

ROCKLEY DENE, WORSBOROUGH, BARNSELY

HABITAT MONITORING AND MAINTENANCE PLAN (HMMP)

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1 SUMMARY

The proposed development at Rockley Dene, Worsborough, Barnsley will not provide an on-site increase in habitat units. All on-site habitat units are to be delivered through the implementation of this Habitat Monitoring and Maintenance Plan.

The table below identifies the baseline (pre-intervention) and proposed (post-intervention) units, and total net change from the development proposals:

Baseline (Pre-Intervention)	Habitat Units	3.44
	Hedgerow Units	N/A
	Watercourse Units	N/A
Proposed (Post-Intervention)	Habitat Units	3.30
	Hedgerow Units	N/A
	Watercourse Units	N/A
Total net change	Habitat Units	-0.14
	Hedgerow Units	N/A
	Watercourse Units	N/A
Total net % change	Habitat Units	-4.09%
	Hedgerow Units	N/A
	Watercourse Units	N/A

Table 1: Summary of Biodiversity Units

Based on the Statutory Defra Biodiversity Metric calculations, the proposed development will result an overall on-site change in **Habitat Units to -4.09% (-0.14 habitat units)** and trading rules were not satisfied.

To achieve the 10% net gain target required by the Environment Act (2021) **0.48 Habitat units** will need to be provided as off-site compensation.

To satisfy the trading rules, these units must specifically include **0.16 Habitat units of Individual Trees**.

These units will be provided post-planning by the applicant through purchase from a habitat bank, namely Green Earth Developments Group.

The details of this Habitat Monitoring and Management Plan only covers the habitat creation within the site boundary and any off-site compensation will be addressed in a separate document.

There are no Watercourse or Hedgerow habitats onsite, and as such these habitat types have not been considered further.

2 INTRODUCTION

2.1 Background

Kruidberg Capital are proposing the conversion including change of use from C2 Residential Institution to C3 Residential consisting of 24No. Apartments with associated amenity and parking, on the site of the former Rockley Dene Nursing Home, Worsborough, Barnsley. Planning permission (application 2024/1007) was granted in November 2024 subject to a number of planning conditions.

Condition 4 states:

*“ The development shall not commence until a Habitat Management and Monitoring Plan (the **HMMP**) prepared in accordance with the approved Biodiversity Gain Plan has been submitted to an approved by the Local Planning Authority. The HMMP shall include:*

- a. A non-technical summary.*
- b. The roles and responsibilities of the people or organisation(s) delivering the [HMMP];*
- c. The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- d. The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- e. The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, and approved in writing by, the local planning authority.*
- f. A timetable for implementation and completion of creation and enhancement works.*
- g. Notice in writing shall be given to the Council within 10 working days of the implementation of the HMMP*
- h. Notice in writing shall be given within 10 working days of the completion of the habitat creation and enhancement works as set out in the HMMP and a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.*

Thereafter the created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP] for a period of 30 years following the completion of the development.”

Weddles have been asked to produce a Habitat Management and Monitoring Plan (HMMP) to support the discharge of the condition and the statutory gain condition.

This should be read in conjunction with the final Statutory Biodiversity metric (“Rockley Dene BNG Metric, Revision A – April 2025”) and the Biodiversity Gain Plan (BGP).

This HMMP, the BNG Metric and the BGP follow the approved site layout plan (A24-17-003 June 2024).

2.2 Site Description and Location

The application site is approximately 0.42ha in extent. The Site, formerly known as Rockley Dene Nursing Home, is located on land at Park Lane, Worsborough, Barnsley. The central Ordnance Survey Grid Reference is SE 35255 03833.

The application site comprises of two complex buildings and associated hardstanding; amenity grassland and a small, ornamental pond; perimeter ornamental planting and mature nature trees border the site along its eastern, southern and southwestern perimeters. Additionally, there are scattered trees planted through the centre of the site, forming a connective green corridor. The A61 (Park Road) runs

along the treelined eastern perimeter of the Site, across the road, beyond a wall, runs a small, culverted stream; further trees and suburban housing are also present. The Site is surrounded by suburban housing and gardens to its immediate western and northern boundaries, and an allotment and small tree-bordered grassland area lie immediately adjacent to the north-northwest.

Extending further from the Site northwards is land that is predominantly built-up suburban housing and local public and private services: to the south, meanwhile, lies Worsborough Reservoir. The River Dove flows from this Reservoir to the River Dearne into the Dearne Valley. These areas are important ecologically for both the species and habitats they support and their connective function. For this reason, Worsborough Reservoir, the River Dove and surrounding terrestrial/wetland areas are a designated Site of Special Scientific Interest (SSSI).

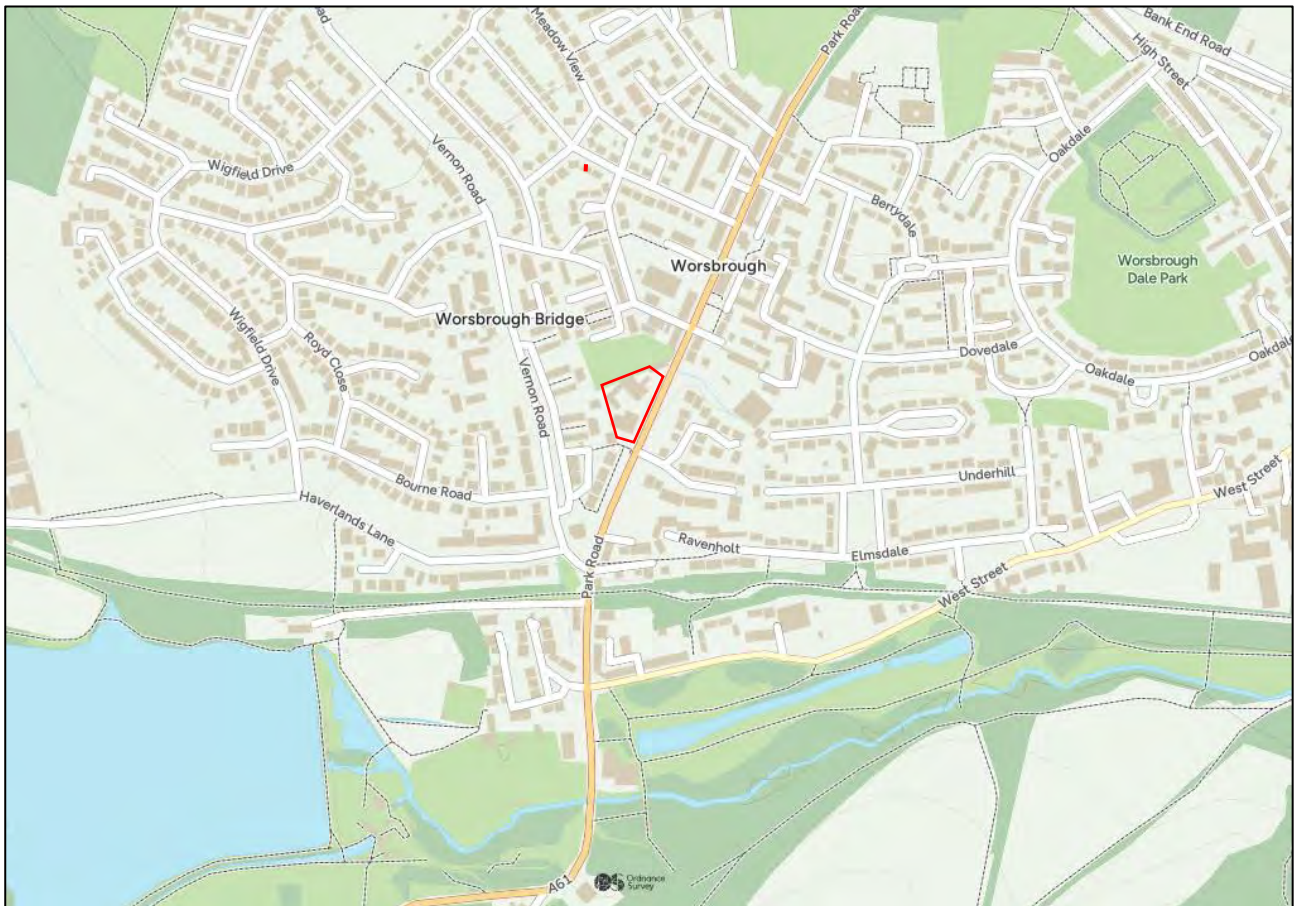


Figure 1: OS Map showing site location within the wider geographic context (OS online 2024).

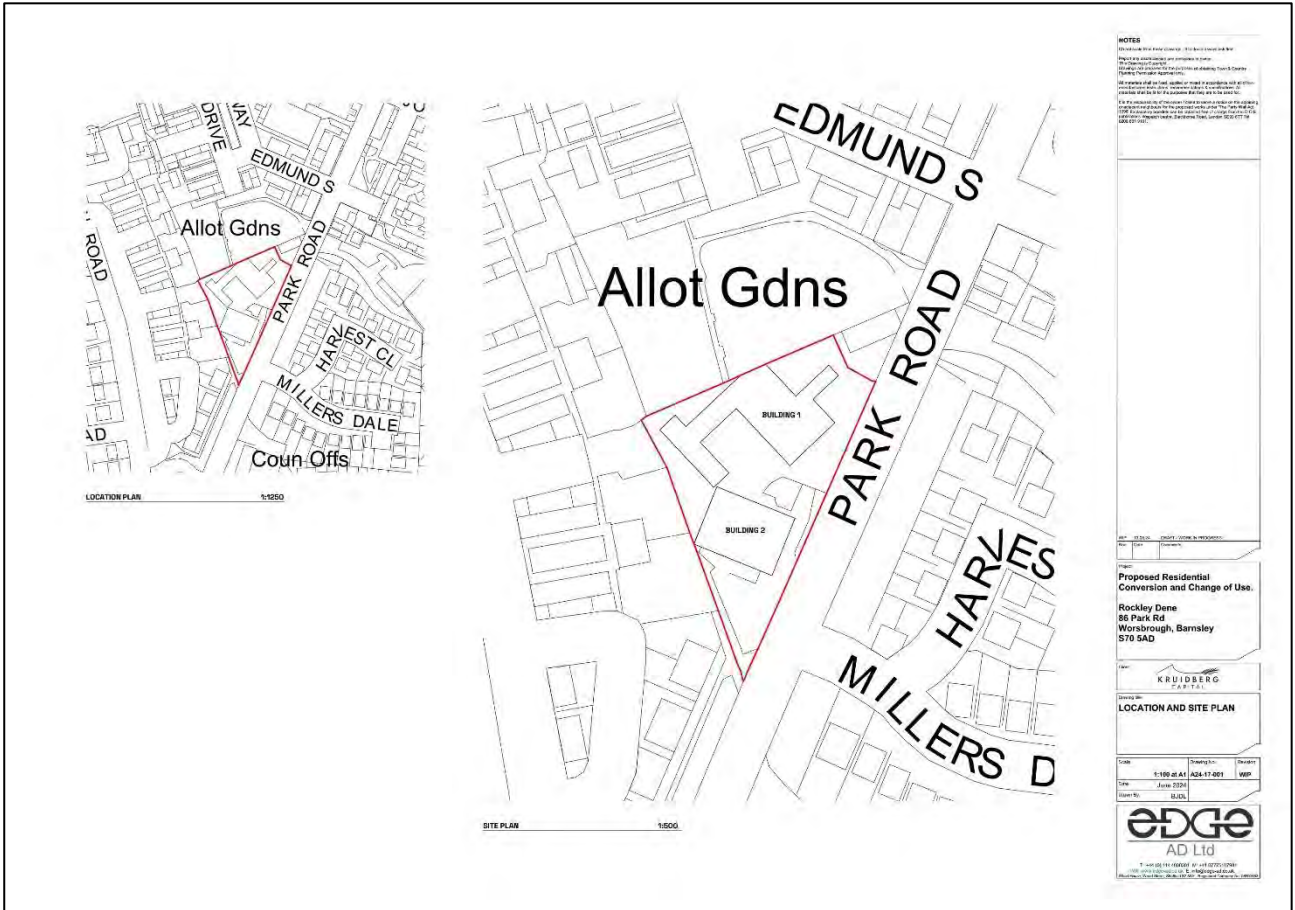


Figure 2: Redline application area (the Site) June 2024.

2.3 Local Planning Authority

The site is located within the jurisdiction of Barnsley Metropolitan Borough Council.

2.4 Designations

The site and immediately adjacent land are not covered by any statutory or non-statutory nature conservation designations.

2.5 The Proposals

The proposals are detailed on Edge-AD Proposed Site Layout drawing A24-17-003, shown below:



Figure 3: Proposed Residential Conversion and Change of Use at Rockley Dene, 86 Park Road, Worsborough, Barnsley – Proposed Parking and Refuse Strategy, Edge-AD, June 2024.

3 BIODIVERSITY BASELINE ASSESSMENT

3.1 Introduction

A detailed description of the baseline habitats can be found in the April 2025 Preliminary Ecological Appraisal report prepared by Weddles, which supported the planning application.

The table below summarises the habitats present within the site, and their relevant inclusion as a National Habitat of Principal Importance and / or within the Local Biodiversity Action Plan.

Primary Habitat Code	Secondary Code (Where required)	UKHab	NHPI	LBAP	N/A
g4	106 (mown); 510 (bare ground);	Modified Grassland			✓
g4	507 (nutrient-enriched), 510 (bare ground); 518 (neglected)	Modified Grassland			✓
u1	518 (neglected)	Built-Up Areas and Gardens			✓
u1b	n/a	Developed land – sealed surface			✓
u1b5	n/a	Buildings			✓
r1g	41 (pond (non-priority))	Other standing water			✓
-		Individual Trees – Urban			✓

Table 2: UKHabs Habitat Types and their relevant inclusion in NHPI or LBAP

3.2 Biodiversity Baseline

A UK Habitats Plan of the site showing the various identified habitats is provided in Appendix A.

The baseline values for the site's habitats are presented below:

3.2.1 Habitats

Broad Habitat	Habitat Type	Baseline Condition	Area (ha)	Habitat Units
Individual Trees	Urban Tree	Moderate	0.0163	0.13
Individual Trees	Urban Tree	Good	0.2565	3.08
Grassland	Modified grassland	Poor	0.0636	0.13
Lakes	Ornamental lake or pond	Poor	0.0006	0.00
Urban	Vegetated garden	N/A	0.0525	0.11
Urban	Developed land, sealed surface	N/A	0.3124	0.00
Total	Inc of individual trees		0.70	3.44

Table 3: Biodiversity Baseline Habitat Units

4 POST-INTERVENTION ASSESSMENT

All of the existing onsite habitats, barring 17 small individual trees (0.0692ha) will be removed and new habitats will be created.

A UK Habitats Plan of the site showing the post-intervention habitats is provided in Appendix B.

4.1 Post-Intervention Habitats

- Individual Urban trees will be created to a moderate condition;
- Modified grassland areas will be created to a poor condition;
- Introduced shrub areas will be created;
- Sealed surface areas will be created.

The post-intervention habitats are presented in the table below:

Broad Habitat	Habitat Type	Post-Intervention Condition	Area (ha)	Habitat Units
Individual Trees	Urban Tree	Moderate	0.0692	0.21
Urban	Introduced Shrub	N/A	0.0328	0.06
Grassland	Modified grassland	Poor	0.012	0.02
Urban	Developed land; sealed surface	N/A	0.011	0.00
Total		Inc of individual trees	0.13	0.30

Table 4: Biodiversity Post-Intervention Habitat Units

5 MANAGEMENT PLAN AIMS AND OBJECTIVES

5.1 Scope of Management Plan

5.1.1 Period

The management period is 30 Years.

5.1.2 Responsibilities

The implementation of this plan will be undertaken by Kruidberg Capital (or subsequent site owner) who will be responsible for managing the site. Any appointment of subcontractors/organisations as a contractor/management company should ensure appropriate competence to deliver the detailed management prescriptions within this plan.

All management will be undertaken to recognised best practice, relevant health and safety procedures, and pollution prevention to protect habitats and species.

5.1.3 Plan Review and Monitoring Process

A 30-year monitoring plan will need to be established, to be overseen by the LPA.

A 'BNG Audit Report' would be required at years 5, 10, 15, 20, 25 and 30 and would require a suitably qualified ecological practitioner to carry out a survey and condition assessment of each of the created habitats. The audit report will then consider if habitats are achieving their target condition.

Early audits may consider if the habitats are 'on progress'. Where target conditions are considered unlikely to be met / not being met, remedial actions and/or changes to management would need be outlined and implemented so that the scheme delivers its biodiversity objectives.

5.2 Aims and Objectives

The principal objective of this plan is to undertake interventions and set out management prescriptions to improve habitat condition resulting in a biodiversity net gain on-site.

The supporting aims are to;

- Provide a practical framework which allows for an adaptable management plan;
- Enhance the existing landscape and ecological value;
- Establish and create habitats for wildlife, and ensure maintenance does not cause harm to wildlife;
- Enhance the ecological characteristics of the site.

6 GENERAL LANDSCAPE MANAGEMENT

The following general landscape maintenance operations should be undertaken and read in conjunction with the habitat specific management and monitoring plan in Section 7.

Maintenance Operation	Frequency	Seasonal
1. Identify and report any Health and Safety issues.	Each Visit	
2. Remove litter and tidy up all planting areas and hard surfaces.	Each Visit	
3. Trim vegetation back from paths, signage and vehicle sightlines.	As required	Sept-Feb
4. Rake-up / sweep fallen leaf litter; remove from site, as required.	As required	Sept-Dec
5. Clear snow from access and emergency routes and grit as necessary during winter.	As required	Nov-Apr
6. Inspect security fencing and gates and repair as necessary.	Annual	
7. Inspect pathways / hard surfaces for patch / worn areas; make good.	Annual	
8. Check for graffiti; remove or remediate.	Annual	
9. Inspect external lighting and repair/replace as necessary.	Biannual	
10. Inspect all site furniture and repair/ adjust any loose fittings as necessary.	Annual	
11. Power washing of all paved surfaces.	As required	
12. Management of dense vegetation <u>must</u> be outside of bird nesting season.	As required	Sept-Feb
13. All arisings to be removed from site.	As required	

Table 5: General Landscape Maintenance Operations

7 HABITAT MANAGEMENT AND MONITORING PLAN

For each habitat to be created, a series of interventions and management and monitoring requirements have been detailed below.

7.1 Urban Trees

Creation of other individual urban trees in Moderate condition.

7.1.1 Target Conditions

- Native species.
- Protected from damage caused by human activities, such as inappropriate management or vandalism.
- The tree can grow to at least 75% of its expected canopy area in relation to its age, height and species, because it is in an area where there is enough space to grow, and it is not pruned regularly.

7.1.2 Year 1

- Individual tree planting will comprise a mix of native heavy standard sized trees. Planting to be undertaken November – March. Frozen or heavily waterlogged ground should be avoided.
- Tree pits will be 1200mm diameter x 750mm depth. The base of each pit to be broken up to 200mm. Approved planting compost incorporated to create backfill mix. For each tree mix 75 litres compost, 75g of Enmag and 50g of P4. Backfill mix (30%) incorporated into topsoil (70%) during planting.
- Short double staking using Unilog 75mm min diameter. Driven vertically 450mm on either side into base of pit. Secured with rubber J Tom's 37.5mm wide standard nylon reinforced rubberbelt ref L2 ties including rubber spacer pads ref L1.
- New trees will be watered to field capacity in periods of drought to ensure healthy establishment.
- Tree Planting Monitoring: Replace any failed trees as required in November. Inspect tree stakes/ties/guards and replace/remove as required.
- Apply slow-release fertiliser to base of each tree – 50g / tree.

7.1.3 Years 2 - 4

- Tree Planting Monitoring: Replace any failed trees as required in November. Inspect tree stakes/ties/guards and replace/remove as required.
- Apply slow-release fertiliser to base of each tree – 50g / tree.
- Pruning: Do not prune, allowing trees to develop a natural canopy spread for their respective age-range.

7.1.4 Year 5 and 7

- Tree Planting Monitoring: Replace any failed trees as required in November. Inspect tree stakes/ties/guards and replace/remove as required.
- Pruning: Do not prune, allowing trees to develop a natural canopy spread for their respective age-range.
- Monitoring: Habitat condition assessment to be undertaken to confirm condition of individual trees. Check for invasive species.

7.1.5 Years 10, 15, 20, 25 and 30

- Tree Management: Check for health and hazards. Any tree management only to be undertaken September to February to avoid the bird nesting season.
- Monitoring: Habitat condition assessment to be undertaken to confirm condition of individual trees. Check for invasive species.
- Consideration of any remedial actions to ensure that individual trees are achieving their targeted moderate condition.

7.2 Ornamental Introduced Shrub

Creation of ornamental introduced shrub.

7.2.1 Target Conditions

- No target conditions apply to this habitat type and therefore no monitoring and reporting is required. However the following implementation and management prescriptions are recommended.

7.2.2 Year 1

- Ornamental planting to be undertaken November – March. Frozen or heavily waterlogged ground should be avoided. Bark nugget mulch to 75mm depth to all ornamental plant beds. Beds to be maintained weed free by hand pulling or spot treatment of noxious weeds using a non-residual herbicide during the growing season for the first three years. Undertake watering to ensure healthy establishment of all plant stock.
- Planting Monitoring: Replace any failed plants as required in November.
- Apply slow-release fertiliser to ornamental beds – 60g / m².

7.2.3 Years 2 - 5

- Planting Monitoring: Replace any failed plants as required in November. Top-up mulch layer to 75mm depth.
- Apply slow-release fertiliser to ornamental beds – 60g / m².
- Pruning: Undertake formative pruning of shrubs, to encourage growth and promote good form.
- Monitoring: Check for invasive species.

7.3 Modified Grassland

Creation of other modified grassland in Poor condition.

7.3.1 Target Conditions

- Less than 20% scrub and less than 20% bracken cover.
- No invasive non-native plant species as listed on Schedule 9 of the Wildlife and Countryside Act (1981).

7.3.2 Year 1

- Year 1 seeding: Ensure soils are loose and freely draining. The soil surface to be tilled to a medium tilth and then rolled to provide a firm surface. The finished surface should be firm enough to walk on without leaving impressions and should be free of any large stones, sticks etc.

- The seed beds should be sown with seed mix at year 1, which contains a range of species suitable for neutral soil characteristics. (e.g. Emorsgate EL1 – Flowering Lawn Mixture).
- Seeds should be sown in spring or autumn, and must be surface sown, either by machine or by hand. Seed to rolled, to ensure there is good contact to the soil.
- The wildflowers in the mix are perennial and they will be slow to germinate and will be unlikely to flower in the first season.
- Grassland Management: Establish regular mowing regime (maximum every 2 weeks during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing arisings. There is likely to be a flush of annual weeds from the existing seedbank in the first growing season and this should be controlled by the repeated mowing. Dig out or spot-treat with non-residual herbicide any perennial weeds such as docks and nettle

7.3.3 Years 2+

- Continue to mow regularly but to permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after ~6 weeks), remove arisings.

7.3.4 Years 5, 10, 15, 20, 25 and 30

- Monitoring: Habitat condition assessment to be undertaken to confirm condition of individual trees. Check for invasive species.
- Consideration of any remedial actions to ensure that the modified grassland is achieving the targeted moderate condition.

APPENDIX A



- Key
- Red Line Boundary
 - Small Tree
 - Medium Tree
 - Small Tree - Felled Prior to Survey
 - Medium Tree - Felled Prior to Survey
 - g4 - modified grassland
 - u1 - built-up areas and gardens
 - u1b - developed land; sealed surface
 - u1b5 - buildings
 - r1g - other standing water



Job: ROCKLEY DENE, WORSBOROUGH			
Title: UKHABS BASELINE PLAN			
Scale@A3: 1:500	Drawn: EH	Date: 22/08/24	Drawing no. 1793-004

APPENDIX B



- Key
- Red Line Boundary
 - Small - Existing
 - Medium - Existing
 - Small - Proposed
 - g3c - other neutral grassland
 - g4 - modified grassland
 - u1 - built-up areas and gardens
 - u1b - developed land; sealed surface
 - u1b5 - buildings
 - r1g - other standing water

0 10 20 m



Job: ROCKLEY DENE, WORSBOROUGH			
Title: UKHABS POST-DEVELOPMENT PLAN			
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