

Habitat Management and Monitoring Plan

Site Name:	Spur House
Date:	13/02/2026
Version:	001

Author:



Client:



Contents

1. Project Background..... 2

Summary of Management Plan 2

Site Boundary Plan PB-F01..... 3

Site Context Plan PB-F02..... 4

Phasing strategy..... 5

Roles and Responsibilities 5

Land Use Summary..... 6

Site Context Photos PB-F03..... 6

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01 7

Baseline and Environmental Information 9

2. Planned Management Activities 16

Principles Informed by Design Stage 16

Habitat and Condition Targets PM-T01 17

Habitat Retention..... 19

Habitat Retention Plan PM-F01 19

Creation, Enhancement and Management Targets and Prescriptions 20

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 44

3. Monitoring Schedule 45

Monitoring Strategy 45

Monitoring Methods and Intervals MS-T01 45

Monitoring Reports 47

Adaptive Management 48

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	Reviewed by / Date	Approved by / Date
V001	Final	Lisa Wood 12/01/2025	Olivia Satur 23/01/2025	Laurie Wildwood 28/01/2026

Document Details

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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	On-site with BNG unit purchase
Development Name and Address	Spurr House, Bury, Greater Manchester, BL9 8PX
BNG Project Name and Address	N/A
Author Organisation	Thomson Environmental Consultants Ltd
Landowner	Onward Homes Limited
Land Manager	Onward Homes Limited
Responsible person/organisation for creating or enhancing the habitat	Onward Homes Limited
Period covered by this management plan	Immediately after construction, for 30 years.
Planning authority	Bury Council
Planning reference (if applicable)	72240
BNG register reference (if applicable)	N/A
Central OS grid reference	SD 82103 06996
Metric revision/title	Statutory Biodiversity Metric
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

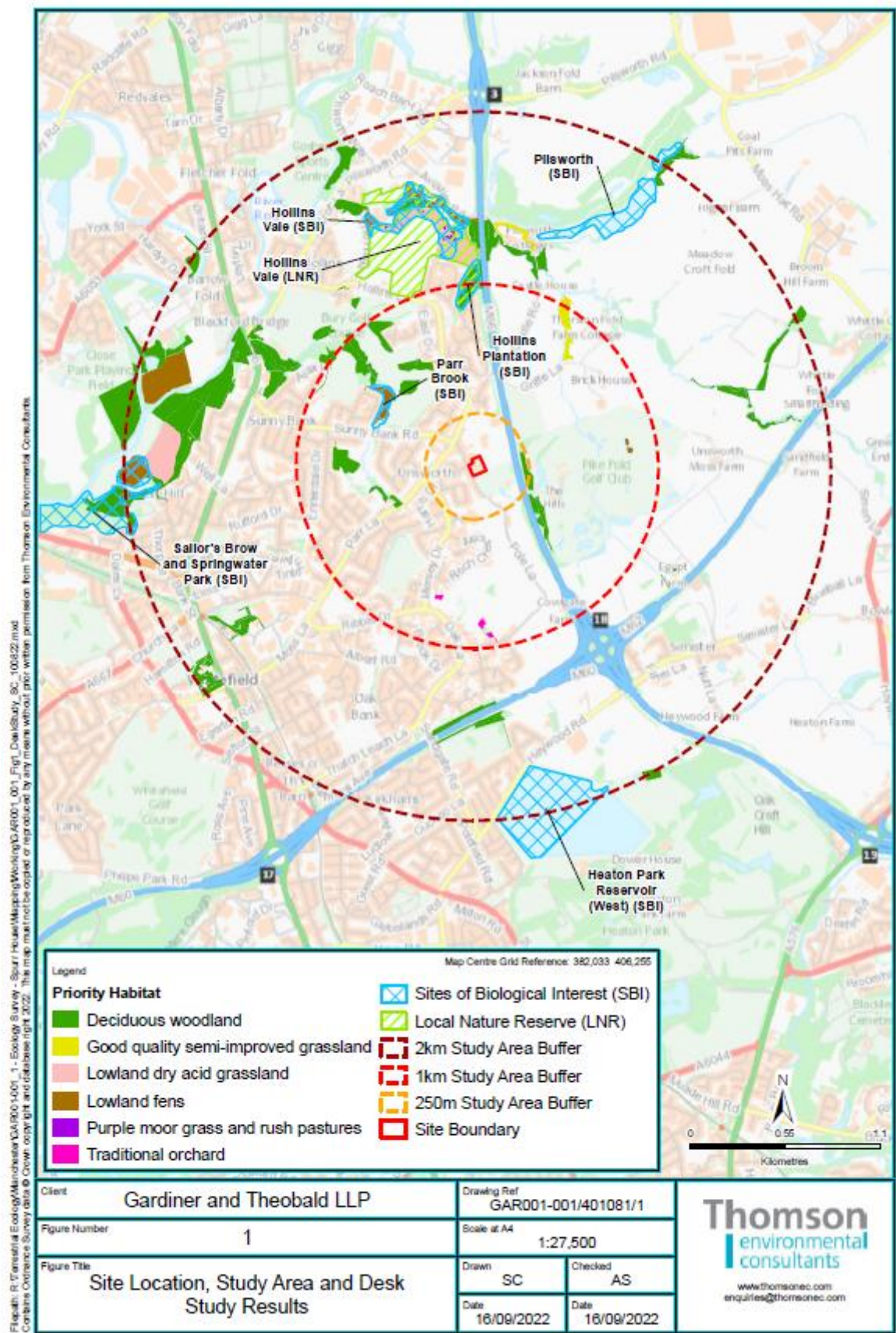
Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
The sites baseline habitats comprised: g4 modified grassland, h3f hawthorn scrub, h3h mixed scrub, w1g other woodland; broadleaved, urban trees (small and medium), u1b developed land; sealed surface, and u1b5 buildings. Habitats that will be retained during the development are: h3f hawthorn scrub and urban trees (medium). g4 modified grassland, w1g other woodland; broadleaved and h3h mixed scrub will be enhanced. Created habitats post development are: individual urban trees, h2a hedgerow, g4 modified grassland, u1 (847) built up areas and gardens (to include ornamental shrub planting and bulb planting), u1b developed land, sealed surface, and u1b5 buildings.
Timescales for Actions PB-B03
Construction will commence in March 2026.
Monitoring Requirements PB-B04
The newly created grassland, introduced shrub/bulb planting, hedgerow and urban trees, and the enhanced grassland scrub and woodland will all reach their target condition as per the metric time to target condition. The monitoring requirements post-development include yearly monitoring checks from years 1-5, and then checks every 5 years from 5-30 years.
Required Consents and Licences PB-B05
The site is registered under a District Level Licence for great crested newt (2023-00537-EPS-DLL). An application to extend the licence is currently underway.
Funding PB-B06
Funding will be provided by Onward Homes Limited.
Legal Agreement PB-B07
A Section 106 is being finalised, which will secure affordable housing contributions for the development.



Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08

Yes: ☐ No: ☒

N/A

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		Olivia Satur		
Organisation		Thomson Environmental Consultants Ltd		
Responsibility	Start Date:	2027	End Date:	2057

Olivia has the responsibility for the production of the HMMP and of monitoring the process of habitat creation and management on site.

Statement of Competency

Olivia is a Senior Ecological Consultant at Thomson, with experience in completing BNG assessments and authoring HMMPs.

Landowner or Land Manager PB-B10

Name or Initials		N/A		
Organisation		Onward Homes Limited		
Responsibility	Start Date:	2027	End Date:	2057

The land manager will be responsible for the implementation of the HMMP and taking on board the advice of the Ecologists and Landscape Architects to produce and deliver on-site habitats, and maintain them for the next 30 years.

Statement of Competency

Onward Homes Ltd is an experienced housing provider with a proven track record of delivering development projects that integrate environmental sustainability, landscape enhancement, and long-term land stewardship.

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		N/A		
Organisation		Onward Homes Limited		
Responsibility	Start Date:	2027	End Date:	2057

Onward Homes (or appointed contractor) will be responsible for:

- Implementing on-site habitat creation and enhancement works in accordance with the approved landscape and biodiversity plans;
- Managing retained and created habitats for a minimum period of 30 years following completion of development;
- Appointing a suitably qualified ecologist to undertake habitat monitoring;
- Submitting monitoring reports to the Local Planning Authority (LPA) in accordance with Section 5 of this HMMP.

Statement of Competency

Onward Homes Ltd is an experienced housing provider with a proven track record of delivering development projects that integrate environmental sustainability, landscape enhancement, and long-term land stewardship.

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		TBC		
Organisation		Bury Council		
Responsibility	Start Date:	2027	End Date:	2057

To monitor and review the HMMP in the relevant monitoring years and agree any remedial actions required.

Land Use Summary

Overview of Baseline Site Use PB-B13

The onsite baseline currently comprises modified grassland, hawthorn scrub, mixed scrub, other broadleaved woodland and buildings and developed land. There are urban trees scattered throughout the grassland parcels. Previously, the building on site was used as a large care home. There is no current management ongoing on site.

Overview of Proposed Site Use PB-B14

The project involves development of the site to build affordable housing, which will entail creating two blocks of housing, car parking, a road and landscaping. To facilitate this, clearance of some of the grassland, woodland, trees and scrub on site will be required.

Habitats to be created include hedgerows, modified grassland, buildings, built up areas and gardens (introduced shrub and bulb planting), and developed land sealed surface. Trees will also be planted.

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: [Click or tap here to enter text.](#)



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?	☐	It is not predicted that any designated sites will be impacted by the development. Thomson Environmental Consultants (2023): GAR001-001-003/001/001. Records of 7 designated sites were identified within 2km of the site during the PEA, the closest of which is Par Brook SBI (Sites of Biological Interest) which was considered not to be impacted by the development.
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?	☐	As per Condition 12 T1 and T2 will only be removed following further survey for bats, and T3-8 will only be removed under a precautionary working methods for bats. As per condition 11 a reasonable avoidance measures method statement for mammals such as hedgehog, amphibians, and other wildlife covering both the site clearance and construction phases shall be provided and agreed in writing by the LPA. As per Condition 10 a detailed bird nest survey will be undertaken by a suitably qualified ecologist prior to clearance and written confirmation provided that no active birds nests are present, or vegetation clearance will be conducted outside of 1 st March and 31 st August. As per Condition 12, the development will provide bird and bat provision on the new build or retained trees, provide swift boxes, and create hibernacula in the woodland. As per Condition 16, the development has been proposed for entry into District Level Licencing for great crested newt.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	Himalayan balsam (<i>Impatiens galndulifera</i>) was identified on the site during the PEA undertaken by Thomson Environmental Consultants (2023): GAR001-001-003/001/001. As per Condition 13 a method statement detailing eradication and/or control and/or avoidance measures for Himalayan balsam and Cotoneaster spp should be supplied to and agreed in writing to the LPA, prior to any earthworks, apart from demolition, clearance of buildings, hardstandings, hardcore and drainage.
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?	☐	Included in the PEA submitted for planning: Thomson Environmental Consultants (2023): GAR001-001-003/001/001
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	Included in the PEA submitted for planning: Thomson Environmental Consultants (2023): GAR001-001-003/001/001
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	TADW Architects - Design and Access Statement, Site of Former Spurr House, Pole Lane, Bury (2025). An assessment of the public access has been undertaken as a part of the planning application; the site will be an operational housing development with public access.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	N/A – An assessment of the climate change implications has not been undertaken as a part of the planning application.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	Brownfield Solutions Ltd – Phase II Geo-Environmental Assessment Report CM/C5102/11367 Rev B. This report provides context on the baseline ground conditions of the site.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	N/A The land at the time of baseline surveys was not agricultural land.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Brownfield Solutions Ltd – Phase II Geo-Environmental Assessment Report CM/C5102/11367 Rev B. Made ground, natural strata and groundwater were all recorded on the site.

Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	Brownfield Solutions Ltd – Phase II Geo-Environmental Assessment Report CM/C5102/11367 Rev B. Elevated levels of arsenic and lead were recorded. A Remedial Strategy (Brownfield Solutions Ltd, 2024) was therefore submitted with the planning application, and includes using ‘clean topsoil’. Overall risk to controlled waters is considered to be low and no further action is required.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	Elluc Projects Ltd – Flood Risk Assessment, Spurr house Bury. The site is overall at a low risk of surface water flooding. An effective drainage strategy was recommended to mitigate the risk of groundwater flooding and artificial drainage flooding on site.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	Elluc Projects Ltd – Flood Risk Assessment, Spurr house Bury. The site lies within Flood Risk Zone 1 and is overall at a low risk from surface water flooding.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	N/A – No Landscape Character and Designations assessments have been completed.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	Brownfield Solutions Ltd – Phase II Geo-Environmental Assessment Report CM/C5102/11367 Rev B. This states that the site used to be a care home.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	N/A – No Historic Environment and Earth Heritage assessments have been completed.

Baseline and Environmental Information

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Marcus Hogg & William Dearden
Organisation	Thomson Environmental Consultants
Survey Date	08/08/2022
Statement of Competency	
Marcus Hogg was an Ecological Consultant and William Dearden was an Assistant Ecologist. Marcus and William were supported in completing the PEA by the report approvers Felicity Andruszko and Paul Franklin who were/are associate directors at Thomson. The second revision of the PEA was authored by Laura Meer and approved by Mate Vakarcs, both Senior Ecological Consultants at time of author, and approved by Paul Franklin.	
Survey conditions and limitations	
The initial survey visit was completed on the 8th August 2022, a time of year considered to be optimal for botanical survey. The site itself included mainly vegetated habitats that comprised predominantly of scrub and grassland.	

Habitat Degradation

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

No, habitat degradation has occurred since 8th August 2022, however the garage that was on site has been demolished since then.

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

N/A

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)

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
g4-1	Modified grassland – g4	No	No	Habitat description – There is an area of modified grassland (g4-1) spanning the northern and eastern sides of the main building complex. The habitat has an abundance of perennial ryegrass (<i>Lolium perenne</i>), Yorkshire fog (<i>Holcus lanatus</i>), and creeping bent (<i>Agrostis stolonifera</i>) as well as frequently occurring creeping buttercup (<i>Ranunculus repens</i>). There is occasional great willowherb (<i>Epilobium hirsutum</i>), common ragwort (<i>Jacobaea vulgaris</i>), common sow thistle (<i>Sonchus oleraceus</i>), broadleaved dock (<i>Rumex obtusifolius</i>), self-heal (<i>Prunella vulgaris</i>) and greater plantain (<i>Plantago major</i>). Condition Assessment - Poor Criteria 1 – Fail Criteria 2 - Fail Criteria 3 – Fail Criteria 4 – Pass Criteria 5 – Fail Criteria 6 – Pass Criteria 7 - Pass	Poor	0.18
g4-2	Modified grassland – g4	No	No	At the western boundary of the site, there is a modified grassland (g4-2) with an area of approximately 0.06ha.. The habitat has an abundance of perennial ryegrass, Yorkshire fog, and creeping bent with frequently occurring silver birch (<i>Betula pendula</i>) and creeping buttercup. There is occasional cypress species (<i>Cupressus sp.</i>), common knapweed (<i>Centaurea nigra</i>), great willowherb, common ragwort, sow thistle, broadleaved dock, self-heal and greater plantain Condition Assessment - Poor Criteria 1 – Fail Criteria 2 - Fail Criteria 3 – Fail Criteria 4 – Pass Criteria 5 – Fail Criteria 6 – Pass Criteria 7 - Pass	Poor	0.06
g4-3	Modified grassland – g4	No	No	There is an area of modified grassland (g4-) found at the western boundary of the site. The habitat has an abundance of perennial ryegrass, Yorkshire fog, and creeping bent with frequently creeping buttercup. There	Poor	0.03

				is occasional whitebeam (<i>Sorbus aria</i>), silver birch, great willowherb, common ragwort, sow thistle, broadleaved dock, self-heal and greater plantain. Cypress occurs rarely, as does bush vetch (<i>Vicia sepium</i>). Condition Assessment - Poor Criteria 1 – Fail Criteria 2 - Fail Criteria 3 – Fail Criteria 4 – Pass Criteria 5 – Fail Criteria 6 – Pass Criteria 7 - Pass		
h3f-1	Hawthorn scrub – h3f	No	No	A patch of hawthorn scrub (h3f-1) is located at the southern boundary of the site. The scrub has an abundance of hawthorn (<i>Crataegus monogyna</i>) and bramble (<i>Rubus fruticosus</i> agg.), with occasional scattered field maple (<i>Acer campestre</i>). Condition Assessment - Moderate Criteria 1 – Pass Criteria 2 - Fail Criteria 3 – Pass Criteria 4 – Pass Criteria 5 – Fail	Moderate	0.02
h3h-1	Mixed scrub – h3h	No	No	Mixed scrub (h3h) covers an area at the boundary between the modified grassland (g4-3) and the other lowland mixed deciduous woodland (w1f7-1). The scrub has an abundance of Burnet rose (<i>Rosa spinosissima</i>), bramble and nettle (<i>Urtica dioica</i>), with occasional elder (<i>Sambucus nigra</i>) and hawthorn. There is also rarely occurring invasive Himalayan balsam in this parcel. Condition Assessment - Poor Criteria 1 – Pass Criteria 2 - Fail Criteria 3 – Fail Criteria 4 – Fail Criteria 5 – Fail	Poor	0.02
w1g-1	Other woodland; broadleaved – w1g	No		There is a large area of other lowland mixed deciduous woodland (w1f7-1) running along the northern and eastern boundaries of the site. The woodland is dominated by willow species (<i>Salix sp.</i>), with an abundance of English ivy (<i>Hedera helix</i>) and frequent bramble, hawthorn and nettle. Himalayan balsam is present in this parcel, occurring occasionally, along with male fern (<i>Dryopteris filix-mas</i>), wild cherry (<i>Prunus avium</i>), silver birch and hazel (<i>Corylus avellana</i>), while ash (<i>Fraxinus excelsior</i>) only occurs rarely Condition Assessment: Moderate	As agreed with the LPA, this is listed as Fairly Poor.	0.19

				Criterion A - 2 Criterion B – 3 Criterion C – 1 Criterion D – 3 Criterion E – 3 Criterion F - 3 Criterion G - 2 Criterion H – 3 Criterion I – 2 Criterion J – 1 Criterion K – 1 Criterion L – 1 Criterion M – 3		
	Urban Trees (small)	No		The following trees on site were recorded as moderate condition: T1, T5, T9, T6, T10, T11, T14, T13 and T15: Criteria A – Pass Criteria B – Pass Criteria C – Pass Criteria D – Pass Criteria E – Fail Criteria F - Fail	Moderate	0.0366
	Urban Trees (medium)	No		The following trees on site were recorded as moderate condition: T2, T3, T4, T7, T8, T12, T8: Criteria A – Pass Criteria B – Pass Criteria C – Pass Criteria D – Pass Criteria E – Fail Criteria F - Fail	Moderate	0.0977
u1b-1	Developed land; sealed surface	No	No	There is a tarmac access road and car park for the building complex within the site.	N/A	0.04
u1b5-1	Building	No	No	This area comprised the main building formally used as a care home and a small garage (now demolished).	N/A	0.16

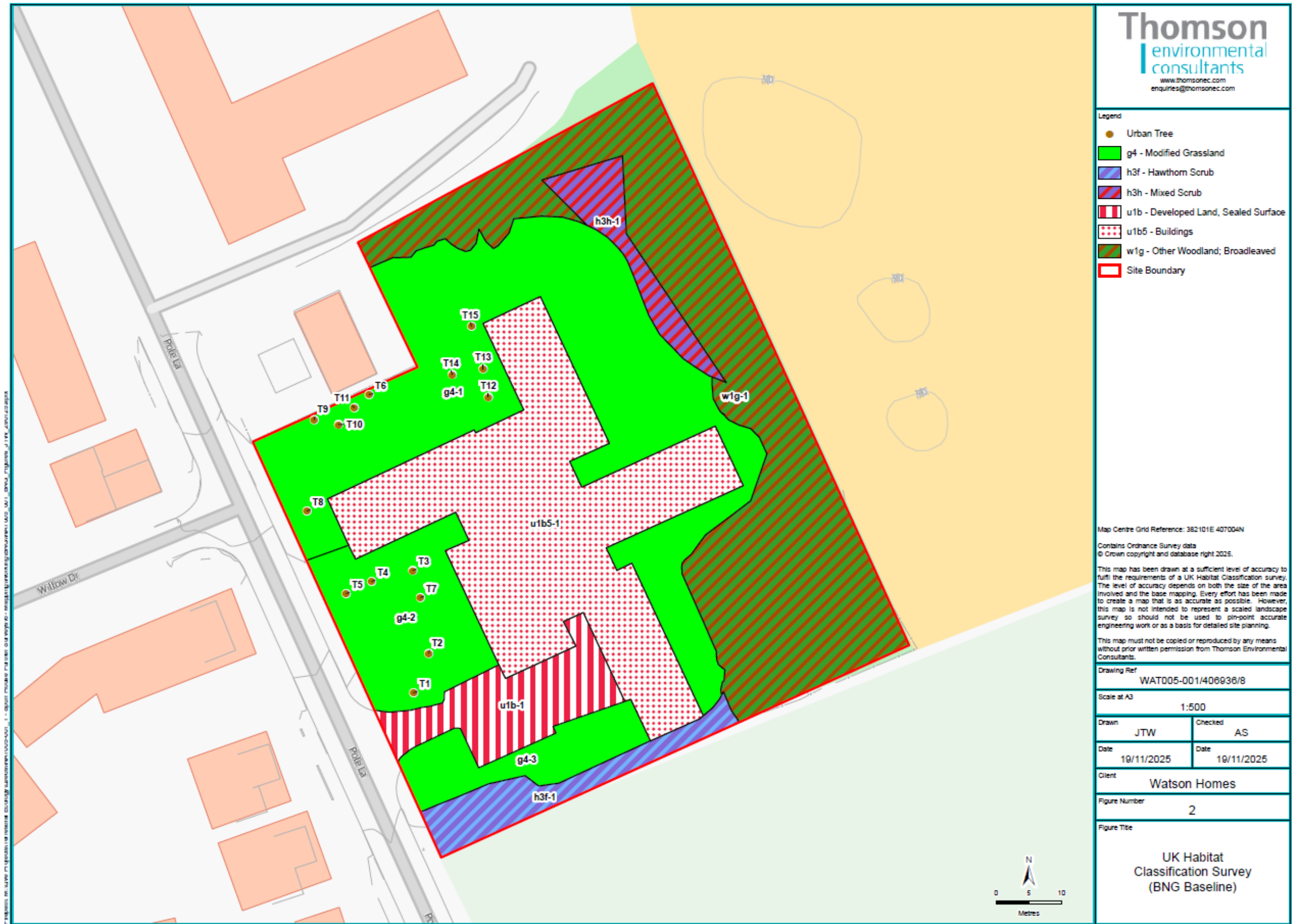
Priority and Irreplaceable Habitats

Summary of Priority and Irreplaceable Habitats (BI-B07)

The site does not feature any irreplaceable or priority habitats.

Potential Constraints and Opportunities for Project (BI-B08)

The baseline habitats on site provide opportunities for birds, small mammals, GCN, common reptiles and amphibians, and bats.



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

- Enhancement of some areas of modified grassland from poor condition to moderate condition (0.054ha), across parcels g4-1, g4-2 and g4-3.
- Retention of some areas of hawthorn scrub (0.010ha) in h3f-1.
- Enhancement of some areas of mixed scrub from poor condition to moderate condition (0.008ha) in h3h-1.
- Enhancement of some areas other woodland; broadleaved from fairly poor condition to fairly good condition (0.1616ha) in some areas of w1g-1.

- Creation of modified grassland of ‘moderate’ condition (0.0308ha). This is expected to be established within 1 year.
- Creation of built up areas and gardens (introduced shrub) and built up areas and gardens (bulb planting) totalling (0.0247ha).
- Creation of urban habitats to include introduced shrub and bulb planting (0.3784ha).
- Creation of urban trees of ‘moderate’ condition. These are expected to be established within 27 years.
- Creation of other native hedgerow (0.320km) in moderate condition. This are expected to be established within 5 years.

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

During the design process, designs have been amended to limit the amount of woodland impacted by the development. In early iterations of the designs, a larger area of woodland was to be lost and replaced by more parking. Parking areas have been reduced in order to maximise retained woodland. Additionally, the planting mixes have been adapted to include more native species.

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
g4-1, g4-2, g4-3	Modified grassland	g4	Poor	Moderate	10 – standard time to target condition	Criteria A – Pass Criteria B – Fail Criteria C – Pass Criteria D – Fail Criteria E – Fail Criteria F – Pass Criteria G - Pass	
h3h-1	Mixed scrub	h3h	Poor	Moderate	5 – standard time to target condition	Criteria A – Pass Criteria B – Fail Criteria C – Pass Criteira D – Pass Criteria E – Fail	
w1g-1	Woodland; other broadleaved	w1g-1	Fairly Poor	Fairly Good	10 – standard time to target condition	Criterion A - 2 Criterion B – 3 Criterion C – 1->3 Criterion D – 3 Criterion E – 3 Criterion F - 2 Criterion G - 2 Criterion H – 3 Criterion I – 2 Criterion J – 1->2 Criterion K – 1 Criterion L – 1->2 Criterion M – 3	
	Urban Tree	Urban Tree		Moderate	27 – Standard time to target condition.	Criteria A – Pass Criteria B – Pass	

						Criteria C – Fail Criteria D Fail Criteria E Fail Criteria F - Pass	
N/A	Hedgerow	h2a	N/A	Moderate	5 – standard time to target condition.	Criteria A1 – Pass Criteria A2 – Fail Criteria B1 – Fail Criteria B2 – Fail Criteria C1 – Fail Criteria C2 – Pass Criteria D1 – Pass Criteria D2 - Pass	
g4-1, g4-2	Built up areas and gardens (Introduced shrub) / (Vegetated Gardens)	u1	Poor	Condition Assessment N/A	0 – Standard time to target condition from the statutory biodiversity metric.	N/A – No condition assessment required.	

Habitat and Condition Targets Further Comments

N/A

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

Some areas of the hawthorn scrub and individual urban trees have been retained in their baseline state and modified grassland, mixed scrub and other woodland; broadleaved will be retained and enhanced.

Protective measures will include tree protection fencing and protected and priority species method statements.

Specification of Protective Measures to be Used PM-04

The recommendations in BS 5837: 2012, *Trees in Relation to Design, Demolition & Construction* must be complied with at all times.

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

Grassland (Low Distinctiveness)

Creation, Enhancement and Management Summary (GL-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 5. Grassland Low

Target Habitat:		g4 Modified grassland (created) – Moderate condition, and g4 Modified grassland (enhanced) – Poor -> Moderate.				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m², please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.	Yes (created), Yes (enhanced)	g4	Habitat will be created using WFT-SUD-37 turf, which contains an appropriate species count.	Existing habitat will be supplemented with reseeding using MeadowSow SuDS wildflower seed mix, that contains an appropriate species count.	Modified grassland will be checked during the monitoring period for vascular plant species per m ² present.
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 vertebrates and invertebrates to live and breed.	No (created), No (enhanced)	g4	Habitat will remain a close mown amenity lawn and will not feature a varied sward length.	N/A – Not aiming to pass.	N/A – Not aiming to pass.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes (created), Yes (enhanced)	g4	Habitat will remain a close mown amenity lawn and will not feature any planted scrub habitats.	Existing grassland will be checked for presence of scrub and any scrub present will be removed.	Modified grassland will be checked during the monitoring period for presence of scrub; if present, actions will be required
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No (created), No (enhanced)	g4	There is the potential for physical damage to this habitat due to habitats' repeated access and use by residents.	N/A – Not aiming to pass.	Not aiming to pass for created grassland. During maintenance and mowing of enhanced habitat, a spot check of damage should be undertaken. Areas of damage should be removed e.g. by reseeding.

E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No (created), No (enhanced)	g4	All modified grassland habitats will be seeded or turfed. Ideally, topsoil should be raked or harrowed to a medium tilth, then rolled prior to sowing. WFT-SUD-37 will be used to create the habitat. Seed sowing should take place either over springtime (ideally), or September-October. Ideally, the seeds should be sown drilling the seed. This negates the need for rolling and helps mitigate bird predating on the seed. Alternatively, grassland turf can be bought, although usually this is more expensive and needs significantly more watering until established.	N/A – Not aiming to pass.	N/A – Not aiming to pass.
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.	Yes (created), Yes (enhanced)	g4	Bracken is not included in the planting and not present in the baseline survey.	No bracken was present in the baseline survey.	Modified grassland will be checked during the monitoring period for presence of bracken; if present, actions will be required.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes (created), Yes (enhanced)	g4	At the time of survey, Himalayan balsam was identified on site, although not within the grassland habitats. A method statement will be prepared for its removal and the site will be cleared of Himalayan balsam before works commence. Newly seeded grassland will be clear of invasive non-native species (as listed on Schedule 9 of WCA).	Although Himalayan balsam was present in the baseline it was not recorded in the grassland habitats.	Modified grassland will be checked during the monitoring period for absence of invasive non-native plant species; if present, actions will be required.

Additional Management Prescriptions (GL-B01)

MeadowSow SuDS is listed as a seed mix alternative to the WTF-SUD-37 turf <https://wildflowerturf.co.uk/products/bngproducts/lowlandcalcareous/suds-turf/>

Grassland (Low Distinctiveness)

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

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

Action	Relevant Parcels	Timing	Prescriptions
Seed sowing	g4	Springtime (ideally), or September-October	Grassland will created using WFT-SUD-37 on 150mm depth cultivated topsoil. All weeds, stones and refuse larger than 50mm shall be removed (cultivation of soil not to occur beneath existing tree canopies). Cultivated soil shall be rolled and raked to produce a tilth 25mm deep. The soil shall not be waterlogged or compacted prior to turf being laid. The soil shall not be stripped prior to laying and does not require fertilizer. The turf shall be laid on a minimum 100mm depth of soil. Where there is subsoil only, a layer of topsoil 25-50mm deep is required. All joints shall be butted up correctly to prevent weed growth. Do not overlap or create tension at the joints to ensure joints do not pull apart or shrink. Enhanced grassland will be seeded with MeadowSow SuDS on 150mm depth cultivated topsoil. Topsoil should not be highly fertile and should be raked or harrowed to a medium tilth. The seeds should be sown by drilling the seed. This negates the need for rolling and helps mitigate birds foraging on the seed.
Watering	g4	Immediately after sowing	Once laid, water turf thoroughly, ensuring the soil is damp, for the first few weeks, until turf is rooted in. Do not allow to dry out and do not overwater during establishment (2-3 weeks). Thereafter, water should not be required. Although regular watering of seeds is desirable, at least until wildflowers and grasses have established (<six weeks), it is often impractical and is not common practice. Sowing seeds during spring and early autumn lowers the need for watering, as typical dry periods have been avoided.
Weeding	g4	First summer of establishment and yearly onwards	Should pernicious weeds (such as thistles and docks) become an issue, manual solutions such as hand pulling should be favoured. This should be done before the weeds have set seed. Spot treatment using herbicide should only be used as a last resort.
Mowing	g4	Once per year	Once established, carry out an annual cut during Autumn, to a height of 25-50mm, with a flail mower or strimmer. All cuttings must be raked up and removed from site along with any leaf fall. All tools shall be sharp. Hereafter cutting shall be undertaken, with a flail mower or strimmer, when flowering is over, late. September to early October. All cuttings shall be raked up and removed. Where there is species dominance or vigorous growth, carry out a second cut at the end of May to early June. The cut shall be to a height of 200-250mm to remove flower heads but retain most of the stems. Remove all cuttings. After cutting, water thoroughly to encourage new growth. If this cut is carried out the second cut of the year shall be undertaken during October.

Grassland (Low Distinctiveness) Species Lists (GL-T03)

WTF-SUD-37 is a lawn turf that includes 37 species of wildflower and grasses, with a minimum 50% wildflower. A full species list is not provided. Grasses included in the mix are given below.

Common Name	Scientific Name	Abundance / %
Crested dogtail	<i>Cynosurus cristatus</i>	Unknown
Sheep's fescue	<i>Festuca ovina</i>	
Yellow oatgrass	<i>Trisetum flavescens</i>	
Slender creeping red fescue	<i>Festuca rubra trichophylla</i>	
Smooth-stalked meadow grass	<i>Poa pratensis</i>	
Sweet vernal grass	<i>Anthoxanthum odoratum</i>	

MeadowSow SuDS is a species mix that includes 37 species of wildflower and grasses. A full species list is not provided. Examples are given below.

Common Name	Scientific Name	Abundance / %
Field scabious	<i>Knautia arvensis</i>	Unknown
Meadow buttercup	<i>Ranunculus acris</i>	
Ribwort plantain	<i>Plantago lanceolata</i>	
Yellow rattle	<i>Rhinanthus minor</i>	
Birdsfoot trefoil	<i>Lotus corniculatus</i>	
Greater knapweed	<i>Centaurea scabiosa</i>	
Meadowsweet	<i>Filipendula ulmaria</i>	
Rough hawkbit	<i>Leontodon hispidus</i>	
Bladder campion	<i>Silene vulgaris</i>	
Marjoram	<i>Origanum vulgare</i>	
Red campion	<i>Silene dioica</i>	

Wild carrot	<i>Daucus carota</i>	
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Hedgerow

Creation 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:			h2a Native hedgerow – Moderate condition			
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A1	Height >1.5m average along length.	Yes	h2a	Native whips will be planted and at the time of planting will not be of the required height.	N/A	The hedge height will be maintained at a minimum height of 1.5 metres across the length of the hedge.
A2	Width >1.5m average along length.	No	h2a	Native whips will be planted and at the time of planting will not be of the required width.	N/A	The hedge width will be maintained at a minimum hedge width of 1 metre. This criterion is not being aimed to be met.
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	No	h2a	Native whips will be planted and at the time of planting they will likely be under 0.5m.	N/A	This criterion is not targeted.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	No	h2a	The hedge will be planted at regular intervals to keep continuity and prevent gappiness.	N/A	The hedge should be checked regularly for failed whips; whips should be replaced when identified.
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)	No	h2a	For the hedgerows that share borders with adjacent land, it is difficult to guarantee the presence of herbaceous vegetation to the edges.	N/A	This criterion is not targeted.

C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Yes	h2a	At the time of planting, any plant species indicative of nutrient enrichment of soils will be removed and the ground beneath the hedges will be reseeded.	N/A	Monitoring checks will identify plant species indicative of nutrient enrichment of soils. Spot herbicide use or hand pulling should be used to remove any areas impacted.
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Yes	h2a	At the time of survey, Himalayan balsam was identified on site. A method statement will be prepared for its removal and the site will be cleared of Himalayan balsam before works commence. When planting, invasive or neophyte species will not be planted.	N/A	The hedge should be checked regularly for invasive and neophyte species; if present they should be removed.
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	h2a	As the hedges are newly created, they will be free of damage. If any plants are damaged at the time of planting, they should be replaced.	N/A	Monitoring checks will identify any damaged hedge plants. These should be replaced like for like.

Additional Management Prescriptions (HD-B01)

Any removed standing deadwood will be retained in discrete piles throughout the site to provide shelter opportunities for wildlife, including reptiles. Additionally, all cut vegetation should be added to an onsite compost pile

Hedgerow

Creation and Management Methods (HD-T02)

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

Action	Relevant Features	Timing	Prescriptions
Planting	h2a	November - March	The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 section 9 planting of shrubs, herbaceous and bulbs. Bare rooted whips should be planted during the winter season when trees are dormant (mid-November to mid-March). All plants shall be planted at the same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. Plants shall be planted at the specified centres. On steep slopes, this shall be in the horizontal measure. Transplants shall be planted with a spiral guard and cane to protect from rabbits and to hold the plant securely. A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the length of the hedge. The planting should be two staggered rows 30cm apart, of between four and six plants per metre. Minor species can be planted in small single species groups or randomly within larger blocks of hazel and hawthorn.
Watering	h2a	As required	Watering may be required during dry summers until whips/shrubs are established.
Weeding	h2a	Once a year at a minimum (outside of nesting bird season)	Until well-established, localised weeding around new trees and shrubs will be implemented to restrict competition for food, water and light. Mulching with bark chippings can also be used.
Cutting	h2a	Once a year at a maximum (outside of nesting bird season)	Plants forming a hedge should be cut by one third immediately upon completion of planting. In the following years, management should ensure that hedgerows are not too ‘tidy’ or uniform. Hedgerows should have a thicker base than top to allow light into the hedgerow. By using a varied cutting regime, this will allow different parts of the hedgerow to mature at different stages, optimising the habitat for nesting birds, invertebrates and small mammals. To ensure hedgerows are bushy at the base, they should be trimmed back in the first three years to encourage low lateral growth of branches. Except where road safety or access preclude it, hedgerows should be trimmed only every 3 years (or less frequently if possible) and maintained at a height of at least 3m (preferably 4m). Ideally, about one third of hedgerows should be left to grow for 7 to 10 years in between cuts. All management operations will be undertaken outside of the bird breeding season, from September to February inclusive, and when the majority of berries are gone. Hedgerow management should be undertaken by suitably qualified personnel only, who are aware of the legal protection of species which may utilise hedges for nesting or foraging, including birds and bats.
Remove of branches and deadwood	h2a	Once a year at a maximum (outside of nesting bird season)	Any damaged or dying branches can be removed. Where practicable, the removal of deadwood should be avoided (except for removal on the grounds of public health and safety), however any removed standing deadwood will be retained in discrete piles throughout the site to provide shelter opportunities for wildlife including reptiles. Additionally, all cut vegetation should be added to an onsite compost pile.

Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Percentage % abundance	Comments
h2a			
Hazel	<i>Corylus avellana</i>	20%	
Hawthorn	<i>Crataegus monogyna</i>	30%	
Blackthorn	<i>Prunus spinosa</i>	20%	
Dog Rose	<i>Rosa canina</i>	15%	
Field rose	<i>Rosa arvensis</i>	15%	

Other Supporting Information

Supporting Information (HD-B02)
N/A

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:		h3h Mixed scrub – enhanced from Poor to Moderate Condition				
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	h3h	N/A	This condition was passed in the baseline due to the native species present and their composition. This will be supplemented by additional planting, which comprises more native species.	The scrub will be managed to maintain the abundances of the scrub species, ensuring no species comprises >75% and that at least 80% of the cover is native. Management measures will be required if necessary to maintain these abundances.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No	h3h	N/A	This criterion is not being targeted.	N/A - This criterion is not being aimed to be met.
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	h3h	N/A	At the time of survey, Himalayan balsam was identified on site. A method statement will be prepared for its removal and the site will be cleared of Himalayan balsam before works commence. When planting, invasive or neophyte species will not be planted.	The habitat will be kept clear of invasive non-native species and species indicative of suboptimal condition, with spot removals where required.
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	h3h	N/A	The majority of this scrub is to be situated along the retained woodland edge, with tall grass to be left more unmown.	The adjacent habitat should be managed to provide a well-developed edge. A gradual change of grassland to shrub will be maintained with limited cutting.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	h3h	N/A	This criterion is not being targeted.	N/A – This criterion is not being aimed to be met

Scrub

Creation and Management Detailed Methods (SC-T02)

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

Action	Relevant parcels	Timing	Prescriptions
Planting	h3h	Between November and March.	The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 section 9 planting of shrubs, herbaceous and bulbs. Bare rooted whips should be planted during the winter season when trees are dormant (mid-November to mid-March). All plants shall be planted at the same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. Plants shall be planted at the specified centres. On steep slopes, this shall be in the horizontal measure. Transplants shall be planted with a spiral guard and cane to protect from rabbits and to hold the plant securely. Planting in rows should be avoided as this creates wind tunnels. Gaps should be left unplanted to naturally infill. A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed. To maximise benefits to wildlife, created scrub should aim to provide the following: • A variety of native shrub species; • A range of shrub heights, ages and structures; and • Scrub edges that flow naturally into surrounding vegetation. Shrubs should be planted between at 1–1.5m intervals, sparser at the edges, with areas of open space large enough to let in enough light and then left to naturally infill. The scrub should be managed to reduce browsing damage by herbivores, which may include the use of tree guards.
Watering	h3h	As required.	Watering may be required during dry summers until shrubs are established.
Cutting	h3h	Outside of the nesting bird season (March-August inclusive). Cuttings every year or third year.	When established, scrub needs cutting otherwise it will eventually transition to woodland. This should be done in winter (mid-November to mid-March), when shrubs are dormant. If berries are present within the scrub, cutting will be left until after December to maximise their benefit as a food source for wildlife. Scrub should be coppiced on rotation, aiming to retain all ages (approximately 10% of the scrub should be cut every year, or 20% every third year). Efforts should be made to maintain habitat connectivity wherever possible. Consider leaving a few shrubs to mature to increase diversity. Planted scattered trees should be left uncut.
Weeding/Treatments	h3h	As needed	Until well-established, localised weeding around new trees and shrubs will be implemented to restrict competition for food, water and light. Mulching with bark chippings can also be used.

Scrub Species Lists (SC-T03)

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

Common Name	Scientific Name	Abundance / %
Common hazel	<i>Corylus avellana</i>	20
Hawthorn	<i>Crataegus monogyna</i>	15
Scotch Broom	<i>Cytisus scoparius</i>	5
Holly	<i>Ilex aquifolium</i>	10
Blackthorn	<i>Prunus spinosa</i>	10
Field rose	<i>Rosa arvensis</i>	10
Dogrose	<i>Rosa canina</i>	10
Elder	<i>Sambucus nigra</i>	5
Gorse	<i>Ulex europaeus</i>	5
Guelder rose	<i>Viburnum opulus</i>	10

Other Supporting Information

Supporting Information (SC-B02)

All native species, in keeping with the habitat that is already present on site.

Individual Trees

Creation 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:		Condition				
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	Urban trees	The species mix includes native species.	N/A	Monitoring should be carried out to ensure that native species establish. Any failed stock shall be replaced with native species.
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	Urban trees	Individual trees automatically pass this criterion.	N/A	N/A - Individual trees automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	No	Urban trees	This criterion is not being targeted.	N/A	N/A - This condition is not being aimed to be met.
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.	No	Urban trees	This criterion is not being targeted.	N/A	N/A - This condition is not being aimed to be met.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Urban trees	At the time of planting, we do not expect these features to be present.	N/A	N/A - This condition is not being aimed to be met.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Urban trees	All trees on the site are to be planted within vegetated habitats.	N/A	Monitoring should be carried out to ensure that more than 20% of the tree canopy area is oversailing vegetation beneath.

Additional Management Prescriptions (UT-B01)	
N/A	

Individual Trees

Creation and Management Detailed Methods (UT-T02)

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

Action	Relevant Features	Timing	Prescriptions
Tree planting	Urban Trees	At the instance of planting.	Trees shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out (bareroot) and the soil followed by compost topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers (bareroot). The soil shall be left level and tidy, and subsoil clods, bricks or stones over 50mm arising, collected and carted off site. Trees should be planted during the winter season when trees are dormant (mid-November to mid-March); The overall health of a tree should be checked prior to planting. If any formative pruning is required to remove damaged, broken or rubbing branches, this should be done before setting the tree in place. A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering a 300mm diameter circle around the base of the whip/transplant. Where trees are planted in grass, a circular hemp mulch mat is required beneath the layer of mulch at the diameter stated above, secured with fixing pegs. The tree pit surface shall be as big as possible. The tree should be robustly staked in place until well established. Stakes shall be peeled, round softwood, pointed, minimum 75mm diameter. Stakes shall be driven into the base of the tree pit prior to planting and backfilling. Tree ties for bareroot trees shall be approved rubber nail-on type with cushioned spacer such as Toms, or other equal and approved. Ties for rootball and container grown trees shall be 50mm rubber tree belts in a figure of eight around the tree. Fixed to the stake with two flat head galvanised nails. All new tree planting should be planned and implemented in accordance with BS8545: 2014 ‘Trees: from nursery to independence in the landscape – recommendations’.
Watering	Urban Trees	As required.	The need for watering will be dependent on the size of the tree, the time of planting, and the weather conditions.
Weeding	Urban Trees	Minimum once per year.	All trees should be checked annually, and any failed stock replaced November-March (weather dependent). Any damaged or dying branches should be removed. Weeds around the base are to be removed by hand, ideally without the use of chemicals, and the mulch levels topped up.
Monitoring	Urban Trees	Once per year for the first 5 years, and every 5 years afterwards.	If any stakes, ties, or guards are used to protect a young tree, they should be regularly checked to ensure they remain in place and are supporting the young tree. Tree stakes, guards and ties should be removed when the company responsible for the landscaping is satisfied with their establishment. Tree management should be undertaken by suitably qualified personnel, who are aware of the legal protection of species which may utilise trees such as nesting birds or roosting bats.
Replacement	Urban Trees	As required.	If planted trees do not survive then they will be replaced like-for-like for the entire 30-year management period.

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Field maple	<i>Acer campestre</i> ‘Street’	7 trees	Native
Hornbeam	<i>Carpinus betulus</i> ‘Fastigiata’	3 trees	Function as native
Hornbeam	<i>Carpinus betulus</i> ‘Frans Fontaine’	11 trees	Function as native
Wild Cherry	<i>Prunus avium</i> ‘Plena’	5 trees	Native
Small-leaved Lime	<i>Tilia cordata</i>	4 trees	Native

Woodland

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:			w1g Other broadleaved woodland (enhanced) – Fairly poor -> Fairly good				
Condition Assessment Criteria			Target Score	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	Age distribution of trees	Three age classes present	2	w1g	N/A	This criterion will not be targeted for enhancement.	N/A - This condition is not being aimed to be improved.
		Two age classes present					
		One age class present					
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	3	w1g	N/A	This criterion will not be targeted for enhancement.	N/A - This condition is not being aimed to be improved.
		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	1->3	w1g	N/A	Himalayan balsam was present within the baseline survey. This will be removed, following an approved method statement, prior to works commencing.	Checks for INNS will be carried out during monitoring, and if any are present, they will be removed following an approved method statement.
		Rhododendron <i>Rhododendrion ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> 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	w1g	N/A	This criterion will not be targeted for enhancement.	N/A - This condition is not being aimed to be improved.
		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 and shrub species	>80% of canopy trees and >80% of understorey shrubs are native	3	w1g	N/A	This criterion will not be targeted for enhancement.	N/A - This condition is not being aimed to be improved.
		50 – 80% of canopy trees and 50-80% of understorey shrubs are native					
		<50% of canopy trees and <50% understorey shrubs are native					
F	Open space within woodland	10-20% of woodland has areas of temporary open space. Unless woodland <10ha in which case 0-20% temporary open space is permitted.	3	w1g	N/A	This criterion will not be targeted for enhancement.	N/A - This condition is not being aimed to be improved.
		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	2	w1g	N/A	This criterion will not be targeted for enhancement.	N/A - This condition is not being aimed to be improved.
		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	w1g	N/A	This criterion will not be targeted for enhancement.	N/A - This condition is not being aimed to be improved.
		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.	1	w1g	N/A	This criterion will not be targeted for enhancement	N/A - This condition is not being aimed to be improved.
		Recognisable NVC plant community at ground layer present					

		No recognisable NVC plant community at ground 2layer present.					
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	1->2	w1g	N/A	Tree and shrub/scrub whips will be planted throughout the woodland to create a second layer within the woodland to meet the two storey across survey plots. Selective thinning may be required to open up gaps within the canopy.	Monitoring will confirm if the understorey layer has established 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	w1g	N/A	This criterion will not be targeted for enhancement.	N/A - This condition is not being aimed to be improved.
		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.	1->2	w1g	N/A	Deadwood will be brought into the woodland, using any material cleared from site and where appropriate. Some of the deadwood will be buried to form standing deadwood.	Monitoring will confirm the percentage of all survey plots within the woodland that contain deadwood.
		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.					
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	3	w1g	N/A	This criterion will not be targeted for enhancement.	N/A - This condition is not being aimed to be improved.
		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					

Additional Management Prescriptions (WO-B01)

N/A

Woodland

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

Provide detailed prescriptions for the creation and management of the habitat (management prescriptions are given for scrub, which will be created within the woodland).

Action	Relevant Parcels	Timing	Prescriptions
Planting	w1g	Between November and March.	Planting should take place between November and March. Planting in rows should be avoided as this creates wind tunnels, and gaps should be left unplanted to naturally infill. Woodchip/mulch about a metre around each plant will suppress weeds and help to retain soil moisture. Otherwise, weeding will be required when seedlings and whips are establishing to remove competing vegetation. Other options to control weeds include weed mats or using spot application of herbicide 2-3 times a year. Tubes and spiral guards (preferably biodegradable) can be used to protect the scrub species from browsing rabbit and deer. All new tree planting should be planned and implemented in accordance with BS8545: 2014 ‘Trees: from nursery to independence in the landscape – recommendations’. To maximise benefits to wildlife, created scrub should aim to provide the following: • A variety of native shrub species; • A range of shrub heights, ages and structures; • Scrub edges that flow naturally into surrounding vegetation; and • Occasional open grown trees developing through thorny scrub and bramble.
Watering	w1g	As needed	The need for watering will be dependent on the size of the tree, the time of planting and the weather conditions. Please refer to the water schedule for the prescribed native thicket (scrub) species.
Cutting	w1g	Outside if the nesting bird season (March-August inclusive). Cuttings every year or third year.	Management will be on a rotational basis to ensure a mixture of young and more mature scrub which is in good condition. In order to reach good condition, there must be at least three woody species, with no one species comprising more than 75% cover. A good age range is required, and pernicious weeds must account for less than 5% ground cover. Understory scrub needs cutting otherwise it will transition gradually into woodland. Cutting will be done in a rotation, aiming to retain all ages. 1/15 of the scrub should be cut every year, or 1/5 every third year. Cutting small patches will help diversify the structure. If berries are present within the scrub, cutting will be left until after Christmas, so birds such as blackbird and thrushes, and animals can use the berries as a food source. Mowing or flailing of the grassland on the scrub edges will be done once annually in late summer/ autumn, and this will encourage flowering herbs. Do not do the following • Cut more than one-third of shrub growth in any one calendar year; or • Cut during the bird breeding season (1st March to 31st August).
Treatments	w1g	As needed	Do not use pesticides and herbicides except to spot-treat or weed-wipe to control nettles, bracken, injurious weeds or invasive non-native species; or apply fertilisers or manures.

Woodland Species Lists (WO-T03)

This provides the understory scrub mix that will be used in the woodland habitat

Common Name	Scientific Name	Abundance / %	Comments
Field maple	<i>Acer campestre</i>	15	Field maple
Hawthorn	<i>Crataegus monogyna</i>	20	Hawthorn
Common dogwood	<i>Cornus sanguinea</i>	10	Common dogwood
Common hazel	<i>Corylus avellana</i>	20	Common hazel
English holly	<i>Ilex aquifolium</i>	15	English holly
Dogrose	<i>Rosa canina</i>	10	Dogrose
Guelder rose	<i>Viburnum opulus</i>	10	Guelder rose

Other Supporting Information

Supporting Information (WO-B02)

The landscape plan includes a seed mix to be spread at ground level within the woodland (To be sown at a rate of 4g/M².): *wildseed.co.uk/product/mixtures/woodland-mixture*

EH1 - Hedgerow Mixture.

wildseed.co.uk/product/mixtures/hedgerow-mixture

EW1 - Woodland Mixture.

wildseed.co.uk/product/mixtures/woodland-mixture

Urban

Creation and Management Summary (UR-T01)

As all urban habitats on this site do not require a condition assessment this section has been removed.

Urban

Creation and Management Detailed Methods (UR-T02)

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

Action	Relevant Parcels	Timing	Prescriptions
Planting	u1	Between November and March.	The urban habitats included on site are as follows: u1; Built-up Areas and Gardens and u1 (847) built up areas and gardens (introduced shrub) and u1 (847) built up areas and gardens (bulb planting). Bulbs shall not be allowed to dry out and shall be free of pests, diseases and fungus. Buls should be planted immediately upon delivery to site, if stored, this shall be for the minimum period in a dark, well-ventilated, protected area at 18-21 degrees Celsius. Bulbs are to be planted, according to species and in the areas shown on the soft landscape plan. Where planting is required 'in drifts', bulbs are to be scattered randomly over the allocated area and planted where they fall at the depth stated and shall be in contact with the soil at the base of the hole. The hole shall be backfilled with topsoil and lightly firmed in place. If bulbs are to be planted into existing turf areas, turf it to be neatly removed and replaced after planting and re-firmed. Bare rooted whips should be planted during the winter season when trees are dormant (mid-November to mid-March). All plants shall be planted at the same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. Plants shall be planted at the specified centres. On steep slopes, this shall be in the horizontal measure. Transplants shall be planted with a spiral guard and cane to protect from rabbits and to hold the plant securely.
Watering	u1	As required	The need for watering will be dependent on the size of the plants, the time of planting and the weather conditions. Please refer to the specific instructions for each shrub/herbaceous species.
General maintenance	u1	As required	Failed plants should be replaced.

Urban Species Lists (UR-T03)

u1 (847) built up areas and gardens (introduced shrub)

Common Name	Scientific Name	Abundance
Golden Mexican Orange Blossom	<i>Choisya ternata Sundance</i>	Unknown
Griselinia ‘Dixon’s Cream’	<i>Griselinia littoralis ‘Dixon’s Cream’</i>	
Hebe ‘Green Globe’	<i>Hebe ‘Green Globe’</i>	
Hebe ‘Mrs Winder’	<i>Hebe ‘Mrs Winder’</i>	
Tricolor St. John's Wort	<i>Hypericum x moserianum ‘Tricolor’</i>	
Japanese Andromeda	<i>Pieris japonica</i>	
Senecio ‘Sunshine’	<i>Brachyglottis ‘Sunshine’</i>	
Japanese Skimmia	<i>Skimmia japonica</i>	
Japanese Spiraea	<i>Spiraea japonica ‘Anthony Waterer’</i>	
David viburnum	<i>Viburnum davidii</i>	
Laurustinus ‘Eve Price’	<i>Viburnum tinus ‘Eve Price’</i>	
New Zealand Flax	<i>Phormium ‘Bronze Baby’</i>	
Snow Crocus ‘Blue Pearl’	<i>Crocus chrysanthus ‘Blue Pearl’</i>	
Snow Crocus ‘Cream Beauty’	<i>Crocus chrysanthus ‘Cream Beauty’</i>	
Snow Crocus ‘Snow Bunting’	<i>Crocus chrysanthus ‘Snow Bunting’</i>	
Dwarf Daffodil	<i>Narcissus ‘Tete a Tete’</i>	

u1 (847) built up areas and gardens (bulb planting)

Common Name	Scientific Name	Abundance
Snow Crocus ‘Blue Pearl’	<i>Crocus chrysanthus</i> ‘Blue Pearl’	
Snow Crocus ‘Cream Beauty’	<i>Crocus chrysanthus</i> ‘Cream Beauty’	
Snow Crocus ‘Snow Bunting’	<i>Crocus chrysanthus</i> ‘Snow Bunting’	
Dwarf Daffodil	<i>Narcissus</i> ‘Tete a Tete’	

Other Supporting Information

Supporting Information (UR-B02)
N/A

Habitat Creation, Enhancement 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
August 2027	g4 modified grassland	Seeded grassland failing to establish.	Patches of bare ground are observed during the monitoring, lack of key species detailed in seed mix.	Remediation measures will include: • Further sowing of seed; • Weed control; • Adjustments to the mowing and watering regime; and • Any other changes in management.
August 2027	h3h Mixed scrub/ Individual Urban Trees	Newly planted scrub/trees failing to establish.	Newly planted scrub/trees found to be dead during years 1-10.	Remediation measures will include: • Replacing failed specimens on a like-for-like basis until all have established. • weed control; and • any other changes in management
August 2027	h2a Native Hedgerow	Newly planted hedge specimens failing to establish.	Newly planted hedge specimens found to be dead during years 1-10.	Remediation measures will include: • Replacing failed specimens on a like-for-like basis until all have established. • weed control; and • any other changes in management.
August 2027	w1g other woodland; broadleaved	Newly planted trees failing to establish		Remediation measures will include: • Replacing failed specimens on a like-for-like basis until all have established. • weed control; and • any other changes in management

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)

For grasslands types:

- Assessing species diversity and relative abundance using the DAFOR scale
- Habitat Condition Assessment using the Natural England Biodiversity Metric Condition Assessment sheets
- Relevant additional notes on condition, damage, threats etc; and
- Photographs demonstrating habitat condition

For hedgerows, scrub, woodland and urban trees:

- Check for any failed or diseased trees/shrubs, the presence of invasive non-native species;
- Checking stakes, ties and guards to ensure they remain fastened and positioned correctly;
- Condition Assessment using the Natural England Biodiversity Metric Condition Assessment sheets ;
- Relevant additional notes on condition, damage, threats etc; and
- Photographs demonstrating habitat condition

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
g4 modified grassland	To be undertaken on g4 parcels. Undertake sampling to identify the habitat type that is establishing and then number of species per m². Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list and ensure no INNS present.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
h3h Mixed scrub/ Individual Urban Trees	To be undertaken on all urban trees and parcels of scrub (h3h). Any failed or diseased trees, the presence of invasive non-native species; Checking stakes, ties and guards to ensure they remain fastened and positioned correctly; Condition Assessment using the Natural England Biodiversity Metric Condition Assessment sheets;	Annually from years 1-5, then every 5 years.

	Relevant additional notes on condition, damage, threats etc; and Photographs demonstrating habitat condition	
h2a Native Hedgerow / w1g other woodland; broadleaved	To be undertaken on created h2a and the retained/enhanced w1g. Check for any failed or diseased hedge specifications, the presence of invasive non-native species. Checking stakes, ties and guards to ensure they remain fastened and positioned correctly. Condition Assessment using the Natural England Biodiversity Metric Condition Assessment sheets. Relevant additional notes on condition, damage, threats etc. Photographs demonstrating habitat condition.	Annually from years 1-5, then every 5 years until the 30-year period is over.

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
Thomson Environmental Consultants	Bury 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	October	Report on results of initial grassland, urban tree, amenity habitats, hedgerow creation, woodland enhancement and measures and update HMMP if required.
Y2	September	October	Update report
Y3	September	October	Update report
Y4	September	October	Update report
Y5	September	October	Update report
Y10	September	October	Update report
Y15	September	October	Update report
Y20	September	October	Update report
Y25	September	October	Update report

Y30	September	October	Update report
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Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

The monitoring will be more frequent in the first period (five years), which is to allow for adaptive management to be effective as required. Whereby if a risk of the creation approach occurs there is time to rectify it, this will be flagged in the report and appropriate remedial measures will be actioned by the relevant parties involved.

Each monitoring report will be submitted to the Bury Council after completion by Thomson Environmental Consultants Ltd.

The monitoring continues until the 30th year to take into account any future risks that may occur, such as with encroachment vegetation from neighbouring sites, the introduction of an INNS, or changes in climate conditions.