and Watersend valleys (restored and created) include small heath, dingy skipper, small copper, green hairstreak, wall, adonis blue, chalkhill blue, small blue and silver spotted skipper. White admiral is present within the adjacent Browns Wood. A joint bat monitoring project between Kent Bat Group and Natural England in 2020 and 2021 showed serotine, myotis species, noctule, brown long eared, pipistrelle and soprano pipistrelle all present within the grasslands around Lyoak Wood and the Watersend valley.

Static bat surveying and extract from Lydak Wood valley

Pubic Rights of Way cross a number of the fields.

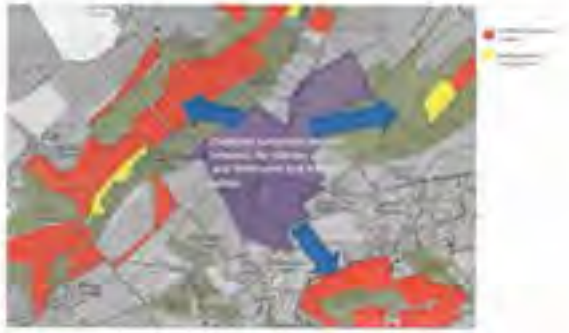
Current land management initiatives in the surrounding landscape

Over the last 25 years the dry valleys and plateau lands of the east kent downs have formed the focus of a Natural England landscape recovery project building a large landscape of wildflower rich grasslands, piece by piece, working with farms to create the network over time. This has enabled the entire Warren valley from Lydden to Reinden Wood to be restored as 3 mile stretch of uninterrupted wildflower grasslands which continues further south of Lydden village into the Watersend valley forming a 4 mile corridor. Similar work in the Alkham valley and on the plateau country immediately to the west of Chalksole means that a large contiguous area of wildflower rich grasslands encompassing chalk, acid and neutral soils now exists framed within a lattice work of ancient woodland, hedgerows and shaws/shaves.



Newly created grasslands within the Warren, Lydden, Alkham and Watersend valleys

Chalkside is **strategically significant** as it offers the unique opportunity to form a direct link between the wildflower grassland restoration work in the Warren/Lydden valley with the Watersend valley and extend the plateau grassland restoration work immediately to the west. It sits, bounded on three sides, by areas of long term grassland restoration work. Furthermore it offers the opportunity to link two 'arms' of the Lydden, Alkham and Swingfield Woods SSSI, being able to provide a new link of woodland planting.



Proposal

The proposal outlined below draws on the various elements described above, seeking to provide a balance of habitats that echo historical land use and landscape features, whilst optimising the potential to add significant complimentary and linking habitat to complete a critical piece of the jigsaw of the Natural England landscape scale habitat restoration project.

- The habitat elements

The general aim is to create a range of habitats across the open areas with grassland types underpinning an irregular mosaic of scrub and ponds and so re-create the landscape elements of a heath/common habitat. A band of new woodland on a rough east-west alignment will add a focal point and provide the connectivity between the woodland SSSI's.

The acidic loamy soils lend themselves to creating a **lowland dry acid grassland plant community**, characterised by fine grasses such as sweet vernal grass, sheeps fescue, crested dogtail, slender creeping red fescue, common bent with a broadleaved plant assemblage of plants such as common sorrel, lady's bedstraw, common knapweed, meadow vetchling, yarrow, ribwort plantain, birdsfoot trefoil, greater birdsfoot trefoil, field scabious, tufted vetch, oxeye daisy and others. Yellow rattle should be included as this will thrive in the more neutral/clay areas of the fields. Yellow rattle currently exists in the grasslands neighbouring the western boundary of Reservoir Field and it also exists throughout the created and restored grasslands throughout the length of the Warren/Lydden

valley. Being semi parasitic on grasses, it will accelerate the development of a herb rich sward. Establishment of this mix has been targeted for the current arable fields ; Reservoir and Little London/Hills, where seeding into the bare ground will facilitate a higher degree of establishment. Long Meadow, currently under grass, may need to be tackled slightly differently but the presence of yellow rattle in the adjacent field and the less vigorous sward should still be targeted for development into a grassland with an acidic influence. With the proximity of a diverse butterfly fauna in the nearby grasslands, species such as dingy skipper, small copper, wall brown and green hairstreak should readily colonise once the sward develops.

Other neutral grassland has been targeted for the ex-dairy pastures in Hay/Pond field where more attention will need to be given to the current grass sward and measures to reduce the grass vigour will need to be explored to facilitate the development of a moderate diversity neutral grassland sward over time. Yellow rattle is recommended as an initial species.

Lowland calcareous grassland has been suggested on the north western boundary of Reservoir Field where the land drops away towards the edge of Lyoak Wood and where a calcareous influence to the soil is likely to be present.

Mixed scrub has been suggested as a means of restoring the 'heathy' nature of the historic landscape, with species such as gorse and broom dotted in pockets amongst the open grasslands. These will provide useful breeding habitat for scrubland birds such as yellowhammer and linnet. It will promote the development of rougher marginal/tall herb vegetation to encourage small mammals and hunting habitat for species such as barn owl and a diverse invertebrate community for foraging bats.

Lowland mixed deciduous woodland has been proposed within a central band of Little London/Hills and following through into Reservoir field so providing the link between Browns Wood and Lyoak Wood SSSI areas. An irregular shaped outline is suggested to provide more edge effect and with some well placed mixed scrub along side will provide a gradual transition in ecotypes and potentially provide breeding habitat for species such as turtle dove. This habitat has also been proposed in the form of field edge strips, reinforcing existing boundaries with the aim of restoring shaves/shaws, characteristic of the historic landscape of the east kent downs.

A number of **ponds** have been suggested throughout the area, partly to restore a link to the historic landscape/origin of the Chalk'sole' settlement, but also to broaden the diversity of habitats. Some of these are suggested as scattered pools on the acid grassland areas. The ponds in Hay/Pond field follow the low-lying area of the field which forms the valley head for the Watersend dry valley. These will add to the existing pond within the field.

New Hedgerow planting is suggested on a few of the perimeter boundaries to link 'broken'sections of hedgerow.

Future Opportunities

As the habitat creation work on Chalksole Farm develops, significant potential exists to integrate the newly developing grassland habitats within a sensitive and late summer grazing regime as part of a wider grazing rotation on the neighbouring grassland restoration projects within the Lyoak (and potentially Watersend Valleys). A larger scale grazing rotation is currently being explored within the Lyoak valley, using no-fence technology. This could be linked with the current rides and paths within Lyoak and Browns Wood to provide corridors through which livestock could access the Chalksole Farm grasslands to utilise late summer grazing, providing all the ecological benefits of grazed

grassland systems and enabling the wildflower diversity of the new grasslands to develop at a fatser pace.

Annex : Sources for Natural England Landscape Recovery Project in the surrounding landscape :

Film : https://www.youtube.com/watch?v=0VRzUFfp_jI&t=5s

Website https://www.eastkentdownsfarmers.co.uk/