

Habitat Management and Monitoring Plan

Site Name:	Dumers Lane, Radcliffe
Date:	30/06/2026
Version:	1.3

Author:



Client:



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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
1.1	Final	Daniel Hull MSc BSc (Hons) Qualifying Member of CIEEM, Project Management Trainee at Enzygo Ltd. 29/01/2026	Chris Schofield MSc, BSc (Hons) ACIEEM – Principal Ecologist at Enzygo Ltd. 02/02/2026
1.2	Final	Daniel Hull MSc BSc (Hons) Qualifying Member of CIEEM, Project Management Trainee at Enzygo Ltd. 30/03/2026	Chris Schofield MSc, BSc (Hons) ACIEEM – Principal Ecologist at Enzygo Ltd. 30/03/2026
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Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
Daniel Hull Project Management Trainee, MSc BSc (Hons), Qualifying Member of CIEEM Enzygo Ltd. Manchester Office – 4th Floor, Carvers warehouse, 77 Dale St, Manchester M1 2HG

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/Habitat Bank
Development Name and Address	Dumers Lane, Radcliffe Dumers Lane, Radcliffe M26 2QS
BNG Project Name and Address	Same as above
Author Organisation	Enzygo Ltd.
Landowner	Westchurch Homes Ltd.
Land Manager	Westchurch Homes Ltd.
Responsible person/organisation for creating or enhancing the habitat	Westchurch Homes Ltd. to appoint appropriate management company
Period covered by this management plan	30/06/2026 – 30/06/2056
Planning authority	Bury Council
Planning reference (if applicable)	71426
BNG register reference (if applicable)	TBC. Quote provided by Green Earth Developments Group (quote reference GEDG00477)
Central OS grid reference	SD 79770 08130
Metric revision/title	ERAP Ltd 2024-200 Statutory Biodiversity Metric Dumers Lane, Radcliffe V3_27.10.25
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Retained 0.0081 ha of Urban Trees to be retained at condition of Moderate
Created 0.2289 ha of Other Neutral Grassland to be created with a target condition of Moderate 0.0092ha of Mixed Scrub to be created with a target condition of Moderate 0.2646 ha of Urban Trees to be created with a target condition of Moderate
Enhanced None <i>Note: does not include Low distinctiveness habitats such as Native Hedgerow as these are not considered significant on-site enhancements.</i>

Timescales for Actions PB-B03

Year 1 - creation and enhancement of Other Neutral Grassland, and creation of Mixed Scrub, Urban trees and hedgerows.

Years 1-5 - adaptive management including the following:

- Annual inspection of hedgerow and tree condition (i.e. to identify damaged, failing and/or diseased specimens) between January-April
- Trimming of trees as required between January-February
- Replacement planting of any failed trees between January-April
- Annual check for invasive flora across site between April-October (at the height of growing season when easiest to identify)
- Herbicide spot-treatment or hand removal of undesirable noxious weeds between April-October
- Year 1 – annual wildflower turf cutting, and removal of arising (or made into compost piles) between April-October, Years 2-30 - annual wildflower turf cutting and removal of arisings (or made into compost piles) between September-October
- Check on bat boxes, with replacement if necessary. Clear out bird boxes only. Between September-December

Years 1-30 - annual monitoring site visit, with amendments to management plan as required.

Monitoring Requirements PB-B04

Main monitoring requirements for this proposal will be during the habitat creation and establishment phase (years 1-5). With annual survey until 30 years, which will allow for monitoring to inform adaptive management.

Required Consents and Licences PB-B05

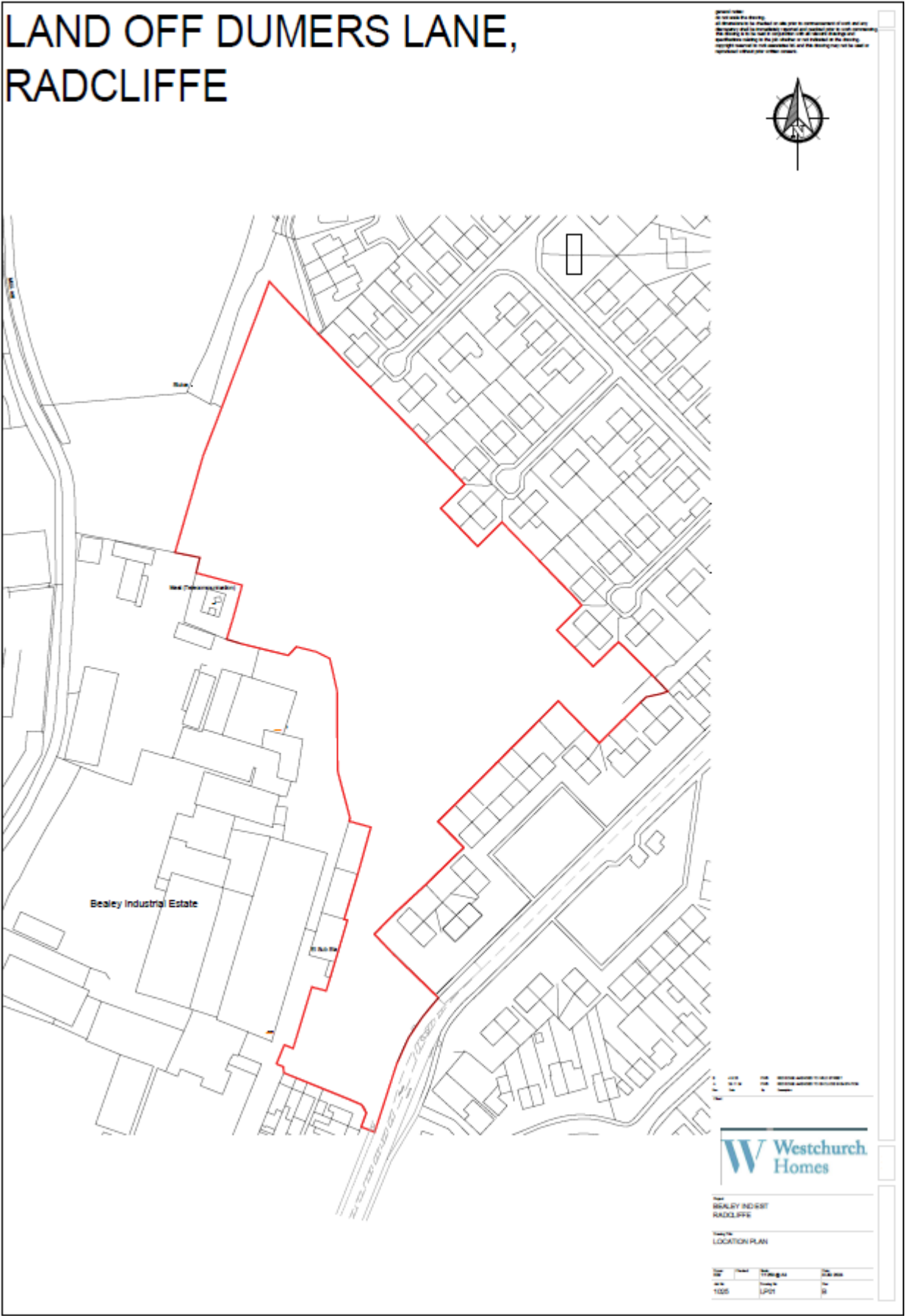
N/A

Funding PB-B06

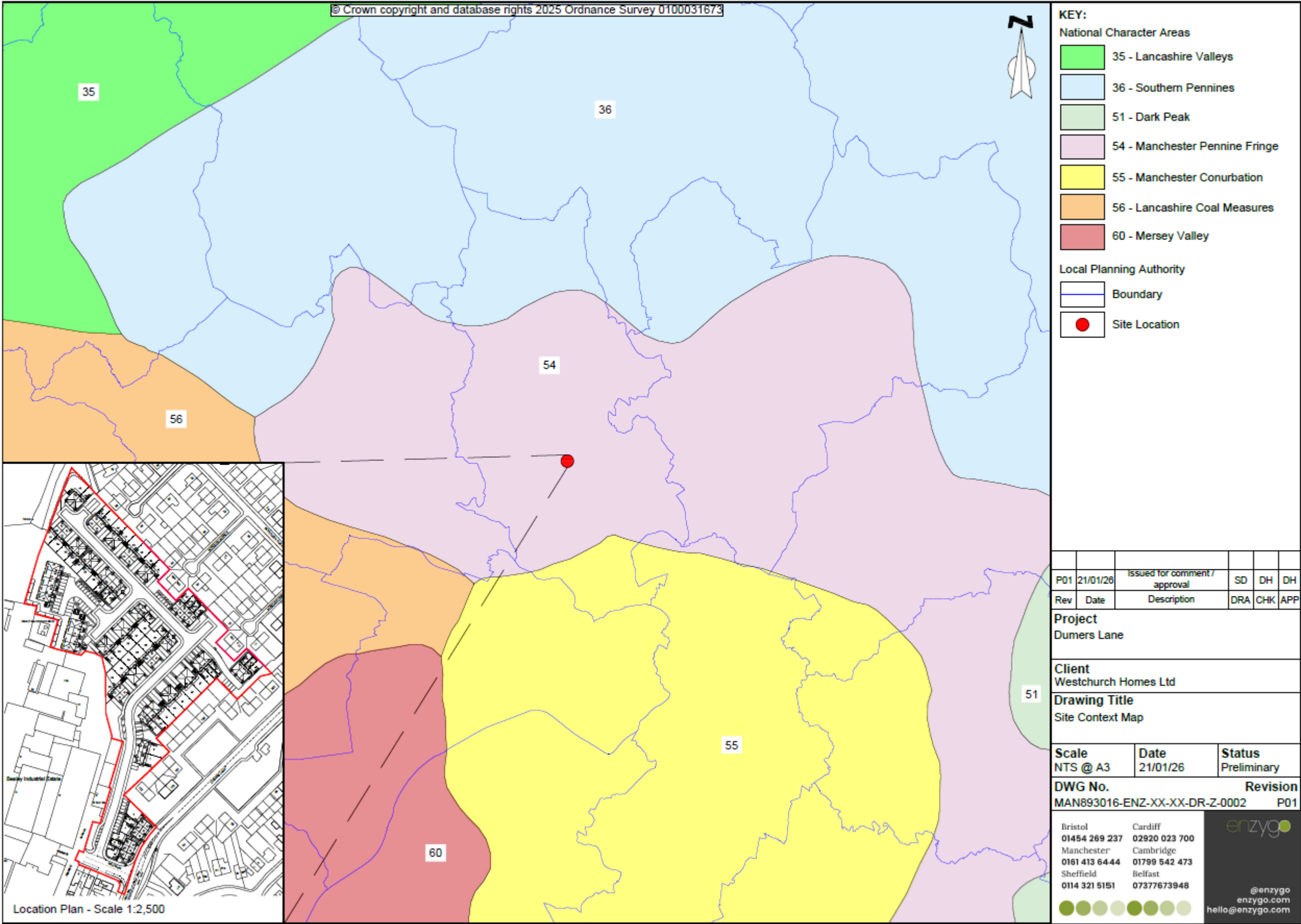
Funding for the ongoing management of the on-site habitats will be provided by Jigsaw Homes Limited as part of their long-term estate management responsibilities.

Legal Agreement PB-B07

The on-site habitats are under the ownership and long-term management of Jigsaw Homes Limited, who will retain responsibility for the management and maintenance of all landscaped areas and open space in perpetuity.



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: ☒				
All habitat creation and enhancement will be undertaken on completion of the construction phase, when all works are completed, and no risk of damage from construction equipment is present.									
This management plan is for site wide management.									

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		Daniel Hull		
Organisation		Enzygo Ltd.		
Responsibility	Start Date:	30/06/2026	End Date:	-
Daniel Hull produced this document for the proposed site.				
Statement of Competency				
Daniel is a Qualifying Member of CIEEM and a Project Management Trainee at Enzygo Ltd. He holds an MSc in Biodiversity and Conservation and a BSc (Hons) in Environmental Sciences, and works under the supervision of senior and principal ecologists within the practice.				

Landowner or Land Manager PB-B10				
Name or Initials		Westchurch Homes Ltd.		
Organisation		Same as above		
Responsibility	Start Date:	30/06/2026	End Date:	30/06/2056
- Follow management plan to ensure target conditions of habitats are met, and all habitats (including those with no condition assessment applicable) are established and monitored (e.g. free of invasive non-native species and litter). - Allow for annual monitoring surveys, following and implementing any changes made to the management plan following these surveys (adaptive management).				
Statement of Competency				
Experience in development proposals and following long term management plans.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Westchurch Homes Ltd. to appoint		
Organisation		Same as above		
Responsibility	Start Date:	30/06/2026	End Date:	30/06/2056
- Follow management plan to ensure target conditions of habitats are met, and all habitats (including those with no condition assessment applicable) are established and monitored (e.g. free of invasive non-native species and litter). - Allow for annual monitoring surveys, following and implementing any changes made to the management plan following these surveys (adaptive management).				
Statement of Competency				
Experience in implementing landscape management plans, including annual monitoring, identification of appropriate remedial measures, and undertaking related site activities.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		TBC		
Organisation		Bury Council		
Responsibility	Start Date:	30/06/2026	End Date:	30/06/2056

To review the HMMP and ongoing monitoring reports to ensure implementation as proposed.

Land Use Summary

Overview of Baseline Site Use PB-B13

The approximately 2 ha site lies in a suburban environment in Radcliffe. Currently the site is not actively used, except for a car park in the south of the site.

The site covers 1.9394 ha and features the following habitats:

- 0.0662 ha of Bare ground (Very Low Distinctiveness, Poor condition)
- 0.1631 ha of Artificial unvegetated; unsealed surface (Very Low Distinctiveness, no Condition Assessment applicable)
- 0.6425 ha Developed land; sealed surface (Very Low Distinctiveness, no Condition Assessment applicable)
- 0.0202 ha Introduced shrub (Very Low Distinctiveness, no Condition Assessment applicable)
- Total 0.4049 ha of Mixed Scrub (all Medium Distinctiveness, Poor Condition)
 - 0.0173 ha of Mixed Scrub
 - 0.0747 ha of Mixed Scrub
 - 0.2969 ha of Mixed Scrub
 - 0.0013 ha of Mixed Scrub
 - 0.0147 ha of Mixed Scrub
- 0.0315 ha of Mixed Scrub (Medium Distinctiveness, Moderate Condition)
- 0.1688 ha of Bramble Scrub (Medium Distinctiveness, no Condition Assessment applicable)
- 0.4938 ha of Other Neutral Grassland (Medium Distinctiveness, Poor Condition)
- 0.0163 ha of Urban Tree (Medium Distinctiveness, Good Condition)
- 0.1384 ha of Urban Tree (Medium Distinctiveness, Moderate Condition)
- 0.0163 ha of Urban Tree (Medium Distinctiveness, Poor Condition)

Overview of Proposed Site Use PB-B14

The proposal features a residential development of 77 residential units with vegetated gardens including a new access in the south of the site from Dumers Lane and internal roads throughout the site.

Proposed habitats to be covered by this HMMP include the following:

- Other Neutral Grassland - areas of localised wildflower meadow grassland throughout the site.
- Mixed Scrub – localised areas of native mixed scrub planting at the northern tip of the site and along a section of the western boundary.
- Urban Trees – total of 67 individual trees as indicated on the General Arrangement Plan and to be planted across the site (this does not include trees within hedgerows or those shown within proposed private vegetated gardens) – additionally two trees are to be retained

Management regimes will be required for tree and shrub planting (Mixed scrub and Urban Trees), and areas of Wildflower meadow grassland (recorded as Other Neutral Grassland in the BNG metric).

Land use will typically be for residents of the proposed housing and gardens.

Site Context Photos PB-F03 Source: Ecological Survey and Report (ERAP, 2025)

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	Swan Lodge Site of Biological Importance (SBI) lies 0.22 km to the north of the site. Mitigation and avoidance procedures have been included to ensure the proposal does not affect this SBI.	☒	<i>Ecological Survey and Assessment</i> (ERAP 2024)
Protected and Notable Species	Suitable habitat onsite for nesting birds and other priority and notable species including small mammals, common reptiles, common amphibians and invertebrates. Bealey’s and Hutchinson’s Goits lie close to the site and provide suitable habitat for otter. Bird and bat boxes to be incorporated into the site design and precautionary working mitigation methods to be followed throughout construction. A pre-commencement check for badger and otter has been undertaken, and no evidence of either species was detected on or within 30 m of the site.	☒	<i>Ecological Survey and Assessment</i> (ERAP 2024) Protected Species Survey (Enzygo 2026)
Invasive Non-Native Species (INNS)	Japanese Knotweed covers 8.5% of the total site area, whilst Indian Balsam, Montbretia, Variegated Yellow-archangel and Virginia Creeper are also present. An Invasive Plant Species Management Plan will be prepared to outline the necessary works to treat these species.	☒	<i>Ecological Survey and Assessment</i> (ERAP 2024)
Biological Records Plan - Sites and Species	The proximity of Swan Lodge SBI has directly influenced the extent of the proposed site in order to protect this SBI.	☒	<i>Ecological Survey and Assessment</i> (ERAP 2024)
Baseline Habitats Survey	The submitted <i>Ecological Survey and Assessment</i> and <i>BNG Metric</i> details of the baseline habitats and associated conditions.	☒	<i>Ecological Survey and Assessment</i> (ERAP 2024)
Public Access	Not anticipated to be relevant to the proposals or this HMMP	☐	N/A
Climate	Not anticipated to be relevant to the proposals or this HMMP	☐	N/A
Geology and Topography	Not anticipated to be relevant to the proposals or this HMMP	☐	N/A
Agricultural Land Status	Not anticipated to be relevant to the proposals or this HMMP	☐	N/A
Soils and Substrates	Not anticipated to be relevant to the proposals or this HMMP	☐	N/A
Contaminated Land	Not anticipated to be relevant to the proposals or this HMMP	☐	N/A

Hydrology and Drainage	The hydrology and drainage of the area have had direct impacts on the site design, with the redline boundary being amended to create a buffer between the site and off-site watercourses.	☒	<i>Flood Risk Assessment & Drainage Strategy</i> (Dudleys 2024)
Flood Risk Zones	The site is classed as lying within Flood Zone 2. The proposed development is acceptable in this zone without an Exception Test.	☒	<i>Flood Risk Assessment & Drainage Strategy</i> (Dudleys 2024)
Landscape Character and Designations	None - site is within the Manchester Pennine Fringe National Character Area which acknowledges the densely populated conurbation of Manchester as part of its landscape.	☒	https://publications.naturalengland.org.uk/publication/4631438 (Natural England, 2013)
Historic Land Use	Not anticipated to be relevant to the proposals or this HMMP	☐	N/A
Historic Environment and Earth Heritage	Not anticipated to be relevant to the proposals or this HMMP	☐	N/A
Other – please specify	Not anticipated to be relevant to the proposals or this HMMP	☐	N/A

Baseline and Environmental Information

Biological Records

Designated Sites (BI-T01)

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

Site Name	Designation	Distance from Project Site	Potential Impact from Project
Swan Lodge	Site of Biological Importance (SBI)	0.22 kilometres north	Negative
Manchester, Bolton & Bury Canal (East)	SBI	0.5 kilometres west	Negligible
Elton Goit	SBI	0.58 kilometres north-west	Negligible
Withins Reservoir	SBI	0.86 kilometres north-west	Negligible
Wetland near Radcliffe	SBI	0.89 kilometres west	Negligible
Sailor’s Brow & Springwater Park	SBI	0.95 kilometres south	Negligible
Elton Reservoir	SBI	1.12 kilometres north-west	Negligible
Lower Hinds	SBI	1.24 kilometres north	Negligible
Marl Pits at Black Lane	SBI	1.25 kilometres west	Negligible
Spen Moor Ponds	SBI	1.25 kilometres north-west	Negligible
Daisyfield	SBI	1.5 kilometres north	Negligible

Hollins Vale	SBI	1.62 kilometres east	Negligible
Parr Brook	SBI	1.75 kilometres south-east	Negligible
Reservoirs at Chapelfield	SBI	1.82 kilometres south-west	Negligible

Summary of Designated Sites (BI-B01)

Internationally Designated Sites

None found within 5km radius of the site

Nationally Designated Sites

None found within 2km radius of the site

Locally Designated Sites

- Swan Lodge — Designated for open water, running water and aquatic vertebrates.
- Manchester, Bolton & Bury Canal (East) — Designated for ponds and canal
- Elton Goit — Designated for grassland and birds
- Withins Reservoir — Designated for open water and grassland
- Wetland near Radcliffe — Designated for ponds and small lodges
- Sailor’s Brow & Springwater Park — Designated for ponds & small lodges, habitat mosaic and aquatic invertebrates
- Elton Reservoir — Designated for grassland and birds
- Lower Hinds — Designated for calcareous grassland
- Marl Pits at Black Lane — Designated for ponds & small lodges and amphibians
- Spen Moor Ponds — Designated for ponds, amphibians and aquatic invertebrates
- Daisyfield — Designated for reedbed & swamp, ponds & small lodges, grassland, aquatic invertebrates and woodland
- Hollins Vale — Designated for grassland and ponds & small lodges
- Parr Brook — Designated for grassland
- Reservoirs at Chapelfield — Designated for ponds & small lodges

The *Ecological Survey and Assessment* (ERAP, 2025) concluded the proposed development had no pathways for potential impacts on statutory designated sites, any SBIs (not including Swan Lodge SBI), or any Habitats of Principal Importance (HPIs) in the surrounding area. Mitigation measures can be subject of a condition where appropriate.

Constraints and Opportunities for Project (BI-B02)

The *Ecological Survey and Assessment* (ERAP, 2025) provided the following avoidance/mitigation details for Swan Lodge SBI:

- The final site layout has been modified to ensure any direct impacts/habitat loss at Swan Lodge SBI are avoided.
- Bealey's Goit drains into Swan Lodge SBI, therefore the site will be designed to keep a 10 m between the redline boundary and Bealey's Goit, reducing the risk of contamination of the watercourse and Swan Lodge SBI.
- It is the intention of the development that surface water will be directed towards the existing infrastructure on Dumers Lane, and not to Bealey's Goit or Swan Lodge SBI to the north. Additionally, based on knowledge of the local water regime, it is understood that the redirection of surface water will not cut off a core source of surface water to Swan Lodge SBI.
- To reduce the risk of additional recreational pressure, no public footpaths to link the proposed development to Swan Lodge SBI will be created. Additionally, a 'Responsible User's Leaflet' are recommended to be delivered to all residents in the proposed dwellings.
- During the construction phase, potential indirect damage of the adjacent SBI habitat (via Bealey's and Hutchinson's Goits) will be avoided through erecting and maintaining protection fencing in accordance with BS5837:2012 Trees in relation to design, demolition and construction. Recommendations, which will maintain the corridor of woodland/trees between the site and the SBI. Signage stating "Wildlife Area – Keep Out" (or similar) will be fixed to the fencing. All contractors are to be made aware of the purpose of the fencing, and no works are to occur beyond this established boundary, including no storage of materials or machinery.
- A sensitive lighting scheme will be implemented during construction in accordance with best construction practices, including no night lighting or flood lighting of boundary and off-site features, including Swan Lodge SBI. Any construction lighting is to be restricted to the localised site construction compound areas only and will be in accordance with *Bats and artificial lighting at night* (ILP, 2023), which will reduce the effect on commuting bats which utilise Swan Lodge SBI.
- Silt fences will be installed along the northern site boundary to prevent pollutants and runoff from entering Bealey's Goit. This will minimise the risk of indirect degradation of Swan Lodge SBI.
- Materials, chemicals and fuels will be stored securely and at least 10m away from any watercourses as advised by the Environment Agency. Spill kits will be always made available on site to prevent pollution incidents.

Protected and Notable Species (BI-T02)

Provide a concise summary of the notable species records within the zone of influence of the project and any potential impacts from the project.

Species	Dates	Conservation Status	Distance of Closest Record	Potential Impact from Project
Hedgehog	2010–2022 (39 records)	Near Threatened	55 m south (2019)	Negative
Brandt's Bat	2018 (1 record)	Least Concern	150 m west (2018)	Negative
Common pipistrelle	1988-2020 (214 records)	Least Concern	195 m south-east (2012)	Negative
Soprano Pipistrelle	2014–2020 (7 records)	Least Concern	335 m west (2016)	Negative
Badger	2008-2023 (38 records)	Least Concern	435 m north (2008)	Negative
Common Toad	2012–2022 (57 records)	Least Concern	540 m west (2021)	Negative
Daubenton's Bat	2003-2021	Least Concern	620 m south-west (2019)	Negative
Nathusius's pipistrelle	2014–2021 (3 records)	Least Concern	860 m north-west (2021)	Negative
Brown long-eared bat	2017-2020 (5 records)	Least Concern	Unknown	Negative
Priority Species (Birds)	No dates specified	-	No locations specified	Negative
Priority Species (Invertebrates)	No dates specified	-	No locations specified	Negative
Brown Hare	1993–2023 (165 records)	Least Concern	260 m north (2021)	Negligible
Otter	2003–2023 (36 records)	Near Threatened	370 m north-east (2022)	Negative

Kingfisher	1988–2022 (507 records)	Least Concern	410 m north (2020)	Negligible
Little Ringed Plover	1985-2022 (534 records)	Least Concern	480 m south-east	Negligible
Great Crested newt	1988–2022 (145 records)	Least Concern	550 m west (2021)	Negligible
Bittern	2009-2017 (6 records)	Least Concern	595 m south (2009)	Negligible
Peregrine	1992–2016 (258 records)	Least Concern	740 m west (2016)	Negligible
Hobby	2004-2021 (56 records)	Least Concern	740 m west (2014)	Negligible
Barn owl	2013–2023 (81 records)	Least Concern	750 m north-west (2021)	Negligible
Back-tailed Godwit	2012–2022 (15 records)	Near Threatened	730 m north-west (2016)	Negligible
Scaup	1992–2020 (292 records)	Least Concern	1,160 m north-west (2020)	Negligible

Summary of Protected and Notable Species (BI-B03)

Protected and notable species records identified within the projects search area (2km radius) are shown above. Below, species which are expected to be negatively impacted by the proposed development have been listed and grouped where appropriate. Badger and Otter have also been included despite only a negligible impact expected:

- **Bat species:** Loss of suitable foraging and commuting habitat onsite. The removal of the two existing buildings and trees is unlikely to have any impact on roosting bats as both buildings were assessed to be of *Negligible* suitability and no Potential Roosting Features (PRFs) were recorded in any of the trees. Although the proposed development is expected to have a negative impact on foraging and commuting bats. The proposals include a Biodiversity Enhancement Plan (Enzygo 2026), which outlines the need to install eight bat boxes to selected buildings within the development. The locations of these boxes have been strategically chosen to be close to the suitable foraging and commuting habitats north of the site and close to Swan Lodge SBI.
- **Badger:** No setts were found onsite during the pre-commencement protected species survey; however suitable foraging habitat will be lost (Enzygo 2026). The PWMS (Enzygo 2026) outlines precautions to be taken to prevent an impact on badger during construction. Additionally, offsite planting of wildflower grassland will create new foraging habitat in the wider area.
- **Otter:** There are no watercourses onsite, however Bealey's Goit and Hutchinson's Goit both lie close to the site's northern boundary and provide suitable habitat for otter. A pre-commencement protected species survey found no field signs of otter (Enzygo 2026) and the PWMS outlines precautions to be taken to prevent an impact on otter during construction.
- **Common Toad:** An offsite pond was assessed to be suitable for use by common toad, however based on the distance of the pond from the site (211 m) and the suitability of the habitat surrounding the pond for common toad, it is deemed unlikely that the site is a main area for sheltering common toad. The PWMS outlines precautions to be taken to prevent an impact on common toad during construction, including vegetation clearance to be conducted in two stages to allow for sheltering common toad to escape. Additionally, offsite planting of wildflower grassland and native scrub will create new foraging and sheltering habitat in the wider area.
- **Hedgehog:** Vegetation clearance will lead to the loss of suitable foraging and sheltering habitat. The PWMS outlines precautions to be taken to prevent an impact on hedgehog during construction, including checks for hedgehog prior to vegetation clearance. Additionally, offsite planting of wildflower grassland and native scrub will create new foraging and sheltering habitat in the wider area.
- **Priority Species (Birds):** Vegetation clearance will lead to the loss of suitable nesting habitat for a range of bird species. Losses to be compensated for through on-site provisions, including tree and hedgerow planting, and the installation of 24 bird boxes, as per the Biodiversity Enhancement Plan.
- **Priority Species (Invertebrates):** Vegetation clearance will lead to the loss of suitable nesting habitat for a range of bird species. Losses to be compensated for through on-site provisions.

As shown in the *Ecological Survey and Assessment* (ERAP, 2025), no significant ecological constraints posed for this development. On-site planting, as well as bat and bird boxes, will provide opportunities for enhancement through providing shelter, refuge, foraging and hibernation opportunities for a range of fauna in the local and wider area.

Constraints and Opportunities for Project (BI-B04)

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Victoria Burrows
Organisation	ERAP
Survey Date	15 th July 2024 and 12 th October 2024
Statement of Competency	
The surveyor holds a B.Sc.(Hons), M.Sc. CEnv and is a MCIEEM.	
Survey conditions and limitations	
15th July 2024: Dry and sunny weather conditions with a light wind (Beaufort scale 1) and a temperature of 19°C 12th October 2024: Dry, overcast with sunny intervals and calm (Beaufort scale 0) weather conditions and a temperature of 11°C Two surveys were conducted, the first in July 2024 during an optimum time to identify the majority of flowering plants and to observe breeding bird activity during the nesting season. The results of this survey informed the baseline assessment for all habitats except trees. The baseline condition assessment for trees was conducted during the second survey in October 2024, where some vegetation was cleared to enable better access to trees.	

Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30 th January 2020? (BI-B05)
N/A
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)
Habitat 1	u1 built-up areas and gardens with the secondary code 510 bare ground	No	No	Bare ground underneath trees Condition A - Failed Condition B - Failed Condition C - Passed	Poor	0.0662
Habitat 2	u1c artificial unvegetated; unsealed surface	No	No	Dense parcels of Japanese knotweed No condition assessment	N/A - Other	0.1631
Habitat 3	u1b developed land; sealed surface	No	No	Hardstanding No condition assessment	N/A - Other	0.5353
Habitat 4	u1b5 buildings	No	No	B1 in the southern tip of the site and B2 in the west No condition assessment	N/A - Other	0.1072
Habitat 5	847 introduced shrub	No	No	No condition assessment	Condition Assessment N/A	0.0202
Habitat 6	h3h mixed scrub	No	No	Condition A - Passed Condition B - Failed Condition C – Failed Condition D - Passed Condition E - Failed	Poor	0.0173
Habitat 7	h3h mixed scrub	No	No	Condition A - Passed Condition B - Failed Condition C – Failed Condition D - Passed Condition E - Failed	Poor	0.0747

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
Habitat 8	h3h mixed scrub	No	No	Condition A - Failed Condition B - Failed Condition C – Failed Condition D - Passed Condition E - Passed	Poor	0.2969
Habitat 9	h3h mixed scrub	No	No	Condition A - Failed Condition B - Failed Condition C – Failed Condition D - Failed Condition E - Failed	Poor	0.0013
Habitat 10	h3h mixed scrub	No	No	Condition A - Passed Condition B - Failed Condition C – Failed Condition D - Passed Condition E - Passed	Moderate	0.0315
Habitat 11	h3h mixed scrub	No	No	Condition A - Passed Condition B - Failed Condition C – Failed Condition D - Failed Condition E - Failed	Poor	0.0147
Habitat 12	h3d Bramble scrub	No	No	No condition assessment	Condition Assessment N/A	0.1688
Habitat 13	g3c other neutral grassland	No	No	Condition A - Failed Condition B - Failed Condition C - Passed Condition D - Passed Condition E – Failed Condition F - Failed	Poor	0.4938

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
Habitat 14 Individual trees T9 (medium tree in 'good' condition)	Secondary code 32 scattered trees	No	No	Condition A - Passed Condition B - Passed Condition C - Failed Condition D - Passed Condition E – Passed Condition F - Passed	Good	0.0163
Habitat 15	Secondary code 32 scattered trees	No	No	Condition A - Passed Condition B - Passed Condition C - Failed Condition D - Passed Condition E – Failed Condition F - Passed	Moderate	0.0163
Habitat 16	Secondary code 32 scattered trees	No	No	Condition A - Passed Condition B - Passed Condition C - Failed Condition D - Passed Condition E – Failed Condition F - Passed	Moderate	0.0651
Habitat 17	Secondary code 32 scattered trees	No	No	Condition A - Passed Condition B - Passed Condition C - Failed Condition D - Passed Condition E – Failed Condition F - Passed	Moderate	0.0570
Habitat 18	Secondary code 32 scattered trees	No	No	Condition A - Passed Condition B - Passed Condition C - Failed Condition D - Failed Condition E – Failed Condition F - Failed	Poor	0.0163

Hedgerows (BI-T05)

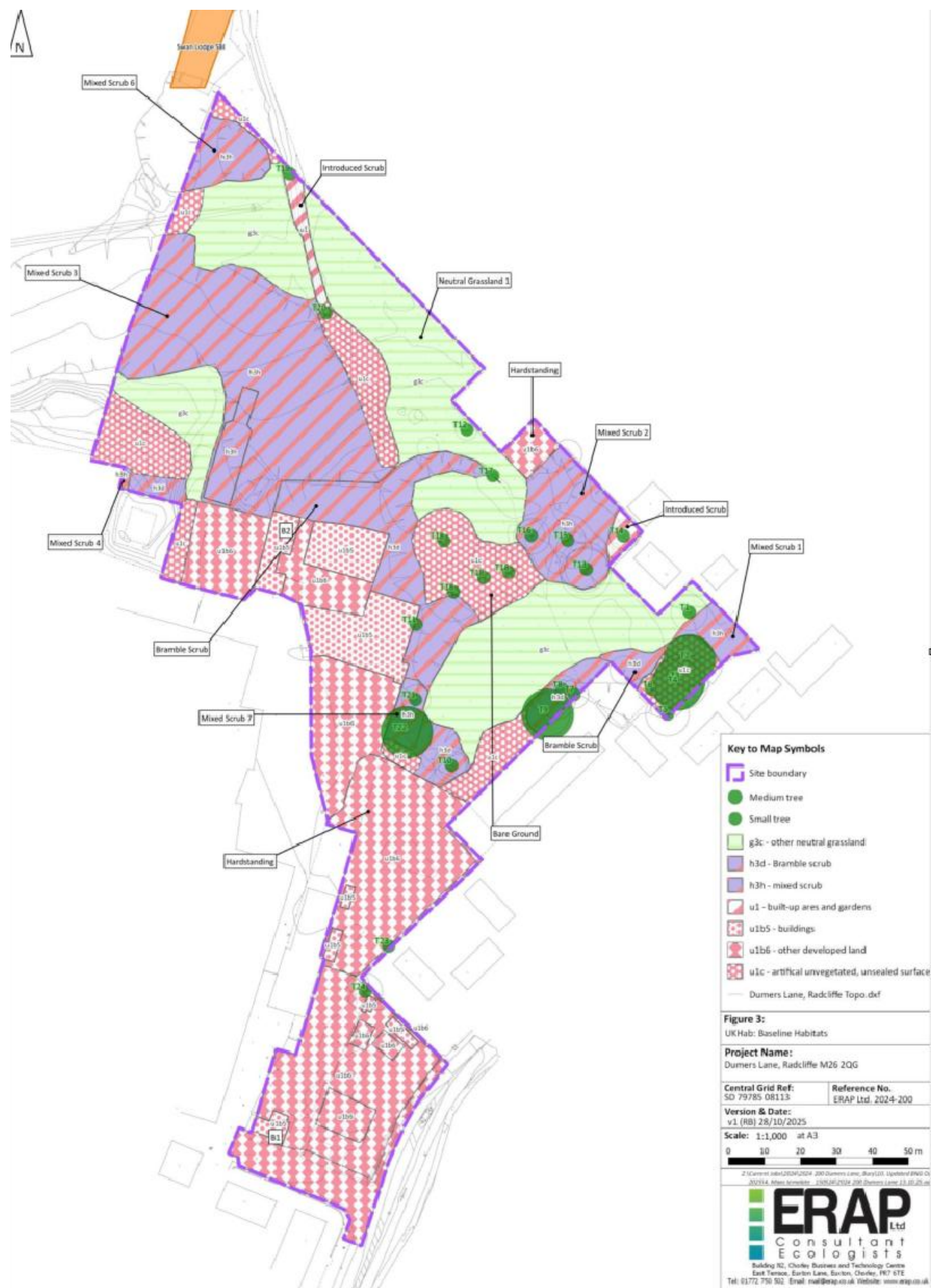
Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
N/A	N/A	N/A	N/A	N/A	N/A	N/A

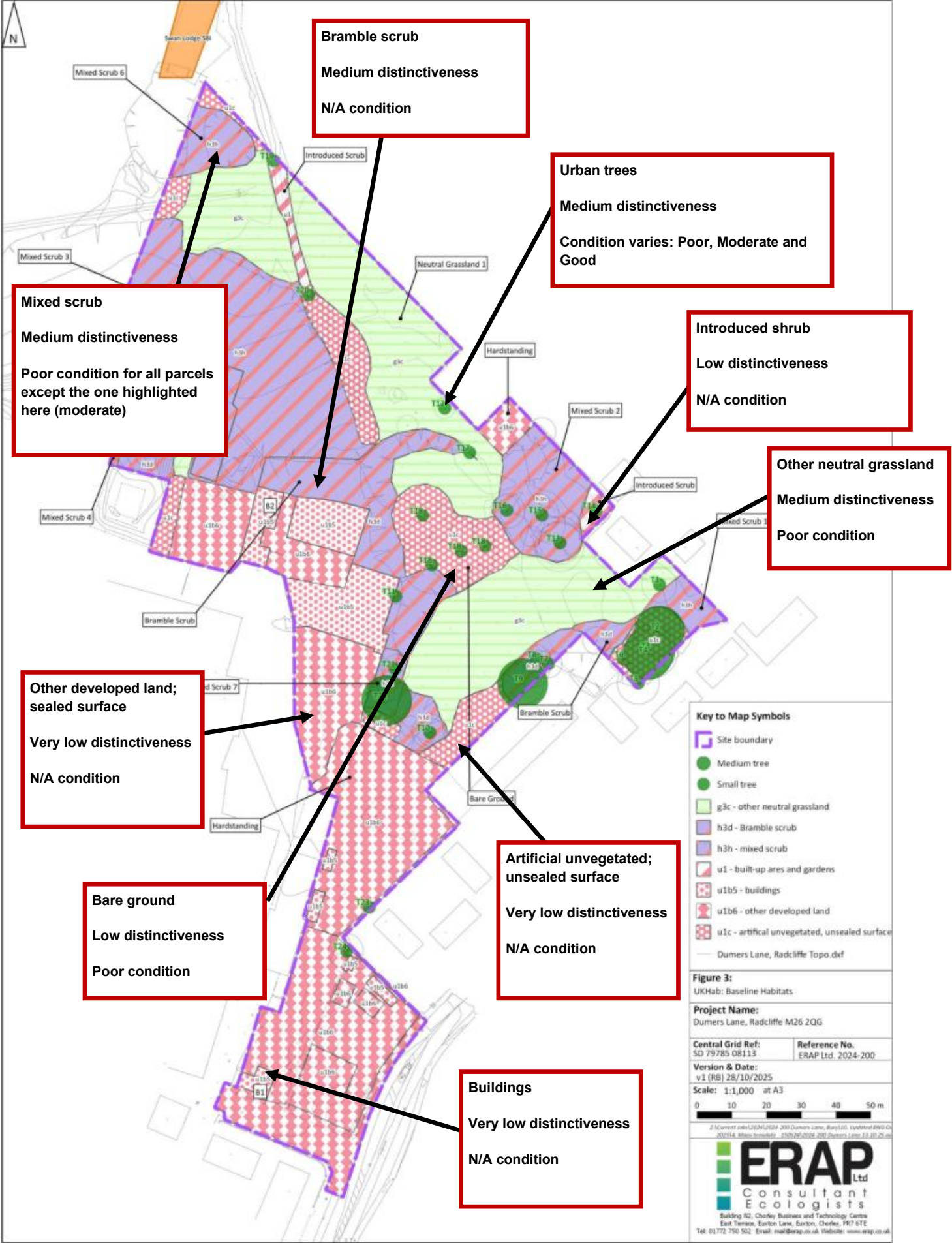
Watercourses (BI-T06)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and condition justification	Condition	Area ha
N/A	N/A	N/A	N/A	N/A	N/A	N/A

Priority and Irreplaceable Habitats

Summary of Priority and Irreplaceable Habitats (BI-B07)
No priority habitats or irreplaceable habitats onsite.
Potential Constraints and Opportunities for Project (BI-B08)
N/A





Baseline Habitats Photos (BI-F04) Source: *Ecological Survey and Report (ERAP, 2025)*

Provide a range of photographs representative of the baseline. Add additional pages for photos as required.



Hydrology and Drainage

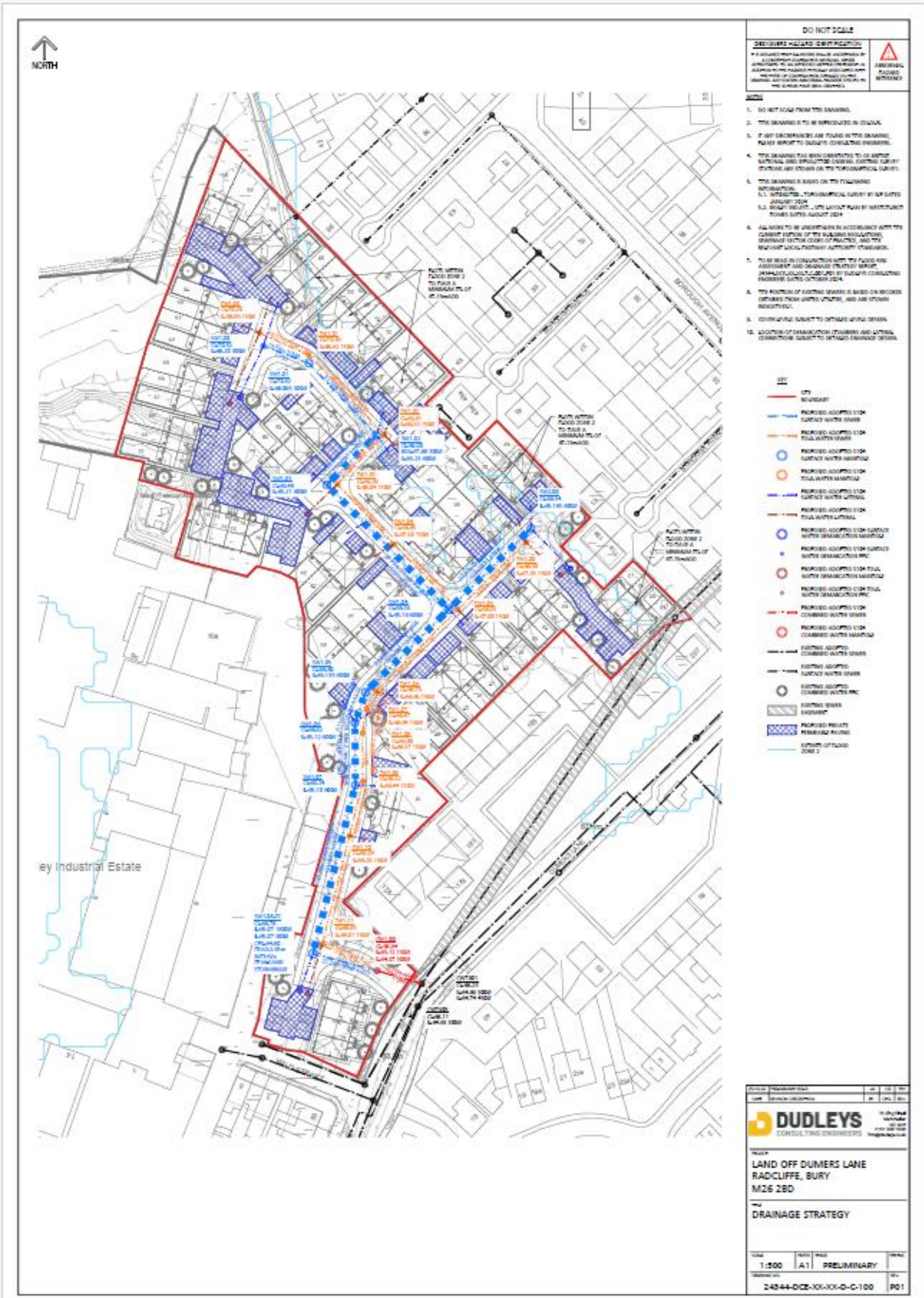
Summary of Hydrological Information (EI-B17)

- The site lies just over 10m from Bealey’s Goit, 30m from Hutchinson’s Goit and 100m west of the River Irwell.
 - The site currently benefits from flood defences provided by the Radcliffe and Redvales Flood Alleviation Scheme
- Further details can be found in the *Flood Risk Assessment & Drainage Strategy* (Dudleys, 2024).

Potential Impact on Project (EI-B18)

- The site is influenced by local surface water drainage and its proximity to Bealey’s Goit and the wider River Irwell catchment, directly informing the extent of the redline boundary, which was moved so not to include Bealey’s Goit in the site layout.
- Drainage design and Sustainable Drainage Systems (SuDS) will help manage surface water.
- Prescriptions within the HMMP outline how these off-site water courses will be protected throughout construction.

Hydrology and Drainage Plan Taken from the *Flood Risk Assessment & Drainage Strategy* (Dudleys, 2024). See report for detailed map.



Flood Risk Zones

Summary of Flood Risk Information (EI-B19)

Information summarised from the *Flood Risk Assessment & Drainage Strategy* (Dudleys, 2024):

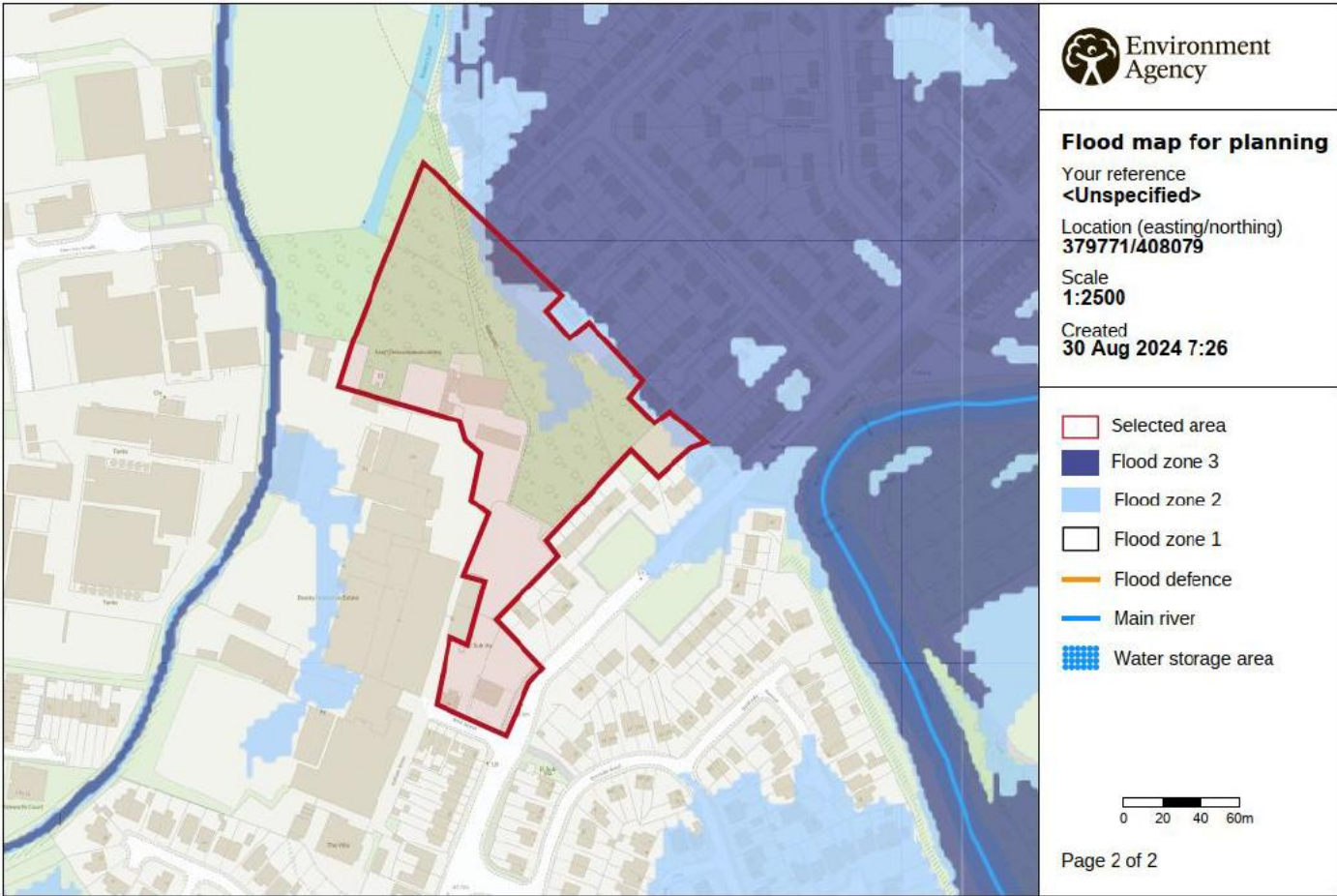
The site is classified as “More Vulnerable” to flooding. Most of the Site is in Flood Zone 1, with small areas in Flood Zones 2 and 3. However, survey data and Environment Agency flood models show that the Site is only at risk of flooding in very rare events (1 in 1,000 years). Therefore, the site should be treated as Flood Zone 2. The development is acceptable in this zone without an Exception Test.

Potential Impact on Project (EI-B20)

Information summarised from the *Flood Risk Assessment & Drainage Strategy* (Dudleys, 2024):

The proposed development is located in Flood Zone 2 and is at risk from fluvial, pluvial, reservoir, and groundwater flooding. Floor levels for houses will be set at or above 67.15m Above Ordnance Datum (AOD). Flood risk from reservoir and groundwater sources will be managed by grading levels away from buildings and controlling flooding within the site.

Flood Risk Zone Plan (EI-F07) Taken from (Dudleys, 2024)



2. Planned Management Activities

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

Management Plan Aims and Objectives PM-B01

The aims are –

- Create habitats that provide resources for local fauna including birds, bats and reptiles. These habitats will also increase connectivity to the wider landscape.
- Management of Other Neutral Grassland to optimise foraging and sheltering opportunities for invertebrates, as well as supporting a wider range of flora onsite.
- Ensuring newly created habitats establish and reach their target condition scores within the timeframes set within the metric.

The proposed site is an affordable housing development, with creation of vehicular access route, construction of roads, footway, landscaping and associated works.

Whilst the proposed site will be predominantly hardstanding (including residential properties) and associated vegetated gardens, landscaping for the proposed site (as shown in the General Arrangement Plan (Enzygo 2025) includes the creation and management of Other Neutral Grassland, Mixed Scrub and Urban Trees.

These habitats will be managed and monitored for a 30-year time frame, with adaptive management to be implemented to ensure success.

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

Ecological features identified on site influenced design process at an early stage through initial Preliminary Ecological Appraisal work and advising the Applicant on the constraints and opportunities associated with the project.

A final site layout was devised which demonstrated adhering to the Mitigation Hierarchy. Due to the high coverage of invasive plant species, unavoidable losses of vegetation will be required to ensure invasive species are effectively eradicated. Compensation for these necessary losses will be achieved on-site, in the form of habitat enhancement and creation. Additionally, the redline boundary of the site has been amended to avoid Bealey’s Goit and the southern tip of Swan Lodge SBI, and has also been realigned along the north-east boundary to create a larger buffer between the site and Hutchinson’s Goit.

The proposed design considered end-use requirements as a residential development. The BNG determined opportunities for enhancement, whilst considering flood risk, local habitats and species, and proposed site usage.

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
-	Other neutral grassland	Habitat E	-	Moderate	5	Moderate condition will be targeted by achieving a pass in criteria A, D, and E. Criteria B, C and F will not be targeted.	Wildflower grassland Habitat to be created
-	Mixed scrub	Habitat F	-	Moderate	5	Moderate condition will be targeted by achieving a pass in criteria A, C, and D. Criteria B and E will not be targeted.	Native scrub Habitat to be created
-	Urban tree	Habitat G	-	Moderate	27	Moderate condition will be targeted for all newly planted trees by achieving a pass in criteria B, D and F. Criteria C and E will not be targeted. Note: some trees will be native and others not, therefore only native trees will pass criterion A.	67 small trees in ‘moderate’ condition Habitat to be created

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
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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
Two urban trees (reference 17) are to be retained at condition Moderate and a section of hardstanding on Wild Street. As stated in the <i>Ecological Survey and Assessment</i> (ERAP, 2025) retained habitats will be protected throughout the construction phase in accordance with best practice construction measures. Long-term management will ensure Moderate condition is maintained, through annual monitoring visits and condition assessments to identify any required remedial measures and changes in management approach. Additionally, a parcel of hardstanding will be retained. No protective measures or management are required for this habitat.
Specification of Protective Measures to be Used PM-04
All construction works are to be undertaken in accordance with <i>BS5837:2012 Trees in relation to design, demolition and construction. Recommendations</i>. This shall include establishing a protection zone around the identified root protection areas of the trees with protection fencing (i.e. Heras fencing or similar) used to demarcate these areas. Signage shall also be affixed to these sections of fencing with the wording “Wildlife Area – Keep Out” or similar. All contractors are to be made aware of the purpose of the fencing, with signage used where necessary, and no works are to occur beyond this established boundary, including no storage of materials or machinery. To avoid potential degradation of the retained habitats through excessive artificial lighting overspill, a sensitive lighting scheme shall be implemented making use of suitable products such as directional, low-level, capped, screened and/or low-lux lighting.



Creation, Enhancement and Management Targets and Prescriptions

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

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

Target Habitat				Other Neutral Grassland		
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Habitat E	Sow appropriate seed mixes: - EM2 Standard General Purpose Meadow Mixture - EW1 Woodland Mixture	Where needed, sow appropriate seed mix or implement plug planting.	Monitoring to ensure grassland conditions are maintained, with management to control encroaching scrub and Bracken where necessary.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	N/A	N/A	N/A	N/A
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	No	N/A	N/A	N/A	Although no targeted, monitoring visits to record bare ground areas
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	Habitat E	Ensure complete removal of bracken and scrub prior to seed planting	Existing grassland and therefore any existing bracken and scrub will be removed prior to any additional sowing/plug planting	Monitoring visits to identify any excessive encroachment of scrub and Bracken, to inform selective clearance/control measures

E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	Habitat E	Removal of any existing INNS prior to planting. Monitor presence of INNS and introduce pulling if required. Consult a specialist if further intervention required.	Removal of any existing INNS	Monitoring to survey for invasive species and cover of species indicative of suboptimal condition and physical damage. Will inform remedial measures such as treatment/eradication, and any clearance and reseedling.
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Additional Management Prescriptions (GH-B01)

N/A

Grassland (Medium, High, and Very High Distinctiveness)

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

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

Action	Relevant Parcels	Timing	Prescriptions
Site preparation	Habitat E	Suitable planting season as determined by Landscape Architect	Remove all building rubble carefully. Removal of topsoil.
Preparatory herbicide	Habitat E	Suitable planting season as determined by Landscape Architect	Weeds are allowed to grow and treated with up to three glyphosate applications prior to cultivation during the fallow period.
Ground preparation	Habitat E	Suitable planting season as determined by Landscape Architect	Removal of topsoil to Landscape Architects requirements. Produce a fine tilth. Ensure subsoil areas are free from compaction.
Seed sowing	Habitat E	Suitable planting season as determined by Landscape Architect	Sow seeds as per Landscape Architects requirements.
Establishment	Habitat E	Year round	Keep watered until established.
Mowing	Habitat E	During growing season	During first year – cut to 40-60mm to control fast-growing grasses. Arisings to be removed from the site. During second year onwards – introduce rotational cutting to encourage a tussocky, varied sward (required to meet condition criterion B). Arising to be removed from the site.
Litter	Habitat E	Year round	Litter to be removed on each visit.
Replacement	Habitat E	Next appropriate planting season as determined by Landscape Architect	One year after sowing, check for defects (i.e. areas that has not established) and resow (reprepare ground if deemed necessary).
Monitoring for scrub and bracken encroachment	Habitat E	May to August	Survey to check on cover of scrub and Bracken encroachment to inform on any selective clearance measures needed.
Monitoring to check for invasive flora	Habitat E	May to August	Survey for species listed on Schedule 9 of the WCA 1981 (as amended) to inform any treatment or eradication requirements.
Survey to record grassland species richness	Habitat E	May to August	Survey to record grassland diversity to inform remedial measures needed. Remedial measures may include selective clearance, scarifying, reseeding etc.

EM2 Standard General Purpose Meadow Mixture

EM2 Standard General Purpose Meadow Mixture				Common Name	Scientific Name	Abundance / %	Comments	
Common Name	Scientific Name	Abundance / %	Comments	Common Bent	<i>Agrostis capillaris</i>	4.80		
Common Bent	<i>Agrostis capillaris</i>	8.50		Crested Dog's-tail	<i>Cynosurus cristatus</i>	28.00		
Crested Dog's-tail	<i>Cynosurus cristatus</i>	29.75		Cocksfoot	<i>Dactylis glomerata</i>	6.00		
Red Fescue	<i>Festuca rubra</i>	25.50		Tufted Hair-grass (w)	<i>Deschampsia cespitosa</i>	1.60		
Smaller Cat's-tail	<i>Phleum bertolonii</i>	4.25						
Smooth-stalked Meadow-grass	<i>Poa pratensis</i>	17.00		Red Fescue	<i>Festuca rubra</i>	20.00		
				Yorkshire Fog	<i>Holcus lanatus</i>	9.60		
Yarrow	<i>Achillea millefolium</i>	0.60		Wood Meadow-grass	<i>Poa nemoralis</i>	6.00		
Betony	<i>Betonica officinalis</i>	1.50		Rough-stalked Meadow-grass	<i>Poa trivialis</i>	4.00		
Common Knapweed	<i>Centaurea nigra</i>	2.25		Garlic Mustard	<i>Alliaria petiolata</i>	1.00		
Wild Carrot	<i>Daucus carota</i>	0.75						
Hedge Bedstraw	<i>Galium album</i>	0.75		Ramsons	<i>Allium ursinum</i>	1.00		
Lady's Bedstraw	<i>Galium verum</i>	0.90		Wild Angelica	<i>Angelica sylvestris</i>	0.50		
				Lesser Burdock	<i>Arctium minus</i>	0.40		
Meadow Crane's-bill	<i>Geranium pratense</i>	0.30		Foxglove	<i>Digitalis purpurea</i>	4.00		
Oxeye Daisy	<i>Leucanthemum vulgare</i>	1.50						
Black Medick	<i>Medicago lupulina</i>	0.45		Hemp-agrimony	<i>Eupatorium cannabinum</i>	0.10		
				Meadowsweet	<i>Filipendula ulmaria</i>	0.80		
Cowslip	<i>Primula veris</i>	0.75		Hedge Bedstraw	<i>Galium album</i>	1.60		
Selfheal	<i>Prunella vulgaris</i>	1.50		Water Avens	<i>Geum rivale</i>	0.40		
Meadow Buttercup	<i>Ranunculus acris</i>	1.50		Bluebell	<i>Hyacinthoides non-scripta</i>	4.00		
Red Champion	<i>Silene dioica</i>	0.60						
Bladder Champion	<i>Silene vulgaris</i>	1.20		Gladdon	<i>Iris foetidissima</i>	0.20		
Tufted Vetch	<i>Vicia cracca</i>	0.45		Selfheal	<i>Prunella vulgaris</i>	1.60		
				Meadow Buttercup	<i>Ranunculus acris</i>	0.40		

Red Campion	<i>Silene dioica</i>	3.00	
Tufted Vetch	<i>Vicia cracca</i>	1.00	

Other Supporting Information

Supporting Information (GH-B02)
N/A

What Does Success Look Like? (GH-F01)



Scrub

Creation, Enhancement and Management Summary (SC-T01)

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

Target Habitat:		Mixed Scrub				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Yes	Habitat F	Sow appropriate shrub mix: - Native Shrub Mix 4	N/A	Monitoring to ensure mixed scrub conditions are maintained, with management to control any single species comprising over 75% cover. Removal of any non-native scrub if coverage is greater than 20%.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No	N/A	N/A	N/A	N/A
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	Habitat F	Removal of any existing INNS prior to planting. Monitor presence of INNS and introduce pulling if required. Consult a specialist if further intervention required.	N/A	Monitoring to survey for invasive species and cover of species indicative of suboptimal condition and physical damage. Will inform remedial measures such as treatment/eradication, and any clearance and reseedling.
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	Habitat F	Sow grassland seeds (as above) amongst the edges of the mixed scrub planting areas.	N/A	Introduce selective thinning of scrub and seeding/plug planting of Other Neutral Grassland along scrub edges.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	N/A	N/A	N/A	N/A

Additional Management Prescriptions (SC-B01)

N/A

Scrub

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

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

Action	Relevant parcels	Timing	Prescriptions
Planting	All	Suitable planting season as determined by Landscape Architect	Avoid planting in rows and instead plant in random clumps. Mix up species to create a random mosaic. Holly (<i>Ilex aquifolium</i>) to have rabbit protection, such as spiral guards or tubes.
Watering	All	When necessary	Water sufficiently to ensure healthy establishment, particularly during prolonged periods of hot weather.
Monitoring to check for invasive flora	All	May to August	Survey for species listed on Schedule 9 of the WCA 1981 (as amended) to inform any treatment or eradication requirements.
Survey to record species richness	All	May to August	Survey to record species diversity to inform remedial measures needed. Remedial measures may include selective clearance, scarifying, reseeding etc.
Selective cutting	All	September to February	Monitor the edges of the parcels to check if well-developed edges are present or not. Introduce selective thinning of scrub margins and reseeding/plug planting of grassland along margins where well-developed edges are lacking.

Scrub Species Lists (SC-T03)

Native Shrub Mix 4

Common Name	Scientific Name	Abundance / %	Comments
Hazel	Corylus avellana	25	
Hawthorn	Crataegus monogyna	15	
Spindle	Euonymus europaeus	5	
Holly	Ilex aquifolium	30	
Field rose	Rosa arvensis	5	
Guelder rose	Viburnum opulus	20	

Other Supporting Information

Supporting Information (SC-B02)
N/A

What Does Success Look Like? (SC-F01)



Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

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

Target Habitat:		Urban trees				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	Habitat G (this does not apply to the non-native trees. Only 3 passes are required to achieve Moderate condition)	Follow details in <i>Soft Landscape Schedule</i> (SHF893002-ENZ-XX-XX-SH-L-45-002) to ensure this is met.	N/A	Annual monitoring to record species diversity and to inform on any remedial measures needed
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	Habitat G	Passes automatically	N/A	Passes automatically
C	The tree is mature (or more than 50% within the block are mature).	No	N/A	N/A	N/A	N/A
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Habitat G	None during creation	N/A	Annual monitoring to record any damage or vandalism, to inform on any remedial measures needed
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Habitat G	N/A	N/A	N/A

F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Habitat G	Trees to be planted within areas of grassland. Long-term management of Other Neutral Grassland (as stated in this report) will also contribute to this criteria being met (i.e. re-sowing if establishment fails, removing INNS, litter etc.)	N/A	Annual monitoring to ensure trees continue to oversail vegetation as proposed.
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Additional Management Prescriptions (UT-B01)

N/A

Individual Trees

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

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

Action	Relevant Features	Timing	Prescriptions
Tree Planting		Planting specified by Landscape Architect	Trees shall be planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil:compost mix and shall be secured to a machine rounded stake using a tree tie with rubber spacer. Finished height of stake shall not exceed 1/3 height of staked tree above ground.
Mulching		March-April or October-December	Top up as required.
Aerate soil		March-April or October-December	As required.
Weed removal		Any	As required.
Watering		When necessary	Water sufficiently to ensure healthy establishment, particularly during prolonged periods of hot weather.
Trimming		January-February	As required.
Record condition and check for failure and disease		Any	Replaced failed trees to same specification where required.

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 ‘Streetwise’	Acer campestre ‘Streetwise’	Not given	
Field maple	Acer campestre	Not given	
Norway maple ‘Crimson Sentry’	Acer platanoides ‘Crimson Sentry’	Not given	
Juneberry	Amelanchier lamarckii	Not given	
Himalayan birch	Betula utilis var. jacquemontii	Not given	
Weeping silver birch	Betula pendula ‘Tristis’	Not given	
Plum-leaved hawthorn	Crataegus prunifolia	Not given	

Golden honey locust	Gleditsia triacanthos 'Sunburst'	Not given	
Crab apple	Malus sylvestris	Not given	
Persian ironwood	Parrotia persica	Not given	
Double-flowered wild cherry	Prunus avium 'Plena'	Not given	
Bird cherry	Prunus padus	Not given	
English oak	Quercus robur	Not given	
Rowan	Sorbus aucuparia	Not given	
New Horizon elm	Ulmus 'New Horizon'	Not given	

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

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

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
	Other Neutral Grassland	Failing criteria A (good representation of its habitat type) which is essential to achieving at least Moderate condition.	Monitoring surveys recording species not indicative of this habitat type.	Ensure appropriate ground treatment prior to sowing of meadow mix. If species diversity appears to be in decline or species composition is changing, review mowing regime and consider supplementary seeding or plug planting.
	Other Neutral Grassland	Failing criteria D (encroachment of scrub).	Presence of scrub is approaching 20% of total grassland area.	Hand-pulling should be implemented where appropriate. Spot treatment using herbicide may be required but should be minimised as far as possible.
	Other Neutral Grassland	Failing criteria D (cover of bracken).	Presence of bracken is more than 20% of total grassland area.	Implement hand-pulling where appropriate. Spot-treatment using herbicide may be required but should be minimised as far as possible.
	Other Neutral Grassland	Failing criteria E (management, and lack of INNS).	Monitoring survey identifying INNS and/or species present indicative of damage >5% and/or physical damage present in >5% of area.	Pulling of INNS, potentially requiring consultation with INNS of specialist depending on levels of prevalence. Replacement seed sowing/plug planting.
	Mixed scrub	Failing criteria A (good example of habitat type).	- At least 80% of the scrub native - At least 3 woody species - No single species >75% cover (except Hazel, Sea Buckthorn, Juniper or Box)	May require additional planting to introduce more native and/or woody species to the scrub.
	Mixed scrub	Failing Criteria C (INNS/suboptimal plant species).	Absence of INNS and species indicative of suboptimal condition make up less than 5% of ground cover.	Introduce pulling of INNS/suboptimal plant species. Consult INNS specialist if required.
	Mixed scrub	Failing criteria D (no well-developed edge)	Lack of a well-developed edge with adjacent grassland.	Introduce selective thinning of scrub and seeding/plug planting of Other Neutral Grassland along scrub edges.
	Urban Trees	Failing criteria B (continuous tree canopy).	N/A – individual trees automatically pass this criterion.	N/A – individual trees automatically pass this criterion.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
	Urban Trees	Failing criteria D (tree health).	Evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity) is detected. Trees not retaining >75% of expected canopy for their age range and height.	Reassess pruning regime if considered to be causing damage to the hedgerow. Removal of manure/litter/debris etc if identified during annual monitoring survey.
	Urban Trees	Failing criteria F (oversailing vegetation).	<20% of the tree canopy area is oversailing vegetation.	If oversailing scrub/other neutral grassland, then any failed vegetation can be replaced with planting/seed sowing/plug planting. Ensure pruning is limited to allow for canopy to oversail vegetation.

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)

Before photos were taken as part of the PEA walkover survey (ERAP 2024), with a photo of each habitat identified onsite.

Annual monitoring surveys will occur between years 1-30, using the condition assessment criteria within The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology (v1.0.2, July 2024). During these surveys, notes and photographs will be taken to record how the newly created habitats meet or fail each of the specified condition criteria.

Annual targeted survey work will be undertaken on the newly created habitats as described below to ensure target conditions are achieved.

Monitoring Methods and Intervals MS-T01

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

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other Neutral Grassland	Assess the following – - Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m². Also determine presence of indicator species. - % cover of Bracken and Scrub - % cover of bare ground - Combined % cover of species indicative of suboptimal condition and physical damage - Presence/absence of INNS - Determine if replacement sowing is required (seeds failed to establish)	Annually from years 1-5, then every 5 years to year 30. Surveys to be completed between May-August (inclusive).
Mixed scrub	Assess the following – - At least 80% of the habitat is native - There are at least 3 woody species - No single species comprises >75% cover (aside from Hazel, Box, Sea Buckthorn or Common Juniper) - Presence/absence of INNS - % cover of species indicative of suboptimal conditions - Presence/absence of well-developed edge	Annually from years 1-5, then every 5 years to year 30. Surveys to be completed between May-August (inclusive).
Urban Trees	Assess the following – - Tree health, looking for evidence of adverse impacts from human activities, such as vandalism, herbicide, excessive pruning. - % of tree canopy area oversailing vegetation beneath	Annually from years 1-5, then every 5 years to year 30. Surveys to be completed between May-August (inclusive).

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
Westchurch Homes	Bury Council LPA

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	June to August	June to August	Report on initial habitat creation and enhancement.
Y2	June to August	June to August	Report following annual monitoring survey, measuring progress towards habitat target conditions (for habitats created and enhanced).
Y3	June to August	June to August	Same as for Y2.
Y4	June to August	June to August	Same as for Y2.
Y5	June to August	June to August	Same as for Y2.
Y10	June to August	June to August	Same as for Y2.
Y15	June to August	June to August	Same as for Y2.
Y20	June to August	June to August	Same as for Y2.
Y25	June to August	June to August	Same as for Y2.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Monitoring surveys to be completed by a competent person which may comprise a suitably qualified ecologist, or individual from a Management Company who is suitably trained and capable in habitat condition assessment.

Monitoring reports will inform on the current habitat condition, and compare to the previous habitat condition assessments, and target condition as detailed here. It shall detail any required interventions, changes in management or other remedial measures which are appropriate to ensure to targets stipulated here are maintained. The monitoring will pick up any unexpected, external influences. Some examples are dealing with a new plant disease, an invasive species that is thriving due to climate change, or changes to site access.

Submitting to the LPA to review will ensure a 3rd party can ratify and comment as appropriate, and ensure changes are incorporated into future management activities.

Through this approach, potential issues will be identified early, and following the monitoring and review, any changes in this management plan and schedule will be recorded.