Hinchley Road, Blackley, M9 7FJ

Habitat Management and Monitoring Plan

Miller Homes Ltd

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4	Condition sheet targets
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Executive Summary

This Habitat Management and Monitoring Plan (HMMP) has been prepared by Ascerta on behalf of **Miller Homes Ltd** for the redevelopment of the land at Hinchley Road, Blackley, M9 7FJ. The plan has been developed to satisfy conditions of the planning application 143085/FO/2025 and to ensure the long-term management and enhancement of biodiversity on-site in accordance with the Environment Act 2021, DEFRA Biodiversity Metric 4.0, and The Manchester Core Strategy 2012–2027 (adopted 11 July 2012) and extant policies within the Unitary Development Plan.

The HMMP outlines the management, monitoring, and maintenance of newly created habitats over a 30-year period (2027-2057). Its primary objective is to ensure all habitats reach and maintain target ecological conditions, thereby delivering measurable Biodiversity Net Gain (BNG) in line with statutory requirements. The HMMP ensures that the development of the land at Hinchley Road, Blackley, M9 7FJ, delivers measurable, lasting biodiversity improvements in compliance with national policy and local planning conditions. Through detailed management prescriptions, monitoring, and adaptive strategies, the plan secures the long-term ecological value of the site while enhancing its contribution to local green infrastructure and wildlife conservation.

- **Site Overview**: The 2.80 hectare (ha) site currently comprises of modified grassland totalling approximately 2.364ha, bramble scrub covering 0.2127ha, broadleaved woodland extending to 0.2243ha, several small and medium trees, a large individual tree and a very large tree collectively amounting to 0.4551ha in RPA measurement. These habitats are characterised by low to medium distinctiveness and moderate to good condition. Surrounding land uses are predominantly urban residential.

- **Habitat Baseline and Outcomes**: The post-development proposals will deliver a net loss of **-13.97 (-87.30%)** in habitat area units within the proposed development area, demonstrating that a net gain in biodiversity units **has not been achieved** within the site, in line with the National Planning Policy Framework (NPPF) and Manchester Core Strategy 2012–2027 (adopted 11 July 2012).

- A net gain will be secured via an off-site allocation and a Section 106 legal agreement, ensuring the long-term protection, management, and monitoring of the offsetting parcel in accordance with a separate and agreed Habitat Management and Monitoring Plan (HMMP). The legal agreement will specify measurable targets and reporting intervals to demonstrate compliance with statutory BNG obligations throughout the 30-year management period.

- **Habitat Areas to be created and retained:** The habitat area to be created on-site include developed land; sealed surface covering approximately 1.7952ha, unvegetated garden areas totalling 0.5624ha, both of which are of very low distinctiveness, creating no units within the site. In addition, vegetated garden areas will account for 0.3612ha. A small area of modified grassland measuring 0.0370ha, is also proposed as amenity areas and grassland verges. Introduced shrub totalling 0.0465ha is also proposed. In addition, a total of 82 trees will be planted within managed areas (please refer to Drawing HR-AP-01 - Adoptions & Management Plan - Rev B, at Appendix 3). Collectively, the proposed habitats equate to **2.03** biodiversity units (BU) across an overall area of 2.80ha.

- **Monitoring and Maintenance:** Annual monitoring by a qualified ecologist between May and August for 30 years. Formal audits at years 1, 2, 5, 10, 20, and 30 with biodiversity reconciliation at each stage. Adaptive management procedures to address underperformance or environmental changes.

- **Long-Term Management:** Regular maintenance of vegetation, replacement of failed planting, control of invasive species, and preservation of habitat structure and diversity. Establishment and maintenance schedules detailed for all habitat types to ensure target conditions are met.

- **Responsibility:** Implementation and monitoring will be managed by **Miller Homes Ltd**, in consultation with the Local Planning Authority (LPA) ***Manchester City Council***.

1. Introduction

This HMMP has been commissioned by **Miller Homes Ltd** form part of the Full planning permission for the erection of 106 no. residential dwellings (C3 Use Class) with associated access, landscaping, parking and other works.

This HMMP has been produced to discharge Condition 35 of planning application reference 143085/FO/2025. The site OS grid reference is SD 87835 03150 and the What3Words reference is toys.limbs.event, see Figure 1.1 below.



Figure 1.1: Extent of the site

1.1 Aims and Objectives

This HMMP provides an overview of how habitats will be managed. It should also be noted that the landscape architect/contractor will also advise on specific management of landscaped areas, whilst adhering to the ecological management activities contained herein.

It may be appropriate for this document to be updated over the period; however, the overall extents and types of created habitats, and their ecological value, are unlikely to change. Proposals for monitoring may also identify issues requiring remedial measures and alteration to the management prescriptions detailed in this document.

1.2 Site Safeguarding

Miller Homes Ltd, as the owner and operator of the proposed development, will be responsible for the implementation of this HMMP. The stated management will be undertaken for 30 years. The implementation of the HMMP will be secured by way of planning condition and will therefore be binding upon a future operator or occupier of the Proposed Development, should **Miller Homes Ltd** transfer its interest in the site or ceases to operate the proposed development during that 30-year period (see **Table 1.1** below). They will also undertake safeguarding measures such as reinstatement of habitats or installations such as fire, acute pollution control or other major damage, and control and removal of dumped materials.

1.3 Project Background

The 2.80 ha site currently comprises of modified grassland totalling approximately 2.364ha, bramble scrub covering 0.2127ha, broadleaved woodland extending to 0.2243ha, several small and medium trees, a large individual tree and a very large tree collectively amounting to 0.4551ha in RPA measurements. These habitats are characterised by low to medium distinctiveness and moderate to good condition. Surrounding land uses are predominantly urban residential.

The application (reference: 143085/FO/2025) was validated on the 06 Jun 2025 and is therefore subject to mandatory BNG. Condition 35 states the following:

"Prior to the commencement of development, a 30-year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter."

Table 1.1 below summarises key project and organisational details for this HMMP.

Table 1.1: Key project and organisational details for this HMMP

Site overview	Description
Project type	Residential Development
Development Name and Address	Hinchley Road, Blackley, M9 7FJ
BNG Project Name and Address	2167.25 Hinchley Road, Blackley, M9 7FJ
Author Organisation	Ascerta
Landowner	**Miller Homes Ltd**
Land Manager	**Miller Homes Ltd**
Responsible person/organisation for creating or enhancing the habitat	**Miller Homes Ltd**
Period covered by this management plan	From commencement of habitat implementation to 30 years following the completion of initial capital works. The plan covers a preliminary period of between 2026 (Year 0) to 2057 (Year 30).
Planning authority	Manchester City Council
Planning reference	143085/FO/2025
BNG register reference (if applicable)	Not Applicable
Central OS grid reference	SD 87835 03150
Metric revision/title	P.2167.25 The_Statutory_Metric_Macro_Enabled.
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

2. Habitat Baseline Conditions, Creation and Management

2.1 Current Land Use Summary

The proposed development site was subject to an ecological appraisal on 4 March 2025 (Please refer to Ascerta report P.2167.25 Preliminary Ecological Appraisal, March 2025).

The site comprises of modified grassland, bramble scrub, broadleaved woodland, several small and medium trees, a large individual tree and a very large individual tree. For baseline habitat condition assessment criteria please refer to the Baseline Condition Assessment Sheets, at appendix 5.

2.2 Baseline Habitats On-site: Area

The baseline habitat conditions, scale and unit value for the site are shown in Table 2.1 below.

Table 2.1: Baseline area habitats

Broad Habitat	Habitat Type	Irreplaceable Habitat	Area (hectares) ha	Distinctiveness	Score	Condition	Score	Area habitat units
Grassland	Modified grassland	No	2.364	Low	2	Moderate	2	9.46
Heathland and shrub	Bramble scrub	No	0.2127	Medium	4	Condition Assessment N/A	1	0.98
Individual trees	Urban tree	No	0.2606	Medium	4	Moderate	2	2.40
Woodland and forest	Other woodland; broadleaved	No	0.2243	Medium	4	Poor	1	1.03
Individual trees	Urban tree	No	0.0814	Medium	4	Moderate	2	0.75
Individual trees	Urban tree	No	0.0366	Medium	4	Moderate	2	0.34
Individual trees	Urban tree	No	0.0765	Medium	4	Good	3	1.06
Total			2.80	Baseline Biodiversity Units (BBU)				16.01

Highlighted habitats are identified in or formerly identified on the Greater Manchester Nature Network Map UID 528991 stating: **Woodlands, trees, scrub and hedgerows:** Enhance existing woodlands, scrub, and hedgerows through positive management, diversify them and increase their resilience to pests, disease and climate change. Therefore, these habitats have been assigned as *"Formerly Identified in Local Strategy" identified as important within the local area and the site.*

The site currently comprises of modified grassland totalling approximately 2.364ha, bramble scrub covering 0.2127ha, broadleaved woodland extending to 0.2243ha, and several small and medium trees, a large individual tree and a very large tree collectively amounting to 0.4551ha in RPA measurement. These habitats are characterised by low to medium distinctiveness and moderate to good condition. Collectively, the baseline habitats equate to **16.01** baseline biodiversity units across an overall area of 2.80ha. Please refer to drawing P.2167.25.E02A Baseline Habitats Plan, Appendix 1, and **Table 2.1** above.

2.3 Post-Development Biodiversity Value of the Proposed Development Site

The post-development habitats, target conditions, scale and unit value for the site are shown in Table 2.2 below.

Table 2.2: Post-development: Habitat areas created biodiversity calculation

Broad Habitat	Proposed Habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Created BU
Urban	Developed land; sealed surface	1.7952	V. low	0	N/A - Other	0	0.00
Urban	Unvegetated garden	0.5624	V. low	0	N/A - Other	0	0.00
Urban	Vegetated garden	0.3612	Low	2	Condition Assessment N/A	1	0.70
Grassland	Modified grassland	0.0370	Low	2	Condition Assessment N/A	1	0.07
Urban	Introduced shrub	0.0465	Low	2	Condition Assessment N/A	1	0.09
Individual Trees	Urban trees	0.3339	Moderate	4	Moderate	2	1.17
Total		**2.80**	Created biodiversity units				**2.03**

The proposed development will comprise of primarily urban habitats, including developed land; sealed surface covering approximately 1.7952ha, and unvegetated garden areas totalling 0.5624ha, both of which are of very low distinctiveness, creating no units within the site. In addition, vegetated garden areas will account for 0.3612ha. A small area of modified grassland, measuring 0.0370ha, is also proposed as amenity areas and grassland verges. An area of introduced shrub is proposed, measuring 0.0465ha. In addition, a total of 82 trees will be planted within managed areas (please refer to Drawing HR- AMP-01 REV B- Adoptions & Management Plan - Rev B, at Appendix 3). Collectively, the proposed habitats equate to **2.03** biodiversity units across an overall area of 2.80ha. Please refer to Table 2.2, drawing P120-DAC-PL-001 Rev P6 Landscape Masterplan, Appendix 2 and Drawing HR- AMP-01 REV B- Adoptions & Management Plan - Rev B, at Appendix 3).

2.4 Impacts to Biodiversity: Statement

Based on the current proposals, there will be a net loss of -**13.97 (-87.30%)** in habitat area units within the proposed development area, demonstrating that a net gain in biodiversity units has not been achieved within the site, in line with the National Planning Policy Framework (NPPF) and Manchester Core Strategy 2012–2027 (adopted 11 July 2012). The site is also covered by the Places for Everyone Joint Development Plan 2022 to 2039 (adopted March 2024).

3. Site Baseline, Environmental Information and Associated Impacts Checklist

Consideration has been given to the sites Baseline and Environmental Information listed below within **Table 3.1**, including appropriate contextual information for the management prescriptions provided later in this document, informing the proposals and project design.

Table 3.1: Site Baseline and Environmental Information

Baseline and Environmental Information	Relevant information	Check box	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	The site and land are not within the boundary of a designated site.		No designated site will be affected by the implementation of this HMMP.
Protected and Notable Species	No protected or notable species have been identified which would influence the delivery of the landscape plan or HMMP.		Protected and notable species do not influence the proposals.
Invasive Non-Native Species (INNS)	No INNS have been identified. Where INNS are identified during the management period, management prescriptions (section 3.6) provide methods for control.		INNS do not significantly influence the proposals.
Biological Records Plan - Sites and Species	No biological records identified which would influence the delivery of the landscape plan or HMMP. Biological records do not influence the proposals (Ascerta Report P.2167.25 Preliminary Ecological Appraisal, 2025).	X	
Baseline Habitats Survey	The baseline habitats survey has informed the habitat creation associated with the proposals. Ascerta Report P.2167.25C Biodiversity Impact Assessment.	X	
Public Access	Public access has influenced the delivery of the landscape plan and HMMP as landscape typologies, habitats and the relevant condition targets designed into the scheme have been chosen to reflect likely pressure from amenity activities, and land use by the public.		Public access will therefore not affect the delivery of the proposed Landscaping and this HMMP . Ascerta Report P.2167.25C Biodiversity Impact Assessment.
Climate	Given landscape typologies and habitats designed into the scheme, local climate and climate change have not significantly influenced the delivery of the landscape plan or HMMP.		Climate has not significantly influenced the proposals.
Geology and Topography	The geology and topography of the site have not influenced the delivery of the landscape plan or HMMP. The underlying geology and site topography will not prevent the establishment of the landscape typologies and habitats designed within the scheme.		Geology and topography have not significantly influenced the proposals.

Agricultural Land Status	NA		NA
Soil and Substrates	The soils and substrates within the site are classified as freely draining loamy and clayey. Areas of peat are noted and should be left in situ. Soil and substrates have not significantly influenced the proposals. Grassland mix and condition will not suffer as a consequence of soil condition	**X**	
Contaminated Land	No contaminated land has been identified within the Site.		Contaminated land has not been identified to influence the proposals.
Hydrology and Drainage	The site has been determined to be at limited risk of flooding from surface water. Flood exceedance routes and have been incorporated within the development proposal.	**X**	
Landscape Character and Designations	The site at M9 7FJ lies within National Character Area (NCA) 55 – Manchester Conurbation, characterised by a predominantly urban landscape with interspersed green infrastructure, modified landforms, and remnant natural features providing ecological and recreational value within a dense metropolitan setting. In this case, the NCA will not influence the delivery of the landscape plan or HMMP.	**X**	
Historic Land Use	The site has been historically used as public open space.		The historical use of the site has not therefore influenced the delivery of the landscape plan or HMMP.
Historic Environment and Earth Heritage	No known archaeological features present within the site would affect the implementation of the HMMP.		None known that would influence the proposals

4. Management Operation Necessary to Achieving Aims and Objectives

4.1 Habitat Management and Monitoring

All habitats shall be managed and monitored to ensure successful establishment and achievement of target condition. Monitoring shall be undertaken at agreed intervals and any necessary remedial management implemented where targets are not being met.

4.2 Overview

This section describes the management and monitoring measures required to ensure that all newly created habitats successfully establish, deliver the intended ecological functions, and achieve their target BNG outcomes in line with the Environment Act 2021 and the DEFRA (2023) Biodiversity Metric 4.0. Management and monitoring activities will ensure that habitat condition targets are met, maintained, and reported to the Local Planning Authority over the 30-year monitoring period or as otherwise specified within the approved BNG framework.

4.3 Purpose

The purpose of this section is to outline the approach for monitoring and maintaining created habitats so that they meet the target condition and biodiversity unit values defined within the BNG metric calculations (Ascerta Report P.2167.25C, December 2025) and the approved management plan.

4.4 Monitoring Frequency and Timing

Annual monitoring shall be undertaken for all created habitats on-site including trees, modified grasslands and introduced shrubs for the first 30 years post-development, unless otherwise agreed. Monitoring visits shall occur between May and August, when plant identification and habitat assessment are most reliable.

All monitoring shall be carried out by a suitably qualified ecologist or botanist, with demonstrable competence in habitat classification and species identification in accordance with UKHab (2023) and CIEEM (2021) Guidelines for Ecological Report Writing.

Monitoring will follow the principles set out in BS 8683:2021 - Process for Biodiversity Net Gain aligned with the Environment Act 2021 and BS 42020:2022 - Biodiversity Code of Practice for Planning and Development.

4.5 Assessment Criteria and Remedial Action

The established vegetation shall be measured against the approved landscape and habitat creation plans (Drawing 120-DAC-PL-001 P6 Landscape Masterplan, Appendix 2), including species composition, planting densities, and target condition criteria identified within DEFRA (2023) Biodiversity Metric 4.0 Technical Supplement.

Where failed planting or poor establishment is identified within the site location boundary, replacement planting shall be undertaken using equivalent native species of local origin, in consultation with the appointed ecologist and the landscape architect.

If vegetation becomes dominated by one or a limited number of species, adaptive management measures, such as overseeding, or targeted replanting shall be implemented to restore the intended species diversity and ascribed habitat condition, as such, to proactively achieve and maintain habitat target condition within the allocated timeframe (see Section 5).

All remedial works will be documented and reviewed during subsequent monitoring cycles to confirm success and ongoing progress towards the BNG targets.

4.6 Control of Invasive and Undesirable Species

Each monitoring visit shall include an inspection for colonising flora, with particular attention to non-native invasive species (INNS). The assessment shall include, but not be limited to, species listed under: Schedule 9 of the Wildlife and Countryside Act 1981 (as amended); The Invasive Alien Species (Enforcement and Permitting) Order 2019; and Relevant provisions of the Environment Act 2021**.**

Where such species are identified, control or removal shall be implemented in accordance with recognised best-practice guidance, including the Environment Agency (2010) - Managing Invasive Non-native Plants; and CIRIA C773 (2018) - Invasive Species Management for Infrastructure Managers.

All works shall be supervised by a competent ecologist (ECoW) to ensure legal compliance and prevent the further spread or ecological degradation of retained and created habitats on-site and respective target condition.

4.7 Reporting and Review

Annual monitoring reports shall be prepared and submitted to the LPA and/or Natural England, where required and agreed, to demonstrate progress, trajectory towards habitat target conditions and the statutory biodiversity unit delivery.

Reports will detail:

- The results of the habitat condition assessments using Statutory BNG Metric 4.0 criteria (see Condition sheet targets, Appendix 4)
- Details of any remedial, management, or enhancement actions undertaken
- Any changes to habitat extent or quality
- Suitable sources, such as dated photographic evidence and habitat survey data (DAFOR augmented Species lists and QGIS mapping for example)

Where results indicate a shortfall in condition and/or trajectory to target condition, the management regime shall be reviewed and updated in consultation between the responsible and governing bodies.

4.8 Long-Term Management and Adaptive Approach

The management prescriptions outlined within Section 5 below are designed to be adaptive, allowing modification in response to monitoring outcomes, such as change in climatic conditions, not considered or change abiotic conditions, on-site and local ecological trends observed.

Any significant amendments to the management approach shall be documented within subsequent monitoring reports and agreed with the relevant body before implementation.

The overarching objective is to ensure that all habitats achieve and maintain their ascribed target condition and contribute long-term net gains in biodiversity value.

Table 4.1: Management summary

Consideration	Description
Habitats to be Retained, Created and Enhanced on-site	The proposals comprise of created habitats contributing to overall biodiversity units within the proposed development. These include the following: developed land; sealed surface covering approximately 1.7952ha, unvegetated gardens totalling 0.5624ha, vegetated garden totalling 0.3612ha, modified grassland totalling 0.0370ha, introduced shrub totalling 0.0465ha and 82 trees will be planted within managed areas (please refer to Drawing HR- AMP-01 REV B- Adoptions & Management Plan - Rev B, at Appendix 3). Collectively, the proposed habitats equate to 2.03 biodiversity units across an overall area of 2.80ha.
Timescale and Applicable Actions	Habitat creation works are estimated to commence in 2026, following completion of the construction of the associated development (estimated 2026). This is defined as Year 0 of the 30-Year Management. Year 1 will start following completion of habitat implementation and soft landscaping (estimated 2027). Approximate start and end dates of HMMP are 2027 (Year 1) to 2057 (Year 30), this is however subject to change.
Monitoring	Habitat monitoring to be undertaken in Years 1>30 (see Section 4) (following completion of the habitat capital works in Year 0 and establishment). This is considered proportionate for the soft landscaping and the habitats created and maintained within the proposed development. Additional monitoring surveys may be undertaken as required in response to earlier monitoring and any required remedial measures.
Funding	Landowner – **Miller Homes Ltd**
Legal Agreement	Management will be secured via a condition (35).

5. Details of the Monitoring Needed to Measure the Effectiveness of Management

5.1 Proposed Individual Tree Planting

Table 5.1: Habitat Management Prescription - proposed trees

Proposed habitat type	Urban trees
Proposed species	Eighty-two trees are to be incorporated throughout the landscaping. The development should aim to incorporate a mixture of native tree species throughout.
Areas proposed	Drawing 120-DAC-PL-001 P6 Landscape Masterplan and Drawing HR-AP-01 - Adoptions & Management Plan - Rev B
Target condition	**Moderate**
Considered Habitat Failure Risk (HFR)	Low likelihood

Management objective

To ensure new tree planting is managed to provide good health over the long-term and to retain and enhance its habitat value. To ensure that the health and growth of the trees does not decrease over time due to weed growth around stem, and damage due to vandalism, rubbing of ties, or weather conditions. The ecological management strategy will aim to enhance canopy coverage, limit pruning, reduce disease proliferation, and retain created ecological niches (deadwood and cavities) where possible (for example, when not a risk to public health and safety).

Tree descriptions and recommendation for incorporation

Table 5.2: Proposed trees, typical canopy form, growth rate, native status and management conditions

Tree / cultivar	Canopy form	Typical spread (m)	Litter	Growth rate	Native status	Condition targets/ expected	Condition achieved
Alder	Rounded open crown	6-8	Moderate leaf litter and cones	Fast	UK native	A, B, D, F	Moderate
Sessile oak	Broad rounded crown	10-15	Heavy leaf litter and acorns	Slow	UK native	A, B, D, F	Moderate
Silver birch	Light canopy	6-8	Fine leaf litter	Fast	UK native	A, B, D, F	Moderate
Rowan	Narrow oval crown	4-6	Light leaf litter and berries	Moderate	UK native	A, B, D, F	Moderate
Scots pine	Conical when young; open and irregular with age	6-8	Needle litter (acidic)	Moderate	UK native	A, B, D, F	Moderate
Hawthorn	Small rounded crown	3-5	Light leaf litter and berries	Moderate	UK native	A, B, D, F	Moderate
Bird cherry	Broad rounded crown	5-7	Light leaf litter and fruit	Fast to moderate	UK native	A, B, D, F	Moderate
Wild cherry	Rounded canopy	6-8	Leaves and small fruit	Fast to moderate	UK native	A, B, D, F	Moderate
Beech	Densely rounded crown	10-15	Heavy leaf litter	Slow	UK native	A, B, D, F	Moderate
Whitebeam	Compact domed crown	4-6	Light leaf litter	Moderate	UK native	A, B, D, F	Moderate
Common lime	Broad rounded crown	8-12	Moderate leaf litter	Slow to moderate	UK native	A, B, D, F	Moderate
Hazel	Multi-stemmed small tree	3-5	Catkins and light litter	Fast	UK native	A, B, D, F	Moderate
Upright hornbeam	Upright and columnar crown	3-5	Moderate leaf litter	Moderate	Non provenance tree	A, B, D, F	Moderate

When managed in accordance with the prescriptions below (see appendices 4), the newly planted trees have the potential to meet **moderate** condition. Intended tree locations are provided on Drawing 120-DAC-PL-001 P6 Landscape Masterplan, Appendix 2.

Tree Planting: Establishment Phase Prior to the End of Construction

- Tree pits are to be excavated to accommodate the full root ball of each specimen with an additional minimum 50 mm all round for backfill.
- Pit bases to be loosened to spade depth and are to include slightly raised centre to reduce the risk of waterlogging and prevent sump formation; pit sides are to be scarified to prevent root circling.
- Excavated materials are to be mixed with 2 kg of well-rotted manure prior to backfilling.
- Trees to be positioned centrally with roots fully spread and best aspect facing forward.
- Each tree is to be supported by a single vertical stake installed on the windward side, driven a minimum of 300 mm into the base of the pit.
- Trees to be secured to the stake using a flexible tie, fixed within 25 mm of the top of the stake, allowing for movement but preventing abrasion.
- Spacer blocks or cushions to be used where necessary to prevent contact between the tree and stake.
- Fixings to be galvanised nails to BS 1202-1.
- Pits to be backfilled and firmed carefully.
- Growth tubes to be installed around each tree.
- Trees to be watered to field capacity immediately after planting.
- Mulch is to be applied to a depth of 75 mm around each tree.
- Where mulching does not provide adequate weed suppression, additional weed control (e.g. periodic herbicide application) may be undertaken at intervals agreed with the Land Manager.

Establishment Phase (Years 1–2)

- Water to field capacity and ensure good establishment.
- Limit pruning, to allow 75% canopy coverage of the expected age and height of each individual tree (avoid heavy crown reduction).
- Retain 20% of the proposed vegetation below the tree canopy areas, if this becomes limited, re-seed/ replant these areas.
- Annually replace dead or dying stock with like-for-like species, check stakes and tree ties and adjust/replace if necessary.
- Hand weed around a 0.6m diameter of the base of each tree to ensure weed free and top up mulch every two years.
- Remove excessive leaf litter to reduce disease proliferation within the immediate area.
- Augment habitat structure to progressively raise the canopies of new trees to provide clearance for residents, pedestrians and vehicles.
- Management should ensure planting and/or substantial leaf litter does not encroach into/onto adjacent habitats and/or property.

Established Management (Years 3+)

- Annually replace dead or dying stock with like-for-like species and check stakes and tree ties and adjust/replace if necessary.
- Hand weed around a 0.6m diameter of the base of each tree to ensure weed free and top up mulch every two years.
- Limit pruning, to allow 75% canopy coverage of the expected age and height of each individual tree (avoid heavy crown reduction).
- Retain vegetation below 20% of the tree canopy area; if this becomes limited, re-seed.
- Remove excessive leaf litter to reduce disease proliferation within the immediate area.
- Augment habitat structure to progressively raise the canopies of new trees to provide clearance for residents, pedestrians and vehicles.
- Management should ensure planting and/or substantial leaf litter does not encroach into/onto adjacent habitats and/or property.

Monitoring and Adaptive Management

- **Years 4–10**: twice per year (spring and late summer)
- **Maturity**: annually and following extreme weather events
- **Record at each visit**: survival, crown density, leaf condition, pests/diseases, leader/stem form, root flare exposure, stake/tie condition, soil moisture, mulch, irrigation volumes and soil damage/compaction.

Protective Measures

Any clearance of vegetation to accommodate the proposals will be undertaken with appropriate consideration for potential use of the site by birds and bats. Cutting of vegetation, particularly those features that provide important roosting and commuting habitats (including trees/ tree lines/ installed bat and bird boxes) will be undertaken outside of the bird breeding season (1 March to 31 August, inclusive). Should the above timing constraints conflict with any phased/timetabled works, it is recommended that works commence only after a suitably qualified ecologist has undertaken nesting bird checks 48 hours prior to works commencing to ensure no nesting birds are present. If nesting birds are found to be present during checks, then a suitable species–specific buffer zone will be allocated, and clearance of that area would be delayed until young have fledged.

Maintenance should also involve the removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back, and the inspection and reporting of any incidence of pests and diseases which could cause trees or limbs to fail.

5.2 Modified Grassland

Table 5.3 Habitat Management Prescription – Other Neutral Grassland – Modified Grassland

Proposed habitat types	Other neutral grassland (UKHab ref g3c/g4)
Proposed seed mix	An area of modified grassland totaling 0.0370ha will be incorporated within the development. Emorsgate EM2 - General Purpose Meadow Mix or similar is recommended.
Areas proposed	Drawing 120-DAC-PL-001 P6 Landscape Masterplan., Appendix 2 and Drawing HR-AP-01 - Adoptions & Management Plan - Rev B
Target condition	**Poor**
Considered HF Risk	Low likelihood

Management Objective

To create and maintain grassland habitat providing amenity value and foraging resources for birds and small mammals.

Grass Seed Mix

Modified Grasslands - Select a mix that typically includes at least 5–8 forbs species (Emorsgate EM2 - General Purpose Mix or similar).

Establishment Phase (Years 1–2)

- Prepare the ground by reducing soil fertility, strip existing agricultural land and remove the top 5-10cm of topsoil or cultivate deeper to expose a lower-nutrient subsoil.
- Sow both mixes at 5g/m² during the period of September-October.
- Undertake 3-4 spatially rotated light establishment cuts (to 50-70mm) whenever the sward reaches 70-100mm, removing all arisings to prevent nutrient build-up and weed dominance

Established Management (Years 3+)

- Implement 12 main cuts annually after the seed is set, using cut and collect methods with petrol strimmer or mower
- Manage vigorous weed growth, disease and discolouration undertaking optional autumn cuts (Oct-Nov) to maintain sward structure.
- Manage the occurrence of invasive species (Section 3.6) - criteria **E**, Condition sheet targets, appendix 4.
- Manage the encroachment of scrub <5% - criteria **D**, Condition sheet targets, appendix 4.

- Prevent and manage rutted ground and re-seed to increase sward coverage where required

Monitoring and Adaptive Management

- Conduct annual floristic monitoring and to apply adaptive measures where necessary (e.g. reseeding, selective cutting, scarifying) if sward structure or sward coverage significantly declines.
- Manage the occurrence of invasive species (Section 3.6).

5.3 Proposed Introduced Shrubs

Table 5.4: Habitat Management Prescription – Introduced Shrubs

Proposed habitat type	SUDs (UKHab ref: 848)
Proposed Feature/s	A total of 0.0465ha of Introduced shrubs will be incorporated throughout the development and managed to provide floristic site value. Species recommended may include the following: Bugle (*Ajuga reptans 'Catlin's Giant'*), Elephant's Ears (*Bergenia cordifolia*), Californian Lilac (*Ceanothus 'Puget Blue'*), Variegated Dogwood (*Cornus alba 'Elegantissima'*), Cotoneaster (*Cotoneaster 'Skogholm' and Cotoneaster lacteus)*, Mexican Orange Blossom (Choisya ternata 'Sundance'), Rockrose (*Cistus 'Silver Pink')*, Broom (*Cytisus praecox 'All Gold'*), Evergreen Spindle (*Euonymus 'Emerald Gaiety'*), Escallonia *(Escallonia 'Red Elf'*), Hardy Geranium (*Geranium 'Johnson's Blue')*, Shrubby Hebe (*Hebe 'Marjorie', 'Blue Gem', 'Autumn Glory' and Hebe sutherlandii*), Coral Bells (*Heuchera 'Palace Purple')*, St John's Wort (*Hypericum 'Hidcote'*), Box Honeysuckle (*Lonicera 'Maigreen'*), Shrubby Cinquefoil (*Potentilla 'Goldfinger' and 'Pink Beauty'*), Firethorn (*Pyracantha rogersiana*), Coneflower (*Rudbeckia 'Goldsturm'*), Groundsel (*Senecio 'Sunshine')*, Japanese Skimmia *(Skimmia japonica 'Kew Green')*, Spiraea (*Spiraea japonica 'Goldflame'*), Periwinkle *(Vinca minor 'Atropurpurea')*, and David Viburnum *(Viburnum davidii).*
Areas proposed	Drawing 120-DAC-PL-001 P6 Landscape Masterplan, Appendix 2 and Drawing HR-AP-01 - Adoptions & Management Plan - Rev B
Target condition	**Not Applicable**
Considered HFR	Low likelihood

The introduced shrubs planted throughout the site will aim to offer a diversity of vegetation structure displaying variation. The habitat will support a range of plant species beneficial to wildlife, including flowering species providing nectar at different times of the year.

- Invasive non-native plant species will be controlled to ensure they cover less than 5% of any surface area.
- Remedial measures will address abundance and density gaps in shrub planting

Protective Measures

Any clearance of vegetation to accommodate the proposals will be undertaken with appropriate consideration for potential use of the site by birds. Cutting of bank side vegetation will be undertaken outside of the bird breeding season (1 March to 31 August, inclusive). Should the above timing constraints conflict with any phased/timetabled works, it is recommended that works commence only after a suitably qualified ecologist has undertaken nesting bird checks 48 hours prior to works commencing to ensure no nesting birds are present. If nesting birds are found to be present during checks, then a suitable species-specific buffer zone will be allocated, and clearance of that area would be delayed until young have fledged.

6. Annual Maintenance Schedule

The annual schedule summarises the maintenance operations required for the first five years and should be reviewed on an annual basis to allow for any changes that may be required as the site develops and matures.

6.1 Proposed Individual Tree Planting

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Inspect health & structure											X	
Watering				X	X	X	X	X	X	X		
Formative pruning	X											
Check stakes & ties	X									X		
Weed control				X		X		X				
Replace failed stock											X	
Top-up mulch (Years 2 & 4)										X		

6.2 Modified Grassland

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Main cut	X	X	X	X	X	X	X	X	X	X	X	X
Secondary cuts (if required)								(X)	X	X		
Remove arisings	X	X	X	X	X	X	X	X	X	X	X	X

6.3 Introduced Shrubs

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Pruning	X									X	X	X
Weed control				X		X		X				
Check guards & ties	X											
Top-up mulch (Years 2 & 4)										X		

7. Long-Term Management Schedule (Years 6–30)

The ongoing management plan is a guideline for the maturing phase of the site and should be reviewed every 5 years as a minimum, to take account of site-based ecological changes.

7.1 Proposed Individual Tree Planting

Year of Operation	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
Monitor tree health and structural condition	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Replace dead or dying trees / gap-up	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

7.2 Modified Grassland

Year of Operation	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
Annual/monthly Cut	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Control pernicious weeds	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

Monitor grassland succession and coverage	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

7.3 Introduced Shrubs

Year	**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**
Operation																									
Annual pruning and shaping	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Weed control and mulch maintenance	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Replacement planting as required	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

8. Details of Persons Responsible for the Implementation and Monitoring

This HMMP has been prepared by Ascerta on behalf of **Miller Homes Ltd.** It sets out the key management of features of ecological interest due to be created and retained within the redevelopment of the land at Hinchley Road, Blackley, M9 7FJ.

This HMMP document provides details in full of the measures to ensure the site is considerately managed long-term for the benefit of biodiversity, wildlife and the future occupants of development. It is considered that, subject to the implementation of the measures set out above, this document satisfies the stated requirements of Condition 35 of the planning consent 143085/FO/2025.

9. Mechanisms of Adaptive Management to Account for Necessary Changes in Work Schedule to Achieve the Required Targets

Following the completion of the proposed development, a programme of monitoring will be undertaken. Primarily, this will focus on the habitat creation and enhancement that will be undertaken in the first appropriate season following the receipt of planning permission. This will be no later than within 6 months of development commencing. Habitat creation in areas cleared during the construction phase will be completed within 6 months of completion of development activities. Management will continue for 30 years. This management plan will be subject to periodic review to ensure it remains fit for purpose and if any adaptations of mechanisms are noted to be necessary, this will be undertaken by the responsible persons **Miller Homes Ltd**.

10. Expected Unit Progress Shown at Years 1> 30 for each Habitat

In accordance with this HMMP, the modified grasslands will meet target condition by year 4 and the urban trees will reach target condition by Year 27.

Table 10.1: Standard time to target condition/years

Year Habitat	4	27
Urban Trees		X
Modified Grasslands	X	

11. Reporting on Year 1, 2, 5, 10, 20 and 30 with Biodiversity Reconciliation Calculations at each stage

An audit should be carried out on the habitats in accordance with section 7 and against the Target Conditions detailed within section 5 and appendix 3, at years 1, 2, 5, 10, 20 and 30. Monitoring and reporting should occur annually for 30 years by the persons appointed responsible by **Miller Homes Ltd**.

12. Conclusion

This HMMP ensures that the development at the land at Hinchley Road, Blackley, M9 7FJ, delivers measurable, lasting biodiversity improvements in compliance with national policy and local planning conditions. Through detailed management prescriptions, monitoring, and adaptive strategies, the plan secures the long-term ecological value of the site.

- **Site Overview**: The 2.80 hectare (ha) site currently comprises of modified grassland totalling approximately 2.364ha, bramble scrub covering 0.2127ha, broadleaved woodland extending to 0.2243ha, several small and medium trees, a large individual tree and a very large tree collectively amounting to 0.4551ha in RPA measurement. These habitats are characterised by low to medium distinctiveness and moderate to good condition. Surrounding land uses are predominantly urban residential.

- **Habitat Baseline and Outcomes**: The post-development proposals will deliver a net loss of **-13.97 (-87.30%)** in habitat area units within the proposed development area, demonstrating that a net gain in biodiversity units **has not been achieved** within the site, in line with the National Planning Policy Framework (NPPF) and Manchester Core Strategy 2012–2027 (adopted 11 July 2012). The site is also covered by the Places for Everyone Joint Development Plan 2022 to 2039 (adopted March 2024).

- A net gain will be secured via an off-site allocation and a Section 106 legal agreement, ensuring the long-term protection, management, and monitoring of the offsetting parcel in accordance with a separate and agreed Habitat Management and Monitoring Plan. The legal agreement will specify measurable targets and reporting intervals to demonstrate compliance with statutory BNG obligations throughout the 30-year management period.

- **Habitat Areas to be created and retained:** The habitat area to be created on-site include developed land; sealed surface covering approximately 1.7952ha, unvegetated garden areas totalling 0.5624ha, both of which are of very low distinctiveness, creating no units within the site. In addition, vegetated garden areas will account for 0.3612ha. A small area of modified grassland, measuring 0.0370ha, is also proposed as amenity areas and grassland verges. Introduced shrub totalling 0.0465ha is also proposed. In addition, a total of 82 trees we be planted within managed areas (please refer to Drawing HR-AP-01 - Adoptions & Management Plan - Rev B, at Appendix 3). Collectively, the proposed habitats equate to **2.03** biodiversity units across an overall area of 2.80ha.

- **Monitoring and Maintenance:** Annual monitoring by a qualified ecologist between May and August for 30 years. Formal audits at years 1, 2, 5, 10, 20, and 30 with biodiversity reconciliation at each stage. Adaptive management procedures to address underperformance or environmental changes.

- **Long-Term Management:** Regular maintenance of vegetation, replacement of failed planting, control of invasive species, and preservation of habitat structure and diversity. Establishment and maintenance schedules detailed for all habitat types to ensure target conditions are met.

- **Responsibility:** Implementation and monitoring will be managed by **Miller Homes Ltd**, in consultation with the LPA ***Manchester City Council***.

13. References

Ascerta (2025) Biodiversity Impact Assessment: Land at Hinchley Road, Blackley, M9 7FJ, Report P.2167.25C, 2025.

Ascerta (2025) Preliminary Ecological Appraisal: Land at Hinchley Road, Blackley, M9 7FJ, Report P.2167.25C, 2025.

British Standards Institution (2021) BS 8683:2021 - Process for Biodiversity Net Gain: Specification. London: BSI.

British Standards Institution (2022) BS 42020:2022 - Biodiversity – Code of Practice for Planning and Development. London: BSI.

CIEEM (2021) Guidelines for Ecological Report Writing, 2nd edn. Winchester: Chartered Institute of Ecology and Environmental Management.

CIRIA (2018) Invasive Species Management for Infrastructure Managers (C773). London: Construction Industry Research and Information Association.

DEFRA (2023) The Biodiversity Metric 4.0: Auditing and Accounting for Biodiversity – Technical Supplement. London: Department for Environment, Food and Rural Affairs.

Environment Agency (2010) Managing Invasive Non-Native Plants. Bristol: Environment Agency.

Environment Act 2021 (UK). London: The Stationery Office.

Greater Manchester Combined Authority (2024) Places for Everyone Joint Development Plan 2022–2039. Adopted March 2024. Manchester: Greater Manchester Combined Authority.

Manchester City Council (2012) Manchester Core Strategy 2012–2027. Adopted 11 July 2012. Manchester: Manchester City Council.

Ministry of Housing, Communities and Local Government (2024). National Planning Policy Framework (NPPF). Updated 12 December 2024.

UKHab (2023) UK Habitat Classification - Field Survey Guidance: Version 2.0. UKHab Ltd.

Wildlife and Countryside Act 1981 (as amended) (UK). London: The Stationery Office.

The Invasive Alien Species (Enforcement and Permitting) Order 2019 (UK). London: The Stationery Office.

Appendix 1

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UKHab V2.01 Key

Survey Area

habitats

- h3d Bramble scrub
- g4 Modified grassland
- w1g Other woodland; broadleaved

Baseline Trees

- Existing Large/VL Urban Tree
- Existing Medium Urban Tree
- Existing Small Urban Tree

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CLIENT:
Miller Homes Ltd

PROJECT:
Hinchley Road, Blackley, M9 7FJ

DRAWING TITLE:
Baseline Habitats Plan

SCALE:	DRAWN BY:	DRAWING No:
1:2500@A3	JS	P.2167.25.E02
DATE:	CHKD BY:	REV:
23/10/2024	LH	-A

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KEY

Existing tree to be retained

Existing tree to be removed

REV	DESCRIPTION	DATE

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CLIENT:
Miller Homes Ltd

PROJECT:
Hinchley Road, Charlestown, M9 7FJ

DRAWING TITLE:
Tree Survey

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:500 @A1	KP		
DATE:	CHKD BY:		
18/03/2025	CP	P.2167.25.T01	-

C:\Users\Kevin\OneDrive - Ascerta\Server\All Jobs\2167.25 Hinchley Road, Blackley, M9 7FJ\03 Working\01 CAD_Drawings\P.2167.25.T01 TS_T02 TCDPD

Appendix 2

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Notes:

Please do not scale from this drawing, either paper or electronic copies.

All final measurements must be checked on site by the contractor.

If there are any discrepencies noted in relation to dimensions or scale, please notify the Landscape Architect.

All works are to be carried out in accordance with the latest British Standards and/ or Codes of Practice unless otherwise stated.

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Legend:

- **Proposed large tree in soft ground**
  Height: 450-550cm with 2m clear stem
  Girth: 14-16cm/ Extra Heavy Standard
- **Proposed medium growing tree**
  Height: 350-450cm
  Girth: 12-14cm/ Heavy Standard
- **Proposed small growing tree**
  Height: 250-350cm
  Girth: 10-12cm/ Select Standard
- **Proposed evergreen hedge**
  Height: 80-100cm
  Density: 3 per linear metre
  Stock: 5L container
- **Proposed shrub planting**
  with feature specimens
- **Proposed front gardens/ amenity grass**
- **Proposed low level railings**

0 25m

SCALE 1:500

NORTH

Revision Notes:

Rev	Initials	Description	Date
P6	MC	Updated in line with client comments	25-07-25
P5	DC	Updated in line with client comments	04-04-25
P4	DC	Updated in line with site layout revision B	31-03-25
P3	DC	Updated to show the refuse locations and timber cycle shed to rear gardens	23-03-25
P2	DC	Additional planting in line with client comments	18-03-25
P1	DC	First issue	13-03-25

Client:
Miller Homes

Project:
Hinchley Road, Blackley

Title:
Landscape Masterplan

Status:	Date:
For Approval	13-03-2025

Drawing No:	Revision:
120-DAC-PL-001	P6

Scale:	Paper Size:	Drawn by:
1:500	A1	DC

LANDSCAPE ARCHITECTURE
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Appendix 3

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1:500 0 5 10 15 25m

CASPIAN ROAD

HINCHLEY ROAD

KILMAINE AVENUE

LOWBROOK AVENUE

AINSBROOK AVENUE

L Twr

ADOPTION PLAN:

- Denotes Proposed S38 Adopted Boundary

- Maintained by Management Company

Rev.	Description	Drawn	Date
B	Updated to suit site layout revision D.	MG	13.10.25
A	Updated to suit site layout revision C.	MG	22.07.25

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Project Title
HINCHLEY ROAD, CHARLESTOWN

Drawing Title
ADOPTION & MANAGEMENT PLAN

Scale	Drawn By	Checked By	Authorised By
1:500	MU		
	Date 25.03.25	Date	Date

Job No.	Drawing No.	Revision
809380	HR- AMP-01	B

Original Sheet Size A1 Do Not Scale From This Drawing

Appendix 4

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Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Hinchley Road, Blackley, M9 7FJ Habitat Management and Monitoring Plan	**Survey date and Surveyor name**	
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	
Habitat Description			
ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **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 m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead 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	
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 vertebrates and invertebrates to live and breed.	Yes	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	NA	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	NA	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	NA	
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	
	Essential criterion achieved (Yes or No)		
	Number of criteria passed		

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	Yes	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	Hinchley Road, Blackley, M9 7FJ Habitat Management and Monitoring Plan	**Survey date and Surveyor name**	
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Yes / No	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature)[1].	No	
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	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
	Number of criteria passed		

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Yes
Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		

Suggested enhancement interventions to improve condition score[2]

Appendix 5

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Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Hinchley Road	**Survey date and Surveyor name**	Liz Kenyon 4th March 2025
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	
Habitat Description			
ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **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 m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead 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.	Y	
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 vertebrates and invertebrates to live and breed.	N	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Y	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Y	
	Essential criterion achieved (Yes or No)		
	Number of criteria passed	5	

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	Y	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	Hinchley Road	**Survey date and Surveyor name**	Liz Kenyon 04.03.25
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Y	For Trees assigned moderate condition
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).	Y	
C	The tree is mature (or more than 50% within the block are mature)[1].	N	
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.	Y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
	Number of criteria passed	4	

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Y
Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		

Suggested enhancement interventions to improve condition score[2]

Condition Sheet: WOODLAND Habitat Type

UK Habitat Classification (UKHab) Habitat Types

Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Other coniferous woodland
Woodland and forest - Other Scot's pine woodland
Woodland and forest - Other woodland; broadleaved
Woodland and forest - Other woodland; mixed
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland

Habitat Description

ukhab – UK Habitat Classification

This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:
Woodland Wildlife Toolkit (sylva.org.uk)

IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.

On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Liz Kenyon
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

Condition Assessment Criteria

	Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	2	
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	3	
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	3	
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	2	

E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	3	
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	1	
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	2	
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	3	
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	1	
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	1	
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	1	
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	2	
				Total Score (out of a possible 39)	25	

Condition Assessment Result	**Condition Assessment Score**	**Result Achieved**
Total score >32 (33 to 39)	Good (3)	Poor
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

Suggested enhancement interventions to improve condition score

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