

Habitat Management and Monitoring Plan

Site Name:	Grey Mare Lane
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Version:	Final

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Version Control

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

Version	Issue Status	Prepared by / Date	Approved by / Date
01	Draft	Anthony Nickson	Joanne Hughes
02	Final	Anthony Nickson	Joanne Hughes

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
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1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Grey Mare Lane Land at the West Side of the junction of Grey Mare Lane and Ashton New Road, Manchester.
BNG Project Name and Address	As above
Author Organisation	Anthony Nickson Ecologist Anthony Nickson Ecology, Suite 10, Southworth Business Suites, Southworth Road, Newton-le-willows, Merseyside, WA12 0HS
Landowner	Great Places Housing Group, 2a Derwent Avenue, West Didsbury, Manchester, M21 7QP
Land Manager	Great Places Housing Group, 2a Derwent Avenue, West Didsbury, Manchester, M21 7QP
Responsible person/organisation for creating or enhancing the habitat	Caddick, Chepstow House, Trident Business Park, Warrington, WA3 6BX
Period covered by this management plan	30+ years from construction completion
Planning authority	Manchester City Council
Planning reference (if applicable)	142453/FO/2025
BNG register reference (if applicable)	BGS-130325001
Central OS grid reference	SJ 8694 9828
Metric revision/title	Statutory Biodiversity Metric Calculation Tool_Version 03, 27 February 2025
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

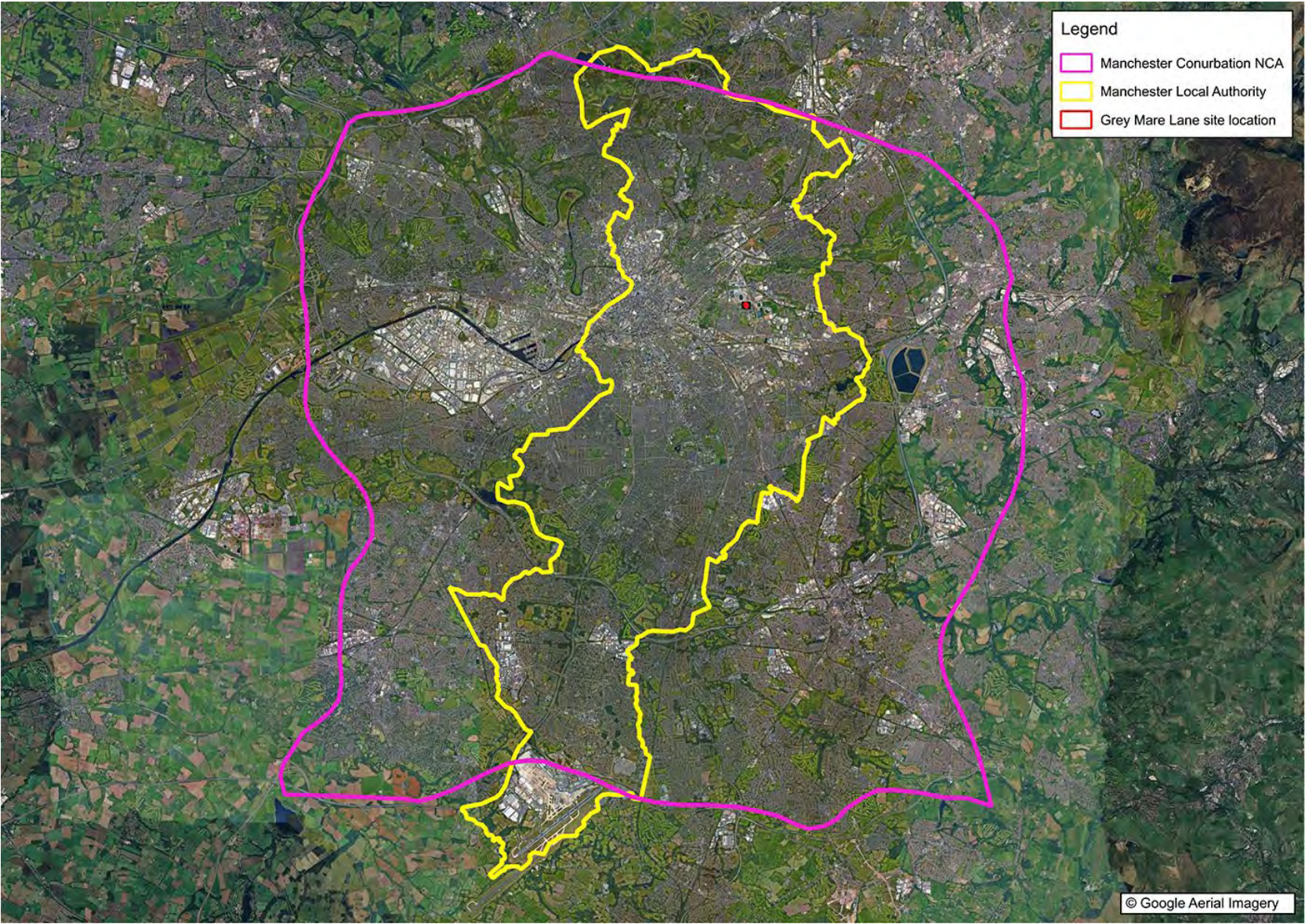
Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Retained Habitats: Urban tree and modified grassland. Created: Modified grassland and introduced shrub. Enhanced: No habitats enhanced.
Timescales for Actions PB-B03
The actions set out within this HMMP will be undertaken over a 30-year period following completion of the proposed development, in line with BNG requirements.
Monitoring Requirements PB-B04
Habitat development will be monitored to ensure the required habitat condition criteria by a suitably qualified ecologist (SQE) as per the monitoring schedule. The SQE will be at least a FISC Level 3 botanist and attended a Biodiversity Net Gain and UK Habitats Classification course or similar.
Required Consents and Licences PB-B05
N/A
Funding PB-B06
The proposed habitats will be created/provided as part of the redevelopment of site to construct a six-storey building to form 82 residential dwellings. The ongoing management of the habitats within the site will be set out in this HMMP will be delivered by Great Places Housing Group.
Legal Agreement PB-B07
The proposed measures relate entirely to land within the site boundary under the ownership of Great Places Housing Group and so no offsite works or legal provisions are required. The HMMP will be implemented as part of the planning permission for the site and accordingly, no further legal agreements are known to be required in order to secure the delivery of the document.



Site Context Plan PB-F02

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



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08		Yes: ☐ No: ☒	
The project will be delivered as a single phase.			

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		Anthony Nickson		
Organisation		BDP		
Responsibility	Start Date:	01/12/2025	End Date:	30/01/56
Responsibility for the production of the HMMP.				
Statement of Competency				
Anthony Nickson MSc MCIEEM is the author of this document. Anthony has worked as ecologist for over 16 years’ and during that time has authored numerous habitat management plans for projects similar to the Grey Mare LAne project containing similar management prescriptions and monitoring schedules.				

Landowner or Land Manager PB-B10				
Name or Initials		Facilities Management		
Organisation		Great Places Housing Group		
Responsibility	Start Date:	30/01/26	End Date:	30/01/56
Great Places Housing Group as the landowner willingly take on the responsibility for ensuring the implementing of the HMMP.				
Statement of Competency				
Great Places owns over 26,000 affordable homes in more than 30 local authority areas across the Northwest and South Yorkshire. The organisation carries out the management and maintenance of open and communal spaces via the inhouse maintenance team and approved contractors where specialist services are required.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Facilities Management		
Organisation		Great Places Housing Group		
Responsibility	Start Date:	30/01/26	End Date:	30/01/56
Great Places Housing Group will be responsible for carrying out the direct implementation of the HMMP.				
Statement of Competency				
Great Places owns over 26,000 affordable homes in more than 30 local authority areas across the Northwest and South Yorkshire. The organisation carries out the management and maintenance of open and communal spaces via the inhouse maintenance team and approved contractors where specialist services are required.				

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials				
Organisation		Manchester City Council / GMEU		
Responsibility	Start Date:		End Date:	
Summarise the agreed relevant responsibilities of the LPA or Responsible Body in the review, auditing and, or, long-term involvement in the implementation of this HMMP (if applicable)				

Land Use Summary

Overview of Baseline Site Use PB-B13

The site is located in East Manchester immediately west of Grey Mare Lane and north of Newcombe Close. The site comprises predominantly existing car parking and road with an area of derelict land associated with a former public house which has been demolished with existing managed amenity grassland (modified grassland) and scattered trees also present.

Overview of Proposed Site Use PB-B14

The proposed site will comprise a six-storey building to form 82 residential dwellings with 20 no new trees, amenity grassland (modified grassland) and ornamental (introduced shrub) planting.

The urban trees that are retained, along with new tree and shrub plantings, will be managed in line with existing habitat practices.

The grassland habitat will be managed to reduce the nutrient levels in the existing soil and create a more diverse grassland sward.

Site Context Photos PB-F03

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

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



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

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	No	☐	
Protected and Notable Species	No	☐	
Invasive Non-Native Species (INNS)	No	☐	
Biological Records Plan - Sites and Species	No	☐	
Baseline Habitats Survey	Yes	☒	Grey Mare Lane Preliminary Ecological Appraisal_P01, Anthony Nickson Ecology Ltd, 19 June 25
Public Access	No	☐	
Climate	No	☐	
Geology and Topography	No	☐	
Agricultural Land Status	No	☐	
Soils and Substrates	No	☐	
Contaminated Land	No	☐	
Hydrology and Drainage	No	☐	
Flood Risk Zones	No	☐	
Landscape Character and Designations	No	☐	
Historic Land Use	No	☐	
Historic Environment and Earth Heritage	No	☐	

Other – please specify	N/A	☐	
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2. Planned Management Activities

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

Management Plan Aims and Objectives PM-B01

The aim of the HMMP is to secure the protection and enhancement of nature conservation interests within the application site through the adoption of a coherent approach to the management and maintenance of the retained and proposed ecological features and soft landscaping for a period of at least 30 years.

The objectives of the HMMP are as follows:

- To ensure provision and establishment of new habitats;
- To ensure long-term management of retained and new habitats to maintain and increase diversity and offer suitable habitat for local wildlife; and
- To provide and maintain visual value within the site for staff and visitors.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

The site is predominately a car park and derelict land bordered by amenity habitats (scattered trees, modified grassland).

The baseline habitat survey informed the initial design of the Grey Mare Lane project. The surveys allowed the team to maximise tree retention as part of the proposed development.

An early BNG assessment determined that BNG would be challenging to achieve onsite due to the loss of scattered trees to facilitate the development including. Although the proposed landscape design includes 20 no. new trees, a further 90 no. new trees would be required to meet the trading rules and 10% net gain.

A hybrid solution is required whereby the trading rules and 10% net gain through provision of habitats within the site and through the purchase of the necessary habitat units through a habitat bank.

Habitat and Condition Targets PM-T01

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

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Baseline habitat will be cleared site following enabling works and new habitat provided as per detailed planting proposals.	Ornamental shrub planting (Urban - Introduced shrub)	Detailed Planting Proposals (423-02-A), Saville Landscape Design, February 2025	N/A	N/A	1	N/A	
Baseline habitat will be cleared site following enabling works and new habitat provided as per detailed planting proposals.	Lawn (Grassland - Modified grassland)	Detailed Planting Proposals (423-02-A), Saville Landscape Design, February 2025	N/A	Good	7	Good condition targeted.	
Baseline habitat will be cleared site following enabling works and new habitat provided as per detailed planting proposals.	20 no. new proposed trees (Individual trees - Urban tree)	Detailed Planting Proposals (423-02-A), Saville Landscape Design, February 2025	N/A	Poor	10	Poor condition targeted.	

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

8 no. urban trees (0.1303 ha retained) proposed for retention.

See Grey Mare Lane Method Statement (Mulberry, 02 March 2025) for protection measures.

Specification of Protective Measures to be Used PM-04

See Grey Mare Lane Method Statement (Mulberry, 02 March 2025) for protection measures.

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: [Click or tap here to enter text.](#)



Grassland (Low Distinctiveness)

Creation, Enhancement and Management Summary (GL-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 5. Grassland Low

Target Habitat:		Modified grassland - good condition				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m², please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.	Yes	All Lawn Areas	Lawn grass mix will comprise ~ 4 grass species with additional amenity grassland forbs included in the mix which were identified in the existing sward. These will include meadow buttercup (<i>Ranunculus acris</i>), ribworth plantain (<i>Plantago lanceolata</i>), selfheal (<i>Prunella vulgaris</i>), white clover (<i>Trifolium repens</i>) and yarrow (<i>Achillea millefolium</i>).	N/A	The lawn will be subject to a regular management regime consistent with the existing modified grassland management and 6-8 species per m ² will be maintained.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	All Lawn Areas	N/A	N/A	N/A
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	All Lawn Areas	N/A		The lawn will be subject to a regular management regime. Passing the scrub criterion is expected in managed modified grassland, as regular mowing prevents woody species from establishing.
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of	Yes	All Lawn Areas	N/A		The lawn will be subject to a regular management regime. Passing the physical damage criterion is expected in amenity managed modified grassland, as the habitat will not typically be subject to trampling,

	access, or any other damaging management activities.					poaching or machinery damage, and any such impacts will be rectified through the routine maintenance.
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	Yes	All Lawn Areas	N/A		Bare ground expected to be less than 1%.
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.	Yes	All Lawn Areas	N/A		The lawn will be subject to a regular management regime. Passing the bracken criterion is expected in managed modified grassland, as regular mowing prevents bracken from establishing.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes	All Lawn Areas	N/A		The lawn will be subject to a regular management regime. Passing the invasive non-native species (INNS) criterion is expected in managed modified grassland, as regular mowing prevents INNS from establishing.

Additional Management Prescriptions (GL-B01)

Maintenance of grassed areas shall include mowing, watering as necessary to saturate soil below, trimming edges to pavings & planted areas at every cut, removing all debris & stones over 30mm in size, prior to mowing, weeding by cultivating, forking hoeing & raking & re-seeding any portions considered necessary & removing from site all debris & stones created by the operations.

Grass to be cut fortnightly throughout growing season to height between 25-30mm & remove clipping to tip (April to October) Any areas of grass where bulbs are planted must not be mown until leaves turn yellow or show signs of die-back. Spike and scarify periodically to promote free drainage and remove moss and thatch. In drought conditions the following modifications to specified mowing operations shall be implemented: Cutting heights shall be raised to 45mm, mowing shall only continue so long as grass growth continues to reach maximum advisable height.

Grassland (Low Distinctiveness)

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

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

Action	Relevant Parcels	Timing	Prescriptions
Ground preparation	All Lawn Areas	Ideally Autumn or spring	Ground preparation is essential to successful establishment of grassland habitats. Prior to sowing, a good quality seed. Bed should be prepared by: removing weeds, ploughing the substrate to turn the surface vegetation, harrowing or raking to produce a medium tilth and then rolling or treading to produce a firm surface. Seed should be sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To ensure an even distribution and cover, seed should be divided into two or more parts and sown in overlapping sections. Avoid incorporating or covering the seed. Instead, firm in with a roll or by treading to give good soil/seed contact.
First year management	All Lawn Areas	As prescription	• The grass and forb species in this mix are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This annual weed growth is easily controlled by repeated mowing. • Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing forbs, and control annual weeds. Dig out any residual perennial weeds such as docks.
Management once established	All Lawn Areas	As prescription	• Mow regularly as a lawn but not too short (~40mm). To permit flowering, mowing can be relaxed from May. Cut again when the sward gets untidy (after 4-8 weeks).. Heavy quantities of cuttings should be collected and removed from site.

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

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

Common Name	Scientific Name	Abundance / %	Comments
Red Fescue	<i>Festuca rubra</i>	45.0%	
Perennial Ryegrass	<i>Lolium perenne</i>	25.0%	
Smooth-stalked Meadow-grass	<i>Poa pratensis</i>	20.0%	
Common Bent	<i>Agrostis capillaris</i>	4.0%	
Ribwort Plantain	<i>Plantago lanceolata</i>	2.0%	
Meadow Buttercup	<i>Ranunculus acris</i>	1.0%	
Selfheal	<i>Prunella vulgaris</i>	1.0%	
Yarrow	<i>Achillea millefolium</i>	1.0%	
White Clover (ag)	<i>Trifolium repens</i>	0.5%	
Dandelion	<i>Taraxacum officinale</i>	0.5%	

Other Supporting Information

Supporting Information (GL-B02)

Please use this space to provide any additional information where relevant.



Existing 'good' condition modified grassland



Existing 'good' condition modified grassland

Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

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

Target Habitat:		Individual trees - poor condition				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	No	Proposed urban trees	<u>Native</u> 2 no. Betula pendula and 1 no. Sorbus aucuparia. <u>Non-native</u> 9 no. Carpinus betulus 'Fastigiata Frans Fontane', 2 no. Pyrus 'Chanitcleer', 5 no. Prunus 'Accolade' and 1 no. Quercus palustris.	N/A	N/A
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No	Proposed urban trees	Not achievable based on proposed locations of trees.	N/A	N/A
C	The tree is mature (or more than 50% within the block are mature).	No	Proposed urban trees	Young trees do not meet criteria.	N/A	N/A
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Proposed urban trees	N/A	N/A	Trees managed to retain >75% of expected canopy.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Proposed urban trees	Young trees do not meet criteria.	N/A	N/A
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Proposed urban trees	20% of canopies oversailing vegetation beneath.	N/A	N/A

Individual Trees

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

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

Action	Relevant Features	Timing	Prescriptions
Establishment	Proposed urban trees	As per prescription.	• Trees shall be positioned in compliance with the original specification for the site. Any replacements required should be provided in the first dormant period as appropriate. Tree pits and planting shall be undertaken to the original specification standard. • Tree planting should be undertaken between November and March whilst trees are dormant. • Prior to planting, the vegetation within the planting area should be weeded, as required, to reduce competition for water and nutrients. • During periods of dry weather, the ground surrounding the tree should be sufficiently saturated at each visit to allow water to fully penetrate the rooting zone. • Damaged, diseased, or dead wood should be pruned immediately after first leaf break. • Replace dead, dying or damaged stock with the same species as soon as practicable in the first planting season following failure. • Regular monitor to make sure guards, canes and/or stakes are upright and pushed firmly into the soil, particularly after periods of strong winds or storms. Pull up any grass growing inside the guard and loosen tree ties as the tree grows to prevent damage to stems.
Years 1 -3	Proposed urban trees	N/A	• A 1m radius around the tree should be kept clear of weeds and grass by hand pulling. Alternatively, weeds can be suppressed with adding additional mulch, such as bark chips or straw bales. Apply it to a depth of around 10cm to prevent it being blown away or dispersed and top up annually. • When mulching or weeding isn't appropriate, chemical-based products may have to be used to suppress weeds. Spray around the base of each tree to create a weed-free ring, approximately 1m in radius. As with all pesticides, take care when applying and be careful not to touch the tree with the chemical. • Take care when using any machinery near the tree to avoid damaging the trees and guards. • Regular monitoring to ensure guards, canes and/or stakes are upright and pushed firmly into the soil. Pull up any grass growing inside the guard and carefully replace the guard.
Years 3+	Proposed urban trees	N/A	• Remove guards as soon as they split and before they start to disintegrate (usually after 5-10 years). They have now done their job and may hamper growth. • Regular pruning to be undertaken to maintain fastigate structure. Ideally, pruning should be carried out in winter, prior to budbreak and outside of the active nesting season for breeding birds. Pruning will encourage trees to grow upwards rather than outwards once established and help to create a diverse canopy structure.

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Silver birch	Betula pendula	2 no.	
Rowan	Sorbus aucuparia	1 no.	
Fastigate Hornbeam	Carpinus betulus ‘Fastigiata Frans Fontane’	9 no.	
Callery pear	Pyrus ‘Chanticleer’	2 no.	
Cherry ‘Accolade’	Prunus ‘Accolade’	5 no.	
Pin oak	Quercus palustris	1 no.	



Pyrus calleryana 'Chanticleer'



Quercus palustris

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

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

This is a pre-emptive list. The list of potential risks should be as comprehensive as possible to provide confidence in the delivery of the management plan objectives. Complete each habitat's management targets and prescriptions first, then consider the likelihood of the risk occurring and what impacts it may have if it was to occur. Consider how these may feed back into monitoring requirements.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
02/12/2025	Urban tree	Tree(s) lost through as unsuccessful and/or vandalism.	Dead tree	Plant replacement tree. New location maybe required if tree unsuccessful due to location.

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

Habitats retained and created to be surveyed annually from years 1-5, then every 5 years.

- As part of each survey the surveyor will:
- Establish whether habitats and urban trees have been planted/are still present onsite as per approved proposed site wide landscape masterplans.
- Produce species lists for each habitat type to be produced to determine whether habitats have succeeded as per planting schedules.
- Complete statutory biodiversity metric condition assessments for each applicable habitat type to validate the habitat creation condition scores provided.

Monitoring Methods and Intervals MS-T01

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

Monitoring methods and frequency need to be considered according to habitat type. The text below is only for illustrative purposes. Plan according to your own project and habitat requirements.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Modified grassland	Undertake survey of grassland habitat including quadrat sampling. Species lists to be produced to determine habitat type and whether target species have established. Complete Condition Sheet Grassland Habitat Type (Low distinctiveness) on each survey visit.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August.
Urban trees	Ensure trees have been planted / are still present as per approved proposed site wide landscape masterplans. Complete Condition Sheet 'INDIVIDUAL TREES Habitat Type' on each survey visit.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August.

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Great Places Housing Group or specialist subcontractor.	Greater Manchester Ecology Unit (GMEU)

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	September / October	Report on initial habitat creation success.
Y5	September	September / October	UK Hab survey of site and condition assessment of each applicable habitat type.
Y15	September	September / October	UK Hab survey of site and condition assessment of each applicable habitat type.
Y20	September	September / October	UK Hab survey of site and condition assessment of each applicable habitat type.
Y25	September	September / October	UK Hab survey of site and condition assessment of each applicable habitat type.
Y30	September	September / October	UK Hab survey of site and condition assessment of each applicable habitat type.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Monitoring report to be produced by Great Places Housing Group or subcontractor. If any habitats are not progressing or not met their targeted condition score during any of the monitoring surveys, then appropriate prescriptions will be provided in the monitoring report to support the achievement of the desired condition score. If appropriate prescriptions are required, then the site will be visited the following year to determine the success of the intervention(s).