



Land at Pyramid Park, Bury

Habitat Management and Monitoring Plan

Prepared For: Campbell Reith

Document Reference: 9302.02.010

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Version 4.0

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The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

Site Overview

Site name and address	Land at Pyramid Park, Market Street, Bury, BL9 0BG
Central OS grid reference	SD 80511 10312
Central w3w	///lots.buyers.became
Project type	Land remediation works, construction of vehicular access road and footway with associated infrastructure and structural works
Landowner / Organisation for habitat creation	Bury Council
Land Manager/Management Company responsible for long term management	Bury Council will appoint a management company to maintain the habitats associated with BNG as described in this HMMP, until the point in which the land is handed over to a developer. After which, the developer will be responsible for managing both the habitats outlined in this HMMP and any further habitats created as part of future works.
Author organisation	The Environment Partnership (TEP) Ltd
Planning authority	Bury Council
National Landscape Character Area	54 – Manchester Pennine Fringe
BNG Metric reference	TEP ref: x9302.02.002 v4.0
Irreplaceable habitats	None present.

Summary of Habitat Management Plan

Habitats to be Retained, Created and Enhanced	Modified grassland – retained and created; Bramble scrub – retained and enhanced; Other woodland, broadleaved – retained and enhanced; Urban tree – retained; and Fens (upland and lowland) – enhanced.
Timescales for Actions	Establishment period estimated 0-5 years HMMP Plan period minimum 30 years
BNG Monitoring Requirements	Habitat condition will be monitored against UK Habitat criteria in years 1, 3, 5, 10, 15, 18, 20, 25, 30
HMMP update requirements	The HMMP will be informally reviewed on an annual basis to ensure management prescriptions are appropriate to the habitats on site particularly during the establishment period. The HMMP will undergo a formal review every 5 years to ensure the plan is meeting the changing needs of the site.
Required Consents and Licences	N/A
Funding	Bury Council to fund until the land is transferred to a developer
Legal Agreement	The shortfall of biodiversity units will be secured through the purchase of biodiversity credits from the Environment Bank Ltd. The off-site units are secured through a conservation covenant with RSK Biocensus (the responsible body).

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Drawing 4: Site Hydrology Figure (TEP ref: G9302.02.014)

1.0 Introduction

Purpose of the Management Plan

- 1.1 This Habitat Management and Monitoring Plan (HMMP) has been produced by The Environment Partnership (TEP) Limited on behalf of Campbell Reith. The HMMP provides a framework for supporting the delivery of Biodiversity Net Gain (BNG) at the Land at Pyramid Park, Market Street, Bury (hereby referred to as 'the Site').

Scope of the Management Plan

- 1.2 This HMMP covers all areas of open space within the Site, specifically the habitats associated with BNG. This HMMP does not specifically assess hydrological features such as ground or surface water provision, however it does provide a high-level review of hydrological features to inform long-term management and safeguard habitats which require water provision.
- 1.3 It is recommended that a Sustainable urban Drainage System (SuDS) Assessment is undertaken to inform future drainage and to safeguard habitats that require water provision.
- 1.4 This HMMP sets out a coordinated, overarching approach to the management of the habitats, open space and landscaping within the Site. It details capital works required to enhance the retained habitats and long-term management actions and monitoring frequency that will be undertaken by the appointed Management Company. At a strategic level, the HMMP will be used to guide decision making and management interventions, as well as monitoring mechanisms to ensure the successful establishment of each habitat across a 30-year period. At an operational level, the HMMP will be used to inform the day-to-day practical landscape maintenance operations.
- 1.5 This HMMP has been informed by the design proposals and ecological baseline and should be read in conjunction with the following documents:
- Biodiversity Enhancement Planting Plan (TEP ref: D9302.02.001C);
 - Ecological Impact Assessment (TEP ref: 9302.02.005); and
 - BNG Assessment (TEP ref: 9302.02.006 V2.0).
- 1.6 This HMMP has been informed by British Standard 8683:2021 Process for Designing and Implementing BNG and BNG Good Practice Principles for Development, A Practical Guide¹.

¹ [Biodiversity net gain. Good practice principles for development. A practical guide \(cieem.net\)](https://www.cieem.net/)

Structure of the Management Plan

- Chapter 2.0 provides an overview of the sites baseline landscape and ecological features;
- Chapter 3.0 provides details of the sites planning, development and Biodiversity Net Gain (BNG) rationale and commitment;
- Chapter 4.0 includes roles and responsibilities for the long-term management of the Site;
- Chapter 5.0 details capital works associated with the development and enhancement of habitats on the Site;
- Chapter 6.0 details the management intentions and maintenance operations associated with the delivery of BNG; and
- Chapter 7.0 sets out how the success of the HMMP will be monitored, reviewed and updated over time.

1.7 The following appendices are included and support this HMMP:

- Appendix A provides a table of maintenance operations;
- Appendix B summarises relevant legislation; and
- Appendix C is the BNG monitoring schedule and summary of the BNG commitment for the Site.

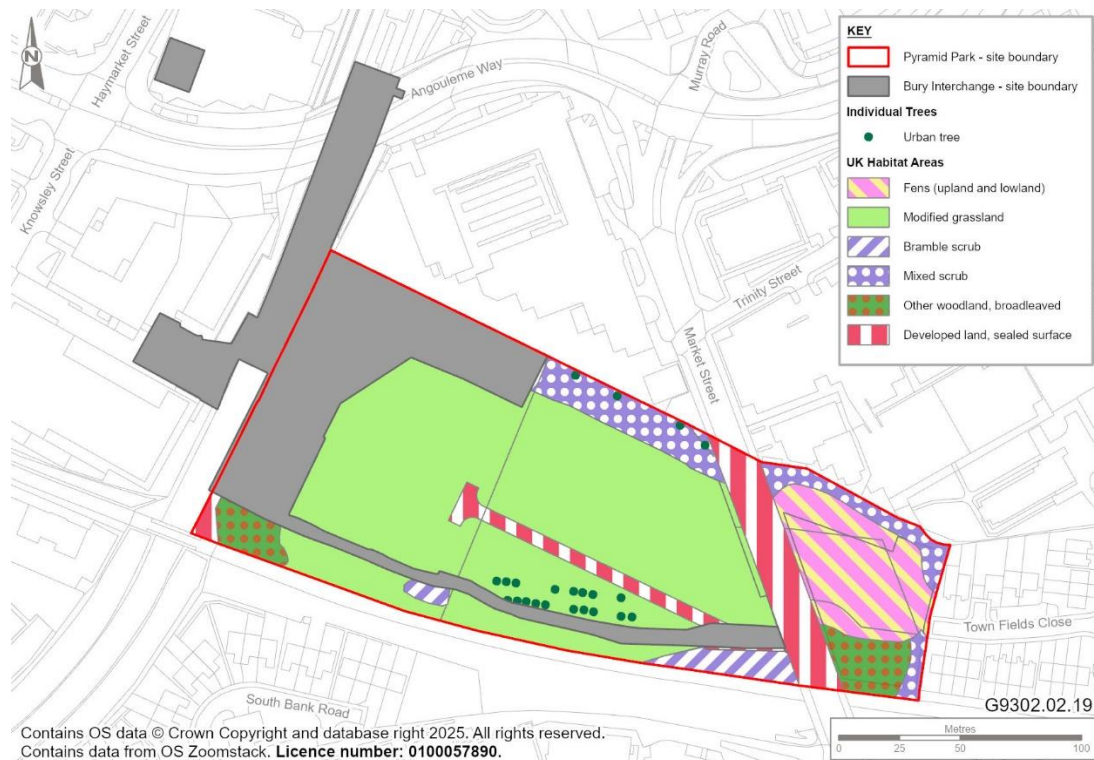
1.8 The following drawings are included and support this HMMP:

- Biodiversity Enhancement Planting Plan (TEP ref: D9302.02.001D);
- Baseline UK Habitats (TEP ref: G9302.02.007);
- BNG Boundary and Habitats Plan (TEP ref: G9302.02.019); and
- Site Hydrology Figure (TEP ref: G9302.02.014).

2.0 Overview of Baseline Site

Site Location

- 2.1 The Site lies approximately 0.5 km south of Bury town centre. The Site is bound by Bury College to the north, a residential area associated with Towns Fields Close to the east, and railway lines to the south and west. The Site is intersected in the east by Market Street (B6218). Figure 1 below shows the boundary and proposed habitats within the Pyramid Park Site.



2.2

Figure 1: Pyramid Park BNG Boundary and Habitats Plan

Land use summary

- 2.3 Table 1 summarises the wider baseline environmental information for the Site and HMMP.

Table 1: Summary of baseline environmental information

Baseline Feature	Feature description relevant to HMMP
Baseline Habitat Survey	Baseline habitats are illustrated in the Baseline UK Habitats (TEP ref: G9302.02.007). Baseline habitats comprise of modified grassland, bramble scrub, fens, broadleaved woodland and individual trees. Areas of hardstanding are also present across the Site.
Ecological Surveys	■ Ecological Desk Study (TEP, March 2022); ■ Extended Phase 1 Habitat Survey (TEP, March 2022, May 2024); ■ Preliminary Ecological Assessment (TEP, October 2023); ■ PRA Bat Assessment (TEP, September 2024); ■ Bat Activity Surveys (TEP, April 2024); and ■ National Vegetation Classification (NVC) Survey and Assessment (TEP, April 2024).
Environmental designations	There is one statutory designated site of international importance within 10km of the Scheme: Rochdale Canal Special Area of Conservation (SAC), located 8km east. There are no sites of national importance within 5km of the Site. There are two sites of regional/local importance within 2km of the Site: ■ Chesham Woods Local Nature Reserve (LNR), located 1.8km northeast; and ■ Hollins Vale LNR, located 1.9km southeast. There are ten non-statutory wildlife sites within 2km of the Site. Further details can be found in the Ecological Desk Study (TEP ref: 9302.001). Of most relevance is Townside Site of Biological Interest (SBI) which is located within the Site boundary, designated for its swamp and marsh habitats and exceptional population of smooth newts.
Landscape Character Designations	The site is within the Landscape Character Area 54 – Manchester Pennine Fringe.
Protected and notable species	N/A

Baseline Feature	Feature description relevant to HMMP
Protected and notable habitats	A section of the Site is a designated SBI for its swamp and marsh habitats. The habitats were assessed within the extended Phase 1 habitat survey (TEP ref: G9302.02.006A) and NVC survey and assessment (TEP ref: 9302.02.003). The surveys found that although some areas, classified as swamp and tall-herb fen, were particularly diverse, the match to recognised swamp NVC communities was 'very poor'. Further details can be found in the NVC survey report (TEP ref: 9302.02.003).
Invasive Species	Japanese knotweed was recorded within marshy grassland immediately west of Market Street. This should be removed using methods outlined in the Technical Note (TEP ref: 10760.001)
Climate	Days of rain per year 170.25 days Average annual rainfall 1197.22 mm Wettest month December (138.88 mm) Driest month May (65.67 mm) Average annual temperature 9.61°C Warmest month July (12–20°C average) Coldest month January (1–7°C average) Average annual hours of sunshine 1265.48 hrs Sunniest month and average hours May 175.45 hrs Prevailing winds West Average number of days with air frost 44.73 Frostiest month and number of days January 10.16 (Data source: Met Office Rochdale Weather Station 1991–2020)
Geology and Topography	Bedrock geology comprises Pennine Lower Coal Measures Formation – Mudstone, siltstone and sandstone. Superficial deposits comprise Devensian Till – Diamicton. The elevation central to the HMMP is 90.6m.
Agricultural Land Status	Urban
Soils and Substrates	The site is located within Soilscape 6 - "freely draining slightly acid loamy soils".
Contaminated Land	N/A

Baseline Feature	Feature description relevant to HMMP
Hydrology and Drainage	The central and eastern sections of the Site comprise marshland.
Flood Risk Zones	Flood Zone 1
Historic Environment and Land Use	Marshy areas of the Site are located on a historical pond.

Protected Species or habitats of Importance

Birds

- 2.4 Several protected bird species records were returned within 2km of the Site (TEP ref: 9302.001).
- 2.5 Woodland, dense scrub and grassland on the Site provide suitable habitat for nesting and foraging common bird species. Sections of woodland, dense scrub and grassland will be retained and/or enhanced in the proposed scheme and will continue to provide suitable habitat for birds.
- 2.6 All UK wild birds are protected while at the nest under the Wildlife and Countryside Act (1981). Effectively, this means that if removal of habitats (which can include buildings, trees, hedges, scrub and grassland) cannot be timed to avoid the bird breeding season (March to August inclusive), then a survey by a suitably experienced ecologist will be required to ensure no nesting birds will be affected. There is generally no process to gain a licence to disturb nesting birds; therefore, if active nests are present works will need to avoid the area of the nest until the young have fledged.

Bats

- 2.7 Several bat records were returned within 2km of the Site (TEP ref: 9302.001).
- 2.8 Archways under Market Street provide high potential for roosting bats; however, no evidence of roosting bats were noted during ground-based assessments (TEP ref: 9302.02.004). In addition, one tree on the Site (T1) has low potential for roosting bats, and scrub and woodland habitats provide suitable foraging habitat for bats. The archways under Market Street and tree T1 will be retained, and sections of woodland and dense scrub will be retained and/or enhanced in the proposed scheme, to continue to provide suitable habitat for bats.
- 2.9 Bats and their roosts are protected under Schedule 5 of the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species Regulations 2017 (as amended).

Badger

- 2.10 Evidence of foraging and commuting badgers were observed in extended Phase 1 habitat surveys undertaken in 2022 and 2023. However, during the 2024 survey no signs of badger were recorded on the Site (TEP ref: 9302.02.005).
- 2.11 Scrub and grassland on the Site provide suitable habitat for badger foraging, commuting and sett building. There are also connective corridors from the Site to other suitable habitats in the area. Sections of dense scrub and grassland will be retained and/or enhanced in the proposed scheme and will continue to provide suitable habitat for badgers.
- 2.12 Badgers and their setts are safeguarded under the Protection of Badgers Act (1991). Under this legislation it is illegal to interfere, damage or destroy a sett, obstruct access to a sett, or disturb a badger whilst it is occupying a sett.

Invertebrates

- 2.13 Three records of invertebrate species protected under Section 41 (S41) of the Natural Environment and Rural Communities Act (2006) were returned within 2km of the Site including Cinnabar moth, White-letter hairstreak and Moth species (unidentified).
- 2.14 Standing and fallen deadwood in woodlands, sections of marshy grassland and dense scrub could support a varied invertebrate population including protected S41 species. Sections of woodland, dense scrub and grassland will be retained and/or enhanced in the proposed scheme and will continue to provide suitable habitat for invertebrates.

3.0 Planning, Development and BNG Rationale

- 3.1 A Full planning application was submitted to Bury Council in July 2024 (planning application ref: 70903) for land remediation works, construction of vehicular access road and footway from Market Street with associated infrastructure and structural works at the Site. The planning application was subsequently approved, subject to conditions in December 2024.
- 3.2 This HMMP has been written to inform the long-term management of the site for at least 30-years in line with BNG requirements.
- 3.3 In addition, this HMMP provides a high-level review of hydrological features to inform long-term management and safeguard habitats which require water provision such as fen habitats. The HMMP also addresses comments made by the Greater Manchester Ecology Unit (GMEU).

Biodiversity Net Gain (BNG)

- 3.4 Developers are required to deliver a BNG minimum of 10% to ensure the natural environment is in a measurably better condition than it was pre-development.
- 3.5 The National Planning Policy Framework (NPPF) (December 2024), paragraph 187 states that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures".

- 3.6 BNG is measured in biodiversity units (BU). BU are allocated to each existing habitat present on a site based on their condition, distinctiveness, and strategic significance.
- 3.7 The Department for Environment Food & Rural Affairs' (DEFRA) Statutory Biodiversity Metric Calculation Tool is used to:
- Quantify and score the baseline BUs on site for each habitat;
 - Identify and score the BU's to be lost due to the proposed development; and
 - Identify and score the BU's to be retained, enhanced and created.

Baseline Calculation

- 3.8 A baseline biodiversity calculation of the Site was undertaken (TEP, 2024) in line with UK Habitat Classification User Manual (2020) and the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

- 3.9 The BNG commitment has been calculated using DEFRA's Statutory Biodiversity Metric Calculation Tool (TEP ref: x9302.02.002 V4.0).

Securing BNG

- 3.10 The Site itself does not deliver a net gain of BU's. The shortfall of BU's will be secured through the purchase of biodiversity credits from the Environment Bank Ltd. The off-site units are secured through a conservation covenant with RSK Biocensus (the responsible body).
- 3.11 The BU within the Site will be delivered as follows:
- Habitat enhancement: Bramble scrub, fens and broadleaved woodland habitats will be enhanced through targeted management interventions. The target condition for each habitat is defined in Chapter 5.0 alongside specific management activities to achieve this e.g. implementing a deadwood strategy and additional whip/shrub planting.
 - Habitat creation: New modified grassland will be created in the centre of the Site. The new grassland habitat has a target condition that should be achieved within the lifetime of this HMMP.
- 3.12 Some habitats reach their target condition quickly, others take considerably longer.
- 3.13 The BUs committed to as part of the planning process will be managed for at least 30 years to deliver the BU and ensure a net gain.
- 3.14 This HMMP is a key part of the delivery of the intended BU's. A monitoring and review strategy is included in Chapter 7.0, and BNG auditing schedule is in Appendix C. It requires a competent person to certify that:
- Newly created habitats are on course to meet their target condition;
 - Existing habitats are improving in line with commitments relating to target condition; and
 - Any remedial measures are in place to address shortfalls in target condition.

4.0 Roles and Responsibilities

Defects Period

- 4.1 During the defect's liability period, landscape maintenance and replacement of failed planting will be completed by the landscape contractor who implemented the scheme. It is anticipated that defects period will be 12 months and at time of writing is anticipated to commence March 2026 and complete March 2027, subject to on boarding a suitable developer.

Practical Completion

- 4.2 BNG Good Practice Principles for Development, A Practical Guide². recommends that a site audit is completed by a competent landscape/ecological professional to review the condition of all habitats which contribute to achieving BNG. The audit should be completed as part of practical completion and prior to the transfer of land to the managing organisation for long-term management. In addition an ecological consultant will be appointed to review the implementation of the habitats and enhancements during the capital works phase and 12 month rectification.

Long-Term Management

- 4.3 Following the defect period, the landowner will employ a managing organisation who will be responsible for operational management and maintenance of the habitats and landscape within the Site. It is anticipated that much of the enhancement and planting will have been undertaken and the Management Company will deliver the long term management of the site and beginning the 30 year management period as described by BNG requirements.
- 4.4 The managing organisation will require the necessary experience and certificates of competence to undertake landscape management operations on site. Where practical, contractors with experience in biodiversity management will be sought. The managing organisation will ensure that management complies with the guidelines set out in this Plan.

Mechanism to Secure Delivery

- 4.5 The appointed managing organisation will have a contractual responsibility to ensure the Site is maintained appropriately to deliver the BU's committed to as part of the development.

² [Biodiversity net gain. Good practice principles for development. A practical guide \(cieem.net\)](https://www.cieem.net/biodiversity-net-gain-good-practice-principles-for-development-a-practical-guide)

- 4.6 The appointed managing organisation will liaise with the Local Planning Authority during the lifetime of this HMMP (30 years), to ensure that any amendments or changes to management and maintenance are agreed to in writing.

Health and Safety

- 4.7 Management of the Site must be in line with all legislation relating to health and safety and the environment. A review of the relevant legislation affecting site management is in Appendix B.
- 4.8 Bury Council will retain ultimate responsibility for the health and safety of the Site until such time as the open space and landscaping associated is transferred to a managing organisation. The Site will be subject to informal inspections and a formal annual inspection. Whenever the Site is visited, any deficiencies in safety provision will be noted and acted upon.
- 4.9 The appointed managing organisation is responsible for complying with the provisions of the Health and Safety at Work Act 1974. All machinery and apparatus brought onto the Site shall be safe and maintained to a standard that will not breach provisions within the Health and Safety at Work Act 1974 or any other statutory obligations.
- 4.10 The managing organisation shall be adequately trained and sufficiently competent to carry out maintenance operations without causing a Health and Safety risk to themselves or other uses of the Site.
- 4.11 All works shall be undertaken in accordance with the relevant codes of practice. Appropriate machinery shall be used inclusive of adequate personal protective equipment to avoid harm to themselves or any other persons.

Biosecurity

- 4.12 Invasive Non-Native Species (INNS) Japanese knotweed was recorded in marshy grassland immediately west of the Market Street overpass. A technical note has been produced for the removal of Japanese knotweed (TEP ref: 10760.001). The Japanese knotweed has been removed from the site (17/07/2025) and disposed of at an appropriate waste facility. However, Invasive species will continue to be monitored, across the site and control works will be carried out in accordance with the best practice guidance and legislation.
- 4.13 The management company should have a sufficient awareness of new and ongoing biosecurity threats, and the necessary precautions to avoid their spread should be undertaken on sites where they are known or suspected.

- 4.14 New findings of suspected non-indigenous plant pests and diseases should be reported to the Plant Health and Seeds Inspectorate or Forestry Commission - Forest Research Tree Health Diagnostic and Advisory Service or both.

Management Plan Reviews

Informal Review

- 4.15 Bury Council will undertake an informal review of the maintenance operations annually to ensure that the maintenance operations are meeting the original management objectives and responding to the developing needs of the Site.
- 4.16 Informal reviews will identify the need for additional maintenance operations and inform future management decisions. This can be achieved by:
- Quarterly formal site inspections by Bury Council to assess the appointed contractor's quality standards and deliverables in line with this HMMP;
 - An annual site meeting with Bury Council and stakeholders and the appointed contractor to assess quality standards and deliverables in line with this HMMP; and
 - Ad hoc unannounced inspections by Bury Council to review quality of maintenance work and any potential Health and Safety issues.

Formal Review

- 4.17 A formal review will be undertaken at the end of the first 5-year period following the first year's establishment period and the transition into long-term management. Subsequent formal reviews will be completed every 5 years unless there is the requirement to increase the monitoring frequency following the review process.
- 4.18 The formal review will include the key measures achieved, habitat condition assessments in line with the BNG audit program and will refer to any ecological reporting undertaken.
- 4.19 The formal review will also consider if any adaptations to existing landscape and habitat management activities are required to ensure habitats are on course to meet expected target conditions.
- 4.20 It is also recommended a cash-flow forecast as part of the formal review process to ensure sufficient funds are in place to deliver long term management of the Site.

BNG Monitoring

- 4.21 The management intentions and operations at Chapter 6.0 include target conditions for each habitat and the appropriate management operations required to achieve the

expected target condition. Monitoring relating to specific BNG commitments should be undertaken in line with Chapter 7.0 and Appendix C.

5.0 Capital Works to Habitats

- 5.1 This Chapter details capital works required for the enhancement of broadleaved woodland, scrub and fen habitats, and creation of modified grassland habitat on the Site. The works detailed in the below chapter should be read in conjunction with the Biodiversity Enhancement Plan.
- 5.2 Capital works will be undertaken to create the desired habitat or enhance to the desired habitat condition. The required 30-year management period for these habitats will begin after capital works have been undertaken. Long-term management operations for all landscape elements are detailed in Chapter 6.

Enhanced Other Woodland, Broadleaved

- 5.3 The understory of woodland compartments will be thinned to remove poor form and undesirable tree species from within the woodland structure,. Its anticipated this will be approximately 10% of the existing woodland cover. Trees cut will be chipped and arising removed from site, chipping within the woodland area will compromise the development of the field layer.
- 5.4 Following the thinning the woodland will be stocked with additional species to diversify the species and the age range. Trees will be planted as whips (60-80cm in height). Field layer will be diversified through pot planting with native woodland mix increasing the provision and species diversity.

Thinning and Cutting Understory Vegetation

- 5.5 Current composition of woodland species includes Willow Spp, Silver Birch, Alder and Elder. Thinning will favour the removal high percentages of single species within an area to facilitate diversification and removal of smaller poor form specimens.
- 5.6 Trees for thinning will be cut to a level stump height of 150 mm for treatment with stump killer. A minimum of 50% of the stump surface will be scored over and treated to stop re-growth. Future growth of stumps will be monitored, and additional cuts and applications of stump killer will be made (or an appropriate herbicide application such as eco plugs) over the following two or three years as required.

Whip Planting

- 5.7 Whips will be planted at 2m centres in single species groups of 5-25nr within the woodland understory.
- 5.8 The table below provides a list of tree species and quantities to be planted. Further details can be found in the Biodiversity Enhancement Planting Plan.

Table 2: Native Tree Species for Woodland Planting

Latin Name and Quantity	Common Name
Corylus avellana, 45nr	Common hazel
Crataegus monogyna, 67nr	Common hawthorn
Ilex aquifolium, 7nr	Common holly
Prunus padus, 15nr	Bird cherry
Salix caprea, 15nr	Goat willow

Wildflower Pot Planting

- 5.9 Planting of 7cm native wildflower pot plants will be undertaken in areas across the woodland field layer. Particularly along the woodland edge where they will be less affected by shading. The table below provides a list of species to be planted. Further details can be found in the Biodiversity Enhancement Planting Plan.

Table 3: Native Wildflower Species for Planting

Latin Name and Quantity	Common Name
Silene dioica, 85nr	Red campion
Geum urbanum, 85nr	Wood avens
Alliaria petiolate, 85nr	Garlic mustard
Circaea lutetiana, 43nr	Enchanter's nightshade
Luzula sylvatica, 128nr	Great wood-rush

Enhanced Mixed Scrub

- 5.10 Scrub to be enhanced will be planted with new plants to increase species diversity. Clearing areas of scrub will be required to facilitate new scrub planting within the existing to diversify the current provision.
- 5.11 Self set trees and trees with Ash Dieback (*Hymenoscyphus fraxineus*) will be removed from within the scrub habitat. Ash die back is predominantly evident within the east of the site adjacent to the retained and enhanced Fen habitat.
- 5.12 Large swathes of existing scrub will be cut back to thin and create pockets for new scrub planting to be positioned within the existing scrub. This will increase the species composition of the current bramble scrub that is dominating the retained areas of the site around the periphery of the lost area.
- 5.13

Additional Planting

- 5.14 Plants will be planted at approximately 2m centres in single species groups of 5-25nr. Where plants are positioned within existing areas scrub cleared the above parameters will be a guide and the contractor will follow the most pragmatic approach to planting within an existing shrub pocket.
- 5.15 The table below provides a list of species and quantities to be included within scrub planting. Further details can be found in the Biodiversity Enhancement Planting Plan.

Table 4: Native Species for Scrub Planting

Whip	
Latin Name	Common Name
Corylus avellana, 190nr	Common hazel
Crataegus monogyna, 204nr	Common hawthorn
Ilex aquifolium, 23 nr	Common holly
Prunus spinosa, 69nr	Blackthorn

Tree and Scrub planting

- 5.16 New tree and scrub will be planted with Rabbit proof tree guards and should be installed around all new whips and a cane to provide support whilst the tree establishes. The tree guards will be checked annually during the first 5 years and, dependant upon growth, anticipated removal and disposal off site in years 3-5.

Replacement of Failed Planting

- 5.17 Failed tree planting and wildflower pot planting will be removed and replaced with the same species between November and March for deciduous species and between September and April for evergreen species.
- 5.18 If there is a continuous failure of a certain species, this will be reviewed and, if appropriate, an alternate appropriate species will be planted instead.

Herbivory Monitoring

- 5.19 Following removal of rabbit guards, new whip and wildflower planting will be monitored during monthly site inspections to ensure that they are establishing as expected, and excessive poaching by herbivores is not affecting establishment and species composition of understorey vegetation.

- 5.20 If herbivory is found to be negatively impacting the establishment of young plants, additional measures such as deer fencing will be considered and implemented, at the discretion of a suitably qualified person.

Enhanced Fen Habitat

- 5.21 The fen habitat in the east of the Site will be enhanced through scrub and tree clearance works, translocation of fen from the centre of the Site (which will be lost in the proposals) and plug planting.

Vegetation Clearance

- 5.22 Excess scrub and tree growth, and undesirable habitat parcels will be removed from the fen area
- 5.23 Scrub and self set tree growth will be cut using brush cutters and rootballs removed from the ground to prevent regrowth and reduce risk of self set tree species such as willow compromising the fen habitat in the future. Arisings and root ball material will be chipped and used sustainably on site for mulching. There is also a large amount on litter that has accumulated within the area this will be removed and disposed of off site at an appropriate waste facility.
- 5.24 Scrub and tree removal will be scheduled at a time when there is no risk of disturbing breeding or nesting birds or mammals (e.g. between December and early February).
- 5.25 Areas of poor-quality fen habitat – those containing several undesirable species (bramble, silver birch, rough meadow grass, willowherb etc.) and/or less than 2 indicative fen species per m² - will be removed along with its substrate using an excavator and turf cutting bucket³ and disposed of appropriately. Excavation should be to a depth of at least 100mm, with 150mm+ depth preferable where possible.
- 5.26 Following the removal of the self-set trees and undesirable species the damaged surface areas will be graded and clean won site material will be spread and loosely graded to ensure there is sufficient material for reseeding and plug planting in the near term. Longer managing interventions will seek to facilitate retained species within the fen habitat to colonise the areas where trees and scrub have been removed.

Horsetail

- 5.27 The extended Phase 1 habitat survey (TEP ref: G9302.02.006) found field horsetail in both fen areas in the Site. Horsetail is a native deep-rooted, perennial weed which is highly invasive, outcompeting other plants within a habitat.

³ [New Turf Cutting Buckets | Landmarc](#)

- 5.28 Horsetail is a native species and therefore is not included within Schedule 9 of the Wildlife and Countryside Act 1981. There is no legal obligation to prevent the spread of the species, however, due to its invasive nature, further spread could have significant impacts upon the habitats proposed within the Site.
- 5.29 Fen habitat to be translocated from the lost areas of habitat to the retained and enhanced will be free from horsetail.

Fen Translocation

- 5.30 Sections of good quality fen habitat (those containing a diverse species composition including species such as common cotton grass) within the centre of the Site (area to be lost) will be the donor site from which good quality, clean fen habitat material translocated into the enhanced fen during September, when plants are actively growing.
- 5.31 The vegetation to be translocated will be removed along with its substrate using an excavator and turf cutting bucket. Excavation should be to a depth of at least 100mm, with 150mm+ depth preferable where possible. This material will be transported to the enhanced fen and inserted into vacant areas created by removal of poor-quality fen habitat.

Plug Planting

- 5.32 The fen habitat will be plug planted in gaps created from vegetation clearance and in areas of low species diversity to facilitate the establishment of NVC community S3: *Carex paniculata* swamp. Plants will be planted in single species groups of 5-25nr within the areas previously cleared.
- 5.33 The table below provides a list of species and quantities to be included within fen plug planting. Further details can be found in the Biodiversity Enhancement Planting Plan (TEP ref: D9302.02.001C).

Table 5: Native Species for Fen Plug Planting

Plug	
Latin Name	Common Name
<i>Carex paniculata</i> , 3719nr	Greater tussock sedge
<i>Filipendula ulmaria</i> , 744nr	Meadowsweet
<i>Rumex acetosa</i> , 744nr	Sorrel
<i>Typha latifolia</i> , 744nr	Bulrush
<i>Phragmites australis</i> , 744nr	Common reed
<i>Viola palustris</i> , 744nr	Marsh violet

Replacement of Failed Planting

- 5.34 Failed planting will be removed and replaced with the same species in the first five years following implementation. If there is a continuous failure of a certain species, this will be reviewed and, if appropriate, an alternate appropriate species will be planted instead. Management and monitoring will focus on ensuring a diverse mix of species is developing from both the planted and the existing colonising.

Hydrological Works

- 5.35 Any changes in the water table can affect the extent and quality of fens. This can occur as a result of both direct drainage and changes to infiltration and runoff patterns.
- 5.36 SCALGO modelling (see Drawing 5) illustrates that proposed works to the west of the Site, including cut and fill earthworks, will influence the flow of water through the Site. Currently, the enhanced fen habitat is supplied by water draining from both the west and the east of the Site. The earthworks will reduce the supply of water into the fen from the west of the Site; however, the enhanced fen will still receive an adequate water supply from the east of the Site which should be sufficient to maintain the water table at, or near the surface as required to preserve the fen habitat.
- 5.37 Additional hydrological works should be implemented within future site works to enhance water supply to the fen. This could include the creation of a SuDS in the west of the Site to collect and redirect water into the enhanced fen.
- 5.38 The enhanced fen will be monitored in the long term, to ensure that the fen is not drying out. Further information surrounding monitoring and remediation can be found in Chapter 6.

Proposed Modified Grassland

- 5.39 Capital works will be required to assist in developing the grassland sward.

Ground Preparation

- 5.40 Following the remediation of the lost areas of site the ground will be levelled and graded using BS3882.2015 topsoil to create suitable surface for overseeding with EG22 Strong Lawn Grass Mixture supplied by Emorsgate Seeds, sown at a rate of 25g/m².
- 5.41 During the summer, weed control will be undertaken across the habitat and will remove all unwanted perennial weeds including docks and other injurious weeds such as ragwort.

- 5.42 Weed control where feasible should be undertaken by hand pulling, however in certain instances herbicide may be the most effective measure to remove unwanted species. Where herbicide application is undertaken this should be in small, controlled areas and should only target the undesirable species. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.
- 5.43 Before seeding, the ground will be harrowed and scarified in Autumn to provide the opportunity for herbs and forbs to develop within perennial grasses.

Overseeding

- 5.44 Additional overseeding of lawn seed maybe required in autumn after the first growing season. Monitoring during the summer will identify areas of bare earth and if required the project ecologist will instruct the works as required.

Initial Review of Seeding (Following Capital Works)

- 5.45 Review initial establishment of seeding mix following the capital works being complete. This will entail assessing any areas of notable bare ground, weed establishment or complete failure of seeding germinating.

Overseed (As required)

- 5.46 Where areas have established with grass following the initial capital works but there are notable areas of bare ground these patches should be overseeded with the original seed mix to support the establishment within these bare patches, these should be well water following overseeding to allow for the best opportunity for growth.

Water (Period of Drought)

- 5.47 Where there are long periods of drought, supplementary watering should be implemented to support the grassland establishment and to prevent failure occurring.

Failed Seeding (Extensive)

- 5.48 Where complete seeding failure has occurred, this should be reviewed accordingly. Complete re-seeding will be required, and review of the seeding mix may be required. If areas are wetter than expected and are not well-drained a seeding mix may need to be amended to allow for tolerable wet grass species including common bent and fescue species.

6.0 Management Intentions and Operations

- 6.1 This chapter details the BNG operations and objectives associated with all habitats for the long-term management period (30-year period) and assumes all initial capital works as detailed within this HMMP and the Biodiversity Enhancement Plan have been undertaken. Works associated with the long-term management, maintenance and monitoring will be facilitated by the appointed management organisation.

Management Objectives

- 6.2 The long-term management objectives of this plan are:
- To maximise the BU's delivered by enhancing habitats on Site;
 - To safeguard and enhance the biological and integrity of the Site;
 - To ensure the fen habitat within this Site is successfully translocated to the east of the site and that the fen continues to establish successfully;
 - To ensure the scheme is successfully maintained;
 - To comply with legal obligations and constraints.

Landscape Elements

- 6.3 The Site will comprise the following landscape elements as shown on the BNG Boundary and Habitats Plan (Drawing 3) and Biodiversity Enhancement Planting Plan:

Habitats associated with BNG:

- Retained other woodland; broadleaved;
- Enhanced other woodland; broadleaved;
- Retained urban trees;
- Retained bramble scrub;
- Enhanced mixed scrub;
- Retained modified grassland;
- Proposed modified grassland; and
- Enhanced fen.

Landscape features associated with site wide management:

- Hard surfacing and proposed crushed stone with timber edging.

- 6.4 This chapter details management intentions for each element listed above.
- 6.5 The current habitat condition and target condition of habitats associated with BNG are included alongside key issues which require addressing to achieve the target

condition. These are indicative only and based on site assessment and landscape drawings and will be re-evaluated based on As Built Drawings at completion of the landscape scheme.

- 6.6 The condition of each habitat will be reviewed during the audit process to ensure they are on track to achieve the anticipated target condition. Ongoing monitoring will ensure adaptive management can be undertaken in good time if required. BNG monitoring requirements are included in Chapter 7 and a monitoring schedule is included in Appendix C.

General Management Principals

Site Inspections

- 6.7 Regular inspections will ensure any health and safety hazards are identified and made safe. Site inspections will be undertaken monthly to identify any health and safety hazards and arrange for them to be made safe as far as is practicable.
- 6.8 Results from the monthly site inspections will be compiled and presented within the annual report which will be used in the review of the Plan as detailed in Chapter 7.0.

Tree Risk Management Strategy

- 6.9 This HMMP does not prescribe how tree risk management must be delivered. The responsibility of tree risk lies with the landowner on which trees are located unless it is transferred to another party by agreement.
- 6.10 By virtue of their location and/or size some trees have an inherently greater capacity to cause injury than others. Prior to transfer of public open space land into stewardship of the appointed management company a qualified arboriculturist should carry out an inspection of mature trees within or adjacent to areas of public access to check for damage and disease and to maintain appropriate height clearances for safe pedestrian access. This tree risk management strategy will be undertaken every 3 years or after a storm.
- 6.11 Following the inspection a tree risk management strategy should be developed by a qualified arboriculturist which will differentiate between frequency of inspection and thresholds of tolerable risk proposed by tree stock.

Site Cleansing

- 6.12 A litter pick of the Site will be carried out monthly. All litter will be removed and disposed of in an authorised manner.
- 6.13 Graffiti removal will be carried out as required.

Chemical Use and Weeding

- 6.14 It should be recognised that plants considered as weeds can provide suitable habitat for invertebrates.
- 6.15 Ragwort and thistles are important food sources pollinators, provide seeds for birds and habitat for a range of invertebrates. Weeding should be an adaptive process. Monitoring of habitats will identify occurrence of problem species and if any species is becoming over-dominant or problematic appropriate action should then be taken.
- 6.16 Weed control where feasible should be undertaken by hand pulling, however in certain instances herbicide may be the most effective measure to remove unwanted species. Where herbicide application is undertaken this should be in small, controlled areas and should only target the undesirable species. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.
- 6.17 Consideration would need to be given to the fact that chemicals can prevent growth of grasses and woody species in landscape schemes.

Enhanced Other Woodland; Broadleaved

Management Intentions

- 6.18 Broadleaved woodland in the southeastern corner of the Site will be enhanced to achieve a target condition of Good. The woodland will provide a valuable habitat for a range of wildlife, including birds and bats. The woodland will also provide a partial screen between the Site and the neighbouring residential area.
- 6.19 An arboriculturist will be consulted prior to undertaking any major tree works within the Site.
- 6.20 The woodland to be enhanced has been given a score between 1 and 3 for each of the 13 condition assessment criteria as follows:
 - Poor = 1 point;
 - Moderate = 2 points; and
 - Good = 3 points.
- 6.21 The points for each criterion are added together to determine the woodland's overall condition:
 - Good condition = More than 32+ points
 - Moderate condition = 26-32 points; and
 - Poor condition = Less than 26 points.

6.22 The current condition of enhanced woodland, and proposed enhancements is detailed within the Statutory Biodiversity Metric Calculator (TEP ref: 9302.02.002 V4.0). The table below summarises the condition change and timeframe to achieve the target condition.

Table 6: Baseline and Target BNG Condition Criteria for Enhanced Woodland

Woodland UKHab Community: Other woodland, broadleaved		Current Condition: Moderate	Target Condition: Good	Time to achieve target condition: 10 years
Condition Assessment Criteria		Baseline	Proposed	Management Intentions
A	Age distribution of trees	2	2	Maintain two age classes within the woodland.
B	Wild, domestic, and feral herbivore damage	3	3	Review damage where relevant and implement appropriate management interventions where applicable i.e. protective fencing, etc. Replacement of failed planting as required if damage is extensive.
C	Invasive plant species	3	3	Management will monitor the presence of INNS species to ensure control and removal as necessary.
D	Number of native tree species	3	3	Management will review species composition so that no one species form a monoculture.
E	Cover of native tree and shrub species	3	3	Management will review species composition so that no one species form a monoculture.
F	Open space within woodland	3	3	Review of woodland density will inform appropriate management interventions i.e. thinning of woodland.

Woodland UKHab Community: Other woodland, broadleaved		Current Condition: Moderate	Target Condition: Good	Time to achieve target condition: 10 years
G	Woodland regeneration	3	3	Ensure that regeneration includes all three classes present in woodland. Trees 4-7cm diameter at breast height (dbh), saplings are present and good amount of coppiced growth is managed on a rotation.
H	Tree health	3	3	Remove any diseased trees, particularly of note is the management of ash dieback in woodland 3 and 4. Monitor woodland to ensure tree mortality is <10% with no pests disease or crown die back.
I	Vegetation and ground flora	1	2	Native wildflower pot planting will be undertaken between whip planting to increase cover of ground flora.
J	Woodland vertical structure	2	2	Thinning and coppicing existing trees and allow natural regeneration.
K	Veteran trees	1	1	N/A
L	Amount of deadwood	1	2	Promote deadwood habitat and facilitate approximately 25-50% in all compartments through habitat piles, standing deadwood and retaining dead branches and stumps.
M	Woodland disturbance	3	3	Implement appropriate intervention where required to ensure viable tree health, could include protective fencing as required.

6.23 Woodland habitat will achieve a good condition within the Site by targeting criteria A, I, J, K, I and M and achieving an overall score of 33.

Maintenance Operations

6.24 Thinning and cutting understorey vegetation may be required on an I cyclical programme (5 - 10-year cycle) and will be carried out outside of bird nesting season (March to August inclusive). If works are required to any trees with bat roosting

potential, advice must be sought from a licensed bat ecologist prior to any works commencing.

Coppicing

- 6.25 Trees for coppicing (willow, silver birch, alder) will be cut back to 50mm above ground level. Where several stems are coppiced on one plant, cut faces are to slope away from the centre. Care will be taken to ensure that coppicing, thinning and pruning operations do not cause damage to desirable plants, or rutting of the ground in wet conditions.
- 6.26 Wood under 250 mm diameter collected from maintenance works will, wherever possible, be chipped and used sustainably on site and will be spread in areas away from the woodland field layer and fen vegetation.
- 6.27 Wood greater than 250 mm diameter will be logged and used to create deadwood piles. Care will be taken to ensure that thinning/pruning operations do not cause damage to desirable plants or rutting of the ground in wet conditions.
- 6.28 Coppicing will be undertaken on a cyclical programme (5 - 10-year cycle) and will be undertaken outside of bird nesting season (March to August inclusive). If works are required to any trees with bat roosting potential, advice must be sought from a licensed bat ecologist prior to any works commencing.

Deadwood Strategy

- 6.29 Deadwood is an important component of healthy woodland ecosystems. It provides niche habitats, particularly for invertebrates, as well as supporting a wide range of bird life, fungi and flora.
- 6.30 Deadwood should include a variety of aerial and terrestrial material, a range of sizes and species, and material at varied stages of decay.
- 6.31 The retention of standing and aerial deadwood habitats within areas of tree retention will be preserved where this does not present a safety risk.
- 6.32 Efforts should be made to preserve some degree of deadwood on the ground. Deadwood should comprise a mix of coarse woody debris (greater than 10cm diameter) and fine woody debris (10cm or smaller diameter). This could be achieved via a combination of:
 - Creation of deadwood piles using materials collected from thinning and coppicing works;
 - Leaving fallen deadwood in-situ;
 - Designating no-forage areas of woodland; and

- Importing deadwood from offsite (if necessary) to provide sufficient coarse woody debris provision.

INNS Monitoring

- 6.33 The woodland will be monitored annually during one of the monthly site inspections during the growing season for INNS. If any INNS are identified, appropriate management interventions for their removal will be implemented, as prescribed by a suitably qualified person.

Retained Urban Trees

Management Intentions

- 6.34 Urban trees in the south and along the northern boundary of the Site will be retained (except for two trees to be removed to facilitate construction of an access road). Retained trees will provide opportunities for foraging and refuge for birds and bats. Management of retained trees should fulfil the following key measures:
- Ensure trees remain in good health;
 - Undertake tree works as prescribed by an arboriculturist; and
 - Maintain vegetation cover underneath tree canopies.
- 6.35 An arboriculturist will be consulted prior to undertaking any major tree works within the Site.
- 6.36 The current condition of retained urban trees is Good (as detailed within the Statutory Biodiversity Metric Calculator (TEP ref: 9302.02.002 V4.0)). The trees will be maintained in their current condition.

Maintenance Operations

Tree Works

- 6.37 Tree works will be undertaken at the discretion of a qualified arboriculturist and form part of Tree Risk Management (sections 6.8 - 6.10).
- 6.38 Tree and branch failures will be removed where they present an obstruction or hazard.
- 6.39 Where retained trees are to be removed, two additional trees will be planted to replace each felled tree.

Weed Control

- 6.40 Mowing and strimming of the modified grassland adjacent to tree planting will be undertaken with care to avoid damage to buttresses, bark and surface roots.

Retained Bramble Scrub

Management Intentions

- 6.41 Bramble scrub habitat in the north, southeast and a small pocket of the south of the Site will be retained. The bramble scrub provides suitable habitat for birds, bats, badgers and invertebrates. Management of retained bramble scrub should fulfil the following key measures:
- Monitor for presence of INNS;
 - Cut back scrub to stop encroachment onto neighbouring habitats; and
 - Removal of natural regeneration of tree species to prevent scrub developing into woodland.
- 6.42 Bramble scrub habitat does not require condition assessment.

Maintenance Operations

Reduction of Scrub

- 6.43 Where reduction of coverage is required, scrub growth will be controlled along its advancing face using brush cutters, arisings will be chipped and used sustainably on site for mulching. If required dominant weed species will be hand pulled.
- 6.44 Scrub cutting will be scheduled at a time when there is no risk of disturbing breeding or nesting birds or mammals and to enable berry-bearing scrub species to fruit for the benefit of foraging wildlife (e.g. between December and early February).
- 6.45 In the long term, consideration will be given to active management, e.g. cyclical cutting of 5% annually to create greater structural diversity.

Enhanced Mixed Scrub

Management Intentions

- 6.46 Existing bramble scrub in the north and southeastern corner of the Site will undergo habitat enhancement to mixed scrub with a target condition of Moderate. Mixed scrub habitat will provide suitable habitat for birds, bats, badgers and invertebrates. Initial capital works will remove undesirable tree species, thin areas of bramble scrub and will plant with additional mix scrub species. Following the first 5 years after planting the protection gaulds and supporting canes will be removed and the scrub plants are anticipated to be establishing well. Additional planting maybe required within this time if species are failing as detailed in chapter 6 of this HMMP.
- 6.47 The overall condition of mixed scrub habitat is calculated by the number of criteria it passes:
-

- Good condition = Pass 5 criteria;
- Moderate condition = Pass 3-4 criteria; and
- Poor condition = Pass 2 or fewer criteria.

6.48 The proposed enhancement from bramble scrub to mixed scrub habitat is detailed within the Statutory Biodiversity Metric Calculation Tool (TEP ref: 9302.02.002 V4.0). The table below summarises the condition criteria enhanced mixed scrub will achieve and the timeframe to achieve the target condition.

Table 7: BNG Target Condition Criteria for Enhanced Mixed Scrub

Scrub UKHab Community: Mixed scrub		Target Condition: Moderate	Time to achieve target condition: 5 years
Condition Assessment Criteria		Proposed	Management Intentions
A	Scrub is good representation of habitat type	Pass	Maintain appropriate species diversity so that mixed scrub is representative of UKHab description (No one species comprising 75% of the cover).
B	Seedlings, saplings, young shrubs and mature shrubs are all present	Pass	Maintain and develop a good age range across the scrub.
C	Absence of Invasive Non-native Species	Pass	Management will focus on monitoring for future INNS infestations.
D	The scrub has a well-developed edge with scattered scrub	Fail	N/A
E	There are clearings, glades and rides	Fail	N/A

6.49 Scrub habitat will achieve a moderate condition within the Site by targeting criteria A, B and C.

Maintenance Operations

Removal of Tree Regeneration

- 6.50 Any natural regeneration of trees within the scrub will be removed, as required, to maintain the scrub habitat and prevent succession of scrub to woodland.
- 6.51 Any tree works will be undertaken outside of the bird nesting season (March to August inclusive).

Assessment of Scrub Encroachment

- 6.52 Scrub provides an array of habitat opportunities and as such it may be appropriate to allow weed species to develop within the scrub. Weeds provide a vital source of food for pollinators and intern foraging opportunities for birds and mammals.
- 6.53 An annual visual inspection in September will determine whether weeds are becoming too dominant, or scrub is encroaching onto neighbouring grassland.

Reduction of Scrub

- 6.54 Where reduction of coverage is required, scrub growth will be controlled along its advancing face using brush cutters, arisings will be chipped and used sustainably on site for mulching.
- 6.55 Scrub cutting will be scheduled at a time when there is no risk of disturbing breeding or nesting birds or mammals and to enable berry-bearing scrub species to fruit for the benefit of foraging wildlife (e.g. between December and early February).
- 6.56 In the long term, consideration will be given to active management, e.g. cyclical cutting of 5% annually to create greater structural diversity.

Coppicing

- 6.57 Rotational coppicing of scrub will be undertaken to maintain and develop a good age range and create structural diversity within the scrub habitat.
- 6.58 Shrubs for coppicing will be cut back to 50mm above ground level. Where several stems are coppiced on one plant, cut faces are to slope away from the centre. Care will be taken to ensure that coppicing, thinning and pruning operations do not cause damage to desirable plants, or rutting of the ground in wet conditions.
- 6.59 Wood under 250 mm diameter collected from maintenance works will, wherever possible, be chipped and used sustainably on site.
- 6.60 Wood greater than 250 mm diameter will be logged and used to create deadwood piles.

- 6.61 Coppicing will be undertaken on a cyclical programme (5 - 10-year cycle) and will be undertaken outside of bird nesting season (March to August inclusive).

Retained and Proposed Modified Grassland

Management Intentions

- 6.62 Modified grassland in the south of the Site will be retained and modified grassland habitat will be created in the centre of the Site. The timing and frequency of grass cuts will be determined by management procedures required to maintain the grassland habitat. Management should fulfil the following key measures:
- Monitor for bracken and scrub encroachment, cut back as required;
 - Monitor for the presence of INNS; and
 - Cut regularly during the growing season.

Maintenance Operations

Grass Cutting

- 6.63 A 2m strip of grassland immediately adjacent to the hardstanding in the south of the Site will be cut fortnightly during the growing season to maintain a sward height of 50mm. This will ensure that grassland does not encroach onto the hardstanding and maintain a varied sward height.
- 6.64 The remainder of the retained modified grassland sward will be cut every 6-8 weeks during the growing season to maintain a sward height of 70mm.

Weed Control

- 6.65 Weed control will be undertaken annually between April and September and where feasible should be undertaken by hand pulling and should remove all noxious weeds such as docks, thistles, nettles, ragwort and willowherb.
- 6.66 In certain instances, herbicide maybe the most effective measure to remove unwanted species. Where herbicide application is needed this should be in small, controlled areas and should only target the undesirable species. Shields should be used as appropriate to prevent drift into sensitive areas. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.

INNS Monitoring

- 6.67 The grassland will be monitored during monthly site inspections, to ensure that no INNS have established. If INNS are identified, appropriate management interventions will be implemented.

Enhanced Fen

Management Intention

- 6.68 Lowland fen habitat in the east of the Site will be enhanced to create a good representation of NVC community S3 and achieve a target condition of Good. The fen will provide suitable habitat for a range of invertebrates and management will focus on increasing plant species diversity.
- 6.69 The overall target condition of the enhanced fen habitat (referred to as fens (upland and lowland) habitat within the Statutory Biodiversity Metric Calculation Tool (TEP ref: 9302.02.002 V4.0) is calculated by the number of criteria it passes:
- Good condition = Pass 5 or 6 core criteria including criterion A and passes additional criterion G;
 - Moderate condition = Pass 4-5 criteria or fails criterion A or G; and
 - Poor condition = Passes 3 or fewer criteria.
- 6.70 The current condition of enhanced fen, and proposed enhancements is detailed within the Statutory Biodiversity Metric Calculator (TEP ref: 9302.02.002 V4.0). The table below summarises the condition change and timeframe to achieve the target condition.

Table 8: Baseline and Target BNG Condition Criteria for Enhanced Fen

Woodland UKHab Community: Fens (upland and lowland)		Current Condition: Poor	Target Condition: Good	Time to achieve target condition: 18 years
Condition Assessment Criteria		Baseline	Proposed	Management Intentions
A	The water table is at, or near the surface throughout the year. No artificial drainage, unless to maintain water levels.	Pass	Pass	Ensure that future development of the land does not compromise water flow into the fen habitat.

Woodland UKHab Community: Fens (upland and lowland)		Current Condition: Poor	Target Condition: Good	Time to achieve target condition: 18 years
B	The parcel represents a good example of its specific habitat type (UKHab description).	Fail	Pass	Plug planting and translocation of desirable species will be undertaken to create a good example of NVC community S3. Management will focus on maintaining desirable species composition.
C	The water supplies to the wetland are of good water quality, with low turbidity indicating no obvious signs of pollution.	Fail	Fail	N/A
D	Cover of scrub and scattered trees are less than 10%.	Fail	Pass	The wet grassland will be cut as necessary to reduce suitability for scrub and tree species. If necessary, targeted reduction of scrub/tree coverage will be undertaken.
E	Cover of bare ground is less than 5%.	Fail	Pass	Reseeding and/or additional plug planting will be undertaken as required to maintain vegetation coverage.
F	Absence of INNS. Undesirable species make up less than 5% cover.	Fail	Pass	The fen will be monitored for INNS and undesirable species. Removal will be undertaken as required.
G	No more than 25% of the habitat area has a continuous cover of litter preventing regeneration.	Fail	Pass	Excess litter and arisings will be removed from the fen.

6.71 Fen habitat will achieve a good condition by targeting criteria A, B, and D-G.

Maintenance Operations

Inspections and Remedial Measures

- 6.72 A visual inspection will be carried out as part of the monthly site inspection. This will include an inspection of the water level, water quality for any signs of pollutants (e.g. scum, excessive algal growth and discolouration), vegetation coverage, scrub and tree coverage, presence of INNS, and presence of rubbish and debris.
- 6.73 If pollutants are detected, options for remedial action will be discussed with the landowner and appropriate authorities.
- 6.74 In the event invasive or harmful species are identified, a treatment plan will be drawn up; spot treatment or pulling by hand will be the preferred method. Any other remedial actions will be implemented accordingly.

Vegetation Cutting

- 6.75 The vegetation will be cut to a height of 150mm (approx.) in September. One third of the area will be cut on a three-year rotation to ensure areas of uncut vegetation are retained as refuge for amphibians, small mammals and birds.
- 6.76 Arisings will be collected and removed from site to prevent nutrient enrichment, retain the desired species composition and prevent the fen habitat from drying out.
- 6.77 Vegetation cutting will be avoided between mid-March and August (inclusive) to prevent risk of disturbance and destruction to nesting birds.

Scrub Clearance

- 6.78 Scrub removal will be carried out as necessary, to ensure that the fen habitat remains open.
- 6.79 Where scrub clearance is carried out, cut material should be removed from the Site and stumps should be ground down to facilitate grass cutting.

Weed Control

- 6.80 Weed control will be undertaken annually between April and September and where feasible should be undertaken by hand pulling and should remove all noxious weeds such as docks, thistles, nettles, ragwort and willowherb.
- 6.81 In certain instances, herbicide maybe the most effective measure to remove unwanted species. Where herbicide application is needed this should be in small, controlled areas and should only target the undesirable species. Shields should be used as appropriate to prevent drift into sensitive areas. Herbicides should comply

with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.

Botanical Surveys

- 6.82 The fen will be monitored annually during the first 5 years and then every 5 years thereafter to ensure that the establishment of translocated fen and additional plug planting has created a species composition which is reflective of the targeted S3: *Carex paniculata* swamp NVC community. If any translocated fen or plug planting has failed, it will be replaced with an appropriate species to maintain the desired NVC community. The table below outlines some of the most common indicator species expected within a good example of S3 NVC habitat.

Table 9: Common Species Indicative of S3 NVC Community

S3 NVC Species	
Latin Name	Common Name
<i>Carex paniculata</i>	Greater tussock sedge
<i>Epilobium hirsutum</i>	Hairy willowherb
<i>Molinia caerulea</i>	Purple moor-grass
<i>Typha latifolia</i>	Bulrush
<i>Equisetum fluviatile</i>	Water horsetail
<i>Athyrium filix-femina</i>	Common lady-fern

Landscape Features Associated with Site Wide Management

- 6.83 Landscape features associated with site wide management detail features that are to be implemented or retained as part of the proposed development. These features are not included within the BNG metric calculations and do not contribute to the Site's overall BNG value. However, these features do contribute to the aesthetic and amenity value of the Site and should undergo management operations and monitoring as detailed in the HMMP.

Hard Surfacing and Crushed Stone with Timber Edging

Management Intention

- 6.84 The hard surfacing and crushed stone with timber edging will be safe and useable. Maintenance will focus on clearing any obstacles to the use of hard surfacing and ensure it is free of slip and trip hazards.

Maintenance Operations

Inspections and Remedial Measures

- 6.85 Hard surfacing and crushed stone with timber edging will be inspected during the monthly site inspection and will be kept safe and usable and cleared of overhanging vegetation and broken branches. Any item considered unsafe must be removed or made safe and replaced as soon as possible.
- 6.86 Repairs will be carried out as required, the surfacing will be replaced in line with the manufacturer's recommendations. The use of materials for repairs and replacements will conform to the original design specification for external works.

Encroaching Vegetation

- 6.87 Encroaching vegetation will be managed manually using an appropriate edging tool.

7.0 Habitat Monitoring and Review Schedule

BNG Monitoring

- 7.1 British Standard 8683 2021 and BNG Good Practice Principles for Development, A Practical Guide⁴ include the requirement for a robust and detailed monitoring and review strategy to ensure that new and enhanced habitats associated with the BNG design are establishing as expected, and on-going management, and maintenance is being undertaken and that adjustments in management practices can be undertaken if required.
- 7.2 The BNG Good Practice Principles for Development, A Practical Guide requires the organisation responsible for management of the Site and delivering the BU's to 'communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders'. The monitoring report should include clear, timed and measurable objectives for BNG, a commitment to adaptive management (where this is required in response to monitoring) and a formal review process to review success against expectations.
- 7.3 To ensure the delivery of the predicted target conditions and the success of BNG the management organisation may need to employ an adaptive management strategy. If required, this will be evidenced based through ecological monitoring and any required practical steps will be devised by an appropriately qualified and competent person and agreed with the local authority as part of its ongoing monitoring of the habitats within the Site.

Responsibility

- 7.4 As part of practical completion and prior to handover to the agreed management organisation a full site walkover will be completed by the management company and/or a suitably qualified representative. It is anticipated that the ecological walkover will be undertaken following the 12 months registration period. The purpose of the site walk over will be to ensure all new and enhanced landscape and habitat features are implemented to the required standards and where required habitat enhancements have been completed or are underway.
- 7.5 The managing organisation will be responsible for undertaking the informal and formal reviews of this HMMP and updating management and maintenance operations to ensure the long-term success of the habitats and compliance with BNG commitments.

⁴ [Biodiversity net gain. Good practice principles for development. A practical guide \(cieem.net\)](https://www.cieem.net/biodiversity-net-gain-good-practice-principles-for-development-a-practical-guide)

- 7.6 Monitoring reports will be submitted to the local authority at appropriate intervals to demonstrate the management organisations success in delivering the required BNG or if habitats are not achieving the predicted target conditions, reasoning as to why and details of appropriate management actions required to amend management and maintenance operations.

Habitats

- 7.7 Habitats which contribute to BNG on site will require monitoring by a suitably qualified and competent person at the required intervals derived from the UK Habitat Condition Assessment Criteria in accordance with the UK Habitat Definitions.
- 7.8 Monitoring will be conducted via a walkover survey and/or ecological assessment for each habitat type at the frequency as detailed in the BNG monitoring program included in the table below and detailed in Appendix C.

Table 10: Key Measures for Monitoring Habitat Features: Enhanced Other Woodland; Broadleaved

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Other woodland, broadleaved - Moderate	Other woodland, broadleaved - Good	1, 3, 5, 10, 15, 20, 25, 30	10 years
Key Measures Ensure whip and pot planting is establishing as expected. Replace any failed planting. Monitor for the presence of INNS. Undertake cyclical programme of thinning and coppicing. Ensure trees are in good health. Promote deadwood habitat through creation of habitat piles and retaining dead branches and stumps. Monitoring of the following factors, in line with condition assessment criteria and targeted scores (as outlined in Table 6): • Age distribution of trees • Wild, domestic, and feral herbivore damage • Invasive plant species • Number of native tree species • Cover of native tree and shrub species • Woodland regeneration • Tree health			

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
			- Vegetation and ground flora - Woodland vertical structure - Veteran trees - Amount of deadwood - Woodland disturbance

Table 11: Key Measures for Monitoring Habitat Features: Enhanced Mixed Scrub

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Bramble scrub – N/A	Mixed scrub - Moderate	1, 3, 5, 10, 15, 20, 25, 30	5 years
Key Measures Ensure planting is establishing as expected. Replace any failed planting. Monitor for the presence of INNS. Monitor for encroachment of undesirable species. Undertake cyclical reduction of scrub to create structural diversity. Monitoring of the following factors, in line with condition assessment criteria and targeted scores (as outlined in Table 6): - Scrub is good representation of habitat type - Seedlings, saplings, young shrubs and mature shrubs are all present - Absence of Invasive Non-native Species			

Table 12: Key Measures for Monitoring Habitat Features: Proposed Modified Grassland

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
N/A	Modified grassland - Poor	1, 3, 5, 10, 15, 20, 25, 30	1 year
Key Measures Ensure sward is establishing as expected. Reseed areas of bare ground.			

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Monitor for bracken and scrub encroachment, cut back as required. Monitor for the presence of INNS. Maintain sward height of 50mm			

Table 13: Key Measures for Monitoring Habitat Features: Enhanced Fen

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Fens (upland and lowland) - Poor	Fens (upland and lowland) - Good	1, 3, 5, 10, 15, 18, 20, 25, 30	18 years
Key Measures Ensure the water table remains at or near the surface throughout the year. Ensure planting establishes as expected. Replace any failed planting. Undertake targeted reduction of scrub and scattered trees, as necessary. Monitor for presence of INNS and undesirable species, remove as necessary. Undertake cyclical vegetation cutting and remove arisings. Botanical surveys to review species composition in line with the targeted NVC community, and success of translocated fen.			

Site Wide Monitoring

- 7.9 The below table includes key measures for monitoring landscape and community features within the Site to ensure the Site continues to support the needs and requirements of its site visitors.

Table 14: Key Measures for Monitoring Landscape Features not associated with BNG

Feature	Key Measures
Site wide	Is the landscape establishing well and attractive to residents and wildlife overall? Is the Site in a clean and tidy condition? Is public access to the Site maintained? Are there any health and safety hazards / deficiencies which require rectification?

Feature	Key Measures
	Does the Site comply with the relevant environmental and health and safety legislation (as set out in Appendix B of this Plan)? Are there any instances where planting is repeatedly failing? If so, has an Arboricultural consultant or landscape architect been consulted with to specify an alternative species?
Hard surfacing and crushed stone with timber edging	Carry out an inspection to ensure weed free appearance and remove trip or slip hazards. Note any damage and carry out repairs as required.

Appendix A: Landscape Maintenance Schedules

✓

Works not to be carried out in these months

*Bird breeding and nesting season (March to August inclusive) no works that may have an impact on nesting birds are to be undertaken

[illegible]

✓

Works not to be carried out in these months

*Bird breeding and nesting season (March to August inclusive) no works that may have an impact on nesting birds are to be undertaken

Activity	Frequency per Annum	Years	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
INNS monitoring	1	All years				✓	✓	✓	✓	✓	✓			
Whip planting - Remove mulch mat	1	Year 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Whip planting - Re-firm newly planted trees as required.	As required	1 to 5	✓	✓							✓	✓	✓	✓
Whip planting - Replace any damaged or missing rabbit and guards.	As required	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Whip planting - Remove rabbit guards	1	Year 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Whip planting - Replace failed or damaged deciduous species.	As required	1 to 5	✓	✓	✓								✓	
Whip planting - Replace failed or damaged coniferous/evergreen species.	As required	1 to 5	✓	✓	✓	✓					✓	✓	✓	✓
Whip planting - Assessment of condition and structure of new tree and wildflower pot planting - assessment of herbivory impact.	1	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Retained Urban Trees (Good)														
Undertake tree works as prescribed by an arboriculturalist	As required	As required	✓	✓							✓	✓	✓	✓
Retained Bramble Scrub (Condition Assessment N/A)														
Removal of natural regeneration of trees to prevent succession to woodland	As required	All years	✓	✓										✓
Annual visual inspection to determine any dominant species or encroachment.	1	All years									✓			
Cut as required to prevent encroachment onto other landscape types.	As required	All years	✓	✓										✓
Cut 5% of the scrub back annually.	1	All years	✓	✓										✓
Enhanced Mixed Scrub (Moderate)														
Removal of natural regeneration of trees to prevent succession to woodland	As required	All years	✓	✓										✓
Annual visual inspection to determine any dominant species or encroachment.	1	All years									✓			
Cut as required to prevent encroachment onto other landscape types.	As required	All years	✓	✓										✓
Cut 5% of the scrub back annually.	1	All years	✓	✓										✓
Rotational coppicing	0.2	Every 5 years	✓	✓							✓	✓	✓	✓
New planting - Remove mulch mat	1	Year 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
New planting - Check shrub shelters quarterly.	4	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
New planting - Replace any damaged or missing shrub shelters.	As required	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
New planting - Remove shrub shelters.	1	Year 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
New planting - Replace failed or damaged deciduous species.	As required	1 to 5	✓	✓	✓								✓	✓
New planting - Replace failed or damaged coniferous/evergreen species.	As required	1 to 5	✓	✓	✓	✓					✓	✓	✓	✓
New planting - Apply slow release multi-purpose plant food and soil improver.	1	1 to 5								✓	✓	✓		
Retained and Proposed Modified Grassland														
Cut 2m strip adjacent to hardstanding to 50mm fortnightly during the growing season	14	All years				✓	✓	✓	✓	✓	✓			
Cut (70mm) every 6-8 weeks during the growing season	4	All years				✓	✓	✓	✓	✓	✓			
Weed control.	1	All years				✓	✓	✓	✓	✓	✓			
INNS monitoring	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Enhanced Fen (Good)														
Inspect the monthly to assess water levels, water quality, vegetation coverage, presence of INNS, debris and rubbish.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cut (150mm) with 1/3 cut every three years on a rotation. Remove arisings from the Site.	0.3	All years									✓			
Scrub clearance	As required	As required	✓	✓										✓
Weed control.	1	All years				✓	✓	✓	✓	✓	✓			
Botanical surveys	1	All years				✓	✓	✓	✓	✓	✓			
Replace failed or damaged plants to maintain the desired NVC plant community composition	As required	1 to 5	✓	✓	✓								✓	✓
Hard Landscape Elements														
Hard Surfacing and Proposed Crushed Stone with Timber Edging														
Inspect monthly and clear overhanging vegetation, broken branches, leaf litter and trip hazards as required.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



Key

✓

Works to be carried out in these months

Works not to be carried out in these months

*Bird breeding and nesting season (March to August inclusive) no works that may have an impact on nesting birds are to be undertaken

Activity	Frequency per Annum	Years	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
Cut back vegetation with appropriate edging tool.	1	All years				✓	✓	✓	✓	✓	✓	✓		
Repairs to surfacing.	As required	As required	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Monitoring and Review														
Formal site inspections by managing organisation	4	All years			✓			✓			✓			✓
Annual site meeting with stakeholders	1	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Formal review of management plan and maintenance operations.	0.2	Every 5 years		✓										

NOTE Glyphosate formulations containing the surfactant Polyethoxylated tallow amine (POEA) should not be used within close proximity to waterbodies or other wetland habitats as it can cause high amphibian larvae mortality.

Appendix B: Legislation Context

Summary of Relevant Legislation

The following legal obligations, among others must be considered in carrying out any management operations:

Legislation	Obligations
Health and Safety Legislation	
The Health and Safety at Work Act (1974)	All operations carried out on the Site must only be undertaken by trained personnel, using methods and equipment approved by the Health and Safety Executive (HSE).
Occupiers Liability Act (1984)	Management organisation must ensure that every reasonable care is taken to remove any risks to both legitimate visitors and to any trespassers. In compliance it will be necessary: • To make sure that all footpaths and any other structures are safe; • To remove any hazardous objects; and • To conduct an annual safety audit in order to identify any further hazards.
Environmental Legislation	
Conservation of Habitats and Species Regulations 2017 (as amended)	The Habitat Regulations for England and Wales assign a greater level of protection to a variety of native species of animals and plants listed. The 2017 Regulations have been amended by the 2019 EU Exit Regulations.
Wildlife and Countryside Act (1981)	There is an obligation to comply with legislation for UK species protected (including amphibians, reptiles and bats) under this Act.
Environmental Protection Act (1990)	There is an obligation to keep the Site free from litter and refuse.
Countryside and Rights of Way Act (2000)	Imposes a new right of access on foot to registered common land and other areas of 'open countryside' which under certain circumstances allows access without being confined to footpaths.

Appendix C: BNG Monitoring Schedule

Table of Habitat Monitoring and Reporting

[illegible]

EXAMPLE: Habitat Condition Monitoring, Assessment Sheet							
Date of Assessment:	Assesement number:						
Landscape Feature	Parcel Ref:	UKHab Metric 4.0 Condition assessment criteria	Baseline Condition	Target Condition	Monitoring interval	Anticipated Timeframe to achieve BNG target	Biodiversity Units
Condition assessment summary:							
Progress towards UKHab and Condition summary (is the habitat on course to meet or has met target condition?):							
Adaptive Management: Any proposed changes to Management:							

Drawings

Drawing 1: Biodiversity Enhancement Planting Plan (TEP ref: D9302.02.001C)

Drawing 2: Baseline UK Habitats (TEP ref: G9302.02.007)

Drawing 3: Pyramid Park BNG Boundary and Habitats (TEP ref: G9302.02.019)

Drawing 4: Site Hydrology Figure (TEP ref: G9302.02.014)

Area to be seeded with grassland following remediation works

Bury College

Tram Line

Native Scrub Enhancement Mix
52nr Corylus avellana
67nr Crataegus monogyna
7nr Ilex aquifolium
22nr Prunus spinosa

Existing bramble scrub enhanced through management and planting of native species

Native Scrub Enhancement Mix
30nr Corylus avellana
38nr Crataegus monogyna
4nr Ilex aquifolium
13nr Prunus spinosa

Existing wetland fen to be enhanced through management such as removal of scrub and planting of native wetland species to infill resulting gaps

Native Fen Enhancement Mix
3,719nr Carex paniculata
744nr Filipendula ulmaria
744nr Phragmites australis
744nr Rumex acetosa
744nr Typha latifolia
744nr Viola palustris

Market Street

Proposed access arrangements
(refer to Campbell Reith ref: 14111-CRH-XX-XX-DR-C-5002 P010 General Arrangement)

Indicative proposed retaining walls

Retaining wall easement
(5m offset)

Impact on existing trees to be determined

Railway Line

Native Woodland Wildflower Mix
85nr Alliaria petiolata
43nr Circaea lutetiana
85nr Geum urbanum
128nr Luzula sylvatica
85nr Silene dioica

Existing woodland to be enhanced through planting of native understorey species and native wildflowers and management

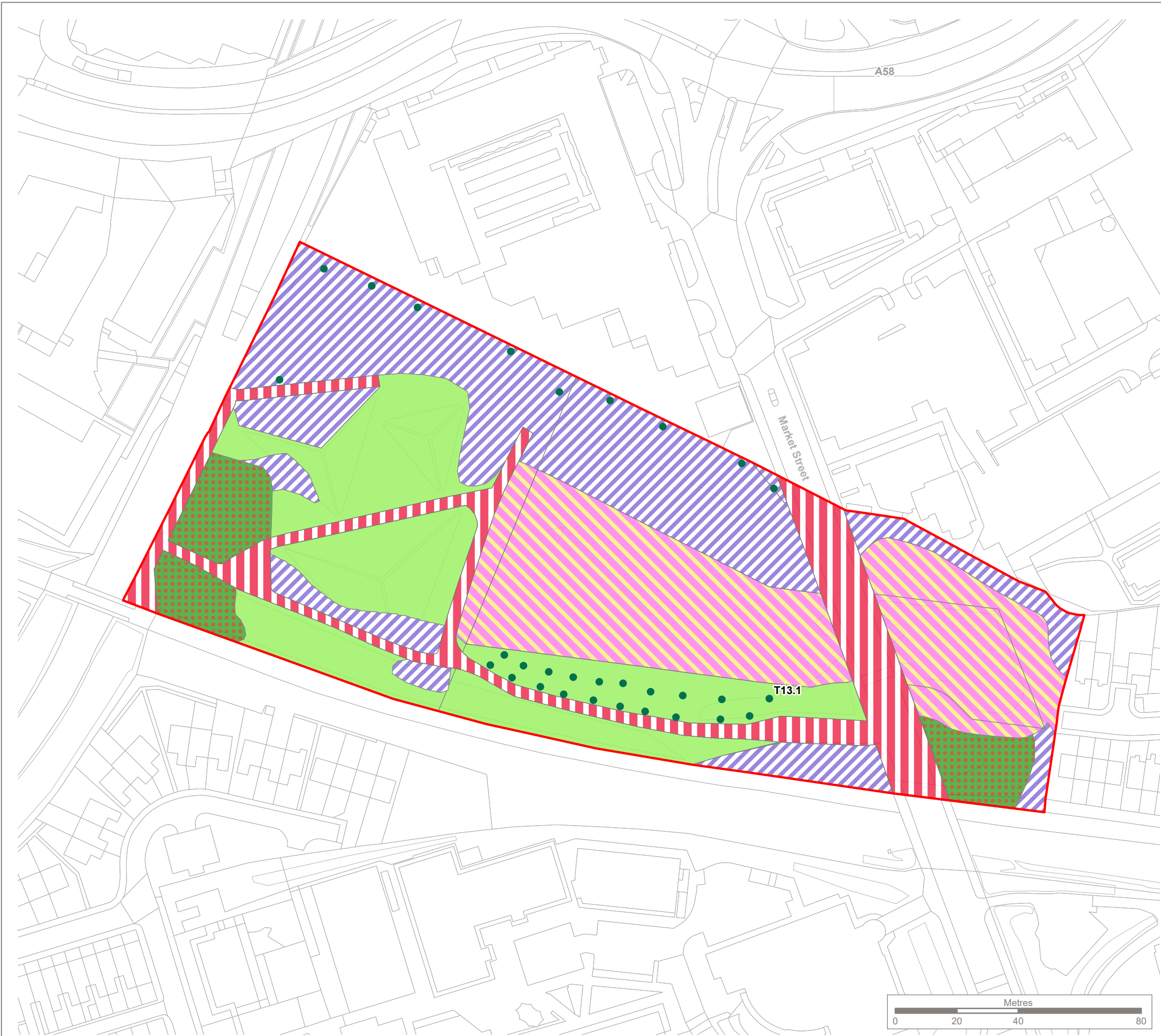
Native Woodland Enhancement Mix
25nr Corylus avellana
38nr Crataegus monogyna
4nr Ilex aquifolium
8nr Prunus padus
8nr Salix caprea

Existing informal footpath to be surfaced to direct pedestrian movement away from habitats

Native Scrub Enhancement Mix
7nr Corylus avellana
10nr Crataegus monogyna
1nr Ilex aquifolium
3nr Prunus spinosa

Town Fields Close

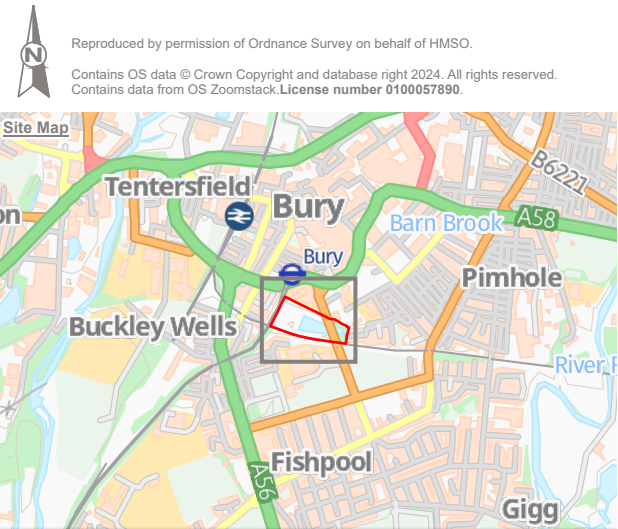
Approved
KD



KEY

- Site boundary
- Individual Trees**
 - Urban tree
- Wetland**
 - Fens (upland and lowland)
- Grassland**
 - Modified grassland
- Heathland and Shrub**
 - Bramble scrub
- Woodland and Forest**
 - Other woodland, broadleaved
- Urban**
 - Developed land, sealed surface

Note:
The locations of habitats and habitat features are indicative.



Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP

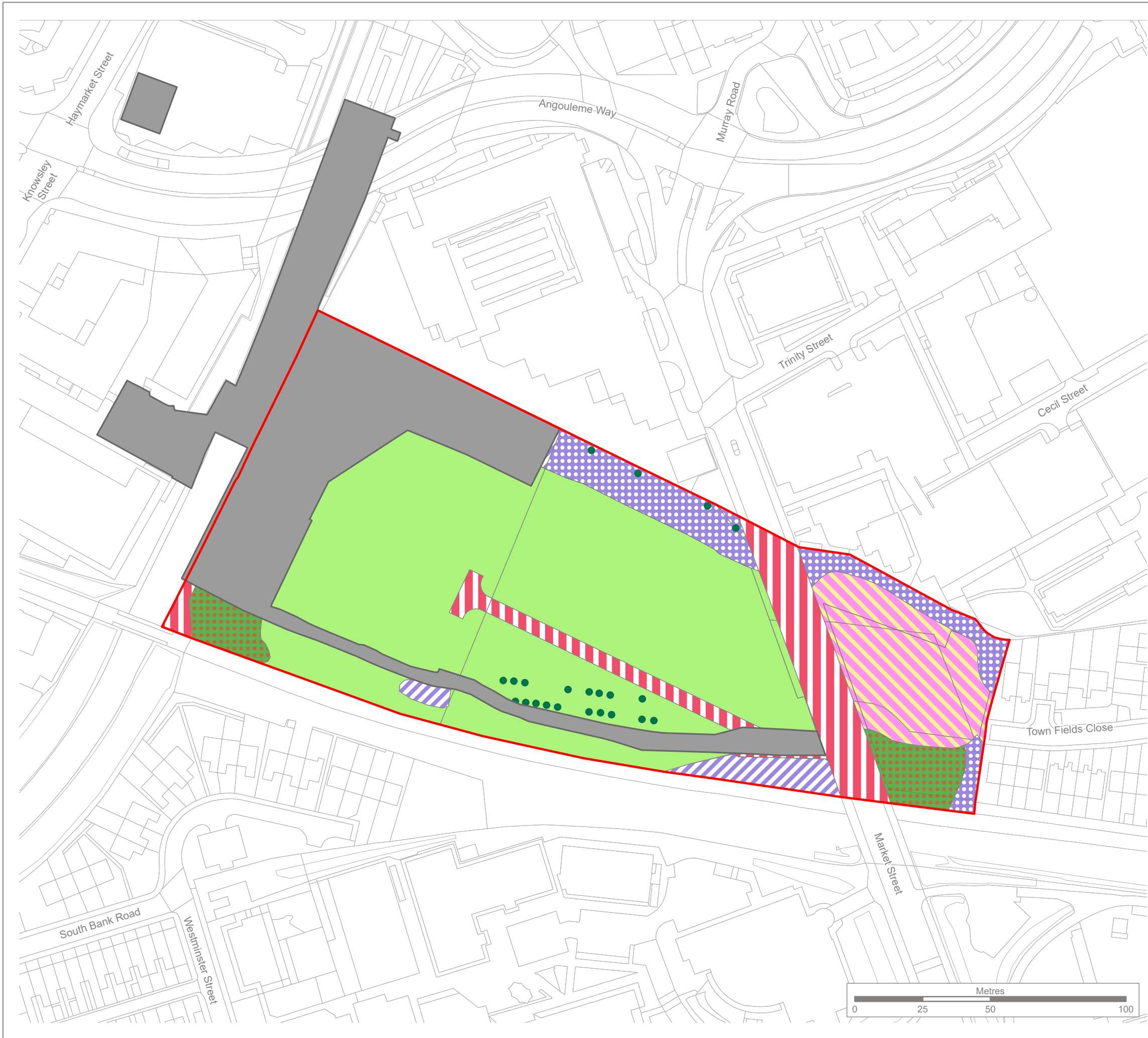
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Pyramid Park, Bury

Title
Baseline UK Habitats

Drawing Number
G9302.02.007

Drawn CW	Checked BJ	Approved EH	Scale 1:1,250 @ A3	Date 25/10/2024
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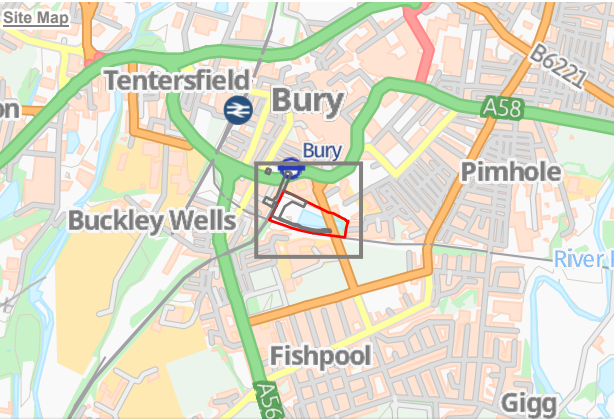


KEY

-  Pyramid Park - site boundary
-  Bury Interchange - site boundary
- Individual Trees**
 -  Urban tree
- Wetland**
 -  Fens (upland and lowland)
- Grassland**
 -  Modified grassland
- Heathland and Shrub**
 -  Bramble scrub
 -  Mixed scrub
- Woodland and Forest**
 -  Other woodland, broadleaved
- Urban**
 -  Developed land, sealed surface

Note:
The locations of habitats and habitat features are indicative.

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Based on '14111-CRH-ZZ-XX-SK-C-0002-P2_Phase1 Habitat Survey Produced by TEP (002)' plan provided by client.



Rev	Description	Drawn	Approved	Date

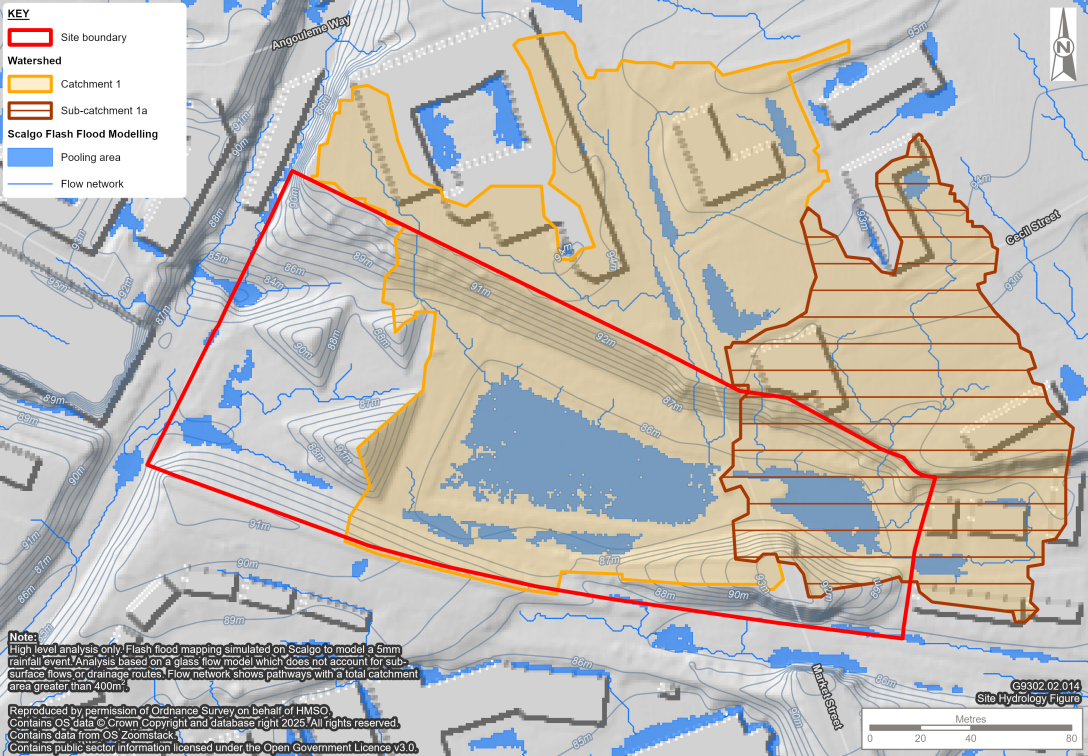
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Project
Pyramid Park, Bury

Title
BNG Boundary and Habitats Plan

Drawing Number
G9302.02.019

Drawn	Checked	Approved	Scale	Date
MG	SP	CT	1:1,400 @ A3	18/07/2025





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