



Land off Fletcher Fold Road, Bury

Habitat Management and Monitoring Plan

Prepared For: RP Tyson Construction

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Version 3.0

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2.0	11.06.2025	SB	RM/RT	Updates to the HMMP following GMEU comments.	Superseded
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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.

Overview

Site Name and Address	Land off Fletcher Fold Road, Bury, BL9 9RX
Approximate Central OS Grid Reference	SD 80627 08682
Central w3w	///recall.cheeks.spent
Project Type	Erection of four bungalows and a block of thirty-nine apartments for the over 55s including communal facilities, landscaping and car parking provision.
Landowner	Bury Council (Bolton at Home due to complete land purchase in March 2025)
Land Manager/Management Company	Bolton at Home
Author Organisation	The Environment Partnership (TEP) Ltd
Planning Authority	Bury Council
National Landscape Character Area	54. Manchester Pennine Fringe ¹
BNG Metric Reference	TEP ref: x10188.003 Version 3.0 (03.2026)
Irreplaceable Habitats	No irreplaceable habitats present.

¹ National Landscape Character Area – 54. Manchester Pennine Fringe
<https://publications.naturalengland.org.uk/publication/4631438>

Summary

Habitats to be Retained, Created and Enhanced	- Existing Woodland (enhanced); - Existing Trees (retained); - Proposed Trees (created); - Proposed Hedging (created); - Planting Mixes (enhanced and created); - Wildflower Meadow Mix (enhanced and created); and - Amenity Lawn (created).
Timescales for Actions	Establishment period estimated 0-5 years. HMMP Plan period minimum 30 years.
BNG Monitoring Requirements	Landscape elements will be monitored in years: 1, 4, 5, 10, 15, 20, 25, 27 and 30.
HMMP update requirements	The HMMP will be informally reviewed on an annual basis to ensure management prescriptions 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	To be secured through Section 106 payments.
Legal Agreement	None currently. Land covered under this HMMP would be incorporated into an appropriately worded S106 (planning ref: 70805).

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Drawing 2: Detailed Planting Plan (TEP ref: D10188.201 Rev P02)

Drawing 3: Planting Schedule (TEP ref: D10188.200 Rev P02)

Drawing 4: Hardworks Plan (TEP ref: D10188.100 Rev P01)

Drawing 5: Boundary Treatment Plan (TEP ref: D10188.002 Rev P01)

Drawing 6: Baseline UK Habitats (TEP ref: G10188.008A)

Drawing 7: Proposed UK Habitats (TEP ref: G10188.010)

Drawing 8: Ecological Enhancement Plan (TEP ref: G11130.01.001)



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 RP Tyson Construction Ltd. The HMMP provides a framework for supporting the delivery of Biodiversity Net Gain (BNG) at Land off Fletcher Fold, Bury (hereby referred to as 'the Site').

Scope of the Management Plan

- 1.2 The HMMP covers all areas of open space within the Site, specifically retained trees, proposed trees, amenity lawn, wildflower meadow, ornamental planting, ornamental and mixed native hedgerows.
- 1.3 This HMMP excludes the residential gardens associated with the four bungalows which are to be maintained by the property occupiers.
- 1.4 This HMMP sets out a coordinated, overarching approach to the management of the habitats, open space and landscaping within the Site. 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, ecological baseline and arboricultural information and should be read in conjunction with the following documents:
- Ground Investigation Report (Hamson Barron Smith ref: 23-12-115972/GIR1 Rev B);
 - Flood Risk Assessment & Drainage Strategy (Carley Daines and Partners Limited ref: 23-B-13497);
 - Reasonable Avoidance Measures Method Statement (RAMMS) (TEP ref: 8604.004);
 - Precautionary Working Method Statement (PWMS) (Tyson Construction no reference);
 - Preliminary Ecological Assessment (PEA) (TEP ref: 8604.003);
 - Ecological Desktop Study (TEP ref: 10188.001);
 - Extended Phase 1 Habitat Survey (TEP ref: G10188.007A)
 - Ecological Impact Assessment (EcIA) (TEP ref: 10188.002);
 - Protected Species Report: Amphibians (TEP ref: 10188.003);

- BNG Impact Assessment and Design Stage Report (TEP ref: 10188.003 Version 2);
- Statutory BNG Metric (x10188.003 Version 3.0 (03.2026));
- Arboriculture Impact Assessment (AIA) (TEP ref: 10188.01.001); and
- Arboriculture Method Statement (AMS) (TEP ref: 10920.001)

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 Guide².

Structure of the Management Plan

- Chapter 2.0 provides an overview of the site's baseline landscape and ecological features;
- Chapter 3.0 provides details of the sites planning, development and BNG rationale and commitment;
- Chapter 4.0 includes roles and responsibilities for the long-term management of the Site;
- Chapter 5.0 details the management intentions and maintenance operations associated with the delivery of BNG; and
- Chapter 6.0 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 Plan:

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

1.8 The following drawings are included and support this HMMP:

- Landscape Plan (TEP ref: D10188.001 Rev P01);
- Detailed Planting Plan (TEP ref: D10188.201 Rev P02);
- Planting Schedule (TEP ref: D10188.200 Rev P02);
- Hardworks Plan (TEP ref: D10188.100 Rev P01);
- Boundary Treatment Plan (TEP ref: D10188.002 Rev P01);
- Baseline UK Habitats (TEP ref: G10188.008B);

² Biodiversity Net Gain. Good practice principles for development *A practical guide* <https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf>

- Proposed UK Habitats (TEP ref: G10188.010); and
- Biodiversity Enhancement and Management Plan (TEP ref: 11130.01.001 Version 1).

2.0 Overview of Baseline Site

Site Location

- 2.1 The Site (0.9ha) is located 2km south of Bury (approximate central grid reference: SD 80627 08682). The Site is bound by Goshen Lane and Manor House Gardens to the north, residential development associated with Meadway and the River Roch to the east, a lake to the south and Manchester Road (A56) to the west.

Land Use Summary

- 2.2 **Error! Reference source not found.** summarises the Baseline Environmental Information for the Site and HMMP.

Table 1: Summary of Baseline Environmental Information

Baseline Feature	Feature Description
Baseline Habitat Survey	Baseline habitats are illustrated in the Baseline UK Habitats (TEP ref: G10188.008A). Baseline habitats comprise broadleaved woodland, ruderal grass, modified grassland, mixed and bramble scrub and urban trees.
Ecological Surveys	■ PEA (TEP, January 2021) ■ Extended Phase 1 Habitat Survey (TEP, October 2023 and updated April 2024); ■ Preliminary Ground-based Tree Assessment for bats (TEP, October 2023 and updated April 2024); ■ Habitat Suitability Index (HSI) Assessment for great crested newts (TEP, October 2023 and updated April 2024); and ■ Badger survey (TEP, October 2023 and updated April 2024).
Environmental Designations	The Rochdale Canal - Special Area of Conservation (SAC) is the only statutory wildlife site of international importance located approximately 7.5km east of the Site; There are no statutory wildlife sites of national significance located within 5km of the Site; Hollins Vale – Local Nature Reserve (LNR) is the only statutory wildlife site of regional/local significance located 0.78km east of the Site; and

	There are fourteen non-statutory wildlife sites located within 2km of the Site. Further details can be found within the Ecological Desktop Study (TEP ref: 10188.001).
Landscape Character Designations	The Site is located within the Landscape Character Area no. 54 Manchester Pennine Fringe.
Protected and Notable Species	No protected or notable species recorded within the Site itself. Seventy-seven species records were returned for within 2km of the Site. Further details can be found within the Ecological Desktop Study (TEP ref: 10188.001). Three Natural England (NE) mitigation licences have been identified within 2km of the Site, all of which relate to Common pipistrelles. An Isabella bat box is proposed on a retained tree to mitigate losses on site and provide roosting habitats for bats. One pond located approximately 1.5km west of the Site, has recorded a presence of Great Crested Newt (GCN) in 2016.
Protected and Notable Habitats	'Deciduous woodland' listed on the Natural England Priority Habitat Inventory is present within the east of the Site. The existing woodland in the east of the Site are protected by a Tree Preservation Order (TPO) therefore prior to any tree surgery and/or felling being carried out it will be necessary to apply to the Bury Council to gain consent for the works.
Invasive Non-Native Species	Four invasive non-native plant species (INNS) were recorded on Site during the Extended Phase 1 Habitat Survey (TEP, October 2023 and updated April 2024): ■ Wall cotoneaster; ■ Montbretia; ■ Japanese knotweed; and ■ Himalayan balsam. The above species will be removed pre-development as per the INNS Method Statement written to discharge Condition 5 (LK Group ref: IMP241058MMP). Wall cotoneaster will be removed under controlled excavation, contaminated material will be disposed off-site. Montbretia, Japanese knotweed and Himalayan balsam are located within Root Protection Zones (RPZ) of retained trees, therefore excavation is not possible, and an herbicide treatment programme will be undertaken alongside long-term monitoring.

	The condition assessment has acknowledged the presence of INNS and management operations in Chapter 5.0 will encourage continual treatment to meet target condition criteria.
Climate	Days of rain per year (≥ 1.0 mm) 170.75 days Average annual rainfall 1197.22 mm Wettest month December (138.88 mm) Driest month May (65.67 mm) Warmest month July (20.01 °C) Coldest month January (1.41°C) Average high temperature 13.13 °C Altitude 132m³
Geology and Topography	The underlying geology of the Site is as follows: Bedrock Geology - Trencherbone Rock - Sandstone. Sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period. Superficial Deposits - Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period⁴.
Agricultural Land Status	The Site is located within an area of 'Good to Moderate' Agricultural Land Status ⁵ .
Soils and Substrates	The Site is located within Soilscape 17 which is described as "slowly permeable, seasonally wet acidic, loamy and clayey soils" ⁶ .
Contaminated Land	The Ground Investigation Report (Hamson Barron Smith ref: 23-12-115972/GIR1 Rev B) confirmed there were no significantly elevated concentrations of contaminants within the Site.
Flood Risk Zones	The Flood Risk Assessment & Drainage Strategy (Carley Daines and Partners Limited ref: 23-B-13497) confirms the Site is generally flat on the main plateaux of the development area, with topographical levels staying within a range of approx. 500mm across the Site. The Site slopes steeply away on the southeast boundary by approx. 3.00m from an average ground level of 75.00m to 72.00m.

³ Rochdale – Long-term average weather <https://www.metoffice.gov.uk/research/climate/maps-and-data/location-specific-long-term-averages/gcw2yrnc0> [accessed - February 2025]

⁴ Bedrock Geology https://geologyviewer.bgs.ac.uk/?_ga=2.81651735.140819144.1724234248-152679021.1724234248 [accessed - February 2025]

⁵ Agricultural Land Status <https://publications.naturalengland.org.uk/category/5954148537204736> [accessed - February 2025]

⁶ Soils and Substrates <https://www.landis.org.uk/soilscales/> [accessed - February 2025]

	The Site is in Flood Zone 1 on the Environment Agency (EA) Flood Map – an area considered to have the lowest probability of fluvial flooding. Flooding from other sources has been assessed as low. The Lead Local Flood Authority (LLFA) is Bury Council.
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Protected Species or Habitats of Importance

Amphibians

- 2.3 Several protected amphibian species records were returned for both GCN and common toad within 2km of the Site (see Ecological Desktop Study TEP ref: 10188.001).
- 2.4 No waterbodies or aquatic habitats are present on the Site.
- 2.5 Two waterbodies are located within 500m of the Site. Pond P1 is an ornamental lake located 15m south of the Site, Pond P2 is located approximately 80m northeast of the Site. Habitat Suitability Index (HSI) Assessments assessed Pond P1 to have poor suitability (0.20) and Pond P2 to having average suitability (0.60) for supporting breeding GCN.
- 2.6 The retained semi-natural broad-leaved woodland provides suitable foraging and commuting habitats for both GCN and common toad.
- 2.7 GCN 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). Under this legislation it is an offence to intentionally kill, injure or capture GCN. It is also an offence to intentionally or recklessly damage, destroy or obstruct access to places used by GCN for shelter or protection or to disturb them whilst they are occupying these habitats.
- 2.8 Common toads are listed as a species of principal importance under Section 41 of the NERC Act (2006) alongside other native amphibian species.

Bats

- 2.9 Multiple protected bat species were within 2km of the Site (see Ecological Desktop Study TEP ref: 10188.001). Three NE mitigation licences relating to common pipistrelles were returned within 2km of the Site.
- 2.10 Eight trees were identified as containing potential roosting features (PRF) (see Ecological Impact Assessment (EclA) TEP ref: 10188.002), of these five trees were identified as PRF-M (moderate suitability) and three trees were identified as PRF-L (low suitability).

- 2.11 Following a review of the AIA (TEP ref: 10188.01.001) and AMS (TEP ref: 10920.001) trees T2 and T8 identified in the extended Phase 1 Habitat Survey (TEP ref: G10188.007A) are being removed (soft felled) as part of the development. Aerial surveys will be undertaken in February 2025 to determine their suitability.
- 2.12 The retained semi-natural broad-leaved woodland provides suitable foraging and commuting habitat, especially where the woodland borders residential gardens.
- 2.13 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).

Birds

- 2.14 Records of multiple bird species were returned within 2km of the Site (see Ecological Desktop Study TEP ref: 10188.001).
- 2.15 The retained semi-natural broad-leaved woodland, proposed meadow grassland and scattered trees as well as small brash piles provide suitable nesting and foraging opportunities for several bird species.
- 2.16 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.

Hedgehog

- 2.17 Several hedgehog records were returned within 2km of the Site (see Ecological Desktop Study TEP ref: 10188.001).
- 2.18 The retained semi-natural broad-leaved woodland, small brash piles, and proposed meadow grassland provide suitable habitat for ranging hedgehogs.
- 2.19 Hedgehogs are Section 41 species of principal importance under the Natural Environment and Rural Communities Act (2006).

3.0 Planning, Development and BNG Rationale

3.1 A full planning application was submitted to Bury Council in May 2024 (planning application reference: 70805⁷) for the erection of four bungalows and a block of thirty-nine apartments for the over 55s including communal facilities, landscaping and car parking provision at Land off Fletcher Fold.

3.2 The application was subsequently granted permission, subject to various planning conditions, including Condition 9.

Planning Condition

3.3 Condition 9, states:

“The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- 1. A non-technical summary;*
- 2. The roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- 3. The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- 4. The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- 5. The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority has been submitted to, and approved in writing by, the local planning authority.*

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.”

3.4 This HMMP has been written to discharge Condition 9. A Biodiversity Gain Plan has been produced to discharge Condition 8 (TEP ref: 10920.002).

⁷ Land off Fletcher Fold - https://planning.bury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=BURY_DCAPR_62027 - [accessed - February 2025]

Section 106 Agreement

- 3.5 The long-term management of the Site will be funded via a Section 106 Agreement.

Biodiversity Net Gain (BNG)

- 3.6 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.

- 3.7 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".

- 3.8 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.

- 3.9 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

- 3.10 A baseline biodiversity calculation of the Site was undertaken (TEP, April 2024) in line with the Extended Phase 1 Habitat Survey Assessment methods (Joint Nature Conservation Committee (JNCC) (2010) converted to UK Habitat Classification Code (2020).

- 3.11 The BNG commitment has been calculated using DEFRA's Statutory Biodiversity Metric Calculation Tool (TEP ref: x10188.003 Version 3.0 (03.2026)).

Securing BNG

- 3.12 The DEFRA's Statutory Biodiversity Metric Calculation Tool (TEP ref: x10188.003 Version 3.0 (03.2026)) calculation demonstrates that the proposed development delivers 40.66% gain in biodiversity.

- 3.13 The BU within the Site will be delivered as follows:
- Existing Woodland (enhanced);
 - Existing Trees (retained);
 - Proposed Trees (created);
 - Proposed Hedging (created);
 - Planting Mixes (enhanced and created);
 - Wildflower Meadow Mix (enhanced and created); and
 - Amenity Lawn (created).
- 3.14 The BUs committed must be managed for at least 30 years to deliver the BU and ensure a net gain.
- 3.15 This HMMP is a key part of the delivery of the intended BU's. A monitoring and review strategy is included in Chapter 6.0, 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.
- 3.16 This HMMP has been prepared to discharge Condition 9, ensure habitats have the correct long-term management operations in place to successfully deliver the intended BU and to demonstrate that 10% BNG can be delivered.

4.0 Roles and Responsibilities

Defects Period

- 4.1 During the defects liability period, landscape maintenance and replacement of failed planting will be completed by the landscape contractor who has implemented the scheme.

Practical Completion

- 4.2 BNG Good Practice Principles for Development, A Practical Guide⁸ 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.

Long-Term Management

- 4.3 Following the defects liability period the Bolton at Home will be responsible for operational management and maintenance of the habitats and landscape within the Site.
- 4.4 Bolton at Home will require the necessary experience and certificates of competence to undertake landscape management operations on Site. Where required, contractors with experience in biodiversity management may be sought. Bolton at Home will ensure that management complies with the guidelines set out in this HMMP.

Mechanism to Secure Delivery

- 4.5 Bolton at Home will have a contractual responsibility to ensure the Site is maintained appropriately to deliver the BU's committed to as part of the development.
- 4.6 Bolton at Home will liaise with Bury Council during the lifetime of this HMMP (30 years), to ensure that any amendments or changes to management and maintenance are agreed to in writing.
- 4.7 The long-term management of the Site will be funded via a Section 106 Agreement.

⁸ Biodiversity Net Gain – Good practice principles for development: *A practical guide* <https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf> - [accessed - February 2025]

Health and Safety

- 4.8 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 at Appendix B.
- 4.9 Bury Council will retain ultimate responsibility for the health and safety of the Site until such time as the open space and landscaping is transferred to Bolton at Home. 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.
- 4.10 Bolton at Home 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.
- 4.11 Bolton at Home 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.
- 4.12 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

- 4.13 Four invasive non-native plant species (INNS) were recorded on Site during the Extended Phase 1 Habitat Survey (TEP, October 2023 and updated April 2024):
- Wall cotoneaster;
 - Montbretia;
 - Japanese knotweed; and
 - Himalayan balsam.
- 4.14 The species listed above will be removed pre-development as per the INNS Method Statement written to discharge Condition 5 (LK Group ref: IMP241058MMP).
- 4.15 The condition assessment has acknowledged the presence of INNS and management operations in Chapter 5.0 will encourage continual treatment to meet target condition criteria. INNS will continue to be monitored, controlled and managed in accordance with best practice guidance and legislation.
- 4.16 Bolton at Home 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.

- 4.17 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

- 4.18 Bolton at Home 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.

Informal Review

- 4.19 Bolton at Home 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.
- 4.20 Informal reviews will identify the need for additional maintenance operations and inform future management decisions.
- 4.21 This can be achieved by:
- Quarterly formal site inspections by Bolton at Home to assess the appointed contractor's quality standards and deliverables in line with this HMMP;
 - An annual site meeting with Bolton at Home and stakeholders to assess quality standards and deliverables in line with this HMMP; and
 - Ad hoc unannounced inspections by Bolton at Home to review quality of maintenance work and any potential Health and Safety issues.

Formal Review

- 4.22 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.
- 4.23 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.
- 4.24 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.

- 4.25 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

- 4.26 The management intentions and operations at Chapter 5.0 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 6.0 and Appendix C.

5.0 Management Intentions and Operations

Management Objectives

5.1 The long-term management objectives of this HMMP are:

- To ensure that existing retained planting continues to flourish;
- To ensure that the new planting establishes to create a high-quality landscaping scheme and provide an attractive and desirable setting to the development;
- To ensure the scheme is successfully maintained;
- To ensure that habitats listed under Natural England's priority inventory and habitats listed under the Local Biodiversity Action Plan (LBAP) for Greater Manchester are correctly managed and maintained;
- To safeguard and enhance the biological and integrity of the Site; and
- To comply with legal obligations and constraints.

Landscape Elements

5.2 The Site will comprise the following landscape elements as shown on the Landscape Plan (TEP ref: D10188.001 Rev P01), Detailed Planting Plan (TEP ref: D10188.201 Rev P02), Planting Schedule (TEP ref: D10188.200 Rev P02), Hardworks Plan (TEP ref: D10188.100 Rev P01) and Boundary Treatment Plan (TEP ref: D10188.002 Rev P01):

5.3 Habitats associated with BNG:

- Existing Woodland;
- Existing Trees;
- Proposed Trees;
- Proposed Hedging;
- Planting Mixes;
- Wildflower Meadow Mix; and
- Amenity Lawn.

Landscape features associated with site-wide management:

- Paving;
- Benches;
- Raised Beds;
- Decorative Bird Bath;
- Fencing and Railings; and

- Existing Brick Wall.
- 5.4 This chapter details management intentions for each element listed above.
- 5.5 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.
- 5.6 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.
- 5.7 The condition of each habitat will be reviewed during the audit process to ensure they are on track to achieve the anticipated target condition and BU. Ongoing monitoring will ensure adaptive management can be undertaken in good time if required. BNG monitoring requirements are included in Chapter 6.0 and a monitoring schedule is included in Appendix C.

General Management Principles

Site Inspections

- 5.8 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.
- 5.9 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 6.0.

Tree Risk Management Strategy

- 5.10 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.
- 5.11 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 the stewardship of Bolton at Home 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.
- 5.12 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

- 5.13 A litter pick of the Site will be carried out fortnightly. All litter and fly tipping will be removed and disposed of in an authorised manner.

Chemical Use and Weeding

- 5.14 In 2019, Bury Council banned the use of glyphosate in parks and playgrounds and has ordered for hot water weed removal to replace the use of herbicides.
- 5.15 It should be recognised that plants considered as weeds can provide suitable habitat for invertebrates. 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.
- 5.16 Weed control will be undertaken by hand.
- 5.17 Fertiliser is not to be applied to any of the meadow areas to conserve the development of a diverse sward.

Landscape Features associated with BNG

Existing Woodland

Management Intentions

- 5.18 The existing woodland located in the east of the Site is categorised as ‘deciduous woodland’ on the Natural England Priority Habitat Inventory. The woodland is also listed as a habitat in the LBAP for Greater Manchester. The existing woodland will be enhanced to provide valuable habitat for a range of wildlife, including amphibians, bats, birds and hedgehogs.
- 5.19 An arboriculturist will be consulted prior to undertaking any major tree works within the Site.
- 5.20 The existing woodland 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.
- 5.21 The points for each criteria 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.

5.22 The current condition of existing woodland (referred to as other woodland; broadleaved) is poor, altering current maintenance operations as outlined below will enhance the woodland to a moderate condition (as detailed within the DEFRA's Statutory Biodiversity Metric Calculation Tool (TEP ref: x10188.003 Version 3.0 (03.2026)).

5.23 Table 1 below summarises the condition change and timeframe to achieve the target condition.

Table 1: Baseline and Target BNG Condition Criteria for Existing Woodland (Referred to as Other Woodland; Broadleaved)

Other Woodland; Broadleaved <i>Existing Woodland</i>		Current Condition: Poor	Target Condition: Moderate	Time to achieve target condition: 10 years
Condition Assessment Criteria		Baseline	Proposed	Management Intentions
A	Age distribution of trees	1	2	Continue to monitor age distribution and implement whip planting when required.
B	Wild, domestic, and feral herbivore damage	3	3	Review damage and implement appropriate management interventions where required e.g., protecting fencing.
C	Invasive plant species	1 (Cherry laurel, montbretia, Himalayan balsam and Japanese knotweed)	2	Management will monitor the present of INNS species to ensure control and removal as necessary.
D	Number of native tree species	3	3	Management will review species composition to ensure no one species forms a monoculture.

Other Woodland; Broadleaved <i>Existing Woodland</i>		Current Condition: Poor	Target Condition: Moderate	Time to achieve target condition: 10 years
E	Cover of native tree and shrub species	2	2	Management will review species composition to ensure no one species forms a monoculture.
F	Open space within woodland	3	3	Review woodland density to inform appropriate management interventions e.g., thinning of woodland.
G	Woodland regeneration	1	2	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	1	Continually manage the vegetation and ground flora.
J	Woodland vertical structure	2	2	Thinning and coppicing existing trees to allow natural regeneration.
K	Veteran trees	1	1	N/A.

Other Woodland; Broadleaved <i>Existing Woodland</i>		Current Condition: Poor	Target Condition: Moderate	Time to achieve target condition: 10 years
L	Amount of deadwood	1	3	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	2	2	Implement appropriate interventions where required to ensure viable tree health.
Total		24	28	

- 5.24 Existing woodland will achieve a moderate condition within the Site by targeting criteria C, F, L and M, which will achieve an overall score of 28.

Maintenance Operations

LPA Consent

- 5.25 The existing woodland is covered by various TPOs. TPO trees are protected by law from felling or uprooting, pruning including 'topping/lopping' and wilful damage or destruction. Prior to any tree surgery and/or felling being carried out it will be necessary to apply to Bury Council to gain consent for the works.

Thinning and Cutting Understorey Vegetation

- 5.26 Trees for thinning will be cut to a level stump length of 150 mm for treatment with chemical treatment. The chemical treatment chosen should be approved by Bury Council in line with their Pesticide and Herbicide Reduction Strategy in the Carbon Action Plan⁹. 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 chemical treatment will be made over the following two or three years as required.
- 5.27 Thinning and cutting understorey vegetation will be undertaken on an annual cyclical programme (5 - 10-year cycle) and will be carried out outside of bird nesting season (March to August inclusive).

⁹ Climate Action Plan <https://www.bury.gov.uk/asset-library/climate-action-plan-update-2023.pdf> - [accessed - February 2025]

Coppicing

- 5.28 Trees for coppicing will be cut back to 50 mm above ground level. Where several stems are coppiced, 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.
- 5.29 Wood under 250 mm diameter collected from maintenance works will, wherever possible, be chipped and used sustainably on Site.
- 5.30 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.
- 5.31 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).

Rides

- 5.32 Creation of rides will mimic natural processes (e.g. storms) which open expanses of woodland to sunlight will allow ground flora and taller grass swards to thrive and felled trees to create deadwood habitat. Prevailing winds need to be accounted for in determining location and direction of new rides to ensure they do not create a wind-tunnel effect. This will be undertaken every 2 years outside of bird nesting season (March to August inclusive).

Deadwood Strategy

- 5.33 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. The following actions will be undertaken every 2 years in line with woodland clearance detailed in 5.32 outside of bird nesting season (March to August inclusive).
- 5.34 Deadwood should include a variety of aerial and terrestrial material, a range of sizes and species, and material at varied stages of decay.
- 5.35 The retention of standing and aerial deadwood habitats within areas of existing woodland will be preserved where this does not present a safety risk.
- 5.36 Efforts should be made to preserve some degree of deadwood on the ground. This could be achieved via a combination of:
 - Leaving fallen deadwood in-situ;
 - Designating no-forage areas of woodland; and
 - Designating no-forage wood piles.

INNS

- 5.37 Cherry laurel, montbretia, Himalayan balsam and Japanese knotweed has been identified within the existing woodland. The species will be removed pre-development as per the INNS Method Statement written to discharge Condition 5 (LK Group ref: IMP241058MMP).
- 5.38 The existing woodland will be monitored during the monthly site inspection, to ensure that no further INNS have established. If INNS are identified, appropriate management interventions will be implemented.

New Understory Planting

- 5.39 The understory of woodland compartments will be monitored and if required naturally regeneration of new tree species will be supplemented by additional planting as small whips to increase the provision and species diversity. Planting of new trees will be positioned sporadically within the woodland, particularly in areas recently cleared or on the edges of rides and glades. Bark mulch will be applied to the base of the new trees to a 0.5m diameter and a 75mm depth to reduce competition from weed species.

Existing Trees

Management Intentions

- 5.40 The existing trees located in the north of the Site are also listed as a habitat in the Local Biodiversity Action Plan (LBAP) for Greater Manchester. The existing trees will be retained and maintained in their current condition, these will provide valuable habitat for a range of wildlife, including bats, birds and hedgehogs.
- 5.41 An arboriculturist will be consulted prior to undertaking any major tree works within the Site.
- 5.42 The current condition of existing trees (referred to as urban trees) is moderate, implementing the below operations will ensure the existing trees retain moderate condition (as detailed within the DEFRA's Statutory Biodiversity Metric Calculation Tool (TEP ref: x10188.003 Version 3.0 (03.2026))).
- 5.43 The existing trees will be maintained in their current condition and be achieved in 1 year.

Maintenance Operations

LPA Consent

- 5.44 The existing trees are covered by various TPOs. TPO trees are protected by law from felling or uprooting, pruning including 'topping/lopping' and wilful damage or destruction. Prior to any tree surgery and/or felling being carried out it will be necessary to apply to Bury Council to gain consent for the works.

Formative Pruning

- 5.45 Tree works will be undertaken at the discretion of a qualified arboriculturist and form part of Tree Risk Management (sections 5.10 to 5.12).
- 5.46 Tree and branch failures will be removed where they present an obstruction or hazard.

Weed Control

- 5.47 Mowing and strimming of the amenity grass areas adjacent to tree planting will be undertaken with care to avoid damage to buttresses, bark and surface roots. This will be undertaken fortnightly during the growing season.

Proposed Trees

Management Intentions

- 5.48 Singular and multi-stem trees are proposed as part of the development these will contribute to providing connectivity to the wider environment, as well as providing valuable habitat for a range of wildlife, including bats and birds.
- 5.49 Tree planting will be subject to additional maintenance during the establishment period (for the first 5 years) and thereafter managed to encourage healthy development.
- 5.50 The condition of urban trees is calculated by the number of criteria it passes:
- Good condition = Pass 5-6 criteria;
 - Moderate condition = Pass 3-4 criteria; and
 - Poor condition = Pass 2 or fewer criteria.
- 5.51 The overall condition of proposed trees (referred to as urban trees) is poor, implementing the below operations will ensure proposed trees achieve a poor condition (as detailed within the DEFRA's Statutory Biodiversity Metric Calculation Tool (TEP ref: x10188.003 Version 3.0 (03.2026))).

- 5.52 Table 2 below summarises the condition criteria and timeframe to achieve the target condition.

Table 2: BNG Target Condition Criteria for Proposed Trees (Referred to as Urban Trees)

Urban Trees <i>Proposed Trees</i>		Target Condition: Moderate	Time to achieve target condition: 27 years
Condition Assessment Criteria		Proposed	Management Intentions
A	Tree is a native species (70% in block are native).	Pass	Ensure any self-seeded or newly planted species are native.
B	Tree canopy is predominantly continuous.	Fail	N/A.
C	Tree is mature (50% within block is mature).	Fail	N/A.
D	Little or no evidence of adverse impact on tree health.	Pass	Regularly inspect trees to ensure there is little or no adverse impact to tree health, and if so, operations are in place to monitor this.
E	Natural ecological niches.	Fail	N/A.
F	20% of tree canopy area is oversailing.	Pass	Ensure that 20% of the tree canopy over sails planting below.

- 5.53 Proposed trees will achieve a moderate condition within the Site by targeting criteria D and F.

Maintenance Operation

Weed Control

- 5.54 To reduce excessive competition, a 0.5m diameter and a 75mm depth of fine grade bark mulch will be added to all trees and planting areas, except within the communal garden which is to have a membrane and pea gravel mulch layer. Top up mulch, as required.
- 5.55 Once trees have established successfully, the maintenance of a weed free base can be discontinued.

Re-firming

- 5.56 Newly planted trees will require re-firming as required during September to February.

Stakes and Ties

- 5.57 Where trees are staked, the stakes and ties will be checked quarterly, and it is anticipated that they will need adjusting at least twice annually. Any broken or damaged stakes will be replaced and ties re-fixed at a slightly lower position, allowing for growth since planting.
- 5.58 Remove stakes as necessary, when the tree is suitably established, approximately in Year 5.

Formative Pruning

- 5.59 Young trees will require formative pruning until a height of 3m is attained to maintain a desirable shape as well as to maintain health and vigour between September and February. Pruning and thinning of trees will be in accordance with BS 7370-4:1993 Recommendations for Maintenance of Soft Landscape (Other Than Amenity Turf).

Replacement of Failed Planting

- 5.60 Failed 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.
- 5.61 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.

Watering

- 5.62 Watering may be required during periods of drought in the first couple of years following planting. Water should be applied to the base of the tree and should not be more than 20 litres every other day, as required, between April and September.

Fertiliser

- 5.63 Apply slow-release multi-purpose plant food and soil improver in Autumn during the first 5 years after planting.
- 5.64 Any bark or other weed suppressant should be carefully removed/lifted and fertiliser applied direct to the top layer of soil at the manufacturers recommended rate.

Post Establishment Maintenance

- 5.65 Following the establishment period follow the maintenance stated within the 'existing trees' section paragraph 3.44 to 3.47.

Proposed Hedging

Management Intentions

- 5.66 Ornamental and mixed native hedgerows are proposed as part of the development, these will contribute to providing connectivity to the wider environment, as well as providing valuable habitat for a range of wildlife, including bats and birds.
- 5.67 The condition for hedgerows is calculated against 5 criteria (A1 to D2) with these separated into 5 functional groups.
- 5.68 For hedgerow without trees 5 criteria are required:
- Poor condition (Without trees – Fails no more than 4 criteria or fails both criteria in more than one functional group);
 - Moderate condition (Without trees – Fails no more than 4 criteria in total and does not fail both criteria in more than one functional group);
 - Good condition (Without trees – The total habitat must not fail more than 2 criteria in total and no more than 1 failure in a functional group);
- 5.69 The proposed mixed native hedgerow will achieve a moderate condition (as detailed within the DEFRA's Statutory Biodiversity Metric Calculation Tool (TEP ref: x10188.003 Version 3.0 (03.2026))).
- 5.70 The proposed ornamental hedgerow will achieve a poor condition (as detailed within the DEFRA's Statutory Biodiversity Metric Calculation Tool (TEP ref: x10188.003 Version 3.0 (03.2026))).
- 5.71 Implementing the below operations will ensure the proposed hedgerows achieve their target condition.
- 5.72 Table 3 below summarises the condition criteria and timeframe to achieve the target condition for proposed mixed native hedgerows.
- 5.73 Table 4 summarises the condition criteria and timeframe to achieve the target condition for ornamental hedgerows.

Table 3: BNG Target Condition Criteria for Proposed Mixed Native Hedgerows (Referred to as Native Hedgerows)

Proposed Mixed Native Hedgerow <i>Native Hedgerow</i>	Target Condition: Moderate	Time to achieve target condition: 5 years
Condition Assessment Criteria	Proposed	Management Intentions

Proposed Mixed Native Hedgerow <i>Native Hedgerow</i>		Target Condition: Moderate	Time to achieve target condition: 5 years
A1	Height (>1.5 average along length).	Fail	N/A.
A2	Width (>1.5 average along length).	Pass	Continually manage the hedgerow to achieve a width of >1.5m on average.
B1	Gap (between ground and base of canopy <0.5m for >90% of length).	Pass	Continually manage a gap between the ground and the base of the hedgerow.
B2	Gaps make up <10% of total length; and no canopy gaps >5m.	Fail	N/A.
C1	Undisturbed ground and perennial vegetation.	Pass	Provide buffer areas along hedgerows of undisturbed ground with perennial vegetation.
C2	Nutrient-enriched perennial vegetation.	Pass	Avoid undesirable vegetation indicative of nutrient enrichment of soils e.g. nettle species and docks along the length of the hedgerow.
D1	Invasive and neophyte species.	Pass	Ensure INNS are not present within the hedgerows.
D2	Current damage (>90% free of damage).	Pass	Inspect the vandalism within the hedgerow planting, ensure planting is 90% free from damage. Replacement planting where required.

5.74 Proposed mixed native hedgerows will achieve a moderate condition by targeting condition criteria A2, B1, C1, C2, D1 and D2.

Table 4: BNG Target Condition Criteria for Proposed Ornamental Hedgerows (Referred to as Non-Native ad Ornamental Hedgerow)

Proposed Non-Native and Ornamental Hedgerow <i>Non-Native and Ornamental Hedgerow</i>		Target Condition: Poor	Time to achieve target condition: 1 year
Condition Assessment Criteria		Proposed	Management Intentions
A1	Height (>1.5 average along length).	Fail	N/A.
A2	Width (>1.5 average along length).	Fail	N/A.
B1	Gap (between ground and base of canopy <0.5m for >90% of length).	Fail	N/A.
B2	Gaps make up <10% of total length; and no canopy gaps >5m.	Fail	N/A.
C1	Undisturbed ground and perennial vegetation.	Pass	Provide buffer areas along hedgerows.
C2	Nutrient-enriched perennial vegetation.	Pass	Avoid undesirable vegetation indicative of nutrient enrichment of soils e.g. nettle species and docks along the length of the hedgerow. Weed control.
D1	Invasive and neophyte species.	Pass	Ensure INNS are not present within the hedgerows.
D2	Current damage (>90% free of damage).	Pass	Inspect the vandalism within the hedgerow planting, ensure planting is 90% free from damage. Replacement plant where required.

5.75 Proposed ornamental hedgerows will achieve a poor condition by targeting condition criteria C1, C2, D1 and D2.

Maintenance Operations

Assessment of Structure Planting

- 5.76 Proposed hedgerows will be inspected within the monthly inspection to ensure that the planting is at least 90% free from damage, replacement planting will be undertaken where required.

Weed Control

- 5.77 To reduce excessive competition, a 0.5m diameter and a 75mm depth of fine grade bark mulch will be added to all trees and planting areas, except within the communal garden which is to have a membrane and pea gravel mulch layer. Top up mulch, as required.
- 5.78 Once hedgerows have established successfully, the maintenance of a weed free base can be discontinued.

Fencing

- 5.79 Where planting is protected by protective fencing these will be checked quarterly and adjusted twice annually. Any broken or damaged fencing will be replaced.
- 5.80 Remove fencing as necessary, when the planting is suitably established, approximately in Year 5.

Re-firming

- 5.81 Newly planted hedgerow plants will require re-firming, as required.

Replacement of Failed Planting

- 5.82 Failed 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.
- 5.83 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.

Hedgerow Cutting

- 5.84 The first cut to newly planted hedgerows is recommended in year 3 (dependant on growth) and will consist of 'facing up' either side of the hedge. All hedge cuts must be undertaken using appropriate hand or power tools. Mechanical methods of management, where appropriate, will be used in favour of machinery.

Strimming Underneath Hedgerow

- 5.85 Strimming underneath the hedgerow will ensure that there is a gap between the base of the hedgerow as per all other amenity grassland areas, e.g. fortnightly during the growing season.

INNS

- 5.86 The proposed hedgerows will be monitored during the monthly site inspection, to ensure that no further INNS have established. If INNS are identified, appropriate management interventions will be implemented.

Planting Mixes

Management Intentions

- 5.87 Three different planting palettes are proposed within the development, these include perennial herbaceous, perennial evergreen, grasses, bulbs and climbers. The mixes of planting palettes are important for wildlife and provide suitable habitats and foraging opportunities for species such as birds and bats. Additionally ornamental planting is important for providing ecosystem services, such as resources for pollinators.
- 5.88 Maintenance will focus on maintaining a neat and tidy appearance, which will also encourage plant growth through appropriate horticultural techniques.
- 5.89 The overall condition of the scrub habitat (Planting Palette 03) 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.
- 5.90 The current condition of planting palettes (existing mixed scrub and proposed introduced and mixed scrub) is detailed within the DEFRA's Statutory Biodiversity Metric Calculation Tool (TEP ref: x10188.003 Version 3.0 (03.2026))
- 5.91 Table 5 below summarises the condition change for enhanced mixed scrub and timeframe to achieve the target condition and Table 6 below provides the condition criteria and timeframe to achieve the target condition for created mixed scrub.

Table 5: Baseline and Target BNG Condition Criteria for Enhanced Wildlife Area – Planting Palette 03 (Enhanced Mixed Scrub)

Enhanced Mixed Scrub <i>Wildlife Area – Planting Palette 03</i>		Current Condition: Poor	Target Condition: Moderate	Time to achieve target condition: 5 years
Condition Assessment Criteria		Baseline	Proposed	Management Intentions
A	Scrub is good representation of habitat type.	Pass	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	Fail	Pass	Maintain and develop a good age range across the scrub.
C	Absence of non-native species	Pass	Pass	Continual management of INNS.
D	The scrub has a well-developed edge with scattered scrub	Fail	Fail	N/A.
E	There are clearings, glades and rides	Fail	Fail	N/A.

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

Table 6: BNG Target Condition Criteria for Created Wildlife Area – Planting Palette 03 (Proposed Mixed Scrub)

Proposed Mixed Scrub <i>Wildlife Area – Planting Palette 03</i>		Target Condition: Moderate	Time to achieve target condition: 10 years
Condition Assessment Criteria		Proposed	Management Intentions

Proposed Mixed Scrub <i>Wildlife Area – Planting Palette 03</i>		Target Condition: Moderate	Time to achieve target condition: 10 years
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, removal of current intensive grazing will support the natural regeneration of scrub and support age structure development.
C	Absence of non-native species	Pass	Continual management of invasive non-native species.
D	The scrub has a well-developed edge with scattered scrub	Fail	N/A
E	There are clearings, glades and rides	Fail	N/A

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

5.94 A communal garden - planting palette 02 (introduced shrub) is also proposed as part of the development however there is no applicable condition assessment, therefore will be maintained as per proposed mixed scrub. In the context of the communal garden, this means that the diverse species mix, ages and forms of the perennial herbaceous and shrub planting within this planting palette will be balanced to maximise biodiversity support.

Management Operations

General

Weed Control

5.95 To reduce excessive competition, weeds should be removed regularly. Any weeds that develop at the base of the plants should be removed by hand or other appropriate

means. To reduce excessive competition, a 0.5m diameter and a 75mm depth of fine grade bark mulch will be added to all trees and planting areas, except within the communal garden which is to have a membrane and pea gravel mulch layer.

Replacement of Failed Planting

- 5.96 Failed planting will be removed and replaced as and when required. If there is a continuous failure of a certain species, it should be reviewed and, if appropriate, an alternate species will be planted instead.

Watering

- 5.97 Watering is recommended during periods of drought in the first couple of years following planting. Water should be applied to the base of the planting amount relevant to the specific species, as required, between April and September.

Shrubs

Pruning

- 5.98 Pruning will be undertaken to clear deadwood, promote healthy growth and produce desired growth of flowers, fruit, foliage, or winter colour as appropriate. Pruning will also include for clearing out crossing and damaged branches.
- 5.99 Branches to be removed should be taken back to an outward facing node and cut cleanly approximately one inch above on a diagonal angle. Pruning will be undertaken carefully by manual means with appropriate hand tools such as secateurs or loppers, which should be regularly sharpened and cleaned after use to prevent the potential spread of disease.
- 5.100 Where pruning is limited to the extent of the current year's growth, work can be carried out at any time of year. If the pruning will be extensive then the works should be undertaken outside of bird nesting season.

Herbaceous Perennials

Deadheading

- 5.101 Herbaceous perennials should be deadheaded throughout the growing season to maintain aesthetic value and to encourage the production of new flowers, extending the flowering season.
- 5.102 Early flowering species can be cut to near ground level after flowering to encourage late summer flowering. These will then be cut back again in between September and November or March and May.

Vegetation Removal

- 5.103 Dead, broken, damaged, diseased stems will be removed throughout the year. Maintenance must be undertaken carefully by manual means with appropriate hand tools such as shears or secateurs, which should be regularly sharpened and cleaned after use to prevent the potential spread of disease and INNS.

Soil aeration

- 5.104 Any areas of bare soil will be hand cultivated with appropriate tools by aerating and turning the soil to remove compacted areas and breaking the surface crust and removing weed growth. This operation should be undertaken prior to the application of mulch or may require any bark or other weed suppressant should be carefully removed and replaced. Care will be taken not to damage plants and their root structures.

Fertiliser

- 5.105 The mulch will be lifted or removed, and a suitable all-purpose organic soil fertiliser (NPK 5-5-5) will be turned into the soil in autumn to maintain appropriate growing medium for the plants throughout the following growing season where feasible.

Climbers

Check and Adjusting Ties

- 5.106 To ensure maximum coverage, ties will be used to train the stems. Ties will be checked annually and adjusted quarterly to ensure they are not damaging the stems.

Pruning

- 5.107 Light pruning of the stems using appropriate horticultural techniques will encourage growth and help maximise coverage of the screen, as required during the growing season.

Replacement of Failed Planting

- 5.108 Failed planting will be removed and replaced with the same species in the first five years following establishment. 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.

Bulb planting

Grass Cutting

- 5.109 Approximately 6-8 weeks after flowering, the bulb planted area will be cut with the surrounding grass.

Wildflower Meadow Mix

Management Intentions

- 5.110 Two areas of wildflower meadow mix will be enhanced as part of the proposed development to introduce ecological diversity and valuable wildlife habitats for amphibians, birds and bats.
- 5.111 The condition of other neutral grassland is calculated by the number of criteria it passes:
- Good condition = Pass 5 or 6 criteria including essential A and F;
 - Moderate condition = Pass 3-5 criteria including essential A; and
 - Poor condition = Passes 2 or fewer criteria.
- 5.112 The overall condition of wildflower meadow mix (referred to modified grassland enhanced and other neutral grassland) is detailed within the DEFRA's Statutory Biodiversity Metric Calculation Tool (TEP ref: x10188.003 Version 3.0 (03.2026)).
- 5.113 Table 7 provides a summary of condition criteria and timeframe to achieve the target condition for enhanced wildflower meadow mix (from poor to moderate), Table 8 provides a summary of wildflower meadow mix (from poor to moderate), and Table 9 provides a summary of created wildflower meadow mix.

Table 7: Baseline and Target BNG Condition Criteria for Enhanced Wildflower Meadow Mix (Enhancement from Modified Grassland – Poor to Other Neutral Grassland – Moderate)

Other Neutral Grassland (Enhanced Modified Grassland) <i>Wildflower Meadow Mix</i>		Current Condition: Modified Grassland – Poor	Target Condition: Other Neutral Grassland - Moderate	Time to achieve target condition: 10 years
Condition Assessment Criteria		Baseline	Proposed	Management Intentions
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description	Fail	Pass	Additional seeding where required to ensure there are 6-8 vascular plant species per m2 is present.

Other Neutral Grassland (Enhanced Modified Grassland) <i>Wildflower Meadow Mix</i>		Current Condition: Modified Grassland – Poor	Target Condition: Other Neutral Grassland - Moderate	Time to achieve target condition: 10 years
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail	Pass	Vary sward height throughout the grassland area to provide microclimates.
C	Cover of bare ground is between 1% and 5%, including localised areas.	Pass	Fail	Ensure bare ground is created however only in localised areas.
D	Cover of bracken is less than 20% and scrub is less than 5%	Pass	Pass	Reduce the cover of bracken to be less than 20% and scrub to be less than 5%.
E	Combined cover of species indicative of sub-optimal condition and physical damage accounts for less than 5% of the total area. Monitor INNS.	Pass	Pass	Ensure a combined species cover is of sub-optimal condition and that physical damage accounts for less than 5% of the total area.

Other Neutral Grassland (Enhanced Modified Grassland) <i>Wildflower Meadow Mix</i>		Current Condition: Modified Grassland – Poor	Target Condition: Other Neutral Grassland - Moderate	Time to achieve target condition: 10 years
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type.	Fail	Fail	Continual management of the grassland to ensure there are 10 or more vascular plant species per m ² .

Table 8: Baseline and Target BNG Condition Criteria for Enhanced Wildflower Meadow Mix (Enhancement from Modified Grassland – Moderate to Other Neutral Grassland – Moderate)

Other Neutral Grassland (Enhanced Modified Grassland) <i>Wildflower Meadow Mix</i>		Current Condition: Modified Grassland – Poor	Target Condition: Other Neutral Grassland - Moderate	Time to achieve target condition: 10 years
Condition Assessment Criteria		Baseline	Proposed	Management Intentions
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description	Fail	Pass	Additional seeding where required to ensure there are 6-8 vascular plant species per m ² is present.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail	Pass	Vary sward height throughout the grassland area to provide microclimates.

Other Neutral Grassland (Enhanced Modified Grassland) <i>Wildflower Meadow Mix</i>		Current Condition: Modified Grassland – Poor	Target Condition: Other Neutral Grassland - Moderate	Time to achieve target condition: 10 years
C	Cover of bare ground is between 1% and 5%, including localised areas.	Pass	Fail	Ensure bare ground is created however only in localised areas.
D	Cover of bracken is less than 20% and scrub is less than 5%	Pass	Pass	Reduce the cover of bracken to be less than 20% and scrub to be less than 5%.
E	Combined cover of species indicative of sub-optimal condition and physical damage accounts for less than 5% of the total area. Monitor INNS.	Pass	Pass	Ensure a combined species cover is of sub-optimal condition and that physical damage accounts for less than 5% of the total area.
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type.	Fail	Fail	Continual management of the grassland to ensure there are 10 or more vascular plant species per m ² .

Table 9: BNG Target Condition Criteria for Proposed Wildflower Meadow Mix (Other Neutral Grassland – Moderate)

Other Neutral Grassland <i>Proposed Wildflower Meadow Mix</i>	Target Condition: Other Neutral Grassland - Moderate	Time to achieve target condition: 5 years
Condition Assessment Criteria	Proposed	Management Intentions

Other Neutral Grassland <i>Proposed Wildflower Meadow Mix</i>		Target Condition: Other Neutral Grassland - Moderate	Time to achieve target condition: 5 years
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description	Pass	Additional seeding where required to ensure there are 6-8 vascular plant species per m2 is present.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Pass	Vary sward height throughout the grassland area to provide microclimates.
C	Cover of bare ground is between 1% and 5%, including localised areas.	Fail	Ensure bare ground is created however only in localised areas.
D	Cover of bracken is less than 20% and scrub is less than 5%	Pass	Reduce the cover of bracken to be less than 20% and scrub to be less than 5%.
E	Combined cover of species indicative of sub-optimal condition and physical damage accounts for less than 5% of the total area. Monitor INNS.	Pass	Ensure a combined species cover is of sub-optimal condition and that physical damage accounts for less than 5% of the total area.

Other Neutral Grassland <i>Proposed Wildflower Meadow Mix</i>		Target Condition: Other Neutral Grassland - Moderate	Time to achieve target condition: 5 years
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type.	Fail	Continual management of the grassland to ensure there are 10 or more vascular plant species per m ² .

5.114 Enhanced wildflower meadow mix areas will achieve a moderate condition by targeting, criteria A, B, D and E.

5.115 Proposed wildflower meadow mix areas will achieve a moderate condition by targeting, criteria A, B, D and E.

Capital Works to Enhanced Grassland Areas

5.116 Capital works will be required to assist in developing the floristic diversity of the grassland areas by increasing growth of herb and wildflower species within grassland swards.

5.117 The enhanced wildflower meadow mix areas will be topped in spring, prior to bird nesting season, to a height of 7cm with all arisings removed.

5.118 During the summer, weed control will be undertaken across all habitat parcels and will remove all unwanted perennial weeds including docks and other injurious weeds such as ragwort, where possible weeds will be dug out by hand and removed from the Site.

5.119 A cut will be undertaken in late summer with arisings collected and removed from Site this will reduce nitrogen re-entering the soil from the cut sward. Following the cut, if weather conditions are favourable for grass, it may be necessary to complete another cut in September with arisings collected and removed. Following the cut and collect the grassland areas will be harrowed and scarified to break up the thatch and create areas of bare soil, providing the opportunity for herbs and forbs to develop within the perennial grasses.

Overseeding

5.120 After harrowing in autumn, the area will be overseeded with a wildflower mix immediately with Emorsgate EM1 General Purpose Meadow Grass Mixture.

Maintenance Operations

Grass Cutting

- 5.121 The wildflower sward will be cut to a height of no less than 150mm every 6-8 weeks between April and September in the first year. Arisings will be collected and removed off-site.
- 5.122 From year two onwards, the grass will be cut annually once seed heads have dropped in late September.
- 5.123 Two thirds of the grass will be cut in a semi-random rotational pattern (working outwards or from one side to the other). Within this area, the cut height will vary in random patches/swathes between 300mm and a minimum 150mm.
- 5.124 Arisings will be left in situ for 24 hours to allow flower seed to disperse. The arisings will then be raked and removed from the Site to prevent soil nutrient enrichment and to retain the desired species composition.
- 5.125 Grass cutting will be avoided between mid-March and August (inclusive) to prevent risk of disturbance and destruction to nesting birds.

Cultivating and Re-seeding

- 5.126 Any bare ground will be cultivated and re-seeded with Species Rich Lawn Turf (WFT-Species-Rich-26) as required to successfully re-establish a sward. This will be carried out twice annually between August and October.

Weed Control

- 5.127 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.

Fertiliser Use

- 5.128 Fertiliser is not to be applied to any of the wildflower areas to conserve the development of a diverse sward.

Amenity Lawn

Management Intentions

- 5.129 Amenity lawn and Planting Palette 01 – Parking Area / Main Footpaths are proposed within the development and will be managed as required to facilitate a tidy appearance as well as facilitating safe public usage.

- 5.130 The condition of amenity grassland is calculated by the number of criteria it passes:
- Good condition - Pass 6-7 criteria, including Condition Assessment Criteria A which is essential;
 - Moderate condition - Pass 4-5 criteria, including Condition Assessment Criteria A; and
 - Poor condition - Pass 3 or fewer criteria, including Condition Assessment Criteria A or passes 4-6 criteria, excluding Condition Assessment Criteria A.
- 5.131 The overall condition of amenity lawn and Planting Palette 01 – Parking Area / Main Footpaths (referred to as modified grassland) is detailed within the DEFRA's Statutory Biodiversity Metric Calculation Tool (TEP ref: x10188.003 Version 3.0 (03.2026)).
- 5.132 Table 10 provides a summary of the target condition and timeframe to achieve the target condition for amenity grassland.

Table 10: BNG Target Condition Criteria for Amenity Grass and Planting Palette 01 – Parking Area / Main Footpaths (Referred to as Modified Grassland)

Amenity Grassland <i>Amenity lawn</i>		Target Condition: Moderate	Time to achieve target condition: 4 years
Condition Assessment Criteria		Proposed	Management Intentions
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description	Pass	Re-seed to ensure the grassland continues to provide a good representation habitat.

Amenity Grassland <i>Amenity lawn</i>		Target Condition: Moderate	Time to achieve target condition: 4 years
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Pass	Vary sward height throughout the grassland area to provide microclimates.
C	Some scattered scrub (Including bramble) may be present, but scrub accounts for less than 20% of total grassland area.	Pass	Reduce the amount of scattered scrub through continual management.
D	Physical damage is evident in less than 5% of total grassland area.	Pass	Monitoring to ensure physical damage is less than 5%.
E	Cover of bare ground is between 1% and 10%, including localised areas.	Pass	Continual management to ensure the bare ground cover is between 1% and 10%.
F	Cover of bracken is less than 20%	Pass	Continual management to ensure bracken cover is less than 20%
G	Absence of non-native species	Pass	Monitoring for new INNS species within the grassland area.

5.133 Amenity lawn will achieve a moderate condition by targeting all condition criteria.

Maintenance Operations

Grass Cutting

- 5.134 The modified grassland will be cut to a height of no less than 150mm every 6-8 weeks between April and September in the first year.
- 5.135 From year two onwards, the grass will be cut annually once seed heads have dropped in late September.
- 5.136 Two thirds of the grass will be cut in a semi-random rotational pattern (working outwards or from one side to the other). Within this area, the cut height will vary in random patches/swathes between 300mm and a minimum 150mm.
- 5.137 Arisings will be left in situ for 24 hours to allow flower seed to disperse. The arisings will then be raked and removed from the Site to prevent nutrient enrichment and to retain the desired species composition.
- 5.138 Grass cutting will be avoided between mid-March and August (inclusive) to prevent risk of disturbance and destruction to nesting birds.

Cultivating and Re-seeding

- 5.139 Any bare ground will be cultivated and re-seeded as required to successfully establish sward. This will be carried out twice annually between August and October.

Weed Control

- 5.140 Weed control and bracken management 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.

Shrub/Bulb Maintenance

- 5.141 Where shrubs (e.g. hebe) are proposed within the Planting Palette 01 – Parking Area / Main Footpaths mix, refer to maintenance operations detailed in paragraph 5.98 - 5.100. The remaining areas will be maintained as outlined above.



Landscape Features Associated with Site-Wide Management

Paving

Management Intention

- 5.142 Various paving types are proposed within the development, these will be maintained as safe, clean and useable. Maintenance will focus on clearing any slip and trip hazards.

Maintenance Operations

Inspections and Remedial Measures

- 5.143 Paving will be inspected during the monthly site inspection. Any potential slip or trip hazards will be made safe as soon as possible.
- 5.144 Repairs will be carried out as required, the surfacing will be replaced in line with the manufacturer's recommendations and conform to the original design specification as specified on the Hardworks Plan (TEP ref: D10188.100 Rev P01).

Cleaning

- 5.145 Paving will be cleaned annually using soapy water (acid-free) with a stiff brush which will disturb any emerging weeds and remove detritus from the paving surface.

Encroaching Vegetation

- 5.146 Encroaching vegetation will be managed manually as required using an appropriate edging tool.

Benches

Management Intention

- 5.147 Timber garden and curved timber slatted benches are proposed as part of the development. Benches will be maintained to a safe, clean and functional condition.

Maintenance Operations

Inspections and Remedial Measures

- 5.148 Benches will be inspected during the monthly site inspection.
- 5.149 Any bench considered unsafe will be removed or made safe and or replaced as soon as possible. Repairs will be carried out as required, the benches will be replaced in

line with the manufacturer's recommendations and conform to the original design specification as specified on the Hardworks Plan (TEP ref: D10188.100 Rev P01).

- 5.150 Graffiti removal will be carried out as required.

Raised Beds

Management Intention

- 5.151 Raised beds are proposed as part of the development. Raised beds will be maintained to a safe, clean and functional condition.

Maintenance Operations

Inspections and Remedial Measures

- 5.152 Raised beds will be inspected during the monthly site inspection.
- 5.153 Any raised beds considered unsafe will be removed or made safe and or replaced as soon as possible. Repairs will be carried out as required, the raised beds will be replaced in line with the manufacturer's recommendations and conform to the original design specification as specified on the Hardworks Plan (TEP ref: D10188.100 Rev P01).
- 5.154 Graffiti removal will be carried out as required.

Bat Boxes

Management Intention

- 5.155 One Isabella Bat Box is proposed on a retained tree in the southeast of the Site. The location can be found within the Biodiversity Enhancement and Management Plan (TEP ref: 11130.01.001 Version 1) see Drawing 8 for specific locations. This box will be maintained in a viable condition to provide roost habitat throughout the year.

Maintenance Operations

Inspections and Remedial Measures

- 5.156 Bat boxes will be inspected from the ground to ensure they remain in viable condition. This will be undertaken annually and will be completed during the routine monthly site inspection in November.
- 5.157 Where any bat box is found to be damaged, it will be replaced a similar model prior to the following February.

- 5.158 In the event that the bat box is occupied by wasp or hornets, the box will either be relocated to a safe place away from regularly accessed public places or be removed from site, as desired, and a replacement box will be installed.

Decorative Bird Bath

Management Intentions

- 5.159 A decorative bird bath is proposed within the development. This will provide bathing and preening opportunities for birds, as baths help to remove dirt and other debris. Routine inspections will ensure the water is clean and provides bathing opportunities.

Maintenance Operations

Inspections and Remedial Measures

- 5.160 The decorative bird bath will be inspected during the monthly site inspection.
- 5.161 Any decorative bird bath considered unsafe will be removed or made safe and or replaced as soon as possible. Repairs will be carried out as required, the decorative bird bath will be replaced in line with the manufacturer's recommendations and conform to the original design specification as specified on the Hardworks Plan (TEP ref: D10188.100 Rev P01).

Cleansing and refill

- 5.162 The decorative bird bath will be cleansed monthly and refilled with fresh cold water.

Existing Galvanized Palisade Fencing

Management Intentions

- 5.163 Existing galvanised palisade fencing will be incorporated into the proposed development. The galvanised palisade fencing will be maintained for its functionality and aesthetic value. Routine inspections will ensure that any damaged fencing is repaired or replaced as quickly as possible to prevent a risk to health and safety.

Maintenance Operations

Inspections and Remedial Measures

- 5.164 The existing galvanised palisade fencing will be inspected during the monthly site inspection.
- 5.165 Any existing galvanised palisade fencing considered unsafe will be removed or made safe and or replaced as soon as possible. Repairs will be carried out as required, the existing galvanised palisade fencing will be replaced in line with the manufacturer's

recommendations and conform to the original design specification as specified on the Boundary Treatment Plan (TEP ref: D10188.002 Rev P01).

- 5.166 Graffiti removal will be carried out as required.

Re-painting

- 5.167 The existing galvanised palisade fencing will be re-painted to retain a tidy appearance approximately every five years, dependent on condition.

Timber Fencing and Railings

Management Intentions

- 5.168 Timber fencing and railings are proposed within the development. The timber fencing and railings will be maintained for their functionality and aesthetic value. Routine inspections will ensure that any damaged fencing is repaired or replaced as quickly as possible to prevent a risk to health and safety.

Maintenance Operations

Inspections and Remedial Measures

- 5.169 Timber fencing and railings will be inspected during the monthly site inspection.
- 5.170 Any timber fencing and railings considered unsafe will be removed or made safe and or replaced as soon as possible. Repairs will be carried out as required, the timber fencing and railings will be replaced in line with the manufacturer's recommendations and conform to the original design specification as specified on the Boundary Treatment Plan (TEP ref: D10188.002 Rev P01).
- 5.171 Graffiti removal will be carried out as required.

Re-painting

- 5.172 Railings will be re-painted to retain a tidy appearance approximately every five years, dependent on condition.

Existing Brick Wall

Management Intentions

- 5.173 The brick wall will be incorporated into the proposed development. The brick wall will be maintained for its functionality and aesthetic value. Routine inspections will ensure that any damaged wall is repaired or replaced as quickly as possible to prevent a risk to health and safety.

Maintenance Operations

Inspections and Remedial Measures

- 5.174 The existing brick wall will be inspected during the monthly site inspection.
- 5.175 Any existing brick wall considered unsafe will be removed or made safe as soon as possible. Repairs will be carried out as required, the existing brick wall will be replaced in line with the manufacturer's recommendations and conform to the original design specification as specified on the Boundary Treatment Plan (TEP ref: D10188.002 Rev P01).
- 5.176 Graffiti removal will be carried out as required.

6.0 Habitat Monitoring and Review Schedule

BNG Monitoring

- 6.1 British Standard 8683 2021 and BNG Good Practice Principles for Development, A Practical Guide 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.
- 6.2 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.
- 6.3 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

- 6.4 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. 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.
- 6.5 The managing organisation will be responsible for undertaking the informal and formal reviews of this Management Plan and updating management and maintenance operations to ensure the long-term success of the habitats and compliance with BNG commitments.
- 6.6 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

- 6.7 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.
- 6.8 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 schedule included in the table below and detailed in Appendix C.

Table 11: Key Measures for Monitoring Habitat Features: Existing Woodland (Retained Other Woodland Broadleaved)

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Other Woodland Broadleaved Existing Woodland Poor	Other Woodland Broadleaved Existing Woodland Moderate	1, 5, 10, 15, 20, 25 and 30	10 years
Key Measures Continue to monitor age distribution and implement whip planting when required. Review damage and implement appropriate management interventions where required e.g., protecting fencing. Management will monitor the presence of INNS species to ensure control and removal as necessary. Management will review species composition to ensure no one species forms a monoculture. Review woodland density to inform appropriate management interventions e.g., thinning of woodland. 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. 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. Continually manage the vegetation and ground flora. Thinning and coppicing existing trees to allow natural regeneration. Promote deadwood habitat and facilitate approximately 25-50% in all compartments through habitat piles, standing deadwood and retaining dead branches and stumps. Implement appropriate interventions where required to ensure viable tree health.			

Table 12: Key Measures for Monitoring Habitat Features: Existing Trees (Retained Urban Trees)

Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Urban Trees Existing Trees Moderate	1, 5, 10, 15, 20, 25 and 30	1 year
Prior to any tree surgery and/or felling being carried out it will be necessary to apply to Bury Council to gain consent for the works. Tree and branch failures will be removed where they present an obstruction or hazard. Mowing and strimming of the amenity grass areas adjacent to tree planting will be undertaken with care to avoid damage to buttresses, bark and surface roots. This will be undertaken fortnightly during the growing season.		

Table 13: Key Measures for Monitoring Habitat Features: Proposed Trees (Created Urban Trees)

Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Urban Trees Proposed Trees Moderate	1, 5, 10, 15, 20, 25, 27 and 30	27 years
Ensure any self-seeded or newly planted species are native. Regularly inspect trees to ensure there is little or no adverse impact to tree health, and if so, operations are in place to monitor this. Ensure that 20% of the tree canopy over sails planting below.		

Table 14: Key Measures for Monitoring Habitat Features: Proposed Mixed Native Hedgerow (Created Proposed Native Hedgerow)

Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Proposed Native Hedgerow Proposed Mixed Native Hedgerow Moderate	1, 5, 10, 15, 20, 25 and 30	5 years
Continually manage the hedgerow to achieve a width of >1.5m on average. Continually manage a gap between the ground and the base of the hedgerow. Provide buffer areas along hedgerows of undisturbed ground with perennial vegetation.		

Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Avoid undesirable vegetation indicative of nutrient enrichment of soils e.g. nettle species and docks along the length of the hedgerow. Ensure INNS are not present within the hedgerows. Create and maintain buffer strips along the length of the hedgerows and their associated flora by maintaining agricultural fencing to safeguard from grazing pressures.		

Table 15: Key Measures for Monitoring Habitat Features: Proposed Ornamental Hedgerows (Created Proposed Non-Native and Ornamental Hedgerow)

Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Proposed Non-Native and Ornamental Hedgerow Proposed Ornamental Hedgerow Poor	1, 5, 10, 15, 20, 25 and 30	1 year
Provide buffer areas along hedgerows of undisturbed ground with perennial vegetation. Avoid undesirable vegetation indicative of nutrient enrichment of soils e.g. nettle species and docks along the length of the hedgerow. Ensure INNS are not present within the hedgerows. Create and maintain buffer strips along the length of the hedgerows and their associated flora by maintaining agricultural fencing to safeguard from grazing pressures.		

Table 16: Key Measures for Monitoring Habitat Features: Enhanced Wildlife Area – Planting Palette 03 (Enhanced Mixed Scrub)

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Enhanced Mixed Scrub Wildlife Area – Planting Palette 03 Poor	Enhanced Mixed Scrub Wildlife Area – Planting Palette 03 Moderate	1, 5, 10, 15, 20, 25 and 30	5 years
Key Measures Maintain appropriate species diversity so that mixed scrub is representative of UKHab description (No one species comprising 75% of the cover). Maintain and develop a good age range across the scrub.			

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Continual management of INNS.			

Table 17: Key Measures for Monitoring Habitat Features: Created Wildlife Area – Planting Palette 03 (Created Mixed Scrub)

Baseline Habitat Condition Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Created Mixed Scrub Wildlife Area – Planting Palette 03 Moderate	1, 5, 10, 15, 20, 25 and 30	10 years
Key Measures Maintain appropriate species diversity so that mixed scrub is representative of UKHab description (No one species comprising 75% of the cover). Maintain and develop a good age range across the scrub, support natural regeneration of scrub and support age structure development. Continual management of INNS.		

Table 18: Key Measures for Monitoring Habitat Features: Created Communal Garden – Planting Palette 02 (Created Introduced Shrub)

Baseline Habitat Condition Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Created Mixed Scrub Wildlife Area – Planting Palette 03 Moderate	1, 5, 10, 15, 20, 25 and 30	1 year
Key Measures Maintain appropriate species diversity so that mixed scrub is representative of UKHab description (No one species comprising 75% of the cover). Maintain and develop a good age range across the scrub, removal of current intensive grazing will support the natural regeneration of scrub and support age structure development. Continual management of INNS.		

Table 19: Key Measures for Monitoring Habitat Features: Enhanced Wildflower Meadow Mix (Enhanced Modified Grassland – Poor to Other Neutral Grassland - Good)

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Other Neutral Grassland (Enhanced Modified Grassland) Wildflower Meadow Mix Poor	Other Neutral Grassland Wildflower Meadow Mix Moderate	1, 5, 10, 15, 20, 25 and 30	10 years
Key Measures Additional seeding where required to ensure there are 6-8 vascular plant species per m2 is present. Vary sward height throughout the grassland area to provide microclimates. Reduce the amount of scattered scrub through continual management. Monitoring to ensure physical damage is less than 5%. Continual management to ensure the bare ground cover is between 1% and 10%. Continual management of the grassland to ensure there are 10 or more vascular plant species. Monitoring for new INNS species within the grassland area.			

Table 20: Key Measures for Monitoring Habitat Features: Enhanced Wildflower Meadow Mix (Enhanced Modified Grassland – Moderate to Other Neutral Grassland - Good)

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Other Neutral Grassland (Enhanced Modified Grassland) Wildflower Meadow Mix Poor	Other Neutral Grassland Wildflower Meadow Mix Moderate	1, 5, 10, 15, 20, 25 and 30	10 years
Key Measures Additional seeding where required to ensure there are 6-8 vascular plant species per m2 is present. Vary sward height throughout the grassland area to provide microclimates. Reduce the amount of scattered scrub through continual management. Monitoring to ensure physical damage is less than 5%.			

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Continual management to ensure the bare ground cover is between 1% and 10%. Continual management of the grassland to ensure there are 10 or more vascular plant species. Monitoring for new INNS species within the grassland area.			

Table 21: Key Measures for Monitoring Habitat Features: Proposed Wildflower Meadow Mix (Other Neutral Grassland)

Baseline Habitat Condition Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Other Neutral Grassland Wildflower Meadow Mix Moderate	1, 5, 10, 15, 20, 25 and 30	5 years
Key Measures Maintain appropriate species diversity so that mixed scrub is representative of UKHab description (No one species comprising 75% of the cover). Maintain and develop a good age range across the scrub, removal of current intensive grazing will support the natural regeneration of scrub and support age structure development. Continual management of INNS.		

Table 22: Key Measures for Monitoring Habitat Features: Proposed Amenity Lawn (Modified Grassland)

Baseline Habitat Condition Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Amenity Grassland Amenity Lawn and Footpath Palette 01 Moderate	1, 4, 5, 10, 15, 20, 25 and 30	4 years
Key Measures Re-seed to ensure the grassland continues to provide a good representation habitat. Vary sward height throughout the grassland area to provide microclimates. Reduce the amount of scattered scrub through continual management. Monitoring to ensure physical damage is less than 5%. Continual management to ensure the bare ground cover is between 1% and 10%. Continual management to ensure bracken cover is less than 20% Monitoring for new INNS species within the grassland area.		

Site Wide Monitoring

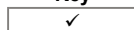
- 6.9 The below table includes key measures for monitoring landscape and community features within the Site to ensure the Site continues to support the needs and requirements of its site visitors.

Table 23: Key Measures for Monitoring Landscape Features

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? 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?
Paving	Carry out an inspection to ensure weed free appearance and remove trip or slip hazards. Note any damage and carry out repairs as required. Paving will be cleaned using soapy water and encroaching vegetation will be cut back.
Benches	Carry out an inspection to note any damage and carry out repairs/ replacement. Graffiti removal as required.
Raised Beds	Carry out an inspection to note any damage and carry out repairs/ replacement. Graffiti removal as required.
Bat Box	Carry out an inspection to note any damage and carry out repairs/ replacement.
Decorative Bird Bath	Carry out an inspection to note any damage and carry out repairs/ replacement. Cleanse monthly and re-fresh with cold water.
Existing Galvanized Palisade Fencing	Carry out an inspection to note any damage which poses a risk to public health and safety and carry out repairs. Re-paint as required.
Timber Fencing and Railings	Carry out an inspection to note any damage which poses a risk to public health and safety and carry out repairs.
Existing Brick Wall	Carry out an inspection to note any damage and carry out repairs/ replacement. Graffiti removal as required.

Appendix A: Landscape Maintenance Schedules

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
Inspections, Surveys and Cleansing														
Health and Safety														
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.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tree Risk Management Strategy														
Prior to transfer of public open space land into stewardship Bolton at Home 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.	1	Year 1	✓	✓	✓	✓						✓	✓	✓
Site Cleansing														
A litter pick of the Site will be carried out fortnightly. All litter will be removed and disposed of in an authorised manner.	26	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove fly-tipping and graffiti as soon as possible.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscape Elements Associated with BNG														
Existing Woodland (Enhanced Other Woodland Broadleaved - Poor to Moderate Condition)														
Prior to any tree surgery and/or felling being carried out it will be necessary to apply to Bury Council to gain consent for the works.	1	Year 1	✓	✓	✓	✓						✓	✓	✓
Trees for thinning will be cut to a level stump length of 150 mm for treatment with chemical treatment. The chemical treatment chosen should be approved by Bury Council in line with their Pesticide and Herbicide Reduction Strategy in the Carbon Action Plan.	N/A	Every 5 years	✓	✓	✓	✓						✓	✓	✓
Trees for coppicing will be cut back to 50 mm above ground level. Where several stems are coppiced, 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. Wood under 250 mm diameter collected from maintenance works will, wherever possible, be chipped and used sustainably on Site. Wood greater than 250 mm diameter will be logged and used to create deadwood piles.	N/A	Every 5 years	✓	✓	✓	✓						✓	✓	✓
Creation of rides will mimic natural processes (e.g. storms) which open expanses of woodland to sunlight will allow ground flora and taller grass swards to thrive and felled trees to create deadwood habitat.	N/A	Every 2 years	✓	✓	✓	✓						✓	✓	✓
INNS monitoring and appropriate management interventions where required.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Whip planting if required within the woodland to increase species mixes and diversity. Bark mulch will be applied to the base of the new trees to a 0.5m diameter and a 75mm depth to reduce competition from weed species.	3 to 5	All years									✓	✓		
Existing Trees (Retained Urban Trees - Moderate Condition)														
Prior to any tree surgery and/or felling being carried out it will be necessary to apply to Bury Council to gain consent for the works.	1	Year 1	✓	✓	✓	✓						✓	✓	✓
Tree works will be undertaken at the discretion of a qualified arboriculturist and form part of Tree Risk Management (sections 5.10 to 5.12).	12	All years	✓	✓	✓	✓						✓	✓	✓

Landscape Maintenance Schedules



✓

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
Mowing and strimming of the amenity grass areas adjacent to tree planting will be undertaken with care to avoid damage to buttresses, bark and surface roots.	16	All years					✓	✓	✓	✓	✓			
Proposed Trees (Proposed Urban Trees - Moderate Condition)														
To reduce excessive competition, a 0.5m diameter and a 75mm depth of fine grade bark mulch will be added to all trees and planting areas, except within the communal garden which is to have a membrane and pea gravel mulch layer.	1	1 to 5										✓	✓	
Top up bark mulch to 75mm depth and top up/tidy gravel pea gravel mulch layer in the communal garden.	As required	1 to 5										✓	✓	
Remove weed free base	1	Year 5										✓	✓	
Re-firm newly planted trees as required.	As required	1 to 5	✓	✓								✓	✓	✓
Check stakes and ties quarterly, adjust twice annually.	4	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replace any damaged or missing stakes and ties.	As required	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove stakes and ties.	1	Year 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Formative prune to maintain health and vigour.	N/A	5 to 10	✓	✓								✓	✓	✓
Replace failed or damaged deciduous species.	1	1 to 5	✓	✓	✓								✓	✓
Replace failed or damaged evergreen species.	1	1 to 5	✓	✓	✓	✓						✓	✓	✓
Water new planting, as required.	As required	1 to 5				✓	✓	✓	✓	✓	✓			
Apply slow release multi-purpose plant food and soil improver.	1	1 to 5										✓	✓	
Proposed Hedgerows (Proposed Native Hedgerows - Moderate Condition) (Proposed Non-Native and Ornamental Hedgerows - Poor Condition)														
Inspect hedgerows to assess structure planting to ensure at least 90% free from damage, replacement planting will be undertaken where required.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
To reduce excessive competition, a 0.5m diameter and a 75mm depth of fine grade bark mulch will be added to all trees and planting areas, expect within the communal garden which is to have a membrane and pea gravel mulch layer.	1	1 to 5										✓	✓	
Top up bark mulch to 75mm depth and top up/tidy gravel pea gravel mulch layer in the communal garden.	As required	1 to 5										✓	✓	
Remove weed free base.	1	Year 5										✓	✓	
Check fencing quarterly, adjust twice annually.	4	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replace any damaged or missing fencing.	As required	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove fencing.	1	Year 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Re-firm new planting as required.	1	1 to 5	✓	✓								✓	✓	✓
Replace failed or damaged deciduous species.	1	1 to 5	✓	✓	✓								✓	✓
Replace failed or damaged evergreen species.	1	1 to 5	✓	✓	✓	✓						✓	✓	✓
Formative 'facing up' of the hedgerow will establish dense branch growth annually in September.	1	Years 3+										✓		
Strim underneath the hedgerow during the grass growing season.	16	All years					✓	✓	✓	✓	✓			
INNS monitoring and appropriate management interventions where required.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Planting Mixes (Enhanced Mixed Scrub - Wildlife Area Planting Palette 03 - Poor Condition to Moderate Condition) (Created Mixed Scrub - Wildlife Area Planting Palette 03 - Moderate Condition) (Created Communal Garden - Planting Palette 02 - Condition Assessment N/A)														
General														

Land off Fletcher Fold

Landscape Maintenance Schedules



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
Weed control should be undertaken quarterly. Where feasible, weeds should be hand pulled.	4	All years				✓	✓	✓	✓	✓	✓			
To reduce excessive competition, a 0.5m diameter and a 75mm depth of fine grade bark mulch will be added to all trees and planting areas, expect within the communal garden which is to have a membrane and pea gravel mulch layer.	As required	1 to 5									✓	✓		
Top up bark mulch to 75mm depth and top up/tidy gravel pea gravel mulch layer in the communal garden.	As required	1 to 5									✓	✓		
Replace failed or damaged deciduous species.	1	1 to 5	✓	✓	✓								✓	✓
Replace failed or damaged evergreen species.	1	1 to 5	✓	✓	✓	✓					✓	✓	✓	✓
Plants should be watered during period of drought.	As required	All years				✓	✓	✓	✓	✓	✓			
Shrubs														
Pruning will be undertaken to clear deadwood, promote healthy growth and produce desired growth of flowers.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Herbaceous Perennials														
Deadhead herbaceous plants throughout the growing season to maintain aesthetic value and encourage new growth.	As required	All years				✓	✓	✓	✓	✓	✓			
Cut back early flowering perennials near to ground level.	1	All years			✓	✓	✓			✓	✓	✓		
Dead, broken, damaged and diseased stems will be removed throughout the year, as required. Maintech will be undertaken manually with hand tools, which will be regularly cleaned and maintained after every use to reduce the potential spread of INNS.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bare soil will be hand cultivated with appropriate tools, aerating and turning the soil to remove compacted area annually. Care will be taken not to damage root structures.	1	All years									✓			
Apply slow release multi-purpose plant food and soil improver.	1	1 to 5								✓	✓	✓		
Climbers														
To ensure maximum coverage, ties will be used to train the stems. Ties will be checked annually to ensure they are not damaging the stems. Adjusted quarterly.	4	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light pruning of the stems using appropriate horticultural techniques will encourage growth and help maximise coverage of the screen.	As required	All years				✓	✓	✓	✓	✓	✓			
Replace failed or damaged deciduous species.	1	1 to 5	✓	✓	✓								✓	✓
Bulb Planting														
Approximately 6-8 weeks after flowering, the bulb planted area will be cut with the surrounding grass.	1	All years				✓	✓	✓	✓	✓	✓			
Wildflower Meadow Mix (Enhanced Modified Grassland - Poor Condition to Other Neutral Grassland - Moderate Condition) (Enhanced Modified Grassland - Poor Condition to Other Neutral Grassland - Moderate Condition) (Proposed Other Neutral Grassland - Moderate Condition)														
Capital Works to Enhanced Grassland Areas														
Capital Works - The enhanced wildflower meadow mix areas will be topped in spring to a height of 7cm with all arisings removed.	1	Year 1			✓	✓	✓							
Capital Works - During the summer, weed control will be undertaken across all habitat parcels and will remove all unwanted perennial weeds including docks and other injurious weeds such as ragwort, where possible weeds will be dug out and removed from the Site.	1	Year 1				✓	✓	✓	✓	✓				

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
Bat Boxes														
Inspect during monthly site inspections.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replace damaged bat boxes with a similar or same model.	1	All years		✓										
Existing Galvanized Palisade Fencing														
Inspect during monthly site inspections.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Repairs to existing galvanized palisade fencing as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Graffiti removal as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Re-paint every 5 years.	0.2	Every 5 years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Timber Fencing and Railings														
Inspect during monthly site inspections.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Repairs to timber fencing as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Graffiti removal as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Re-paint railings every 5 years.	0.2	Every 5 years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Existing Brick Wall														
Inspect during monthly site inspections.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Repairs to benches as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Graffiti removal as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Monitoring and Review														
Formal site inspections by Bolton at Home.	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 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

Land off Fletcher Fold
BNG Monitoring Schedule



Key

Habitat Condition Assessment

Target Condition Date



Reporting to the LPA

Establishment Period



BNG Complete

[illegible]

EXAMPLE: Habitat Condition Monitoring, Assessment Sheet

Land off Fletcher Fold
BNG Monitoring Schedule



Key

Habitat Condition Assessment

*

Target Condition Date

Reporting to the LPA

Establishment Period

BNG Complete

Habitat Condition Monitoring				Years																																					
Landscape Feature	Statutory BNG Metric Reference Habitat Feature	Current Condition	Target Condition	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
Date of Assessment:		Assessment number:																																							
Landscape Feature	Parcel Ref:	Statutory BNG Metric Reference	Baseline Condition	Target Condition	Monitoring interval			Anticipated Timeframe to achieve BNG target																																	
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: Landscape Plan (TEP ref: D10188.001 Rev P01)

Drawing 2: Detailed Planting Plan (TEP ref: D10188.201 Rev
P02)

Drawing 3: Planting Schedule (TEP ref: D10188.200 Rev P02)

Drawing 4: Hardworks Plan (TEP ref: D10188.100 Rev P01)

Drawing 5: Boundary Treatment Plan (TEP ref: D10188.002
Rev P01)

Drawing 6: Baseline UK Habitats (TEP ref: G10188.008A)

Drawing 7: Proposed UK Habitats (TEP ref: G10188.010)

Drawing 8: Ecological Enhancement Plan (TEP ref:
G11130.01.001)



- Key:
- 1 Main vehicular access (Fletcher Fold Road)
 - 2 Resident parking for Bungalows (8 spaces)
 - 3 Existing Public right of way (70BUR)
 - 4 Main car park (20 spaces)
 - 5 Resident bin store
 - 6 Resident cycle parking
 - 7 Communal room accessing residents' garden
 - 8 Residents' garden (seating, sensory planting, seasonal interest)
 - 9 Residents' garden (Grow your own)
 - 10 Lawn
 - 11 Meadow (Mown paths to walk through)
 - 12 Retained mature trees
 - 13 Existing trees retained and enhanced for wildlife with habitat boxes and log piles.

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Rev	Description	Drawn	Approved	Date
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TEP | **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 no.	Project name
10188	Fletcher Fold, Bury

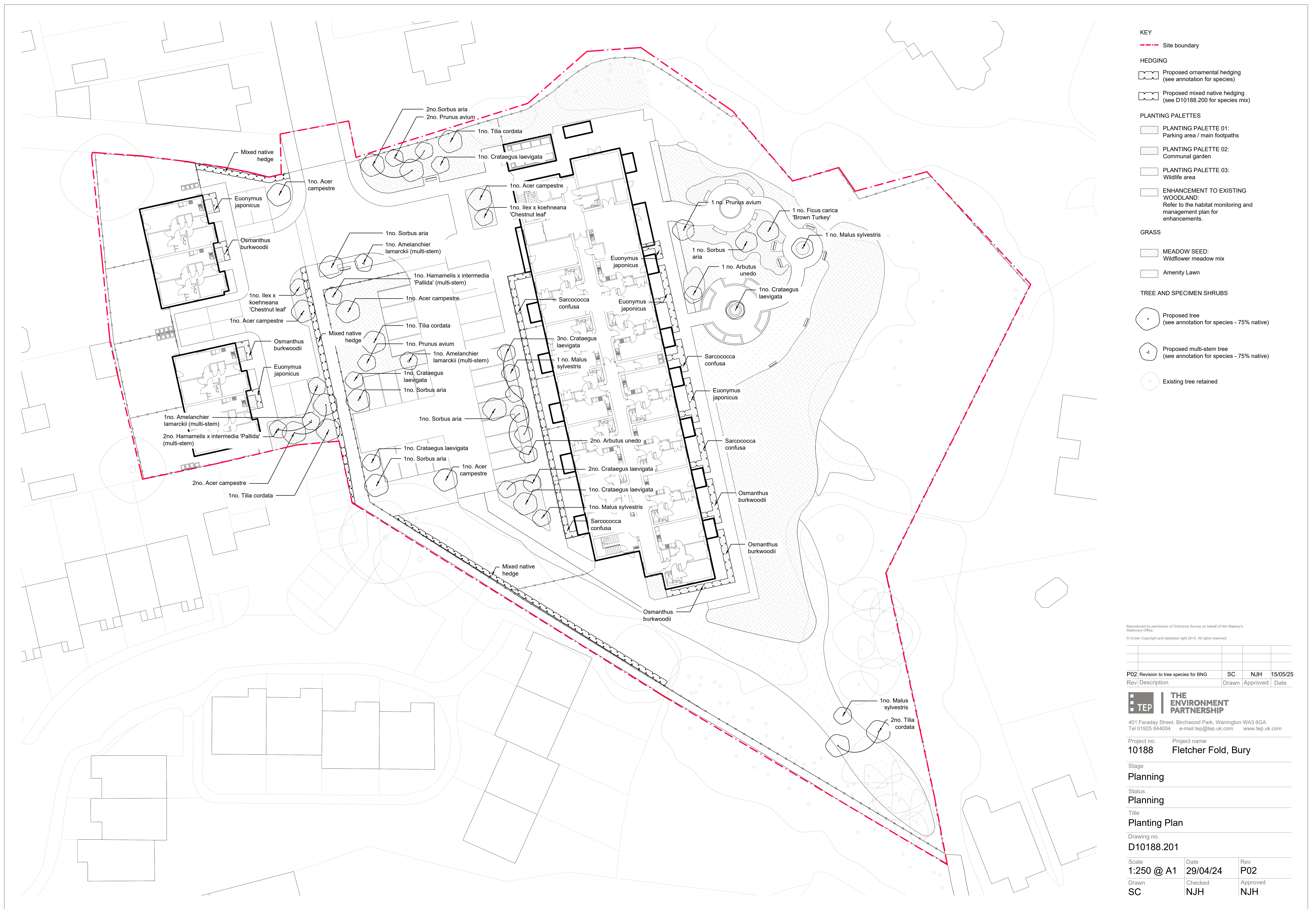
Stage
Planning

Status
Planning

Title
Landscape Plan

Drawing no.
D10188.001

Scale	Date	Rev
1:250 @ A1	29/04/24	P01
Drawn	Checked	Approved
SC	NJH	NJH



KEY

--- Site boundary

HEDGING

 Proposed ornamental hedging
(see annotation for species) Proposed mixed native hedging
(see D10188.200 for species mix)

PLANTING PALETTES

 PLANTING PALETTE 01:
Parking area / main footpaths

 **PLANTING PALETTE**
Communal garden

 **PLANTING PALETTE 03:**
Wildlife area

 **ENHANCEMENT TO EXISTING WOODLAND:**
Refer to the habitat monitoring and management plan for enhancements.

GRASS

 MEADOW SEED:
Wildflower meadow mix

 Amenity Lawn

TREE AND SPECIMEN SHRUBS

 Proposed tree
(see annotation for species - 75% native)

 Proposed multi-stem tree
(see annotation for species - 75% native)

 Existing tree retained

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P02	Revision to tree species for BNG	SC	NJH	15/05/25
Rev	Description	Drawn	Approved	Date



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Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project no.	Project name
10188	Fletcher Fold, Bury

Stage

Planning

Status
Planning

Title

Planting Plan

Drawing no.

D10188.201

Scale 1:250 @ A1	Date 29/04/24	Rev P02
Drawn SC	Checked NJH	Approved NJH

Fletcher Fold, Bury Planting Schedule

Client: Bolton at Home
Project: Fletcher Fold
Location: Bury, Greater Manchester
Schedule name: Fletcher Fold Planting Schedule
Drawing ref.: D 10188.200
Revision: P02 : Planting plan (D10188.201) and Planting Schedule revised to provide 75% native tree species in response to GMEU.

LARGE TREES							
Name	Form	Age	Root type	Girth (cm)	Height (cm)	Clear Stem (cm)	Quantity
Acer campestre	Standard (Extra Heavy)	3x	RB	14-16	350-400	min 200	7
Tilia cordata	Standard (Selected)	2x	RB	10 - 12	300 - 350	175 - 200	5

MEDIUM TREES								
Name	Form	Age	Root type	Container size	Girth (cm)	Height (cm)	Clear Stem (cm)	Quantity
Prunus avium	Standard	2x	RB			200-250		4
Sorbus aria	Standard	2x	RB		8 - 10	250-300	175-200	7
Arbutus unedo	Standard	3x	RB		10 - 12	250-300	100-125	3
Malus sylvestris	Standard (heavy)	3x	RB		12 - 14	350-425	min. 200	4
Ficus carica 'Brown Turkey'	Standard		C	20-25L		175-200		1
Ilex x koehneana 'Chestnut leaf'			B			175-200		2
Crataegus laevigata	Feathered	2x	RB			175-200		10

MULTI-STEM TREES					
Name	Form	Age	Root type	Height (cm)	Quantity
Amelanchier lamarckii	Multi-stem tree	2x	B	175-200	3
Hamamelis x intermedia 'Pallida'	Multi-stem shrub		RB	60-80	3

HEDGES					
Name	Form	Height (cm)	Root Type	Container size	Comments
Euonymus japonicus 'Jean Hugues'	Hedge	30-40	C	3L	Branched
Osmanthus burkwoodii	Hedge	40-60	C	5 - 7.5L	Bushy
Sarcococca confusa	Hedge	40-60	C	5 - 7.5L	Bushy

NATIVE HEDGEROW SPECIES					
Name	Height (cm)	Root Type	Mix %	Spacing Ctr m x1	Comments
Cornus sanguinea	40-60	B	15	0.5	1+1; Transplant - seed raised
Crataegus laevigata	40-60	B	40	0.5	1+1; Transplant - seed raised
Euonymous europaeus	40-60	B	20	0.5	1+1; Transplant - seed raised
Malus sylvestris	40-60	B	25	0.5	1+1; Transplant - seed raised

PALETTE 01 PARKING AREA / MAIN FOOTPATHS			
Name	Form	Root Type	Container size
Ceratostigma plumbaginoides	Perennial - herbaceous	C	2L
Deschampsia cespitosa	Grass - clump forming	C	3L
Epimedium x youngianum 'Niveum'	Perennial - herbaceous	C	2L
Galanthus nivalis	Bulb - Grade 4/5	Bulb	
Hebe 'Amy'	Shrub	C	3L
Helleborus niger	Perennial - Clump forming	C	3L
Leucolium aestivum	Perennial	C	1.5-2L
Sarcococca confusa	Perennial - Evergreen	C	5L
Vinca major	Perennial - Evergreen	C	1L

PALETTE 02 COMMUNAL GARDEN				
Name	Form	Height	Root Type	Container size
Agapanthus 'Midnight star'	Bulbous	30-40	C	2L
Artemisia alba camphorata	Perennial - herbaceous	20-30	C	2L
Briza media	Grass - clump forming		C	1L
Buddleja globosa	Perennial - herbaceous	40-60	C	2L
Catananche caerulea	Perennial - herbaceous	15-20	C	2L
Ceratostigma plumbaginoides	Perennial - herbaceous	20-30	C	2L
Festuca glauca 'Blue Fox'	Grass - clump forming		C	1-2L
Fritillaria persica	Bulbous		Bulb	
Gaura lindheimeri	Perennial - herbaceous		C	1-2L
Helichrysum italicum	Perennial - Evergreen	20-30	C	2L
Iris 'Benton Storrington'	Perennial - herbaceous		C	1-2L
Iris 'Benton Susan'	Perennial - herbaceous		C	1-2L
Iris 'Blue Pigmy'	Perennial - herbaceous		C	1-2L
Lavandula angustifolia 'Hidcote'	Perennial - Evergreen	30-40	C	3L
Lavandula x intermedia 'Alba'	Perennial - Evergreen	30-40	C	3L
Pennisetum thunbergii 'Red Buttons'	Grass - clump forming		C	1-2L
Pennisetum villosum	Grass - clump forming	40-60	C	1-2L
Pilosella aurantiaca	Perennial - herbaceous		C	1-2L
Phlomis russeliana	Perennial - herbaceous		C	1-2L
Rosmarinus officinalis	Perennial - Evergreen	20-30	C	2L
Rosmarinus officinalis 'Prostratus'	Perennial - Evergreen	15-20	C	2L
Santolina chamaecyparissus	Perennial - herbaceous	20-30	C	2L
Santolina rosmarinifolia 'Lemon fizz'	Perennial - herbaceous	20-30	C	2L
Sisyrinchium striatum	Perennial - herbaceous	40-60	C	1-2L
Sporobolus heterolepis	Grass - clump forming		C	1-2L
Stachys byzantina	Perennial - herbaceous	20-30	C	2L
Stipa arundinacea	Grass - clump forming		C	1-2L
Stipa gigantea	Grass - clump forming		C	2L
Stipa ichu	Grass - clump forming		C	1-2L
Thymus lanuginosus	Perennial - herbaceous		C	2L
Veronica austriaca teucrium 'Crater Lake Blue'	Perennial - herbaceous		C	2L
Teucrium fruticans	Perennial - herbaceous	30-40	C	2L
Verbena macdougalii 'Lavender spires'	Perennial - herbaceous	40-60	C	1-2L

PALETTE 03 WILDLIFE AREA					
Name	Form	Height (cm)	Root Type	Container Size	Comments
Clematis vitalba	Climber - Deciduous	60-80	C	2L	Caned; several shoots, 2 breaks
Cornus sanguinea	Shrub - Deciduous	60-80	B		1+1; Transplant - seed raised, branched 3 breaks
Corylus avellana	Shrub - Deciduous	80-100	B		1+2 transplant; seed raised; branched, 4 breaks
Euonymus europaeus	Shrub - Deciduous	40-60	B		1+1; Transplant - seed raised, branched 3 breaks
Hyacinthoides non-scripta	Bulbous		Bulb		Grade 8/9
Lonicera periclymenum	Climber - Deciduous	60-80	C	3L	Caned; several shoots, 3 breaks
Rosa rubiginosa	Climber - Deciduous	40-60	B		1+1; Transplant - seed raised
Viburnum opulus	Shrub - Deciduous	60-80	B		1+2; Transplant - seed raised, branched 3 breaks

GRASS MIX	
Planting type	Product/specification
Amenity Grass	Species rich lawn turf (WFT-Species-Rich-26)
Wildflower Meadow	Emorsgate EM1 General Purpose Meadow Grass mixture

- PLANTING NOTES
1. Plant schedule to be read in conjunction with planting plans, drawing no. D10188.201

2. 75mm depth of fine grade bark mulch to all planting areas, except Palette 02 which is to have a membrane and pea gravel mulch layer .

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P02	Revision to tree species for BNG	SC	NJH	15/05/25
Rev	Description	Drawn	Approved	Date

TEP

THE ENVIRONMENT PARTNERSHIP

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Project no.	Project name
10188	Fletcher Fold, Bury

Stage		
Planning		
Status		
Planning		
Title		
Planting Schedule		

Drawing no.		
D10188.200		
Scale	Date	Rev.
N/A	29/04/24	P02
Drawn	Checked	Approved
SC	NJH	NJH



KEY

Site boundary

PAVING

PAV01: (Road) Asphalt
Product: Asphalt, with standard pre-cast concrete bull nosed kerb; 100mm upstand
Supplier: Ulticolour or equiv. approved;
Colour: Mid grey

PAV02: (Parking bays and Traffic calming)
Product: Asphalt, with standard pre-cast concrete square profile kerb; laid flush
Supplier: Ulticolour or equiv. approved;
Colour: Light grey

PAV03: (Main paths)
Product: Asphalt, with pre-cast concrete pin kerb; laid flush
Supplier: Ulticolour or equiv. approved;
Colour: Buff gravel

PAV04: (Residents' communal garden and terraces)
Product: Asphalt, with concrete block or sett edging; laid flush
Supplier: Ulticolour or equiv. approved;
Colour: Light buff

PAV05: Pea gravel
maintenance strip, with timber edging

FURNITURE

F01

→ F01 : 1.5m Timber garden bench with back and arm rest

F02

→ F02 : 2m Curved timber slatted bench

F03

→ F03 : Raised bed
Timber planter, height varies from 0.45m to 1.2m

F04

→ F04 : Decorative bird bath, stone or glazed concrete

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Rev	Description	Drawn	Approved	Date

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Project no.
10188

Project name
Fletcher Fold, Bury

Stage
Planning

Status
Planning

Title
Hardworks Plan

Drawing no.
D10188.100

Scale 1:250 @ A1	Date 29/04/24	Rev P01
Drawn SC	Checked NJH	Approved NJH



KEY	
Site boundary	
Existing galvanised palisade fencing	
Existing brick wall	
Proposed 2.1m Timber fence	
Proposed 1.8m Timber fence	
Proposed 2.1m Railing	
Proposed 1.2m Railing	
Proposed Hedging	

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Rev	Description	Drawn	Approved
			Date

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Project no.
10188

Project name
Fletcher Fold, Bury

Stage
Planning

Status
Planning

Title
Boundary Plan

Drawing no.
D10188.002

Scale 1:250 @ A1	Date 29/04/24	Rev P01
Drawn SC	Checked NJH	Approved NJH



KEY

Site boundary

Individual Trees

Urban tree

Grassland

Modified grassland

Heathland and Shrub

Bramble scrub

Mixed scrub

Sparsely Vegetated Land

Ruderal/ephemeral

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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A	Updated habitats	BJ	JM	25/04/2024
Rev	Description	Drawn	Approved	Date



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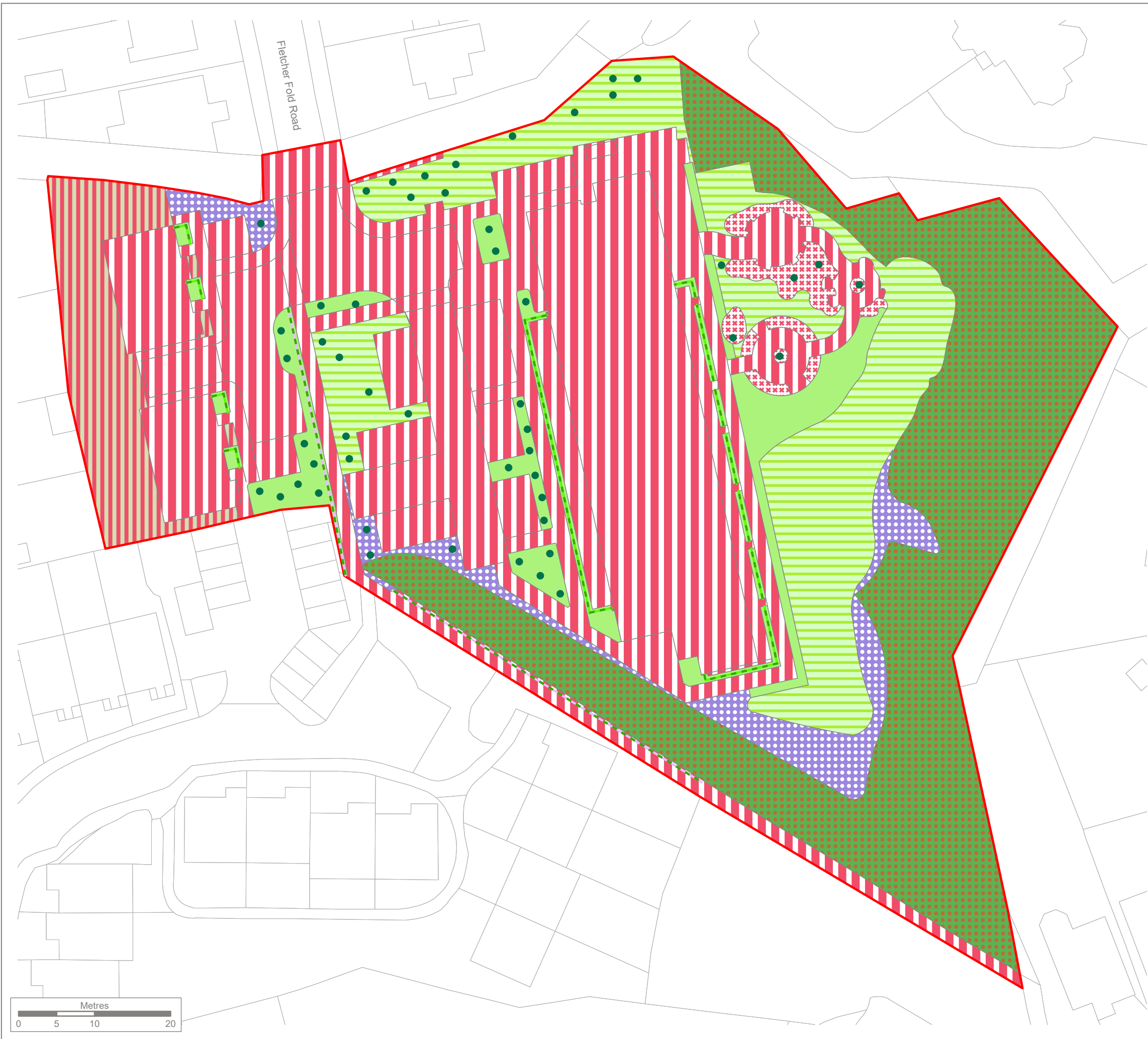
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Project
Fletcher Fold Road

Title
Baseline UK Habitats

Drawing Number
G10188.008A

Drawn CW	Checked AR	Approved BW	Scale 1:500 @ A3	Date 02/11/2023
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KEY

Site boundary

Individual Trees

Urban tree

Hedgerows

Native hedgerow

Non-native and ornamental hedgerow

Grassland

Modified grassland

Other neutral grassland

Heathland and Shrub

Mixed scrub

Woodland and Forest

Other woodland, broadleaved

Urban

Developed land, sealed surface

Introduced shrub

Vegetated garden

Note:
The locations of habitats and habitat features are indicative.
Proposed development from 'D10188.201 Planting Plan'

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Site Map

Rev	Description	Drawn	Approved	Date

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Project
Fletcher Fold Road, Bury

Title
Proposed UK Habitats

Drawing Number
G10188.010

Drawn BJ	Checked MK	Approved JM	Scale 1:500 @ A3	Date 29/04/2024
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KEY

Site boundary

Isabella Bat Box

Note:
The locations of ecological enhancement features are indicative.

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Site plan derived from TEP ref: D10188.201 - Planting Plan and from TEP ref: D10188.01.002 - Tree Works Plan [EFFECTS].



Rev	Description	Drawn	Approved	Date

TEP

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Project
Fletcher Fold, Bury

Title
Ecological Enhancement Plan

Drawing Number
G11130.01.001

Drawn BT	Checked SP	Approved PP	Scale 1:500 @ A3	Date 23/05/2025
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