Habitat Management and Monitoring Plan

Site Name:	Former Park Pub, 153 Moorcroft Rd, Wythenshawe, Manchester M23 0AE
Date:	14/04/2026
Version:	V1



Author: Leigh Ecology Ltd

Client: Watson Homes

Contents

1. Project Background 2

Summary of Management Plan 2
Site Boundary Plan PB-F01 3
Site Context Plan PB-F02 4
Phasing strategy 6
Roles and Responsibilities 6
Land Use Summary 7
Site Context Photos PB-F03 7
Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01 9
Baseline and Environmental Information 10

2. Planned Management Activities 11

Principles Informed by Design Stage 11
Habitat and Condition Targets PM-T01 12
Habitat Retention 14
Habitat Retention Plan PM-F01 14
Creation, Enhancement and Management Targets and Prescriptions 15
Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 25

3. Monitoring Schedule 26

Monitoring Strategy 26
Monitoring Methods and Intervals MS-T01 26
Monitoring Reports 28
Adaptive Management 28

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
V1	Issued	15/04/2026	

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
This report has been prepared for Watson Homes in accordance and conditions of appointment for a HMMP. Leigh Ecology cannot accept responsibility for the use of or reliance on the content of this report by any third party. This report has been prepared by Christian Leigh, Ecologist.

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	The Park Pub, 153 Moorcroft Rd, Wythenshawe, Manchester M23 0AE
BNG Project Name and Address	N/A
Author Organisation	Christian Leigh – Leigh Ecology Ltd.
Landowner	Legally, the site owner
Land Manager	Wythenshawe Community Housing Group (WCHG)
Responsible person/organisation for creating or enhancing the habitat	Wythenshawe Community Housing Group (WCHG)
Period covered by this management plan	Start/end point of 30+ year period and 5-year update (including phasing if applicable)
Planning authority	Manchester City Council
Planning reference (if applicable)	For any application relating to or permission granted for the BNG enhancement land
BNG register reference (if applicable)	N/A
Central OS grid reference	SJ806902
Metric revision/title	The Park – BNG Metric REV4
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

The proposals do not include any habitat retention, resulting in the loss of other neutral grassland, two small urban trees and modified grassland.

Habitat creation comprises the following;

0.0482 Ha. Vegetated Garden

0.004 Ha. Modified Grassland

0.0448 Urban Individual Trees

0.02 Introduced Shrub

Timescales for Actions PB-B03

Years 1, 2, 5, 10, 15, 20, 25, 30.

Monitoring Requirements PB-B04

Periodoc reporting monitoring of site via site visits and subsequent reporting.

Required Consents and Licences PB-B05

Funding PB-B06

The site will be retained and managed by Wythenshawe Community Housing Group (WCHG).

Legal Agreement PB-B07

Site Boundary Plan PB-F01



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: ☐**
Single phase planting in year 1, with replacement of failed planting, yearly to year 5. Thereafter every 5 years to check condition.	

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		Christian Leigh		
Organisation		Leigh Ecology Ltd		
Responsibility	Start Date:		End Date:	
I, Christian Leigh am responsible for the initial production of the HMMP plan and provision of specialist advice.				
Statement of Competency				
I Christian Leigh, Ecologist, can confirm that I am a competent person for the purposes of completing this Habitat Management and Monitoring Plan as defined by the relevant government guidance and the Biodiversity Metric User Guide.				

Landowner or Land Manager PB-B10				
Name or Initials				
Organisation		Wythenshawe Community Housing Group (WCHG)		
Responsibility	Start Date:		End Date:	
The site will be retained and managed by Wythenshawe Community Housing Group (WCHG)				
Statement of Competency				
NA				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		N/A		
Organisation				
Responsibility	Start Date:		End Date:	
Summarise the relevant responsibilities of the Management Organisation(s) in the production and, or, implementation of this HMMP.				
Statement of Competency				
Demonstrate the knowledge, skills and, or, experience to manage the habitats to achieve the BNG requirements, through relevant training, qualifications, experience, or combination of these.				

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		Manchester City Council.		
Organisation				
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

Leigh Ecology Ltd was commissioned to undertake a BNG assessment and PEA at the former Park Pub, Wythenshawe. The site is a derelict public house, which features sections of unmanaged other neutral grassland, small urban self-seeded trees and modified grassland.

As mentioned, the pub has been derelict for several years and subsequently, the other neutral grassland on site has overgrown.

Overview of Proposed Site Use PB-B14

Proposals include the removal of the public house building on site, and subsequent building of an apartment complex.

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	Will your proposals lead to direct or indirect effects on designated sites?	☐	N/A
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☐	N/A
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?		N/A
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	N/A
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	Park Pub – BNG Metric REV4
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	N/A
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	N/A
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	N/A
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	N/A
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	N/a
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	N/A
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	N/A
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	N/A
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	N/A
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	N/A
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	N/A
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A

Baseline and Environmental Information

See the Companion Document pages 3-20 for the baseline and environmental information insert forms.

The HMMPT Companion Document contains a template for each environmental information category. Use these templates to set out how you have considered relevant constraints and opportunities as part of the design process, to promote the success of this management plan. Copy in the relevant templates from the Companion Document for each environmental information category to be included. Optional: Include these sheets at the end of your plan or as an appendix, referencing the location in Table PB-T01 above.

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

Provide an overview only in this box. The purpose is to explain the overarching aims of the management plan to the reviewer. Spaces are provided later in the template to provide more specific management targets prescriptions.

Modified grassland –

Purpose: Provide communal green space areas and linear sections of richer habitat surrounding hard standing.

Management: Regular cutting, maintenance to ensure no invasives or unsuitable species feature, maintain consistent suitable sward.

Individual Urban Trees-

Purpose: To provide shade, improve air quality, reduce urban heat, and offer wildlife shelter, foraging and nesting opportunities.

Management: Plant hardy species in pits with good soil, water until established, prune for safety and health, and protect trunks from damage.

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

Priorities within design stage:

Creating greenspace communal areas.

Creating linear richer habitats surrounding hard standing.

Creating shaded areas with new tree planting.

Creating biodiversity of site.

Linking tree planting to existing tree corridors, improving bat foraging space.

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
Individual trees	Individual trees	All	N/A	Moderate	27	A - The tree is a native species (or at least 70% within the block are native species). F - More than 20% of the tree canopy area is oversailing vegetation beneath. 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.	Objectives are to provide extra tree planting within the existing boundary, aiming to provide; native trees that will provide pollinating, foraging, and refuge opportunities for protected and/ or notable species groups including bats, birds, hedgehogs, and invertebrates. Ensure that good horticultural practice is employed to encourage long-term health and vitality of all trees. Ensure well-balanced crowns and/ or natural shape by preventing over competition.
Modified Grassland	Modified Grassland	All	N/A	Poor	1	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). 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. F- Cover of bracken *Pteridium aquilinum* is less than 20%.	Objectives are to provide communal green space opportunity across site, creating space for all species foraging. Ensure proper management practice to maintain consistent sward, reduce bracken and scrub species.

Habitat and Condition Targets Further Comments

Education of ground work teams and landscaping management company.

Any fencing to incorporate a hedgehog highway. Further information can be found **here**

Any fertiliser used should consist of organic and natural matter to improve soil health, release nutrients at a slower rate, and provide long term benefits due to biodegradable properties.

Ideally, grassland arisings should be left in situ no longer than 48 hours before being collected. This is to avoid enriching the soil nutrients and thus encouraging encroachment of undesirable and rigorous species.

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

N/A

Specification of Protective Measures to be Used PM-04

Adjacent trees, outside of site will be fenced to fully protect root, trunk and canopy.

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.

Creation, Enhancement and Management Targets and Prescriptions

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:						
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	There are 6-8 vascular plant species per m^2 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 m^2, 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.	No				
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		Consistent low sward, seeded as such.		Cutting every 2-4 weeks.
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	All	Prevent scrub establishment during creation phase.		Annual inspection and removal of scrub (hand pulling/cutting). Maintain scattered scrub <20%.
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive	Yes	All	Protect soils during establishment (avoid compaction, trafficking in wet conditions).		Avoid mowing in wet conditions. Manage access to prevent excessive wear. Reinstate damaged patches as required.

	poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.					
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No	All			
F	Cover of bracken *Pteridium aquilinum* less than 20%.	Yes	All	Not expected to establish.		Monitor annually and control bracken through cutting (2–3 times per year) or appropriate treatment if required.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).					

Additional Management Prescriptions (GL-B01)

- All arisings to be **removed from site** to prevent nutrient enrichment
- No fertilisers, herbicides (except spot treatment of injurious/invasive weeds), or pesticides
- Machinery use to be **restricted in wet conditions**
- Public access (if applicable) managed to avoid excessive wear (desire lines monitored)
- Habitat to be subject to **annual ecological monitoring**, with adaptive management applied
- If protected species are identified, management to be adapted accordingly (e.g. timing of cuts)

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
Site Prep	All	Prior to seeding	Light cultivation if required. Avoid nutrient import. Retain existing topsoil where suitable.
Seeding	All	Spring or Autumn	Sow standard modified grassland mix with some forbs. Water evenly.
Establishment cut	All	Year 1 (as required)	Cut to ~5 cm to encourage tillering and suppress weeds. Remove arisings.
Routine Mowing	All	April–September	Cut every 2–4 weeks to maintain 2–5 cm sward. Adjust frequency based on growth rate.
Scrub control	All	As required	Remove woody growth by cutting or pulling.
Weed control	All	As required	Spot treat injurious weeds using appropriate methods.
Aeration/repair	All	As required	Repair compacted or damaged areas via reseeding.
Monitoring	All	Annually	Check against condition criteria and adjust management accordingly.

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

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

Common Name	Scientific Name	Abundance %	Comments
Perennial rye-grass	*Lolium perenne*	40–60%	Dominant grass species
Smooth meadow-grass	*Poa pratensis*	10–20%	Adds resilience
Red fescue	*Festuca rubra*	10–20%	Fine-leaved grass
Creeping bent	*Agrostis stolonifera*	5–10%	Tolerates wear
White clover	*Trifolium repens*	5–10%	Key forb
Daisy	*Bellis perennis*	1–5%	Common forb
Selfheal	*Prunella vulgaris*	<5%	Optional diversity
Yarrow	*Achillea millefolium*	<5%	Optional diversity

Other Supporting Information

Supporting Information (GL-B02)

- Habitat designed to meet **low distinctiveness grassland** criteria under the Statutory Biodiversity Metric
- Management prioritises **simple, sustainable regime** suitable for long-term maintenance
- Approach allows for **adaptive management** to respond to monitoring outcomes
- Not intended to develop into species-rich grassland (distinctiveness intentionally capped)

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:	

Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	All	Plant native or climate-resilient species appropriate to site conditions (soil type, hydrology, exposure). Use a diverse mix where multiple trees are proposed.		Monitor establishment and long-term suitability; replace any trees that fail or become unsuitable. Avoid monocultures.
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).					
C	The tree is mature (or more than 50% within the block are mature).					
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	All	Use high-quality nursery stock. Implement best practice planting (correct pit size, staking, irrigation).		Regular inspections (annually) to assess health. Water during establishment (first 2–3 years). Manage pests/disease in line with best practice.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.					
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	All	Install tree guards, stakes, and protective fencing where required. Locate trees away from high-impact areas where possible.		Maintain protective measures until establishment. Avoid soil compaction (no storage/trafficking within root protection area). Implement exclusion zones where necessary.

Additional Management Prescriptions (UT-B01)

- Trees to be planted in accordance with **BS 8545:2014** (or latest guidance)
- Use **peat-free soils and mulch**
- Apply **organic mulch (e.g. woodchip)** to reduce competition and retain moisture
- No storage of materials or machinery within root protection areas
- If within public realm, include **inspection for vandalism and mechanical damage**
- Replace any failed trees within the first **5 years** to ensure establishment targets are met

Individual Trees

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

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

Action	Relevant Features	Timing	Prescriptions
Tree planting	All	Nov-March (dormant season)	Plant bare root or container-grown stock. Ensure correct depth and firming. Install stakes and guards.
Watering	All	First 2–3 growing seasons	Regular watering during dry periods (approx. weekly during drought conditions).
Mulching	All	At planting + annually	Apply 50–75 mm mulch layer, kept clear of trunk.

Formative pruning	All	Years 2–5	Remove dead/damaged branches and shape structure.
Inspection	All	Annually	Check tree health, stability, guards, and stakes.
Replacement planting	All	As required	Replace failed trees during next planting season.
Protection maintenance	All	Ongoing	Maintain guards/stakes until tree is established (typically 3–5 years).

Common Name	Scientific Name	Abundance %	Comments
Pedunculate oak	*Quercus robur*	20–30%	Native, high ecological value
Field maple	*Acer campestre*	15–25%	Suitable for urban settings
Silver birch	*Betula pendula*	15–20%	Early successional
Wild cherry	*Prunus avium*	10–15%	Seasonal interest
Rowan	*Sorbus aucuparia*	10–15%	Bird value
Hornbeam	*Carpinus betulus*	10–15%	Tolerant of varied soils

Other Supporting Information

Supporting Information (UT-B02)

- Tree planting designed to contribute to **BNG habitat units via individual trees**
- Species selection balances **ecological value and urban resilience**
- Management focused on **successful establishment and long-term health**
- Approach aligns with **good arboricultural practice and BNG condition criteria**

Introduced Shrub

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

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

Action	Relevant Features	Timing	Prescriptions
Shrub planting	All	Nov-March (dormant season)	Plant bare root or container-grown stock. Ensure correct depth and firming. Install stakes and guards.
Soil preparation	All	Prior to planting	Loosen compacted soils and prepare planting pits. Incorporate organic matter where required. Avoid planting in waterlogged or frozen ground.
Mulching	All	At planting + annually	Apply 50–75 mm mulch layer, kept clear of trunk.
Watering	All	First 2-3 growing seasons	Water regularly during dry periods to support establishment.
Weed control	All	First 3-5 years	Maintain weed-free zones around shrubs to reduce competition. Use mulch or manual removal.
Formative pruning	All	Years 2-5	Prune to encourage healthy structure and desired form. Remove dead or damaged growth.
Inspection	All	Annually	Assess plant health, survival, and evidence of disease, stress or damage.
Replacement planting	All	As required	Replace failed shrubs during the next planting season on a like-for-like basis.

Pest and disease management	All	Ongoing	Monitor for pests and disease and implement appropriate control measures where required.
Thinning / selective removal	All	Years 5+	Remove or thin shrubs where overcrowding occurs to maintain species diversity and structure.

Ornamental Hedgerow

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

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

Action	Relevant Features	Timing	Prescriptions
Hedgerow planting	All	Nov-March (dormant season)	Plant bare root or container-grown stock in a staggered double row where appropriate. Ensure correct spacing and firming. Install guards if required.
Soil preparation	All	Prior to planting	Loosen compacted soils and prepare planting pits. Incorporate organic matter where required. Avoid planting in waterlogged or frozen ground.
Mulching	All	At planting + annually	Apply 50–75 mm mulch layer, kept clear of trunk.
Watering	All	First 2-3 growing seasons	Water regularly during dry periods to support establishment.
Weed control	All	First 3-5 years	Maintain weed-free zones around shrubs to reduce competition. Use mulch or manual removal.
Formative pruning	All	Years 2-5	Prune to encourage healthy structure and desired form. Remove dead or damaged growth.
Inspection	All	Annually	Assess plant health, survival, and evidence of disease, stress or damage.
Replacement planting	All	As required	Replace failed shrubs during the next planting season on a like-for-like basis.
Pest and disease management	All	Ongoing	Monitor for pests and disease and implement appropriate control measures where required.

Thinning / selective removal	All	Years 5+	Remove or thin shrubs where overcrowding occurs to maintain species diversity and structure.
Gap infilling	All	As required	Replant sections where gaps develop using matching species.
Routine trimming	All	Annually or biannually	Trim hedgerow to maintain desired height, width and shape. Avoid cutting during bird nesting season (March–August).

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
Year 1–5	Individual Trees	Newly planted trees failing to establish. Failing to achieve condition assessment targets.	10% of targeted number of newly planted trees found to be dead during years 1–5.	Annually undertake a second round of planting, replacing failed specimens on a
Year 1–5	Modified Grassland	Failure to achieve target species diversity. Dominance of coarse grasses and lack of forbs.	<5 vascular plant species per m² recorded after 2 growing seasons	Overseed with appropriate grass and forb mix. Increase cutting frequency and e removed to reduce soil fertility
Year 1–5	Modified Grassland	Sward height not meeting management targets. Sward becoming too tall or uniform.	Sward height consistently >10 cm or no variation across site	Increase mowing frequency to 2–4 weekly during growing season. Introduce rota structural variation
Year 1–5	Modified Grassland	Scrub encroachment reducing grassland extent	Scrub exceeds 20% cover	Remove scrub through cutting or pulling. Undertake annual monitoring and repe
Year 1–5	Modified Grassland	Excessive physical damage (compaction, wear, erosion)	>5% of grassland area visibly damaged	Restrict access where necessary. Aerate and reseed affected areas. Adjust mar recurrence
Year 1–5	Modified Grassland	Bare ground outside target range	Bare ground <1% or >10%	Introduce light disturbance if too low. Reseed and stabilise areas if too high
Year 1–5	Modified Grassland	Invasive non-native species establishment	Presence of Schedule 9 species	Remove immediately using appropriate methods in line with legislation
Year 1–5	Modified Grassland	Bracken encroachment	Bracken exceeds 20% cover	Implement cutting regime (2–3 cuts per year) or targeted control measures
Year 1–5	Modified Grassland	Drought affecting establishment	Patchy sward or dieback during establishment phase	Undertake overseeding and implement temporary watering during prolonged dry
Year 1–5	Individual Trees	Poor tree health. Evidence of disease, stress or dieback	Signs of decline in canopy, leaf loss or disease	Investigate cause and implement remedial care (watering, pruning, soil improver condition does not improve
Year 1–5	Individual Trees	Vandalism or accidental damage	Broken stems, missing guards or physical damage observed	Reinstate guards and stakes. Replace severely damaged trees on a like-for-like
Year 1–5	Individual Trees	Drought stress affecting establishment	Leaf scorch, early leaf drop or reduced vigour	Implement watering regime during dry periods for first 2–3 years
Year 1–5	Individual Trees	Competition from surrounding vegetation	Poor growth due to grass or weed competition	Maintain mulch circle and remove competing vegetation around base
Year 1–5	Individual Trees	Soil compaction within root zone	Evidence of trampling or vehicle damage	Install protective measures if required. Decompact soil and reapply mulch
Year 1–5	Individual Trees	Failure of stakes or guards	Missing or damaged protection measures	Replace or repair stakes and guards to ensure continued protection
Year 1–5	All habitats	Failure to implement management as prescribed	Monitoring identifies deviation from HMMP prescriptions	Review management practices and reinstate correct regime. Increase supervisio frequency

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Year 1–5	All habitats	Extreme weather events (drought, heavy rainfall)	Widespread habitat stress or damage observed	Implement adaptive management including reseeding, replanting and adjustmer regimes
Year 1–5	All habitats	Lack of monitoring or reporting	No monitoring records available	Reinstate annual monitoring and undertake catch-up assessment

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)

Monitoring will be undertaken to assess the success of habitat creation, enhancement and ongoing management in delivering the Biodiversity Net Gain (BNG) targets.

The strategy will include:

- **Baseline comparison** using pre-development habitat condition data and UKHab classifications
- **Fixed-point photography** to provide visual comparison over time (pre- and post-establishment)
- **Botanical surveys** of grassland habitats to assess species diversity and composition
- **Condition assessments** using the Statutory Biodiversity Metric condition sheets
- **Tree inspections** to assess establishment success, health and structural condition
- **Species lists** recorded and updated periodically to compare against target outcomes

Monitoring will inform **adaptive management**, with results used to refine prescriptions where targets are not being met. Findings will be reported to the Local Planning Authority at agreed intervals.

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 quadrat sampling to assess species diversity (number of species per m²) and presence of forbs. Record percentage cover of bare ground, scrub, bracken and invasive species. Compile botanical species list. Fixed-point photography to record sward structure.	Annually during years 1–5, then every 5 years thereafter. Surveys to be undertaken between May and August
Individual Trees	Inspect all planted trees to assess survival, health, vigour and structural condition. Record evidence of disease, damage or stress. Check stakes, guards and mulch condition. Fixed-point photography where appropriate.	Annually during years 1–5, then at years 10, 20 and 30. Inspections to be undertaken during the growing season

Introduced Shrub	Assess establishment success, species composition and overall health of planted shrubs. Record survival rates, evidence of disease, dieback or damage, and check for dominance of any single species. Monitor for presence of invasive species. Fixed-point photography to record structural development.	Annually during years 1–5, then every 5 years thereafter. Surveys to be undertaken during the growing season (May–September)
Ornamental Hedgerow	Assess establishment success, species composition, structural condition and uniformity. Record presence of gaps, dieback, or damage. Check evidence of appropriate management (e.g. trimming regime). Monitor for invasive species. Fixed-point photography where appropriate.	Annually during years 1–5, then every 5 years thereafter. Surveys to be undertaken during the growing season (May–September)

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

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	Between May-September	Report on condition assessment criteria being achieved
Y2	September	Between May-September	Report on condition assessment criteria being achieved
Y3	September	Between May-September	Report on condition assessment criteria being achieved
Y4	September	Between May-September	Report on condition assessment criteria being achieved
Y5	September	Between May-September	Report on condition assessment criteria being achieved
Y10-15-20-25-30	September	Between May-September	Report on condition assessment criteria being achieved

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Primary objective is to achieve the agreed condition assessments for the individual habitats.

The baseline for the development will be the condition score targets set out in the, 16-03-2026 - version 4 - Ashton House BNG Metric calculation

On-going care and preservation of the new habitats are to be included within the on-going grounds work schedule.

Potential threats include new planting failing, human activity within the areas, knowledge of habitat conditions and the introduction of non-native invasive species.

Success of the management plan will be a consideration of each scheduled survey. Modification or refinement will be discussed and agreed with each stakeholder at the time of survey.

The success of the new habitats will be dependent on the care and maintenance in between survey dates.