

Habitat Management and Monitoring Plan

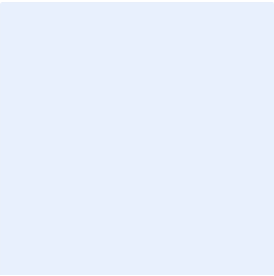
Site Name:	Company Shop Group, Wentworth Way
Date:	14/03/2025
Version:	V2



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Blackham BSc (Hons),
MSc, MCIEEM



Client: Company Shop
Group Ltd



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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
2024/002/04	V1	Rachel Blackham 16/12/24	Adele Antcliff 17/12/24
2024/002/04	V2	Rachel Blackham 12/03/25	Adele Antcliff 13/03/25

A Habitat Management and Monitoring Plan Checklist is provided in Appendix E

Document Details

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Authorship Details
This document has been produced purely for the purpose of implementation of management and monitoring associated with the BNG requirements of the development at the Company Shop Group site located off Wentworth Way Tankersley, Barnsley, S75 3DH. It may not be used by any person, for any other purpose other than that specified without the express written permission of AB Ecology.

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	Mixed on-site and off-site
Development Name and Address	Company Shop Ltd, Wentworth Way, Tankersley, Barnsley, S75 3DH
BNG Project Name and Address	As above
Author Organisation	Rachel Blackham (AB Ecology)
Landowner	Chris Glencorse (Company Shop Group)
Land Manager	Chris Glencorse (Company Shop Group)
Responsible person/organisation for creating or enhancing the habitat	Company Shop Group
Period covered by this management plan	Start point of 30 yr Management Plan will be from completion date of habitat creation/enhancement works post-development. This is anticipated to be October 2025 therefore period covered will be October 2025 to October 2055. First 5-year update of the HMMP is anticipated to be in November 2030.
Planning authority	Barnsley Metropolitan Borough Council
Planning reference (if applicable)	2024/0665
BNG register reference (if applicable)	NA
Central OS grid reference	SK 336 996
Metric revision/title	App D -The Statutory Biodiversity Metric Calculation Tool_Company Shop Group_v2
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
The site consists of developed land with a sealed surface which has no ecological value and low value modified grassland. One mature pine <i>Pinus</i> sp. tree, several immature trees and small areas of mixed scrub will be lost alongside modified grassland habitats. The semi natural habitats present within the site are small areas of common and widespread habitats and none of the habitats on the site are priority habitats under the NERC Act (HMSO, 2006) or local biodiversity action plan habitats (Barnsley Biodiversity Trust (2009). On-site, an area of mixed scrub, modified grassland and 10 individual trees will be retained. On the adjacent land (off-site) 4 trees will be retained and one area of modified grassland. On-site, areas of mixed scrub, other neutral grassland and individual trees will be created/planted. Off-site, other neutral grassland and individual trees will be created/planted. Modified grassland on and off-site will enhanced to other neutral grassland.
Timescales for Actions PB-B03
Year 1 - enhancement of grassland and tree/scrub planting (October 2025). Years 1-5 – initial establishment and adaptive management Biannual cut each year of other neutral grassland in April and September. Reduced mowing regime for off site areas.
Monitoring Requirements PB-B04
Monitoring of other neutral grassland in Years 1-5, then every 5 Years – See Table MS-T01. Monitoring of tree and scrub planting in Years 1, 3, 5, 10, 15, 20 and 30.
Required Consents and Licences PB-B05
Planning permission 2024/0665
Funding PB-B06
Company Shop Group will fund the management and monitoring.
Legal Agreement PB-B07
The delivery of the HMMP is secured through Planning Condition No 4.

On-site



Legend

Site Boundary

Baseline Habitats

Modified grassland

Mixed scrub

Developed land, sealed surface

Individual Trees

UPR 01 - Unique Polygon Reference Number
T1 - Tree Reference Number

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Client	
Company Shop Group	
Project	
Company Shop Group Biodiversity Net Gain Assessment	
Title	
Baseline Habitat Plan (Site)	
Project Number	Date
2024/002	04/07/2024
	Drawing Number
	2

COMPANY SHOP GROUP
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BIODIVERSITY NET GAIN - HABITAT MANAGEMENT AND MONITORING PLAN

Contents

Project Background

Planned Management Activities

Monitoring Schedule

Off-site



Legend

BNG Off Site Boundary

Post-development Habitats

g4 - Modified grassland

Retained Individual Tree

OS UPR 01 - Unique Polygon Reference Number
OS T1 - Tree Reference

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Client	
Company Shop Group	
Project	
Company Shop Group Biodiversity Net Gain Assessment	
Title	
Baseline Habitat Plan (Off Site)	
Project Number	Date
2024/002	04/07/2024
	Drawing Number
	3



- Legend**
- Site Boundary
 - BNG Off Site Boundary

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Client Company Shop Group	
Project Company Shop Group Biodiversity Net Gain Assessment	
Title Site Location Plan	
Project Number 2024/002	Date 04/07/2024
	Drawing Number 1

Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08		Yes: ☐ No: ☒	
Habitat creation and enhancement measures will be undertaken in one single phase in October 2025 once the development has been completed.			

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		Rachel Blackham		
Organisation		AB Ecology		
Responsibility	Start Date:	11/12/2024	End Date:	16/12/2024
Ecologist Rachel Blackham (AB Ecology) is responsible for production of HMMP and subsequent reviews and AB Ecology or another suitably qualified ecologist will be responsible for monitoring.				
Statement of Competency				
The HMMP was completed by experienced Principal Ecologist Rachel Blackham BSc (Hons), MSc, MCIEEM, who has 18 years’ experience undertaking protected species and habitat surveys in the UK. Rachel has undertaken numerous biodiversity net gain assessments in the past four years and been writing management plans for sites requiring habitat creation and monitoring for 15 years. She has attended several CIEEM training courses on biodiversity net gain over the last two years including metric training and UK Hab training.				

Landowner or Land Manager PB-B10				
Name or Initials		Chris Glencorse		
Organisation		Company Shop Group Ltd		
Responsibility	Start Date:	18/12/2024	End Date:	31/10/2055
Responsible for overseeing delivery of HMMP.				
Statement of Competency				
Chris is Head of Estates and Facilities for Company Shop Group Ltd and is responsible for all projects, facilities and maintenance of sites.				

Land Use Summary

Overview of Baseline Site Use PB-B13

Developed land, sealed surface: most of the southern part of the on-site area consists of hardstanding consisting of an access road and footpaths.

Modified grassland: The existing modified grassland (on-site and off-site) is regularly mown and consists of amenity areas around the Company Shop Group offices and shop car park to the south.

Mixed scrub: Three areas of mixed scrub are present which contain native and non-native plants.

Individual Urban Trees: Many individual trees are present on the on-site and off-site areas of modified grassland, these are native and non-native species.

Overview of Proposed Site Use PB-B14

The proposed development involves the construction of a new car park and access road into the site, the current main access road will also be widened.

Although not a requirement for BNG, two native hedgerows will be planted as part of landscaping works

Created/Enhanced Habitats On-site

Developed land; sealed surface: Proposed car park and access road.

Other neutral grassland: An area of grassland will be created on the edge of the car park – management regime will be two cuts per year. A further area of modified grassland will be enhanced to other neutral grassland.

Mixed scrub: Mixed scrub will be created in a strip north of the car park.

Individual trees: Twelve scattered trees will be planted throughout the area.

Created/Enhanced Habitats Off-site

Other neutral grassland: The majority of the existing modified grassland surrounding the car park will be enhanced to other neutral grassland and be managed by cutting twice a year. This area has no intended use and will just be focused on increasing the biodiversity value of the grassland.

Individual trees: Seventeen scattered trees will be planted throughout the area.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices

☐ Reference:



Above - Proposed location for car park on-site – the grassland and trees will be lost.

Below – Off-site grassland enhancement area



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?	☐	No impact – see AB Ecology (2024) <i>Company Shop Group, Tankersley, Barnsley - Preliminary Ecological Appraisal</i> . Report Reference 2024/002/01
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?	☐	No
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☒	Cotoneaster 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?	☐	See 2024 PEA Report
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	See 2024 PEA Report
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	NA – no public access
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	No – the proposed habitats are not climate sensitive
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	NA
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	NA
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	No – see Appendix C for soil analysis results and interpretation
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	No
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	No
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	No
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	No
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	No

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

- Overall Aim:** To create habitats that will support and improve biodiversity on the Company Shop Group site whilst creating habitats that are easy to maintain and in keeping with the adjacent Local Wildlife Site (LWS).
- Objective 1:** To create species-rich other neutral grassland in moderate condition within the off-site area that will aim to compliment the neutral grassland that lies adjacent in Sowell Pond and Westwood Lane Meadows LWS (see Appendix A for location) and will include species found therein, including selfheal *Prunella vulgaris*, meadow buttercup *Ranunculus acris* and common knapweed *Centaurea nigra*. Thus improving habitats for invertebrates and increasing terrestrial habitat for amphibian populations located in the LWS.
- Objective 2:** Plant native scrub and tree species of local provenance that will help increase biodiversity and foraging areas/corridors for bats; these habitats are aimed to achieve moderate condition.
- Objective 3:** Plant native species-rich hedgerows that will be manged to become dense and well established to provide cover for breeding birds and shelter for amphibians. This habitat does not have condition assessment targets as they are being planted as an enhancement and are not a BNG requirement, however details regarding planting and maintenance have been included in this document.

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

- Baseline site features showed that the site was being maintained primarily for amenity value with large amounts of regularly mown modified grassland. The site also had numerous species of individual trees that had been planted around areas of scrub and in the grassland areas; biodiversity value of the grassland was low, the trees and mixed scrub had higher biodiversity value.
- A LWS lies immediately adjacent to the off-site area to the south, which surrounds the car park. To complement the habitats of the LWS, it was decided to enhance the grassland to other neutral grassland. Much of the on-site grassland was being lost along with some individual trees. So, these habitats were chosen to compensate for these losses. Two hedgerows are being planted, one of which will be in the off-site area and will also help to create more habitat close to the LWS.

Habitat and Condition Targets PM-T01

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

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Modified grassland	Other neutral grassland	PD 11 & 12, OS PD 01-04	Poor	Moderate	10	Moderate condition will be targeted by achieving a pass in criteria A, D and E in all areas. Moderate condition will be targeted by achieving a pass in criteria A, B, D and E in OS PD 01-04.	Criteria A will be achievable by sowing an appropriate seed mix and managing appropriately.
Individual Trees	Urban tree	PT1-12 & OS PT 1-17	N/A	Moderate	27	Moderate condition will be targeted by achieving a pass in criteria A, B, D and F.	Native species will be planted.
Modified grassland	Mixed scrub	PD 04	N/A	Moderate	5	Moderate condition will be targeted by achieving a pass in criteria A, C and D.	Native species will be planted.

Habitat and Condition Targets Further Comments

Two native species rich hedgerows will be planted which are relevant to these proposals but are outside the scope of the statutory biodiversity metric calculations.

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
Retained modified grassland will continue to be managed as it is at present with regular mowing; this will maintain the baseline condition. During construction, materials will not be allowed to be stored on the grassland to prevent damage. Any trees to be retained will be protected following measures outlined in the Arboricultural Report (AWA Tree Consultants, 2024) during construction, with root protection zones being implemented around each tree. No other maintenance measures are required as once the development has been completed, the trees will be maintained in the same condition with little intervention. No pruning will be allowed unless specifically required for health and safety reasons. Retained mixed scrub – no protection required during construction as the scrub is outside the area due to be developed. Scrub will be maintained as it is presently with pruning when necessary.
Specification of Protective Measures to be Used PM-04
The retained trees will be protected by fencing in accordance with BS5837:2012 during construction as shown on Tree Impact Plan in the Arboricultural Report. No other protection measures are necessary.

Habitat Retention Plan On-site PM-F01

Habitats to be retained in their baseline condition.



Legend

- Site Boundary
- Retained Habitats
 - Retained Modified grassland
 - Retained Mixed scrub
 - Retained Individual Tree

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Client Company Shop Group	
Project Company Shop Group Biodiversity Net Gain Assessment	
Title Retained Habitat Plan (Site)	
Project Number 2024/002	Date 10/12/2024
	Drawing Number 6

Habitat Retention Plan Off-site PM-F02

Habitats to be retained in their baseline condition.



Legend

BNG Off Site Boundary

Retained Habitats

Retained Modified grassland

Retained Individual Tree

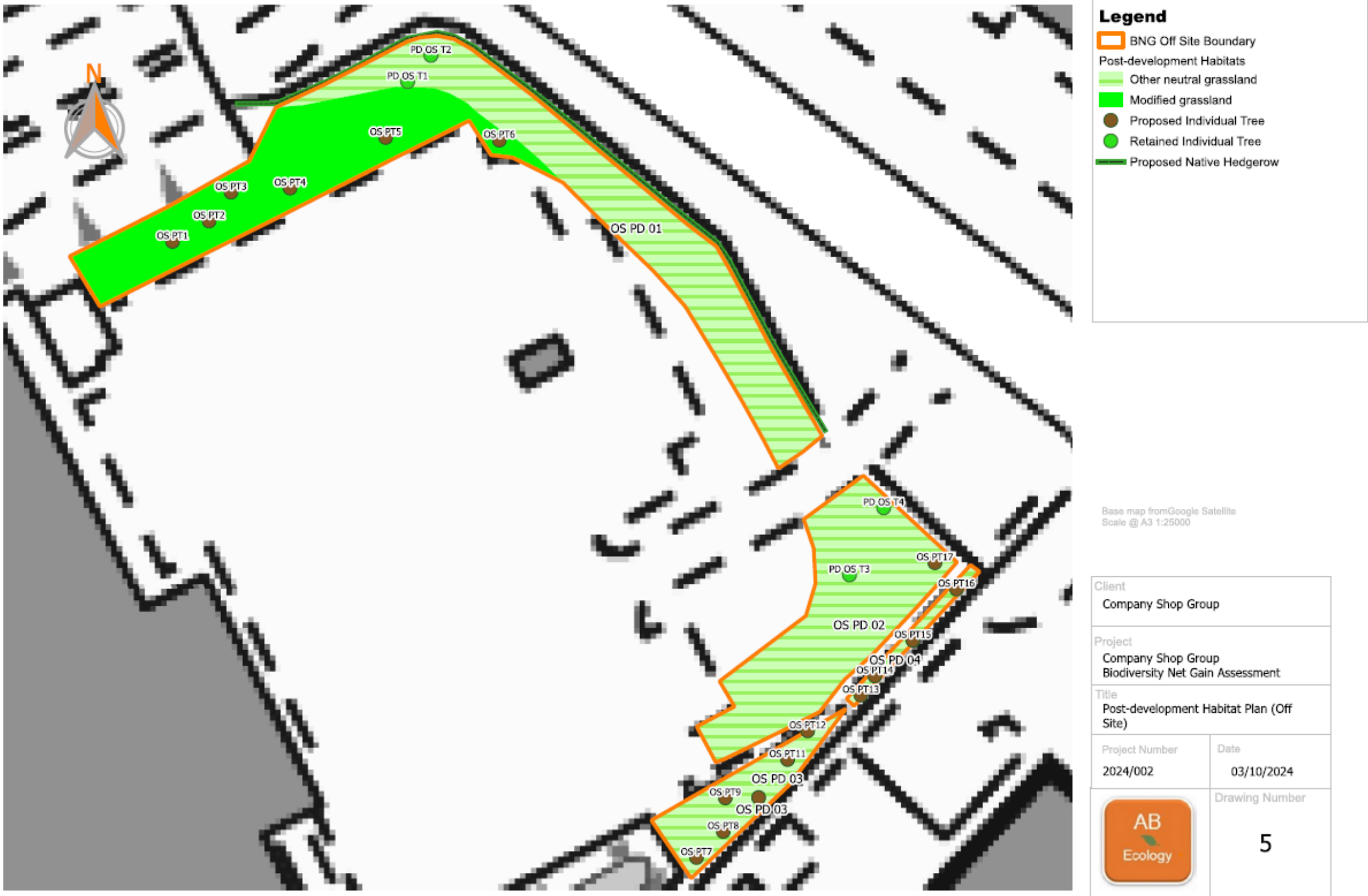
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Client Company Shop Group	
Project Company Shop Group Biodiversity Net Gain Assessment	
Title Retained Habitat Plan (Off Site)	
Project Number 2024/002	Date 10/12/2024
AB Ecology	Drawing Number 7

Creation, Enhancement and Management Targets and Prescriptions

Habitat Creation, Enhancement and Management Plan (On-site) EM-F01





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	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	PD11, PD12 & OS PD01-04	Existing modified grassland will be enhanced to create other neutral grassland. This will be achieved by seeding with Emorsgate meadow mixture for clay soils (EM4) which includes indicator species common bent <i>Agrostis capillaris</i> , crested dog's tail <i>Cynosurus cristatus</i> , yarrow <i>Achillea millefolium</i> and ribwort plantain <i>Plantago lanceolata</i> .	NA	Cutting twice annually avoiding the flowering period of the wildflowers will ensure a consistent coverage of wildflower species.
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	OS PD01-04	This may result naturally but will not be a target condition in PD 11 and PD 12.	NA	A varied sward height will be created by leaving longer areas around the bases of the trees and scrub in the larger off site area of other neutral grassland.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	No	PD11, PD12 & OS PD01-04	This may result naturally but will not be a target condition.	NA	NA
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	PD11, PD12 & OS PD01-04	Bracken is currently absent from the site and will be removed should it colonise. Scrub will be removed if found to be present.	NA	Grassland will be cut twice annually, once in April and once in September and this will prevent the colonisation of scrub which will not tolerate being cut so regularly.
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.	Yes	PD11, PD12 & OS PD01-04	No access or storage of materials will be allowed. There are no non-native invasive plant species on site at present. Plants indicative of suboptimal conditions are not included in the proposed seed mix.	NA	Control non-native invasive species if found to be present.

	If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.					
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	No	PD11, PD12 & OS PD 01-04	This may result naturally but will not be a target condition.	NA	NA

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
Ground preparation and sow seed mix	PD11, PD12 & OS PD01-04	Autumn	Remove noxious weeds if present and rotovate soil to create bare earth and bury surface vegetation. Harrow or rake to produce a medium tilth and roll or tread to produce a firm surface. Surface sow the native wildflower seed mix (Emorsgate EM4) by hand at a rate of 4g/m2. Once sown, ensure good ‘seed to soil’ contact by lightly raking to a depth of 0.5 cm or rolling the area.
Undesirable species control	PD11, PD12 & OS PD01-04	May-August each year.	As required, control undesirable species such as docks, creeping thistle <i>Cirsium arvense</i> or common nettle <i>Urtica dioica</i> by hand pulling/digging out or spot herbicide treatment when they are in flower. These are likely to present in highest densities in the first year as there is likely to be a flush or undesirable species arising from the soil bank.
Erection of Protective Fencing	PD11, PD12 & OS PD01-04	On completion of establishment phase	Low level post and rail fencing to be installed around the edges of the car parks to avoid footfall onto the grass areas – see Appendix D for fencing plans (Drawings 8 and 9) and example of type of fence that will be used.
Mowing	PD11 & PD12	Twice a year (April and September)	Biannual cut each year and arisings removed and composted away from the areas being cut to reduce nutrient input. Cutting should be done with a light mower or brushcutter and raked off.
	OS PD01-04	Twice a year (April and September)	Biannual cut each year and arisings removed and composted away from the areas being cut to reduce nutrient input. Cutting should be done with a light mower or brushcutter and raked off. During the cut in April one third of the grassland area will remain uncut to create a sward of different lengths, the area being left uncut will be rotated each year.

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

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Yarrow	<i>Achillea millefolium</i>	0.80%	
Agrimony	<i>Agrimonia eupatoria</i>	0.60%	
Betony	<i>Betonica officinalis</i>	1.00%	
Common knapweed	<i>Centaurea nigra</i>	2.80%	
Lady’s bedstraw	<i>Galium verum</i>	0.60%	
Meadow crane’s bill	<i>Geranium pratense</i>	0.40%	
Meadow vetchling	<i>Lathyrus pratensis</i>	1.00%	
Rough hawkbit	<i>Leontodon hispidus</i>	0.30%	
Oxeye daisy	<i>Leucanthemum vulgare</i>	1.80%	
Bird’s-foot trefoil	<i>Lotus corniculatus</i>	0.30%	
Musk mallow	<i>Malva moschata</i>	1.40%	
Black medick	<i>Medicago lupulina</i>	0.70%	
Ribwort plantain	<i>Plantago lanceolata</i>	2.80%	
Cowslip	<i>Primula veris</i>	0.80%	
Selfheal	<i>Prunella vulgaris</i>	1.10%	
Meadow buttercup	<i>Ranunculus acris</i>	1.10%	
Yellow rattle	<i>Rhinanthus minor</i>	1.00%	
Great burnet	<i>Sanguisorba officinalis</i>	0.20%	
Pepper-saxifrage	<i>Silaum silaus</i>	0.10%	

Ragged robin	<i>Silene flos-cuculi</i>	0.40%	
Tufted vetch	<i>Vicia cracca</i>	0.80%	
Common bent	<i>Agrostis capillaris</i>	8.00%	
Sweet vernal-grass	<i>Anthoxanthum odoratum</i>	2.40%	
Quaking grass	<i>Briza media</i>	4.00%	
Crested dog's-tail	<i>Cynosurus cristatus</i>	40.00%	
Red fescue	<i>Festuca rubra</i>	20.00%	
Meadow foxtail	<i>Alopecurus pratensis</i>	2.80%	
Meadow fescue	<i>Schedonorus pratensis</i>	2.80%	

What Does Success Look Like? (GH-F01)



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:		t				
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	PT1-12 & OS PT1-17	Twenty-nine small native individual trees are being planted.	NA	Native trees are being planted.
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	PT1-12 & OS PT1-17	Individual trees automatically pass this criterion.	NA	NA
C	The tree is mature (or more than 50% within the block are mature).	No	PT1-12 & OS PT1-17	The trees will naturally mature over time, but this will not be a target condition initially.	NA	NA
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	PT1-12 & OS PT1-17	NA	NA	Existing trees on site are in good condition with no impacts from human activities, therefore this criterion should be achievable. Pruning of trees will not be allowed other than for specific health and safety reasons
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	PT1-12 & OS PT1-17	The trees will naturally mature over time and ecological niches develop, but this will not be a target condition initially.	NA	NA
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	PT1-12 & OS PT1-17	Proposed trees are all being planted in areas where they will be oversailing 20% vegetation.	NA	NA

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
Tree planting	PT1-12 & OS PT1-17	Year 1 (October)	Remove existing ground vegetation where trees are to be planted. Prepare soil and dig hole to accommodate root ball – use bare root trees. Use organic compost and add two inch layer of mulch to retain moisture. Stake and place guard over tree. Water in initial phase if needed and in first summer if needed. Plants should be sourced locally and will be at least 7.5 cm diameter at breast height.
Supress weeds	PT1-12 & OS PT1-17	Years 1-3 (May to August)	Maintain a weed free area around the trees twice a year to allow growth by strimming (no herbicide to be applied to avoid impacts on other neutral grassland).
Replace failed trees	PT1-12 & OS PT1-17	Years 1-5 (January/February)	Replace trees if any have died.
Remove tree guards	PT1-12 & OS PT1-17	Year 3 (January/February)	Remove tree guards to avoid growth being restricted (as long as plants are well established)..

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance (no.)	Comments
Silver birch	<i>Betula pendula</i>	13	See Landscape Plan for further details (Appendix B)
Beech	<i>Fagus sylvatica</i>	8	See Landscape Plan for further details (Appendix B)
Rowan	<i>Sorbus aucuparia</i>	8	See Landscape Plan for further details (Appendix B)

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 <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	PD04	The scrub will be planted with at least three native woody species (hawthorn <i>Crataegus monogyna</i> , common privet <i>Ligustrum vulgare</i> and yew <i>Taxus baccata</i>).	NA	The scrub will be cut and if one species appears to be becoming dominant then selective clearing of this species will be undertaken.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No	PD04	As the scrub being planted will all be the same age, this will not be a target condition.	NA	NA
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	PD04	No non-native species will be planted during the creation works.	NA	The presence of non-native species colonising will be monitored and species removed where necessary.
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	PD04	NA	NA	Once scrub is planted a 1 m strip of uncut grassland will be retained around the edges of the block of mixed scrub.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	PD04	NA	NA	Once scrub is established this may become a future target and can be achieved by clearing sections to achieve a variety of older and younger scrub plants. However this will not be a target that can be achieved within 5 years.

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
Scrub planting	PD04	Year 1 (October)	Remove existing ground vegetation where scrub plants are to be planted. Prepare soil and dig hole to accommodate root ball – use bare root trees or containers where specified on the Landscape Plan. Use organic compost and add two inch layer of mulch to retain moisture. Stake and place guard over plants. Water in initial phase if needed and if first summer if needed. Plants should be sourced locally.
Supress weeds	PD04	Years 1-5 (May to August)	Maintain a weed free area around the plants twice a year to allow growth by strimming or spot treatment with herbicide.
Replace failed plants	PD04	Years 1-5 (January/February)	Replace plants if any have died.
Remove guards	PD04	Year 3 (January/February)	Remove guards to avoid growth being restricted (as long as plants are well established)..
Pruning	PD04	Year 5-30 (January/February)	Pruning where required, and in Year 5 and every 5 years after, clear small areas to create structure within the block.

Scrub Species Lists (SC-T03)

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

Common Name	Scientific Name	Abundance / %	Comments
Silver birch	<i>Betula pendula</i>	20%	Refer to Appendix B for further details.
Hawthorn	<i>Crataegus monogyna</i>	20%	Refer to Appendix B for further details
Common privet	<i>Ligustrum vulgare</i>	20%	Refer to Appendix B for further details
Rowan	<i>Sorbus aucuparia</i>	20%	Refer to Appendix B for further details
Yew	<i>Taxus baccata</i>	20%	Refer to Appendix B for further details

What Does Success Look Like? (SC-F01)



Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

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

Action	Relevant Features	Timing	Prescriptions
Hedgerow planting	Two hedgerows (one on-site and one off-site)	Year 1 (October)	Remove existing ground vegetation where hedgerow plants are to be planted. Prepare soil and dig hole to accommodate root ball – use bare root trees or containers where specified on the Landscape Plan. Use organic compost and add two inch layer of mulch to retain moisture. Stake and place guard over plants. Water in initial phase if needed and if first summer if needed. Plants should be sourced locally.
Supress weeds	Two hedgerows (one on-site and one off-site)	Years 1-5 (May to August)	Maintain a weed free area around the plants twice a year to allow growth by strimming (no herbicide to be applied to avoid impacts on other habitats).
Replace failed hedgerow plants	Two hedgerows (one on-site and one off-site)	Years 1-5 (January/February)	Replace plants if any have died.
Remove tree guards	Two hedgerows (one on-site and one off-site)	Year 3 (January/February)	Remove guards to avoid growth being restricted (as long as plants are well established).
Pruning	Two hedgerows (one on-site and one off-site)	Years 3, 5, 7 and every two years until Year 30. (January/February)	Prune the top and sides of hedgerows to maintain shape every two years. Avoid hard cutting which will reduce structural integrity.

Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Hawthorn	<i>Crataegus monogyna</i>	20%	Refer to Appendix B for further details
Common privet	<i>Ligustrum vulgare</i>	20%	Refer to Appendix B for further details
Blackthorn	<i>Prunus spinosa</i>	20%	Refer to Appendix B for further details
Yew	<i>Taxus baccata</i>	20%	Refer to Appendix B for further details

Beech	<i>Fagus sylvatica</i>	10%	Refer to Appendix B for further details
Dog rose	<i>Rosa canina</i>	10%	Refer to Appendix B for further details

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
Years 1-3	Other neutral grassland	Seed germination failure	Cover of grasses and herbs is less than 20% cover in Year 3.	Undertake second round of seed sowing, focusing on any bare areas, with preparation of soil as needed.
Years 1-3	Other neutral grassland	Grassland being overtaken by undesirable species	Grassland containing more than 10% undesirable species such as common nettle and thistles.	Increase maintenance visits to hand pulling/digging out or spot herbicide treatment when they are in flower.
Years 1-5	Individual trees	Newly planted trees failing to establish	Any tree dead in Years 1-5.	Re-plant in next appropriate season.
Years 1-5	Mixed scrub/Hedgerow	Scrub/hedgerow plants failing to establish	Over 5% of plants dead in Years 1-5.	Re-plant in next appropriate season.

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)
Other neutral grassland: a grassland monitoring survey will be undertaken using quadrats, habitat condition assessments and photographic monitoring also undertaken. Individual trees: Photographic monitoring will be undertaken alongside, habitat condition assessments, monitoring of tree establishment and a subjective assessment of tree health. Mixed scrub: Photographic monitoring will be undertaken alongside habitat condition assessments, monitoring of scrub cover and a subjective assessment of general plant health. Hedgerow: Check establishment of hedgerow planting.

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:	Undertake grassland monitoring survey with quadrats to assess species composition, structure and undesirable species and undertake condition assessments using statutory metric condition assessment sheets. The grassland monitoring survey will include quadrat sampling to identify the habitat type that is establishing and number of species per m². Two quadrats will be undertaken in the on-site area and 4 quadrats off-site. The following will be monitored: • Grassland structure – In each quadrat, an approximate measurement of the vegetation height will be taken (short turf, <50 mm height; medium grassland, 50 to 150 mm height; tall grassland, >150 mm height; or woody vegetation). The percentage of intervals in which each vegetation height was recorded will be calculated; • Undesirable species - stands of undesirable species will be mapped and quantified as a percentage cover across grassland areas; • Grassland composition - a series of 1 m² quadrats will be arranged at regular intervals within the grassland area, and all of the species occurring within each quadrat will be recorded using the Domin Scale¹ of abundance and noting the number of which are desirable; and • BNG target – undertake condition assessment and identify whether the habitat has achieved the required condition and/or progress towards target.	Annually from years 1-5, then every 5 years. Surveys to be completed in June or July.
Individual trees	Visual health checks to be undertaken alongside photographic monitoring. Monitoring will identify whether the trees are establishing. The following will be monitored: • Tree cover – the proportion of healthy leaf cover will be given and percentage of failed trees will be recorded; and • BNG target – undertake condition assessment and identify whether the habitat has achieved the required condition and/or progress towards target.	Undertaken in Years 1, 3, 5, 10, 15, 20 and 30. Surveys to be completed in June or July.
Mixed scrub	Visual health checks to be undertaken alongside photographic monitoring. Monitoring will identify whether the target level of scrub cover is being established across the block. The following will be monitored: • Scrub cover – the proportion of scrub plants that have been failed will be recorded; • Non-native species – the presence of non-native species will be recorded; and • BNG target – undertake condition assessment and identify whether the habitat has achieved the required condition and/or progress towards target.	Undertaken in Years 1, 3, 5, 10, 15, 20 and 30. Surveys to be completed in June or July.
Hedgerows	Check establishment of hedgerow planting and that it is being cut every two years.	Will be undertaken during each visit to site.

¹ Domin scale 91-100%=10, 76-90%=9, 51-75%=8, 34-50%=7, 26-33%=6, 11-25%=5, 4-10%=4, many individuals =3, several=2, few =1.

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.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Company Shop Group Ltd.	Barnsley MBC

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	September or October	Report on results of initial other neutral grassland creation and establishment. Report on grassland monitoring survey and progress towards targets. Report on tree/scrub creation measures and progress towards targets.
Y2	September	September or October	Report on results of other grassland creation and establishment. Report on grassland monitoring survey and progress towards targets.

Y3	September	September or October	Report on results of other neutral grassland creation and establishment. Report on grassland monitoring survey and progress towards targets. Report on health/cover of scrub/trees and progress towards targets.
Y4	September	September or October	Report on results of other neutral grassland creation and establishment. Report on grassland monitoring survey and progress towards targets.
Y5	September	September or October	Report on results of other neutral grassland creation and establishment. Report on grassland monitoring survey and progress towards targets. Report on health/cover of scrub/trees and progress towards targets..
Y10	September	September or October	Report on grassland monitoring survey and progress towards targets. Report on health/cover of scrub/trees and progress towards targets..
Y15	September	September or October	Report on grassland monitoring survey and progress towards targets. Report on health/cover of scrub/trees and progress towards targets..

Y20	September	September or October	Report on grassland monitoring survey and progress towards targets. Report on health/cover of scrub/trees and progress towards targets..
Y25	September	September or October	Report on grassland monitoring survey and progress towards targets.
Y30	September	September or October	Report on grassland monitoring survey and progress towards targets. Report on health/cover of scrub/trees and progress towards targets.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

The regular monitoring and reporting will ensure that any issues are identified early on. Remedial actions will be taken immediately if required and fed back into the monitoring reports. Any changes in the management regime or remedial measures will be reported in monitoring report and recorded in the HMMP.

References

AWA Tree Consultants (2024) *Arboricultural Report and Impact Assessment to BS 5837:2012: Company Shop*. Report Reference AWA5932

Barnsley Biodiversity Trust (2009) *Barnsley Biodiversity Action Plan: Second Edition* [online]. Available at: <http://barnsleybiodiversity.org.uk/Barnsley%20BAP%20II%20adopted%202010.pdf> [accessed December 2024].

HMSO (2006) *Natural Environment and Rural Communities Act 2006* [online]. Available at: <http://www.legislation.gov.uk/ukpga/2006/16/contents> [accessed December 2024].

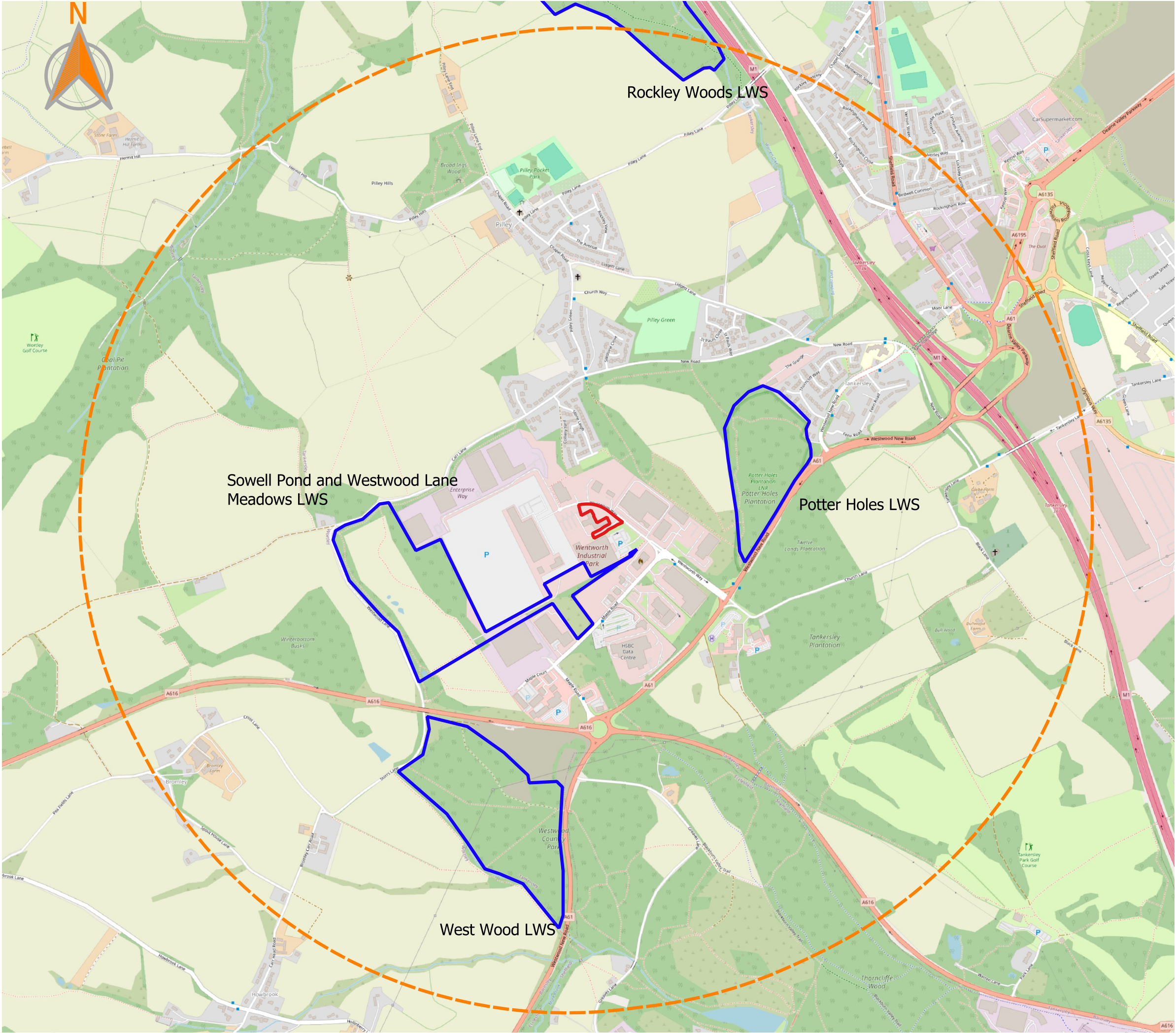
Natural England (2008) *Natural England Technical Information Note TIN 035: Soil Sampling for habitat recreation and restoration* [online]. Available at: <https://publications.naturalengland.org.uk/publication/31015> [accessed March 2025].

NRM Laboratories (2021) *Technical Information Advice Sheet 4: How to take a soil sample*.

Plantlife (undated) *Save our Magnificent Meadows: Soil Testing and Assessing Soil Texture* [online]. Available at: <https://www.plantlife.org.uk/learning-resource/managing-meadows/> [accessed March 2025].

Appendix A

Drawing 2 – Local Wildlife Site Boundaries (taken from
PEA Report, AB Ecology, 2024)



Legend

Site Boundary

Site Boundary

1.5 km Buffer

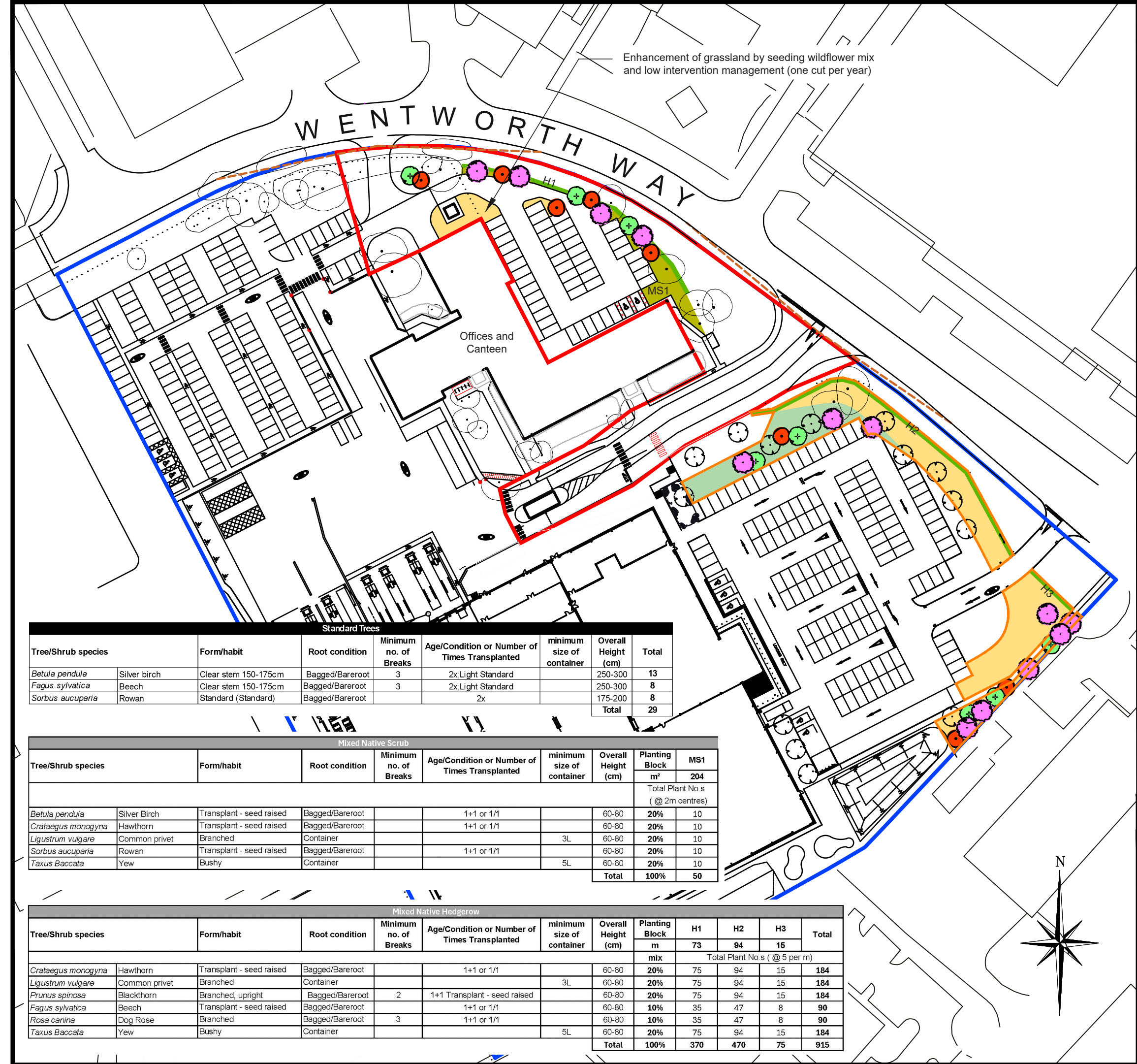
Local Wildlife Site (LWS) Boundaries

Basemap is from Open Street Map
Scale @ A3 1:12000

Client	
Company Shop Group	
Project	
Company Shop Group Preliminary Ecological Appraisal	
Title	
Local Wildlife Site Boundaries	
Project Number	Date
2024/002	26/06/2024
AB Ecology	Drawing Number
	2

Appendix B

Landscape Plan (Provided by Biffa Waste Services)



Enhancement of grassland by seeding wildflower mix and low intervention management (one cut per year)

WENTWORTH WAY

Offices and Canteen

Standard Trees							
Tree/Shrub species	Form/habit	Root condition	Minimum no. of Breaks	Age/Condition or Number of Times Transplanted	minimum size of container	Overall Height (cm)	Total
Betula pendula	Silver birch	Clear stem 150-175cm	Bagged/Bareroot	3	2x; Light Standard	250-300	13
Fagus sylvatica	Beech	Clear stem 150-175cm	Bagged/Bareroot	3	2x; Light Standard	250-300	8
Sorbus aucuparia	Rowan	Standard (Standard)	Bagged/Bareroot		2x	175-200	8
						Total	29

Mixed Native Scrub								
Tree/Shrub species	Form/habit	Root condition	Minimum no. of Breaks	Age/Condition or Number of Times Transplanted	minimum size of container	Overall Height (cm)	Planting Block m²	MS1
								204
							Total Plant No.s (@ 2m centres)	
Betula pendula	Silver Birch	Transplant - seed raised	Bagged/Bareroot	1+1 or 1/1		60-80	20%	10
Crataegus monogyna	Hawthorn	Transplant - seed raised	Bagged/Bareroot	1+1 or 1/1		60-80	20%	10
Ligustrum vulgare	Common privet	Branched	Container		3L	60-80	20%	10
Sorbus aucuparia	Rowan	Transplant - seed raised	Bagged/Bareroot	1+1 or 1/1		60-80	20%	10
Taxus Baccata	Yew	Bushy	Container		5L	60-80	20%	10
							Total	50

Mixed Native Hedgerow												
Tree/Shrub species		Form/habit	Root condition	Minimum no. of Breaks	Age/Condition or Number of Times Transplanted	minimum size of container	Overall Height (cm)	Planting Block	H1	H2	H3	Total
								m	73	94	15	
							mix	Total Plant No s (@ 5 per m)				
<i>Crataegus monogyna</i>	Hawthorn	Transplant - seed raised	Bagged/Bareroot		1+1 or 1/1		60-80	20%	75	94	15	184
<i>Ligustrum vulgare</i>	Common privet	Branched	Container			3L	60-80	20%	75	94	15	184
<i>Prunus spinosa</i>	Blackthorn	Branched, upright	Bagged/Bareroot	2	1+1 Transplant - seed raised		60-80	20%	75	94	15	184
<i>Fagus sylvatica</i>	Beech	Transplant - seed raised	Bagged/Bareroot		1+1 or 1/1		60-80	10%	35	47	8	90
<i>Rosa canina</i>	Dog Rose	Branched	Bagged/Bareroot	3	1+1 or 1/1		60-80	10%	35	47	8	90
<i>Taxus Baccata</i>	Yew	Bushy	Container			5L	60-80	20%	75	94	15	184
							Total	100%	370	470	75	915

- Application Site
- Other land in control of the applicant
- Off site boundary (for BNG)
- Visibility Splays
- Proposed Standard Tree
Fagus sylvatica (8 Trees)
- Proposed Standard Tree
Betula pendula (12 Trees)
- Proposed Standard Tree
Sorbus aucuparia (8 Trees)
- Proposed Mixed Native Scrub (205m²)
- H1

Proposed Mixed Native Hedgerow (182m)
- Existing Grassland to be Enhanced (1133m²)
- Modified Grassland

Note: 1) Refer to AWA Arboricultural Report and Impact Assessment to BS 5837:2012, April 2024
2) Tree planting location indicative only, subject to surveys

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REV.	DATE	DRAWN	DESCRIPTION
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Biffa

Biffa Waste Services Ltd
Poplars Landfill site
Lichfield Road
Cannock
Staffordshire
WS11 8NQ
Mob: 07834992155
e-mail michelle.saunders@biffa.co.uk

PROJECT	Wentworth Way		
LOCATION	Wentworth Way Industrial Estate		
DRAWING TITLE	Landscaping		
DRAWING No.	D.004	COMPUTER REF.	BAB030400
DRAWN	SM	DATE	Oct 24
		SCALE(S)	1:1,000@A3

Appendix C

Soil Analysis Report and Interpretation

Soils and Substrates (EI-T02)

The results of the soil analysis are provided below.

Parcel Refs	Soil Texture	pH	Nitrogen (N)	Phosphorous (P)	Potassium (K)
All modified grassland parcels (PD 11 & 12, OS PD 01-04)	Clay	7.1	0.564	9.4 mg/l (Index 0)	156 mg/l (Index 2-)

Summary of Soils Information (EI-B13)

A soil survey was undertaken on 13th February 2025 in accordance with Natural England guidance (Natural England, 2008) and NRM Laboratories¹ guidance (NRM Laboratories, 2021). Twenty-five soil samples were taken using a pot auger, which samples to a depth of 7.5 cm, across all areas of modified grassland due to be enhanced to other neutral grassland (see plans on p14 and p15 of the HMMP). Soil samples were mixed and sent to the NRM laboratory for testing.

Results show that the soil on site has low phosphorus (Index 0); this is key and means that the soil is very suitable for the restoration or creation of wildflower grasslands (Pantlife, undated).

The soil texture is clay which retains water and is naturally higher in potassium than other soil types. Potassium levels were moderate (Index 2-), but only just above the ideal level (Index 1), higher potassium can mean that wildflower may struggle to compete against weeds, however remedial measures will be implemented if this becomes an issue and undesirable species colonise – see pg18 of HMMP. A species seed mix for clay soils will be used for this site with yellow rattle *Rhinanthus minor* present to help minimise colonisation of vigorous grasses.

Nitrogen levels are medium which also means that the soil is suitable for restoration considering the fact that phosphorus is low, this combination should mean that the proposals will be successful as nitrogen is important for growth of plants.

¹ <https://cawood.co.uk/nrm/>

ANALYTICAL REPORT

Report Number	79670-25	R600	ANALYSIS SERVICES DIRECT	Client	RACHEL BLACKHAM
Date Received	18-FEB-2025		NRM LABORATORIES		AB ECOLOGY
Date Reported	06-MAR-2025		COOPERS BRIDGE		65 COMMON LANE
Project	SOIL		BRAZIER'S LANE		AUCKLEY
Reference	RACHEL BLACKHAM		BRACKNELL		DONCASTER
Order Number			BERKS		DN9 3HX

Laboratory Reference		SOIL738334									
Sample Reference		COMPANY SHOP									
Determinand	Unit	SOIL									
pH water [1:2.5]		7.1									
Available Phosphorus (Index)	mg/l	9.4 (0)									
Available Potassium (Index)	mg/l	156 (2-)									
Available Magnesium (Index)	mg/l	276 (5)									
Textural Class		Clay									
Sand 2.00-0.063mm	% w/w	29									
Silt 0.063-0.002mm	% w/w	34									
Clay <0.002mm	% w/w	37									
Total Nitrogen	% w/w	0.564									

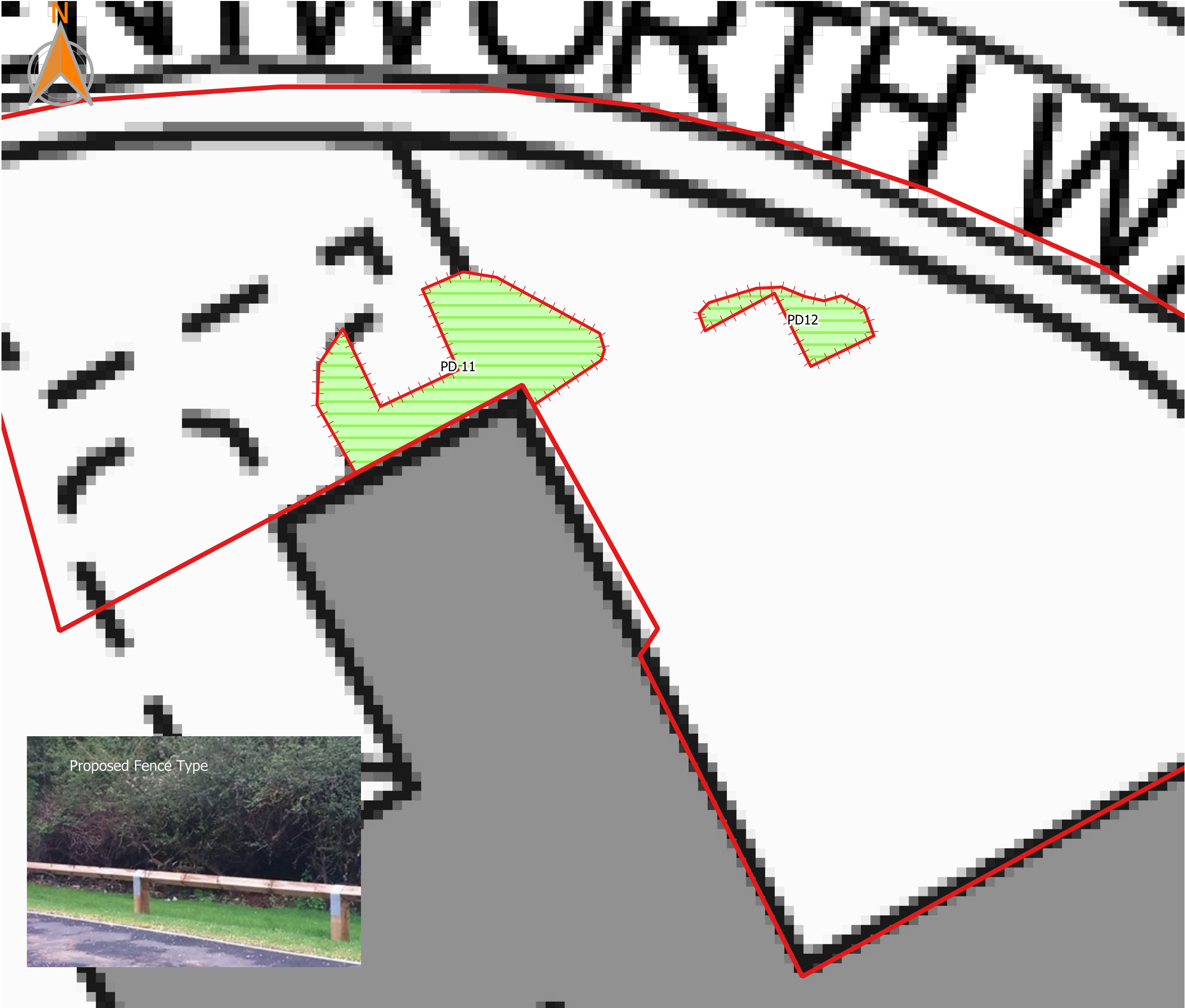
Notes	
Analysis Notes	The sample submitted was of adequate size to complete all analysis requested. The results as reported relate only to the item(s) submitted for testing. The results are presented on a dry matter basis unless otherwise stipulated.
Document Control	This test report shall not be reproduced, except in full, without the written approval of the laboratory.

Reported by	Teresa Clyne Natural Resource Management, a trading division of Cawood Scientific Ltd. Coopers Bridge, Braziers Lane, Bracknell, Berkshire, RG42 6NS Tel: 01344 886338 Fax: 01344 890972 email: enquiries@nrm.uk.com
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Appendix D

Drawing 8 –Fencing Plan (Off Site)

Drawing 9 – Fencing Plan (On Site)



- Legend**
- Site Boundary
 - Post-development Habitats
 - Other neutral grassland
 - Fencing
 - Proposed Knee Rail Fence

PD 01 - Unique Polygon Reference Number

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Scale @ A3 1:250

Client Company Shop Group	
Project Company Shop Group Biodiversity Net Gain Assessment	
Title Fencing Plan (On Site)	
Project Number 2024/002	Date 12/03/2025
	Drawing Number
	9



- Legend**
- BNG Off Site Boundary
 - Post-development Habitats
 - Other neutral grassland
 - Fencing
 - Proposed Knee Rail Fence
 - Existing Fence

Base map from Google Satellite
Scale @ A3 1:25000

Client
Company Shop Group

Project
Company Shop Group
Biodiversity NEt Gain Assessment

Title
Fencing Plan (Off Site)

Project Number	Date
2024/002	12/03/2025



Drawing Number

8

Appendix E

Habitat Management and Monitoring Checklist

Habitat Management and Monitoring Plan Checklist

This checklist is to guide you when authoring the Habitat Management Monitoring Plan (HMMP), whether using the 'HMMPT' or an alternative template. It will help ensure consistency and support reviewers.

This is a guide only. Refer to the relevant Local Planning Authority (LPA) for any specific requirements. You can append the list to your completed HMMP before submitting to the LPA.

Use the list to check and reference relevant associated documents in your submission.

You can write over and delete the grey text. If you need information in a different format or need assistance, please email biodiversitynetgainenquiries@naturalengland.org.uk or call 0300 060 3900, select Option 1.

Project and Development Information	
Site or development name	Company Shop Group
Planning application ref number (if applicable)	Planning permission 2024/0665
Register Reference Number (if applicable)	NA
Developer or Client details	Chris Glencorse, Company Shop Ltd, Wentworth Way, Tankersley, Barnsley, S75 3DH
Author details	Rachel Blackham (AB Ecology)
Name and reference of HMMP	2024_002_04 Company Shop Group_Planning Condition No. 4_Habitat Management and Monitoring Plan_v2
Date checklist completed	14/03/2025

Sections Excluded Justification
No legal agreement included as the Planning Officer has stated that all BNG habitat creation and enhancement will be secured under the planning permission. No phasing strategy included as work is being undertaken in one phase.

Checklist of Contents Completed		Tick if included	Reference of supporting information Where not included, provide reference or link for document(s) supporting your HMMP. Or state if N/A
1.	Project Background		
	Project Information	☒	See HMMPT for a list of relevant items to include in this section
	Funding	☒	Information relating to how funding has been agreed to deliver management
	Legal Agreement	☐	NA
	Summary of Habitat Proposal and Plans	☒	High-level summary, and plan or map, of the habitats to be created and managed as part of this HMMP
	Site Boundary Map	☒	Map, plan or drawing which outlines the boundary of the HMMP site
	Site Context Map	☒	e.g., associated LPA, national character area, relevant landscape scale policy
	Phasing Strategy	☐	NA
	Roles & Responsibilities	☒	i.e., HMMP author; responsible landowner; land management organisation; LPA or Responsible Body
	Land Use Summary	☒	Current site use and summary of habitats present; overview of proposed land use
	Site Context Photos	☒	Overview photographs of the site that will provide context
	Site Baseline and Environmental Information Checklist	☒	Refer to HMMPT for examples of what to include
	Environmental Information	☒	Soil analysis included in Appendix C
2.	Planned Management Activities		
	Management Plan Aims and Objectives	☒	The overarching aims and objectives of the habitat management and monitoring plan.
	Design Principles Informed by Baseline Information	☒	How site features and baseline info influenced your site's habitat retention, enhancement, and creation aspirations
	Habitat and Condition Targets	☒	Ref to a record of what you have agreed to deliver based on the biodiversity metric
	Habitat Retention	☒	Details of habitats to be retained throughout the proposals
	Habitat Retention and Protection Measures Map	☒	Show these on an accompanying habitat retention plan
	Creation, Enhancement and Management Targets and Prescriptions	☒	HMMPT Companion Document shows habitat creation, enhancement and management target templates
	Habitat Creation, Enhancement and Management – Risk Register and Remedial Measures	☒	Site-wide risk register associated with establishing and managing each habitat type
3.	Monitoring Schedule		
	Monitoring Strategy	☒	Details of methods that will be used to compare baseline to subsequent enhancement and creation
	Monitoring Methods and Intervals	☒	Details of the methods you will use to monitor the progress of habitats and ensure the targets are being met. Also provide details of HMMP review process.
	Monitoring Reports	☒	Person(s) responsible for submitting monitoring reports and organisation responsible for reviewing along and monitoring schedule
	Adaptive Management	☒	Summarise how adaptive management will be incorporated