HABITAT MANAGEMENT AND MONITORING PLAN

MAY 2026

Ryebank
Chorlton
Manchester
M21 9WW

URBAN GREEN

QUALITY MANAGEMENT

Project Title:	Habitat Management and Monitoring Plan				
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Revision Status

Rev	Date	Comment	Prepared	Checked
02	08/05/2026	To reflect changes to landscape proposals	SB	TM

Project Details

Project Type:	Residential Development
Project:	Ryebank
Location:	Ryebank, Chorlton, M21 9WW
Author Organisation:	Urban Green
Developer:	Step Places, Southway Housing Trust and Manchester Metropolitan University ('the Applicants')
Developer Address:	Step Places, Unit 4 Royal Mills, 17 Redhill Street, Manchester, M4 5BA
Responsible Person:	TBC
Planning Authority:	Manchester City Council
Planning Reference (if applicable):	142223/FO/2025
BNG Register Reference (if applicable):	TBC
HMMP Name/Reference:	UG_1910_BNG_HMMP_02
Metric Revision/Title:	Statutory Biodiversity Metric from July 2024
Are any Irreplaceable Habitats presents onsite?	Yes: ☐ No: ☒
Phasing Strategy:	There will be no phasing strategy on this site.

DRAFT

CONTENTS

Project Details....2

1 Project Background....1

1.1 Roles and responsibilities....1

1.2 Summary of Management Plan....3

1.3 Scope....3

1.4 Site Context....4

1.5 Purpose of Report....4

2 Baseline Environmental Data....5

2.1 Desk Study....5

2.2 Preliminary Ecological Appraisal Summary....6

2.3 Further Ecological Surveys....7

2.4 Biodiversity Net Gain Assessment....8

3 Habitat Management....11

3.1 Management Responsibilities....11

3.2 Habitats Covered....11

3.3 Retained Habitats....13

3.4 Enhanced and Created Habitats....14

3.5 General Measures....14

3.6 Habitat Enhancement Measures....16

3.7 Habitat Creation Measures....17

3.8 Management Prescriptions – Retained Habitats....22

3.9 Management Prescriptions – Enhanced and Created Habitats....31

4 Habitat Monitoring....39

4.1 Monitoring Schedule....39

4.2 Monitoring Reports....39

4.3 Retained Habitats....40

4.4 Enhanced Habitats....54

4.5 Created Habitats....55

5 References....62

DRAFT

APPENDIX 1 – SITE CONTEXT MAP 64
APPENDIX 2 – PHOTOGRAPHS OF THE SITE 65
APPENDIX 3 – BASELINE HABITAT MAP 73
APPENDIX 4 – PRIMARY AND SECONDARY CODES 74
APPENDIX 5 – PROPOSED LANDSCAPE PLAN 76
APPENDIX 6 – HABITAT RETENTION PLAN 77
APPENDIX 7 – POST-DEVELOPMENT HABITAT MAP 78
APPENDIX 8 – POST-DEVELOPMENT CONDITION MAP 79
APPENDIX 9 – INVASIVE AND NON-NATIVE SPECIES 80
APPENDIX 10 – TREE CONSTRAINTS PLAN 85
APPENDIX 11 – TREE CONDITION TABLE 86

DRAFT

1 Project Background

1.1 Roles and responsibilities

1.1.1.1 NOTE: This document is currently in draft format. The following section is to be completed by the relevant parties once the document becomes live.

Ecologist or Other Professional Responsible for HMMP				
Name or Initials		Sarah Pendle		
Organisation		Urban Green		
Responsibility	**Start Date:**	TBC	**End Date:**	TBC

The author of the report is Sarah Pendle, Senior Biodiversity Net Gain Consultant, MSc.

The person who will be responsible for the implementation of the HMMP and the continued monitoring is still TBC.

Statement of Competency
Sarah has experience providing consulting services in Biodiversity Net Gain for a range of development schemes across the UK, including residential and commercial schemes. Sarah is a technically competent and experienced person, as defined in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.

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Landowner or Land Manager					
Name or Initials		TBC			
Organisation		TBC			
Responsibility	**Start Date:**	TBC	**End Date:**	TBC	
Summarise the relevant responsibilities of the landowner (or land manager if appropriate) in the production and, or, implementation of this HMMP					
Statement of Competency					
Demonstrate management and monitoring competency and, or, relevant site knowledge and skills through relevant training, qualifications or experience, or a combination of these.					
Management Organisation(s) Responsible for Implementing the HMMP					
Name or Initials		TBC Add N/A if works being completed by the landowner or land manager			
Organisation		TBC			
Responsibility	**Start Date:**	TBC	**End Date:**	TBC	
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.					

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LPA or Responsible Body for Reviewing HMMP				
Name or Initials		TBC		
Organisation		TBC		
Responsibility	**Start Date:**	TBC	**End Date:**	TBC
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)				

1.2 Summary of Management Plan

1.2.1 Timescales for Actions

1.2.1.1 This management plan will cover a period of 30 years once the development onsite has been completed.

1.2.2 Monitoring Requirements

1.2.2.1 Monitoring must be carried out by a suitably qualified ecologist on Years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30.

1.2.3 Funding

1.2.3.1 This project and the management of the proposed habitats will be funded by Step Places.

1.2.4 Legal Agreement

1.2.4.1 The significant onsite gains and offsite gains will be secured through a Section 106 or Conservation Covenant.

1.3 Scope

1.3.1.1 Urban Green has been instructed by Step Places, Southway Housing Trust and Manchester Metropolitan University ('the Applicants') to complete a Habitat Management and Monitoring Plan (HMMP) for Ryebank, Chorlton (hereafter referred to as 'the site').

1.3.1.2 The site is currently predominantly comprised of grassland and, while not listed as an official public park, it is regularly used by the public for recreation activities, such as dog walking. The boundary for the site can be found in Appendix 1.

1.3.1.3 The proposals include the development of a residential scheme, comprising 120 residential dwellings, with associated hard and soft landscaping.

1.3.1.4 There is currently no phasing strategy proposed for this development.

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1.4 Site Context

1.4.1.1 The site is located at National Grid Reference SJ 8104 9458 and comprises a total area of approximately 4.61ha (see Appendix 1).

1.4.1.2 The site is located in an urban area of Chorlton, approximately 4km south of Manchester City Centre. Old Trafford Cricket Ground and Manchester United football ground are located approximately 0.8km and 1.5km north of the site, respectively. Various green spaces are adjacent to the site including Turn Moss Playing Fields, Trafford Athletic Club and Longford Park. Due to the site's location close to city centres, main roads, train lines, tram lines, urban areas and residential areas, there is a high level of disturbance.

1.4.1.3 Longford Park is located immediately west of the site, covering approximately 22ha, the largest council-managed park in Trafford. This park was formally designated as a conservation area in 1996 due to its heritage landscape, buildings, features and historical connections. This park contains many habitats such as woodland, wildlife gardens and reduced mowing areas.

1.4.1.4 Habitats within the surrounding area are limited to urban street planting and recreational parks, with Trafford Athletic Club, St Johns RC Primary School and adjacent residential areas all present within 500m of the site.

1.4.1.5 This site is currently predominantly comprised of unmanaged semi-improved grassland, with an established broadleaved woodland present along the western boundary of the site. Parcels of woodland, bramble and mixed native scrub are also present around the periphery of the site. There is also an aspen grove which is comprised almost entirely of young aspen trees (*Populus tremula*) to the north of the site, forming a notable arboricultural feature. Scattered native trees are also present throughout the grassland.

1.5 Purpose of Report

1.5.1.1 The purpose of this management plan is to provide a schedule for the management of habitats on site for a 30-year period, ensure that existing and proposed habitats are suitably maintained and ensure good establishment and continued improvement of habitat condition.

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2 Baseline Environmental Data

2.1 Desk Study

2.1.1.1 A desk study for relevant environmental data was completed for the site and has been summarised in Table 1.

Table 1 – Desk Study Sources of Information

Environmental Information	Data Source	Results
Local Planning Authority	Local Planning Authorities (April 2024) Boundaries UL - https://geoportal.statistics.gov.uk/datasets/992de91f065148e786870aec2359d427/explore	The site is predominantly within the Manchester City Council Local Planning Authority. A small section of the access road to the north of the site falls within the Trafford Council boundary; however, as the site is predominantly within the Manchester City Council area they will be the consulting LPA for this development.
National Character Area	National Character Area Profiles – https://nationalcharacterareas.co.uk/	The site falls within Manchester Conurbation National Character Area.
Agricultural Land Status	Natural England (https://publications.naturalengland.org.uk/category/5954148537204736)	According to Natural England's Agricultural Land Classification map for the North-West region, the site is currently classified as Land predominantly in urban use.
Soils and Substrates	Soilscapes Viewer, LandIS (https://www.landis.org.uk/soilscapes/)	The soil on site is likely to be naturally wet and acidic soil, with a sandy and loamy texture and very low fertility. Due to the size and function of the site, and the low complexity of the habitats proposed, a full soil analysis of the site was not deemed necessary.
Flood Risk Information	Flood Map for Planning (https://flood-map-for-planning.service.gov.uk/)	The site lies within Flood Zone 1. Therefore, it has a low probability of flooding from rivers or the sea.
Landscape Character and Designations	MAGIC/PEA	There are no designated sites directly adjacent to the site. However, the site is directly adjacent to the Longford Park Conservation Area, which is identified as a area of special architectural or historic interest.
Public Access	Google Maps	A public footpath runs along the western aspect of the site, and additional desire paths have been formed throughout the grassland and woodland. A new active travel route will be created along the western boundary to improve public access to the site.
Contaminated Land	E3P Contaminated Land Report (2025)	The site previously functioned as a clay pit and has been used for waste storage. E3P completed a contaminated land assessment on the site and have found that the soil contains a number of contaminants, including heavy metals, asbestos fibres and cyanide. Works will be carried out to remediate these pollutants where possible.

2.2 Preliminary Ecological Appraisal Summary

2.2.1.1 A preliminary ecological appraisal (PEA) was conducted on the site in October 2023 by Urban Green. This constituted a desk-based study and a field survey.

2.2.1.2 Key information obtained in the PEA is summarised in Table 2; full details can be found within the PEA (Urban Green, 2024a

Table 2 – Summary of the PEA (Urban Green, 2024a)

Site Aspect	Summary
Current Site Use and Adjacent Site Use	The site is currently an unmanaged green space adjacent to Longford Park. Residential properties border the northern, eastern, and southern boundaries of the site and dominate much of the wider landscape. Though other public green spaces are also present within the vicinity, including Longford Park, Turn Moss Playing Fields, and Sale Water Park.
Potential Impacts on Designated Sites	No potential impacts on designated sites nearby to the site are anticipated to occur due to the proposed development. The site is located at a sufficient distance from nearby designated sites, and the proposed development activities have been considered.
Habitats	The site comprised predominantly of other neutral grassland and broadleaved woodland, with areas of scrub, hardstanding, tree lines, and a ditch also present.
Ecological Constraints	The following potential ecological constraints were identified during the assessment: • T1, T2, T3, T4, T5 and W1 were assessed as having moderate bat roosting potential. • [redacted] • Suitable habitats for notable plants to establish. • Suitable habitats for nesting notable bird species, invertebrates, common amphibians, bats, and hedgehogs. • Three-cornered garlic and variegated yellow archangel present on site. Priority habitat broadleaved woodland present on site.
Recommended Ecological Mitigation	The following mitigation measures are recommended to minimise potential impacts due to the proposed development: • Reasonable avoidance measures for common amphibians, and hedgehog. • Targeted planting for invertebrates. • Lighting mitigation related to bats. • If any vegetation requires removal, it should be completed outside of the breeding bird season (March to September, inclusive). If this is not feasible, a Nesting Bird Check is to be completed by a qualified ecologist within 48 hours before removal is completed. • [redacted] Eradication of non-native invasive species, three cornered garlic and variegated yellow archangel.
Recommended Further Surveys and Reports	The following ecological surveys and reports are recommended to further assess the sites suitability for protected/notable fauna and/or flora: • Further bat transect and static deployment surveys. • [redacted] Updated botanical survey.
Recommended Ecological Enhancements	The National Planning Policy Framework (NPPF) (2023) highlights the requirement for planning policies and decisions to conserve and enhance the natural environment. The proposed development provides the opportunity to enhance the site and ecological enhancements have been recommended.

2.3 Further Ecological Surveys

2.3.1 Bat Activity Survey Report (Urban Green, 2024b)

2.3.1.1 Based on the recommended further surveys identified within the PEA (Urban Green, 2024a), Bat Activity Survey was undertaken during the summer survey season in 2024 by Urban Green. Surveys involved a suite of night-time bat walkover and automated static deployment surveys.

2.3.1.2 The site was found to support a low level of bat activity overall. The north-eastern extent and southern woodland parcel on site were found to support the majority of bat activity recorded on site.

2.3.1.3 Five bat species were recorded utilising the site extent, which was dominated by common pipistrelle (*Pipistrellus pipistrellus*).

2.3.1.4 The proposals for the site largely avoid direct impacts to bats through the retention (vast majority) of high-quality woodland habitat for which bats were confirmed as utilising for foraging and commuting purposes. Minor losses to woodland habitat parcels and individual trees are expected, however, these are unlikely to have a meaningful impact on the behaviour of bats in a foraging or commuting context.

2.3.1.5 It is recommended that individual trees and tree groups that are scheduled for felling should first be subject to further survey which focus on determining the presence or likely absence of bat roosts from trees. This will serve to avoid any potential impacts to roosting bats, should they be present within trees on site. This survey can be undertaken at any time of the year.

2.3.1.6 Unavoidable losses to grassland areas on site, as well as to individual trees and tree groups, will likely negatively affect the foraging behaviour (and commuting to a lesser extent) of bats on site; as such, mitigation, compensation, and enhancement measures suitable to the proposed scheme have been recommended.

[redacted]

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2.3.3 Botanical Survey (Urban Green, 2024d)

2.3.3.1 Based on the recommended further surveys identified within the PEA (Urban Green, 2024), a botanical survey of the site during a period of optimal vegetative growth to identify flora species on site and determine the presence and suitability for any 'protected and/or notable' species that may occur on site.

2.3.3.2 Overall, no species with strict legislative protection (i.e. require licencing or notification to Natural England) were found on the site, rather, only flowering plant species that require landowner permission prior to 'uprooting/damage'. For this reason, from a botanical standpoint, the works can legally proceed without delay or the need for further botanical surveys.

2.4 Biodiversity Net Gain Assessment

2.4.1.1 The Biodiversity Net Gain Assessment was completed on this site by Urban Green in January 2025 and updated in May 2026 (Urban Green, 2026).

2.4.2 Methodology

2.4.2.1 The Biodiversity Net Gain Assessment and Report follows the user guidance produced by Department for Environment, Food & Rural Affairs (2024) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

2.4.2.2 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from Department for Environment, Food & Rural Affairs, using data obtained from the field surveys.

2.4.2.3 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.

2.4.3 Baseline Habitat Assessment

2.4.3.1 The habitats present onsite prior to development have been summarised in the tables below.

2.4.3.2 Photos of all existing, pre-development habitats can be found within Appendix 2. Maps showing the pre-development habitats and definitions for primary and secondary codes can be found in Appendices 3 and 4.

2.4.3.3 The baseline habitats present are summarised in the tables below.

Table 3 – Baseline Area Habitats

Habitat Type and Parcel Reference	Total Area (ha)	Condition
1) Developed land; sealed surface	0.07	N/A
2) Bramble scrub	0.09	N/A
3) Other woodland; broadleaved	0.22	Poor
4) Mixed scrub	0.03	Poor
5) Other neutral grassland	0.76	Moderate
6) Other neutral grassland	0.15	Moderate

DRAFT

7) Bramble scrub	0.07	N/A
8) Lowland mixed deciduous woodland	0.79	Good
9) Mixed scrub	0.12	Moderate
10) Bramble scrub	0.16	N/A
11) Other neutral grassland	1.35	Moderate
12) Bramble scrub	0.36	N/A
13) Modified grassland	0.03	Poor
14) Modified grassland	0.01	Poor
15) Other woodland; broadleaved	0.07	Poor
16) Bramble scrub	0.01	N/A
17) Other woodland; broadleaved	0.18	Poor
18) Other woodland; broadleaved	0.15	Moderate
19) Developed land; sealed surface	0.01	N/A
20) Urban tree	0.12	Poor
21) Urban tree	0.95	Moderate
22) Urban tree	0.04	Good
Total	5.72	-

Table 4 – Baseline Watercourse Habitats

Habitat Type and Parcel Reference	Total Length (km)	Condition
1) Ditches	0.10	Poor

2.4.4 Post-Development Habitat Assessment

2.4.4.1 Post-development habitats are subject to the same condition assessments as baseline habitats, with the addition of temporal and difficulty multipliers within the Statutory Biodiversity Metric.

2.4.4.2 The proposed landscape plan can be found in Appendix 5. Using this, the existing habitats that will be retained, lost and enhanced have been identified (Appendix 6).

2.4.4.3 The landscape layout has been converted into a post-development habitat map (Appendix 7) and post-development condition map (Appendix 8).

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2.4.5 Post-Development Habitat Summary

Table 5 - Post Development Biodiversity Net Gain Calculation

		Habitat Unit Change					Net change in Biodiversity	
	On-site baseline	Retained	Lost	Enhanced	Created	On-site post development	Habitat units	%
Area Habitat Units	47.78	21.89	24.63	1.26	4.44	28.64	-19.14	-40.05
Hedgerow Habitat Units	-	-	-	-	0.29	0.29	+0.29	N/A
Watercourse Units	0.29	0.05	0.23	0.00	0.00	0.05	-0.23	-81.07

2.4.5.1 The proposed development produces a 19.14 unit (40.05%) net loss in biodiversity for area habitats, a 0.29 unit net gain in linear hedgerow habitats (percentage cannot be calculated as baseline is zero), and a 0.23 unit (81.07%) net loss in watercourse habitats.

2.4.5.2 In addition, the trading rules were not satisfied by the landscape proposals as the loss of the other neutral grassland, bramble scrub, individual trees, other broadleaved woodland, lowland mixed deciduous woodland and ditches has not been sufficiently mitigated for onsite.

2.4.5.3 Consequently, the development does not meet all local and national planning policy and off-site mitigation will be necessary. As the potential for biodiversity has been maximised onsite, an additional 23.91 area habitat units and 0.26 watercourse habitat units will need to be created through offsite mitigation to achieve a 10% net gain.

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3 Habitat Management

3.1 Management Responsibilities

3.1.1.1 The detailed maintenance requirements outlined in this section must be followed at all times. Any deviations from the management plan must be highlighted to the site owners or management company.

3.1.1.2 The organisation implementing this plan will be a management company with the necessary certificates of competence to implement landscape management operation on site.

3.1.1.3 The managing organisation will ensure that all site management complies with good practice standards and all relevant health and safety procedures.

3.1.1.4 The managing organisation will also ensure that measures outlined to avoid pollution incidents, comply with protected species and habitats legislation, and ensure overall environmental protection are enforced.

3.1.1.5 Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the management detailed within the document.

3.2 Habitats Covered

3.2.1.1 This management plan covers all proposed habitats which provide significant onsite enhancements, as assessed within the Statutory Biodiversity Metric. These include:

- habitats of medium or higher distinctiveness in the biodiversity metric;
- habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development;
- habitat creation or enhancement where distinctiveness or condition is increased relative to that of the habitat before development;
- areas of habitat creation or enhancement which are significant in area relative to the size of the development.

3.2.1.2 Habitats that do not provide significant on-site enhancements do not require detailed management regimes. However, many of these habitats still perform important functions and should receive some ecologically driven management.

3.2.1.3 Habitats that have not provided significant onsite enhancements, and basic management measures are summarised in Table 6.

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Table 6 – Habitats that do not provide significant onsite enhancements

Habitat Type	Justification	Management Measures
Modified Grassland (Poor)	Modified grassland is a low distinctiveness habitat In addition, it is not expected to achieve above poor condition - it will be regularly mown and disturbed due to its location, and is expected to always fail essential Condition Criterion A due to a low species diversity.	• Implement a rotational mowing regime to maintain diversity of and reduce impact on wildlife residing in grassland • Hand removal of any scrub or invasive, non-native species that establish. • Reseed any bare or damaged ground with appropriate seed mix.
Introduced Shrub	Introduced shrub is a low distinctiveness habitat In addition, it is automatically allocated a condition score of N/A within the BNG metric.	• Pruning and cutting may be necessary, but should aim to maintain shape and vigour, promote flowering/fruiting, and create variation and diversity in height and structure. • Avoid cutting all specimens across the plot in a single period, particularly where this is likely to remove all flower/fruit interest for wildlife. • Avoid herbicide use, instead prioritise organic mulches.
Rain Garden	Rain gardens are a low distinctiveness habitat	• Remove by weeds by hand. As the plants in the beds mature, they will fill in any gaps and suppress weed growth. • During winter, remove any dead or untidy plants, although some dead stems and seed heads can be left for wildlife. • The bed may benefit from cutting occasionally, which can be undertaken in late summer or autumn with a scythe or strimmer with particularly tough material cut by hand with secateurs. Remove cut material for composting. • Monitor for establishment of any non-native, invasive species and remove by hand immediately if identified.
Vegetated Gardens	While the vegetated gardens contribute a significant proportion of the overall post-development unit value, they are privately owned and cannot be secured under this management plan.	• Private gardens will be managed privately by homeowners.
Developed Land; Sealed Surface	Developed Land; Sealed Surface is a very low distinctiveness habitat and contributes no units to the overall post-development unit value of the site.	• Regularly monitor tarmacked areas and resurface/fill holes where necessary. • Replace any lose paving stones. • Clear any vegetation that begins to colonise these areas.

3.3 Retained Habitats

3.3.1.1 Some of the habitats that originally existed on the site will be retained as part of the development. In addition, some habitats will also be retained and enhanced.

3.3.1.2 They will be retained in their current condition and should be protected during the development works. A Habitat Retention Map can be found in Appendix 6.

3.3.1.3 Retained and enhanced habitats and appropriate protection measures have been detailed in Table 7.

Table 7 – Retained Habitats and Protection Measures

Habitat Type	Condition	Protection Measures
Bramble Scrub	N/A	• Maintain a 5m buffer zone around scrub where possible • Use permeable pavers in walkways or patios that allow rainwater to percolate into the soil beneath. • Install fencing around the scrub where possible to prevent any damage from machinery • Do not wash equipment or dump chemicals over the roots.
Other Neutral Grassland	Moderate	• Install fencing around grassland where possible, and avoid driving heavy machinery into these areas. • Use grass protection mats or ground protection meshes.
Other Woodland; Broadleaved	Poor & Moderate	• Maintain a buffer zone during construction of at least 15m around woodland, which is cordoned off to ensure that vehicles do not encroach into this area. • Use permeable pavers in walkways or patios that allow rainwater to percolate into the soil beneath. • Do not wash equipment or dump chemicals over the roots. • Water during and after construction whenever there is less than one inch of rainfall in a week.
Lowland Mixed Deciduous Woodland	Good	
Urban Trees	Poor & Moderate	• Install fencing around the root zone to keep vehicles and workers away from trees. • Do not drive heavy machinery over the root zone. • Use permeable pavers in walkways or patios that allow rainwater to percolate into the soil beneath. • Do not wash equipment or dump chemicals over the roots. • Water during and after construction whenever there is less than one inch of rainfall in a week.
Ditch	Poor	• Install protective fencing a minimum of 5m from the bank top where possible during construction and do not disturb soil of vegetation within this area. • Identify any drains that run into the watercourse type and block off during construction to prevent polluted water (runoff) from entering streams. • Immediately remove any debris that enters ditch.

3.3.1.4 Retained habitats should be managed following the appropriate prescriptions within Section 3.8 to ensure that they continue to maintain their current condition.

3.4 Enhanced and Created Habitats

3.4.1.1 This section sets out which habitats are proposed to be enhanced or created, which provide significant onsite enhancements, and their target condition within the targeted time period.

3.4.1.2 Habitats to be enhanced/created are summarised in Table 8.

Table 8 – Proposed Habitat Enhancement/Creation

Habitat Type	Proposed Condition	Time to Target Condition
Enhanced Habitats		
Bramble Scrub to Mixed Scrub	Moderate	5 years
Created Habitats		
Modified Grassland	Good	7 years
Mixed Scrub	Moderate	5 years
Urban Tree	Poor	10 years
	Moderate	27 years
Native Hedgerow	Moderate	5 years

3.5 General Measures

3.5.1.1 Habitat creation on site will follow details set out in the Detailed Planting Plan. The following general measures shall be met to ensure successful habitat creation and succession on site.

- All planting is to follow guidance set out in the relevant British Standard or Horticultural Trades Association documents and carried out by a competent person.
- Planting is to remain undamaged, with healthy and vigorous growth, and is to be planted upright and well balanced. Trees and shrubs are to be of good shape and without elongated shoots, grown in a suitable environment and hardened off before being delivered to the site.
- All planting is to be true to name and free from pests, diseases, discoloration, weeds, fungus, and physiological disorders upon planting.
- If plants/trees are unobtainable alternatives are to be agreed with the Ecologist/Landscape Architect in writing prior to ordering.
- After planting ensure that the full depth of topsoil is wetted. Apply water evenly and without damaging or displacing plants or soil. Continue to water as necessary to ensure the successful establishment and continued thriving of planting.

- No tree/shrub/hedgerow works shall be completed during nesting bird season (March to September inclusive). If works are required within the nesting bird season, a check must be undertaken of all affected trees by a suitably qualified ecologist.

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Optimal timing for habitat creation

Unsuitable for habitat creation

3.6 Habitat Enhancement Measures

3.6.1 Heathland and Shrub – Mixed Scrub

3.6.1.1 Three areas of existing bramble scrub along the eastern and western extents of the site will be retained and enhanced to mixed scrub. Enhancement works will include thinning of existing bramble growth, and supplementary planting with native scrub species such as holly (*Ilex aquifolium*), hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*).

Table 9 – Habitat Enhancement Activities for Mixed Scrub

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation	• Reduce existing scrub cover to <30% of baseline amount. Ensure clearance is completed outside of nesting bird season.												
	• Remove weeds by hand - use herbicides only where necessary (e.g. glyphosate free herbicide).												
	• Fork soil to break up and compacted areas and create pits with approximately 2/m² spacing. Complete just prior to planting to avoid soil becoming waterlogged or dried out.												
Planting	• Plant whips into pits and backfill with topsoil (ideally collected from site) which will be combined with a general-purpose slow-release fertiliser and Tree Planting and Mulching Compost. • Avoid freezing or waterlogged conditions. • Secure trees with stakes and protect using biodegradable tree guards.												

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Optimal timing for habitat creation

Unsuitable for habitat creation

3.7 Habitat Creation Measures

3.7.1 Grassland – Modified Grassland (Wildflower Meadow)

3.7.1.1 Areas of good condition modified grassland will be created using seed mix EM2 Standard General Purpose Meadow Mixture, which contains a mix of 15% native wildflower and 85% slow growing grasses (or similar approved).

Table 10 – Habitat Creation Activities for Modified Grassland (Wildflower Meadow)

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation	• Soil testing to ensure soil is of low fertility (<25 mg/l of phosphorus, <120 mg/l of potassium and approx. 0.2% nitrogen), with pH 5-7.												
	• If necessary, reduce fertility through stripping topsoil, inversion ploughing or spreading with nutrient-poor soil.												
	• Remove weeds by hand through repeated cultivation.												
	• Plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll or tread, to produce a firm surface.												
Sowing	• Seed with seed mix EM2 at a rate of 16kg/acre by hand or using appropriate lightweight machinery, and roll or tread once all seeds are sown. For best results, sow in spring or autumn, though can be sown at other times if there is sufficient warmth and moisture.												
Establishment	• If there is little/no rain, water with a light spray to avoid dislodging seeds.												
	• Cut mid to late summer (ideally August) in the initial year to reduce competition for wildflowers. Dig out any perennial weeds which establish, such as docks.												

3.7.2 Grassland – Modified Grassland (Wetland Meadow)

3.7.2.1 Areas of good condition modified grassland will be created using seed mix EM8 Meadow Mixture for Wetlands by Emorsgate, which contains a mix of 20% native wildflower and 80% slow growing grasses (or similar approved).

Table 11 – Habitat Creation Activities for Modified Grassland (Wetland Meadow)

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation	• Soil testing to ensure soil is of low fertility (<25 mg/l of phosphorus, <120 mg/l of potassium and approx. 0.2% nitrogen), with pH 5-7.												
	• If necessary, reduce fertility through stripping topsoil, inversion ploughing or spreading with nutrient-poor soil.												
	• Remove weeds by hand through repeated cultivation.												
	• Plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll or tread, to produce a firm surface.												
Sowing	• Seed with seed mix EM8 at a rate of 16kg/acre by hand or using appropriate lightweight machinery, and roll or tread once all seeds are sown. • If land is prone to winter flooding, sow in early autumn or spring once land has drained.												
Establishment	• If there is little/no rain, water with a light spray to avoid dislodging seeds.												
	• Cut mid to late summer (ideally August) in the initial year to reduce competition for wildflowers. Dig out any perennial weeds which establish, such as docks.												

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3.7.3 Heathland and Shrub – Mixed Scrub

3.7.3.1 Areas of native scrub are proposed onsite, predominantly to the west of the site adjacent to a row of back gardens. Scrub will be comprised of native species such as hawthorn, holly, and hazel (*Corylus avellana*).

Table 12 – Habitat Creation Activities for Mixed Scrub

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation	• Remove weeds by hand where possible, or using herbicides only where necessary (glyphosate free herbicide).												
	• Fork soil to break up and compacted areas and create pits with approximately 2/m² spacing. Complete just prior to planting to avoid soil becoming waterlogged or dried out.												
Planting	• Plant whips into pits and backfill with topsoil (ideally collected from site) which will be combined with a general-purpose slow-release fertiliser and Tree Planting and Mulching Compost. • Avoid freezing or waterlogged conditions. • Secure trees with stakes and protect with guards.												

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3.7.4 Individual Tree – Urban Trees

3.7.4.1 A total of 97 non-native trees will be planted onsite within POS. Species will include ginkgo (*Ginkgo biloba*), field maple cultivar 'William Caldwell' (*Acer campestre* 'William Caldwell') and cut-leaved common alder (*Alnus glutinosa* 'Laciniata').

3.7.4.2 In addition, a total of 26 native trees will also be planted onsite within the POS. Species will include field maple (*Acer campestre*), silver birch (*Betula pendula*), hawthorn, and hornbeam (*Carpinus betulus*).

Table 13 – Habitat Creation Activities for Individual Trees

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation (Bare Root)	• Dig a square hole the same depth as the tree's rootball but three times as wide. Loosen the soil around the sides and base of the hole. Avoid planting during hot/dry, wet or freezing conditions. • Retain the topsoil and mix with compost.												
Ground Preparation (Containerised)	• Dig a square hole the same depth as the tree's rootball but three times as wide. Loosen the soil around the sides and base of the hole. Avoid planting during hot/dry, wet or freezing conditions. • Retain the topsoil and mix with compost.												
Planting (Bare Root)	• Soak the roots of the tree for 2 hours before planting. • Place tree into centre of hole, spread roots and fill hole with soil mixture, compacting once full to secure tree. • Install underground tree guys as required. • For trees >1.5m in height, add a stake on the side that will be facing the wind and tether the tree to it. • Water the soil generously.												
Planting (Containerised)	• Soak the roots of the tree for 2 hours before planting. • Place tree into centre of hole, spread roots and fill hole with soil mixture, compacting once full to secure tree. • For trees >1.5m in height, add a stake on the side that will be facing the wind and tether the tree to it.												

	• Water the soil generously.	
Establishment	• Water daily for the first two weeks, then weekly for the first year while the tree has its leaves. Tear off any suckers that appear and readjust the tether to the stake to avoid damage to the trunk. Stakes can be removed after 3-5 years.	

3.7.5 Hedgerow – Native Hedgerow

3.7.5.1 A total of 88m of native hedgerow will be created across the site within the POS. The hedgerows will comprise a mix of native species including hawthorn, blackthorn, holly, dogwood (*Cornus sanguinea*), and beech (*Fagus sylvatica*).

Table 14 – Habitat Creation Activities for Native Hedgerow

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation	• Remove weeds by hand, or use herbicides where necessary (e.g. glyphosate free herbicide), and then cultivate the soil.												
Planting	• Avoid freezing or waterlogged conditions. • Plant using slot-planting or T-notch planting depending on the soil type. • Plant in double staggered rows, with approx. 40cm between rows, and between 4-6 plants per liner metre, in groups of five of the same species. • Secure whips with spiral guards and/or bamboo canes (if provided) • Apply mulch to base of plants to prevent weed establishment.												
Establishment	• Maintain a 50mm depth of bark mulch at the base of the hedge during establishment.												
	• Hand removal of any weeds that establish at the base of the plants.												
	• Water a minimum of once a week during periods of limited rainfall (May to September).												

Optimal timing for management

Unsuitable for management

3.8 Management Prescriptions – Retained Habitats

3.8.1.1 This section includes detailed management techniques and annual schedule of works for each retained habitat based on the existing condition for each habitat. These management prescriptions should be followed for the next 30 years to ensure all habitats maintain their existing condition.

3.8.2 Heathland and Shrub – Bramble Scrub

3.8.2.1 A small area of bramble scrub will be retained onsite, adjacent to retained areas of woodland. Bramble scrub is automatically allocated a condition score of N/A within the metric; therefore, there are no condition criteria against which management actions are formulated.

3.8.2.2 However, the bramble may require pruning and thinning to prevent it from encroaching on adjacent habitats and dwellings. Any pruning works should be carried out outside of bird nesting season (March to September inclusive).

3.8.2.3 In addition, bramble should be monitored for the presence of non-native, invasive species. If any are identified, remove by hand immediately where safe to do so. If necessary, application of herbicide should be carried out by an experienced contractor.

3.8.3 Woodland and Forest – Other Woodland; Broadleaved & Lowland Mixed Deciduous Woodland

3.8.3.1 In total, five areas of woodland will be retained across the site as part of the development; three areas of other broadleaved woodland in poor condition, one area of other broadleaved woodland in moderate condition, and an area of lowland mixed deciduous woodland in good condition.

3.8.3.2 Variegated yellow archangel (*Lamium galeobdolon*) and three cornered garlic (*Allium triquetrum*) are present in the northern extent of the woodland. Both are listed as invasive species under Schedule 9 of the Wildlife and Countryside Act 1981. These species should be removed by an appropriately qualified contractor as soon as possible, and these habitats should be monitored for any re-establishment of either species.

3.8.3.3 No works should be carried out during bird nesting season (March to September inclusive).

3.8.3.4 Detailed management techniques for all woodlands are described within Table 15 along with the corresponding condition criteria.

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Table 15 - Management Objectives for Retained Woodlands

Condition Criteria	Management Action	Timing of Management Action (Years)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. Age distribution of trees D. Number of native species E. Cover of native tree and shrub species	• Supplementary planting of native tree and shrub whips where gaps in the canopy are present or existing trees fail. Prioritise native species consistent with the existing species composition. • Felling or hand removal of any non-native species that establish, depending on maturity.	As required, from Year 1												
B. Wild, domestic, and feral herbivore damage	• Continuously monitor for herbivores and resulting browsing damage. • Installation of deer fencing / rabbit guards or other protection if deemed necessary.	As required, from Year 1												
C. Invasive plant species	• Variegated yellow archangel and three-cornered garlic should be immediately removed. • Where safe and appropriate to do so, remove by hand immediately. If necessary, application of herbicide should be carried out by an experienced contractor. • Continuously monitor for invasive, non-native species and weeds (see Appendix 9), particularly the species listed above.	As required, from Year 1												
F. Open space within woodland	• Monitoring for, and removal of, aggressive, non-native species, particularly cherry laurel (*Prunus laurocerasus*) and rhododendron (*Rhododendron* spp.).	As required, from Year 1												
G. Woodland regeneration	• Thinning of dense young growth, ensuring at least 2m spacing around trees. Leave areas of bare ground to allow natural colonisation.	Years 1, 5, 10, 20 & 30												

Condition Criteria	Management Action	Timing of Management Action (Years)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
H. Tree health	• Consistent monitoring of woodland to assess presence of disease/crown die back.	As required, from Year 1												
	• Undertake regular arboricultural inspections to identify any structural risks, pests, diseases or other health issues.	Every 3 years												
	• Carryout appropriate tree works or removal of diseased specimens where suitable and necessary, by a qualified professional.	As required, from Year 1												
I. Vegetation and ground flora	• Only the lowland mixed deciduous woodland contains notable ground flora. • Monitoring for, and removal of, aggressive species, such as bramble, to prevent them from outcompeting notable ground flora.	As required, from Year 1												
J. Woodland vertical structure	• Selective thinning of stands and light trimming to aid succession of canopy species, though limit frequency.	From Year 10												
K. Veteran trees	• Only the lowland mixed deciduous woodland contains veteran trees. Consistently monitor health of these trees in particular and, where appropriate, leave ivy in place to provide ecological niches for wildlife.	As required, from Year 1												
L. Amount of deadwood	• Retain non-diseased pruned material following management into brash piles and hibernacula. • Retain non-diseased standing deadwood including branches and whole trees (where safe to do so).	As required, from Year 1												

Condition Criteria	Management Action	Timing of Management Action (Years)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
M. Woodland disturbance	• Avoid use of herbicide within woodland and remove any aggressive weeds from ground layer. • Avoid any damaging management practices and use of heavy machinery within woodland. • Continuously monitor for invasive, non-native species and weeds (see Appendix 9).	As required, from Year 1												

3.8.4 Grassland - Other Neutral Grassland

3.8.4.1 Sections of existing other neutral grassland will be retained, particularly to the west of the site. The grassland is currently in moderate condition.

3.8.4.2 Detailed management techniques are described within Table 16 along with the corresponding condition criteria.

Table 16 - Management Objectives for Retained Other Neutral Grassland

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. The grassland is a good representation of the habitat type it is identified as based on its UKHab description	• Mowing regime as described under criterion B • Remove arisings shortly after mowing to prevent nutrient enrichment of soils and the likelihood of a handful of species dominating. Avoid use of any fertiliser or herbicides.	Annually												
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)	• Rotational cutting/strimming of grassland, in summer with approximately one third to be cut each year to a height of no less than 130mm. areas adjacent to paths an around play areas can be cut to 80mm.	Annually												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	• Visual assessment of bare ground cover. If exceeding 5%, carry out management action.	Annually from Year 2												
	• Seed areas of bare ground with a similar seed mix.	As required												
D. Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	• Manual removal of bracken and scrub regeneration upon discovery.	As required												
E. Cover of species indicative of suboptimal condition and physical damage less than 5%	• **The grassland fails this criteria as the cover of sub-optimal species is >5%.** • However, the grassland should still be regularly monitored for invasive, non-native species and weeds (see Appendix 9) • Remove by hand immediately, where safe and appropriate to do so. If necessary, application of herbicide should be carried out by an experienced contractor.	As required												
F. There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type	• **The grassland fails this criterion as there are <10 species per m^2**	N/A												

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3.8.5 Individual Trees – Urban Trees

3.8.5.1 A total of 47 trees will be retained onsite, of which 14 are in poor condition and 33 are in moderate condition. Management should be driven by the condition criteria that each individual tree passes/fails, based on the locations plan and table in Appendices 10 and 11.

3.8.5.2 No management activities to take place during nesting season (March to September inclusive).

3.8.5.3 Detailed management techniques are described within Table 17 along with the corresponding condition criteria.

Table 17 - Management Objectives for Retained Individual Trees

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. The tree is a native species (or at least 70% within a block)	• Replacement planting for failed trees using same species (according to landscape designs). • **Any non-native trees will automatically fail this criterion;** however, replacement planting should still be carried out if required.	Bare root - As required												
		Containerised - As required												
	• Hand removal of any non-native saplings establishing	As required												
B. The tree canopy is predominantly continuous C. The tree is mature or veteran D. There is little or no evidence of an adverse impact on tree health by anthropogenic activities and no current regular pruning	• Undertake regular arboricultural inspections to identify any structural risks, pests, diseases or other health issues.	Every 3 years												
	• Pruning of damaged or diseased trees to ensure tree canopy is balanced and consistent with the natural structure for the species. All pruning works must be carried out by a qualified professional. • Limit the use of damaging management practices e.g., herbicide use and unnecessary pruning.	As required												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
regime so the trees retain >75% of expected canopy	• Avoid undertaking management activities on all trees in a single month period to retain important resources for wildlife. Instead, rotate management across plots.													
	• Water twice a month during warmer months.	Annually during warmer months or as needed in periods of hot weather												
	• Once trees reach semi-maturity, appropriate corrective surgery may be necessary and should be completed by a qualified professional	Annually from Year 10 onwards												
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark	• **All trees fail this criterion due to absence of ecological niches** • However, where safe and appropriate, leave in place any micro-habitat features, such as ivy, loose bark and deadwood which develop.	As required												
F. More than 20% of the tree canopy area is oversailing vegetation beneath	• Mulch forming 1m radius around tree, to control weeds. Use organic mulches (leaf litter, rotted hay or grass clippings, manure, wood chips), at a depth of 75mm.	Annually Years 1 to 3												
	• Leave a 2m unmanaged buffer zone around any trees planted over vegetation to allow natural succession of surrounding vegetation. • Avoid use of herbicides within this zone.	As required												

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Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
	• Continuously monitor for invasive, non-native species and weeds (see Appendix 9). • Where safe and appropriate to do so, remove by hand immediately. If necessary, application of herbicide should be carried out by an experienced contractor.	As required												

3.8.6 Ditches – Ditch

3.8.6.1 A section of the existing ditch (Nico Ditch) across the centre of the site will be retained in its current condition.

3.8.6.2 Detailed management techniques are described within Table 18 along with the corresponding condition criteria.

Table 18 - Management Objectives for Retained Ditch

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution	• **The ditch fails this criterion as it is predominantly dry and full of bramble. However, the management actions below should still be followed.** • Remove litter and large waste items from the ditch • Manual removal of accumulated organic matter e.g. leaf litter	As required												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
B. A range of emergent, submerged and floating leaved plants are present	• **The ditch fails this criterion as it does not contain sufficient water levels to support aquatic vegetation year-round.**	N/A												
C. There is less than 10% cover of filamentous algae and or duckweed *Lemna* spp.	• Remove duckweed and filamentous algae by hand using a pond net or a rake	As required												
D. A fringe of aquatic marginal vegetation is present along more than 75% of the ditch	• Appropriate maintenance of adjacent habitat (Section 3.8.4)	Annually												
	• Re-seeding of earth where areas of bare ground arise	As required												
E. Physical damage is evident along less than 5% of the ditch	• Periodic monitoring and re-seeding of earth where damage has occurred	As required												
F. Sufficient water levels are maintained	• **The ditch fails this criterion as it does not contain sufficient water levels year-round.**	N/A												
G. Less than 10% of the ditch is heavily shaded	• **The ditch fails this criterion as it is shaded by scrub.**	N/A												
H. There is an absence of non-native plant and animal species	• Continuous monitoring for, and removal of, invasive, non-native species and weeds (see Appendix 9)	As required												

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Optimal timing for management

Unsuitable for management

3.9 Management Prescriptions – Enhanced and Created Habitats

3.9.1.1 This section includes detailed management techniques and annual schedule of works for each enhanced and created habitat based on the proposed condition for each habitat. These management prescriptions should be followed for the next 30 years to ensure all habitats achieve their proposed condition.

3.9.2 Heathland and Shrub - Mixed Scrub

3.9.2.1 Condition criteria and the corresponding detailed management techniques for both the enhanced and newly created scrub are described in Table 19 below.

3.9.2.2 No management activities to take place in the scrub habitats during nesting season (March to September inclusive).

Table 19 - Management Objectives for Enhanced/Created Mixed Scrub

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description.	• Replace lost plants with others of the same species, size and quality to ensure diversity is maintained – follow planting process in Section 3.6.1.	Annually												
B. Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	• Prune all shrubs immediately after flowering, back to a strong, upright shoot as low as possible, aiming to remove one stem in three. • Cut/control scrub using hand held tools such as brush cutters. Dispose of arisings and stack into piles of deadwood. • Allow natural seeding of new shrubs where appropriate.	Annually from Year 4												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
C. There is an absence of invasive non-native species and species indicative of sub-optimal condition make up less than 5% of ground cover.	• Continuously monitor for invasive, non-native species and weeds (see Appendix 9). • Where safe and appropriate to do so, remove by hand immediately. If necessary, application of herbicide should be carried out by an experienced contractor.	As required												
	• Hand removal of any scrub or tree species indicative of suboptimal condition, such as cherry laurel, snowberry (*Symphoricarpos* spp.), and cotoneaster (*Cotoneaster* spp.).	As required												
D. The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	• **The scrub will fail this criterion as it is adjacent to hardstanding and fencing.** • However, where the scrub is adjacent to grassland, aim to maintain a buffer of at least 2m in the adjacent grassland where there is no mowing or management to allow succession of natural vegetation.	Annually												
E. There are clearings, glades or rides present within the scrub, providing sheltered edges.	• **The scrub is expected to fail this criterion as growth is expected to be dense due to small parcel sizing.**	N/A												

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3.9.3 Grassland – Modified Grassland

3.9.3.1 Condition criteria and the corresponding detailed management technique for proposed wildflower meadow and the wetland meadow (good condition modified grasslands) are described in Table 20 below.

Table 20 - Management Objectives for Created Modified Grassland

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. There are 6-8 vascular plant species per m2 present, including at least 2 forbs	• First cut should be carried out in March/April • The, continue to cut sward to a height of 5-7cm every two months, or when sward reaches 15cm. • Remove arisings shortly after mowing to prevent nutrient enrichment of soils and the likelihood of a handful of species dominating. Avoid use of any fertiliser or herbicides.	Year 1												
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)	• **This criterion is not expected to pass as the grass will be regularly managed through mowing.**	N/A												
C. Any scrub present accounts for less than 20% of the total grassland area F. Cover of bracken *Pteridium aquilinum* is less than 20%.	• Manual removal of bracken and scrub regeneration upon discovery.	As required												
D. Physical damage is evident in less than 5% of total grassland area.	• Corden off grassland for at least the first year during establishment.	Year 0 – Year 1												
		As required												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
E. Cover of bare ground is between 1% and 10%, including localised areas	• Visual assessment of bare ground cover and physical damage. If exceeding 10%, Seed areas of bare ground with appropriate seed mix. Seed at a rate of 4g/m² by hand.													
G. There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA)	• Continuously monitor for invasive, non-native species and weeds (see Appendix 9). • Where safe and appropriate to do so, remove by hand immediately. If necessary, application of herbicide should be carried out by an experienced contractor.	As required												

3.9.4 Individual Tree – Urban Tree

3.9.4.1 Condition criteria and the corresponding detailed management techniques for the newly planted trees are described in Table 21 below.

3.9.4.2 No management activities to take place in the scrub habitats during nesting season (March to September inclusive).

Table 21 - Management Objectives for Created Individual Trees

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. The tree is a native species (or at least 70% within a block)	• Replacement planting for failed trees using same species (according to the landscape designs). • **Any non-native trees will automatically fail this criterion;** however, replacement planting should still be carried out if required.	Bare root - As required												
		Containerised - As required												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
	• Hand removal of any non-native saplings establishing	As required												
B. The tree canopy is predominantly continuous	• **All individual trees automatically pass this criterion.**	N/A												
C. The tree is mature or veteran	• **All trees are expected to fail this criterion as, based on the species proposed, they are not expected to reach mature or veteran status within 30 years.**	N/A												
D. There is little or no evidence of an adverse impact on tree health by anthropogenic activities and no current regular pruning regime so the trees retain >75% of expected canopy	• Undertake regular arboricultural inspections to identify any structural risks, pests, diseases or other health issues.	Every 3 years												
	• Pruning of damaged or diseased trees to ensure tree canopy is balanced and consistent with the natural structure for the species. All pruning works must be carried out by a qualified professional. • Limit the use of damaging management practices e.g., herbicide use and unnecessary pruning. • Avoid undertaking management activities on all trees in a single month period to retain important resources for wildlife. Instead, rotate management across plots.	As required												
	• Water twice a month during warmer months.	Annually during warmer months or as needed in periods of hot weather												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
	• Once trees reach semi-maturity, appropriate corrective surgery may be necessary and should be completed by a qualified professional	Annually from Year 10 onwards												
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark	• **All trees are expected to fail this criterion as they will be managed for safety/aesthetic purposes.** • However, where safe and appropriate, leave in place any micro-habitat features, such as ivy, loose bark and deadwood which develop.	As required												
F. More than 20% of the tree canopy area is oversailing vegetation beneath	• Mulch forming 1m radius around tree, to control weeds. Use organic mulches (leaf litter, rotted hay or grass clippings, manure, wood chips), at a depth of 75mm.	Annually Years 1 to 3												
	• Leave a 2m unmanaged buffer zone around any trees planted over vegetation to allow natural succession of surrounding vegetation. • Avoid use of herbicides within this zone.	As required												
	• Continuously monitor for invasive, non-native species and weeds (see Appendix 9). • Where safe and appropriate to do so, remove by hand immediately. If necessary, application of herbicide should be carried out by an experienced contractor.	As required												

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3.9.5 Hedgerow – Native Hedgerow

3.9.5.1 Condition criteria and the corresponding detailed management techniques for the newly planted native hedgerows (within the POS) are described in Table 22 below.

3.9.5.2 No management activities to take place in the scrub habitats during nesting season (March to September inclusive).

Table 22 - Management Objectives for Created Native Hedgerow

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A1. Height >1.5m average along length. A2. Width >1.5m average along length.	• **The hedgerows will fail both criteria A1 and A2 as they will be pruned at <1.2m in height and width.**	N/A												
B1. Gap between ground and base of canopy <0.5 m for >90% of length.	• Prune hedge back to desired height and remove dead or diseased branches were required.	Annually												
B2. Gaps make up <10% of total length and no canopy gaps >5 m	• Replace any failed plants with new whips, following planting outlined within landscape designs.	As required												
C1. >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least).	• Leave a 1m buffer zone around the base of the hedge which is free from management activity e.g. weeding, mowing • Limit use of fertilisers in this area to ensure habitat isn't dominated by a handful of species	As required												

C2. Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	• No use of fertilisers to prevent nutrient enrichment, allow for a higher diversity of flora and prevent a few species dominating	Annually	
D1. >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species.	• Identification and removal of invasive non-native species as soon as possible. Where possible, do this by hand. If necessary, application of herbicide should be carried out by an experienced contractor.	As required	
D2. >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	• **The hedgerows are expected to fail this criterion as they will be adjacent to footpaths and grassland which will be regularly mown.**	N/A	

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4 Habitat Monitoring

4.1 Monitoring Schedule

4.1.1.1 Following completion of habitat creation and initial enhancement works, habitats should be monitored to ensure that they are on track to achieve their predicted condition.

4.1.1.2 Monitoring should be carried out on Years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30.

4.1.1.3 All monitoring should be completed within the optimal botanical survey period (May to October) by a suitably qualified ecologist, using appropriate measures to assess the habitat against the Statutory Biodiversity Metric Condition Assessments (DEFRA 2024b) (e.g., photography, quadrat sampling, etc).

4.2 Monitoring Reports

4.2.1.1 Following completion of habitat creation and initial enhancement works, a monitoring report should be prepared and submitted to Manchester City Council on the years detailed in Section 4.1. The results for each monitoring year should be recorded in the tables set out in the following section and submitted as part of the monitoring report.

4.2.1.2 Monitoring results inform necessary management changes to promote achieving BNG targets stated in the Statutory Biodiversity Metric and HMMP, allowing an adaptive management system to be followed.

4.2.1.3 For any habitats which aren't achieving their proposed condition within the target time period, reasons for failure and proposed remediation measures should also be recorded.

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4.3 Retained Habitats

4.3.1 Woodland and Forest – Other Woodland; Broadleaved (w1g 521)

4.3.1.1 This woodland is located in the south-eastern corner of the site and will be retained in its current condition (Poor). Therefore, the existing condition scores for each criterion detailed within Table 23 should continue to be achieved over the 30-year period covered by this management plan.

Table 23 – Monitoring Results for Retained Other Woodland; Broadleaved

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. Age distribution of trees	Moderate												
B. Wild, domestic and feral herbivore damage	Good												
C. Invasive plant species	Poor												This criterion is poor due to the presence of a lapsed cherry laurel hedgerow within the woodland.
D. Number of native tree species	Good												
E. Cover of native tree and shrub species	Moderate												
F. Open space within woodland	Poor												This criterion is poor as growth within the woodland is dense.
G. Woodland regeneration	Moderate												It is possible that this criterion will score more highly as the woodland develops

H.	Tree health	Good											
I.	Vegetation and ground flora	Poor											This criterion is poor as no notable ground flora are present within the woodland.
J.	Woodland vertical structure	Moderate											
K.	Veteran trees	Poor											This criterion is poor as trees are all young.
L.	Amount of deadwood	Moderate											
M.	Woodland disturbance	Poor											This criterion is poor and woodland is disturbed and shows evidence of nutrient enrichment (nettle present).
Overall Condition		Poor											

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4.3.2 Grassland – Other Neutral Grassland (g3c 32 10 14 16 521)

4.3.2.1 This habitat will be retained in its current condition (Moderate); therefore, the existing condition scores for each criterion detailed within Table 24 should continue to be achieved over the 30-year period covered by this management plan.

Table 24 – Monitoring Results for Retained Other Neutral Grassland

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. The grassland is a good representation based on its UKHab description.	Pass												
B. Sward height is varied	Fail												The grassland fails this criterion as it has a consistently long sward.
C. Cover of bare ground is between 1% and 5%	Pass												
D. Cover of bracken >20% and cover of scrub >5%	Pass												
E. Species indicative of sub-optimal condition and physical damage accounts for > 5% of area	Fail												The grassland fails this criterion as species indicative of sub-optimal condition (i.e., creeping thistle, creeping buttercup) comprised >5% of the area.
F. There are 10 or more vascular plant species per m^2	Fail												The grassland fails this criterion as there are <10 species per m^2
Overall Condition	Moderate												

4.3.3 Woodland and Forest – Lowland Mixed Deciduous Woodland (w1f 30 522 521)

4.3.3.1 This habitat will be retained in its current condition (Good); therefore, the existing condition scores for each criterion detailed within Table 25 should continue to be achieved over the 30-year period covered by this management plan.

Table 25 – Monitoring Results for Retained Lowland Mixed Deciduous Woodland

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. Age distribution of trees	Good												
B. Wild, domestic and feral herbivore damage	Good												
C. Invasive plant species	Moderate												This criterion is moderate due to the presence of variegated yellow archangel; however, this should be eradicated immediately.
D. Number of native tree species	Good												
E. Cover of native tree and shrub species	Good												
F. Open space within woodland	Moderate												
G. Woodland regeneration	Good												

H. Tree health	Good
I. Vegetation and ground flora	Moderate
J. Woodland vertical structure	Moderate
K. Veteran trees	Moderate
L. Amount of deadwood	Good
M. Woodland disturbance	Moderate
Overall Condition	Good

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4.3.4 Woodland and Forest – Other Woodland; Broadleaved (w1g)

4.3.4.1 This woodland is located along the eastern boundary of the site and will be retained in its current condition (Poor). therefore, the existing condition scores for each criterion detailed within Table 26 should continue to be achieved over the 30-year period covered by this management plan.

Table 26 – Monitoring Results for Retained Other Woodland; Broadleaved

Condition Criteria	Target Condition Score	Year										Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. Age distribution of trees	Moderate												
B. Wild, domestic and feral herbivore damage	Good												
C. Invasive plant species	Good												
D. Number of native tree species	Good												
E. Cover of native tree and shrub species	Moderate												
F. Open space within woodland	Moderate												
G. Woodland regeneration	Moderate												
H. Tree health	Moderate												

I. Vegetation and ground flora	Poor												This criterion is poor as no notable ground flora are present within the woodland.
J. Woodland vertical structure	Moderate												
K. Veteran trees	Poor												This criterion is poor as no veteran trees are present, and trees will not reach veteran status within the following 30 years.
L. Amount of deadwood	Poor												This criterion is poor as very little deadwood is present.
M. Woodland disturbance	Poor												This criterion is poor as woodland is disturbed and shows evidence of nutrient enrichment (nettle present).
Overall Condition	Poor												

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4.3.5 Woodland and Forest – Other Woodland; Broadleaved (w1g 30 522 521)

4.3.5.1 The aspen grove to the north of the site will be retained in its current condition (Poor). therefore, the existing condition scores for each criterion detailed within Table 27 should continue to be achieved over the 30-year period covered by this management plan.

Table 27 – Monitoring Results for Retained Other Woodland; Broadleaved

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. Age distribution of trees	Poor												This criterion is poor as trees are predominantly young.
B. Wild, domestic and feral herbivore damage	Good												
C. Invasive plant species	Moderate												
D. Number of native tree species	Moderate												
E. Cover of native tree and shrub species	Good												
F. Open space within woodland	Poor												This criterion is poor as the woodland is growing densely with little open space.
G. Woodland regeneration	Poor												This criterion is poor there is little to no regeneration.
H. Tree health	Good												

I.	Vegetation and ground flora	Moderate											
J.	Woodland vertical structure	Poor											This criterion is poor as trees are predominantly all similar height (one storey) and, due to dense growth, there is no understory.
K.	Veteran trees	Poor											This criterion is poor as no veteran trees are present, and trees will not reach veteran status within the following 30 years.
L.	Amount of deadwood	Poor											This criterion is poor as very little deadwood is present.
M.	Woodland disturbance	Moderate											
Overall Condition		Poor											

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4.3.6 Woodland and Forest – Other Woodland; Broadleaved (w1g)

4.3.6.1 The mixed woodland to the north of the site will be retained in its current condition (Moderate). Therefore, the existing condition scores for each criterion detailed within Table 28 should continue to be achieved over the 30-year period covered by this management plan.

Table 28 – Monitoring Results for Retained Other Woodland; Broadleaved

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. Age distribution of trees	Moderate												
B. Wild, domestic and feral herbivore damage	Good												
C. Invasive plant species	Moderate												This criterion is moderate due to the presence of three cornered garlic; however, this should be eradicated immediately.
D. Number of native tree species	Good												
E. Cover of native tree and shrub species	Moderate												
F. Open space within woodland	Moderate												
G. Woodland regeneration	Good												
H. Tree health	Moderate												

I. Vegetation and ground flora	Moderate												
J. Woodland vertical structure	Good												
K. Veteran trees	Moderate												
L. Amount of deadwood	Moderate												
M. Woodland disturbance	Moderate												
Overall Condition	Moderate												

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4.3.7 Individual Trees – Urban Trees

4.3.7.1 All retained individual trees should be retained within their current condition. The existing condition scores for tree are summarised within Table 29 and should continue to be achieved over the 30-year period covered by this management plan.

Table 29 – Monitoring Results for Retained Urban Trees

Tree Location	Number of trees	Target Condition Score	Year											Comments / Remediation Measures
			0	1	2	3	4	5	10	15	20	25	30	
T8	1	Moderate												
G13	2	Moderate												
G31	2	Moderate												
T32	1	Moderate												
G38	1	Moderate												
T40	1	Poor												
T41	1	Poor												
G42	2	Moderate												
G43	15	Moderate												
G45	8	Moderate												
G46	1	Moderate												
G57	12	Poor												

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4.3.8 Ditches – Ditch

4.3.8.1 The ditch across the centre of the site will be retained in its current condition (Poor). Therefore, the existing condition scores for each criterion detailed within Table 30 should continue to be achieved over the 30-year period covered by this management plan.

Table 30 – Monitoring Results for Ditch

Condition Criteria	Target Condition Score	Year										Comments
		0	1	2	3	4	5	10	15	20	25	30	
A. The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution	Fail												The ditch failed this criterion as it was not holding water at the time of survey. It is also located next to two footpaths and was full of vegetation; therefore, if the ditch were to hold water it is expected that it would be of poor quality.
B. A range of emergent, submerged and floating leaved plants are present	Fail												
C. There is less than 10% cover of filamentous algae and or duckweed *Lemna* spp.	Pass												
D. A fringe of aquatic marginal vegetation is present along more than 75% of the ditch	Pass												

E.	Physical damage is evident along less than 5% of the ditch	Pass											
F.	Sufficient water levels are maintained	Fail											
G.	Less than 10% of the ditch is heavily shaded	Fail											
H.	There is an absence of non-native plant and animal species	Pass											
	Overall Condition	Poor											

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4.4 Enhanced Habitats

4.4.1 Heathland and Shrub - Mixed Scrub

4.4.1.1 Table 31 details the habitat condition criteria for the mixed scrub (enhanced from bramble scrub) and the condition, and the score for each year at which monitoring should take place. The proposed overall condition score for all areas of enhanced mixed scrub is **Moderate**, with a final time to target condition of 5 years.

Table 31 – Monitoring Results for Mixed Scrub

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. The parcel represents a good example of its habitat type	Pass												
B. Seedlings, saplings, young shrubs and mature shrubs are all present	Pass												
C. There is an absence of invasive non-native species/ >5% species indicative of sub-optimal condition	Pass												
D. The scrub has a well-developed edge	Fail												The scrub is expected to fail as it will be adjacent to areas of hardstanding.
E. There are clearings, glades or rides present	Fail												The scrub is expected to fail this criterion as growth will be purposely dense to form a boundary feature.
Overall Condition	Moderate												

4.5 Created Habitats

4.5.1 Grassland – Modified Grassland (Wildflower Meadow)

4.5.1.1 Table 32 details the habitat condition criteria for the areas of wildflower meadow and the target condition score for each criterion after 30 years. The proposed overall condition score for this habitat is **Good**, with a final time to target condition of **7 years.**

Table 32 – Monitoring Results for Created Modified Grassland

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. There are 6-8 vascular plant species per m2 present, including at least 2 forbs.	Pass												
B. Sward height is varied	Fail												The grassland is expected to fail this criterion as it will be regularly mown.
C. Scrub cover is <20%	Pass												
D. Physical damage is present in <5% of grassland	Pass												
E. Cover of bare ground is between 1% and 10%	Pass												
F. Cover of bracken is <20%	Pass												
G. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Pass												
Overall Condition	Good												

4.5.2 Grassland – Modified Grassland (Wetland Meadow)

4.5.2.1 Table 33 details the habitat condition criteria for the areas of wetland meadow and the target condition score for each criterion after 30 years. The proposed overall condition score for this habitat is **Good**, with a final time to target condition of **7 years.**

Table 33 – Monitoring Results for Modified Grassland

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. There are 6-8 vascular plant species per m2 present, including at least 2 forbs.	Pass												
B. Sward height is varied	Fail												The grassland is expected to fail this criterion as it will be regularly mown.
C. Scrub cover is <20%	Pass												
D. Physical damage is present in <5% of grassland	Pass												
E. Cover of bare ground is between 1% and 10%	Pass												
F. Cover of bracken is <20%	Pass												
G. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Pass												
Overall Condition	Good												

4.5.3 Heathland and Shrub - Mixed Scrub

4.5.3.1 Table 34 details the habitat condition criteria for the proposed mixed scrub and the condition, and the score for each year at which monitoring should take place. The proposed overall condition score for this habitat is **Moderate**, with a final time to target condition of **5 years.**

Table 34 – Monitoring Results for Mixed Scrub

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. The parcel represents a good example of its habitat type	Pass												
B. Seedlings, saplings, young shrubs and mature shrubs are all present	Pass												
C. There is an absence of invasive non-native species/ >5% species indicative of sub-optimal condition	Pass												
D. The scrub has a well-developed edge	Fail												The scrub is expected to fail as it will be adjacent to areas of hardstanding.
E. There are clearings, glades or rides present	Fail												The scrub is expected to fail this criterion as growth will be purposely dense to form a boundary feature.
Overall Condition	Moderate												

4.5.4 Individual Trees – Urban Trees (Non-Native)

4.5.4.1 Table 35 details the habitat condition criteria for the non-native individual trees and the condition, and the score for each year at which monitoring should take place. The proposed overall condition score for this habitat is **Poor**, with a final time to target condition of **10 years.**

Table 35 – Monitoring Results for Individual Trees (Non-Native)

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. The tree is native (or >70% in the block are native)	Fail												All non-native trees automatically fail this criterion.
B. Tree canopy is continuous	Pass												
C. The tree is mature (or >50% in the block are native)	Fail												Based on the proposed tree species, the trees are not expected to reach maturity within 30 years.
D. There is little or no evidence of adverse impact by human activities	Fail												Trees are expected to fail this criterion as they will be regularly managed for safety/aesthetic purposes through pruning.
E. Natural ecological niches are present	Fail												Trees are expected to fail this criterion as they will be regularly managed for safety/aesthetic purposes (i.e., removal of ivy).
F. More than 20% of the canopy is oversailing vegetation	Pass												
Overall Condition	Poor												

4.5.5 Individual Trees – Urban Trees (Native)

4.5.5.1 Table 36 details the habitat condition criteria for the native individual trees and the condition, and the score for each year at which monitoring should take place. The proposed overall condition score for this habitat is **Moderate**, with a final time to target condition of **27 years.**

Table 36 – Monitoring Results for Mixed Scrub

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. The tree is native (or >70% in the block are native)	Pass												All native trees automatically pass this criterion.
B. Tree canopy is continuous	Pass												
C. The tree is mature (or >50% in the block are native)	Fail												Based on the proposed tree species, the trees are not expected to reach maturity within 30 years.
D. There is little or no evidence of adverse impact by human activities	Fail												Trees are expected to fail this criterion as they will be regularly managed for safety/aesthetic purposes through pruning.
E. Natural ecological niches are present	Fail												Trees are expected to fail this criterion as they will be regularly managed for safety/aesthetic purposes (i.e., removal of ivy).
F. More than 20% of the canopy is oversailing vegetation	Pass												
Overall Condition	Moderate												

4.5.6 Hedgerow – Native Hedgerow

4.5.6.1 Table 37 details the habitat condition criteria for the native hedgerow and the target condition score for each criterion after 30 years. The proposed overall condition score for this habitat is, with a final time to target condition of **5 years.**

Table 37 – Monitoring Results for Native Hedgerow

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A1. Height: >1.5 m average along length	Fail												All hedgerows are expected to fail these criteria as they will be trimmed to <1.2m in height and width.
A2. Width: >1.5 m average along length	Fail												
B1. Gap between ground and base of canopy <0.5 m for >90% of length	Pass												
B2. Gaps make up <10% of total length. No canopy gaps >5m	Pass												
C1. >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Pass												
C2. Undesirable species <20% cover of the area of undisturbed ground	Pass												

D1. >90% of hedgerow and undisturbed ground is free from Invasive Non-native species	Pass												
D2. Current damage: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Fail												The hedgerows are expected to fail this criterion as they will be located adjacent to hardstanding.
Overall Condition	Moderate												

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APPENDIX 1 – SITE CONTEXT MAP

URBAN GREEN



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Legend:

Red Line Boundary

0.85

Kilometers

N

Client: Step Places	Issue: 01	Figure: 01
Project: Ryebank	Scale @ A4: 1:10000	
Title: Site Context	Approved by: JH	Checked by: SP
Drawing Ref: UG_1910_SITE_CONTEXT	Author: CL	Date: 10/07/2024

URBAN GREEN

A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

APPENDIX 2 – PHOTOGRAPHS OF THE SITE

URBAN GREEN



Photograph 1: Hardstanding with litter



Photograph 2: Path with compost bins



Photograph 3: Hardstanding path into site



Photograph 4: Dense bramble adjacent to path



Photograph 5: Dense bramble with mature trees



Photograph 6: Woodland to south-east



Photograph 7: Mixed scrub to south



Photograph 8: Large area of other neutral grassland to south



Photograph 9: Smaller area of other neutral grassland to south-west



Photograph 10: Orchids within grassland



Photograph 11: Bramble scrub to east



Photograph 12: Woodland to west



Photograph 13: Yellow archangel in woodland



Photograph 14: Woodland to west



Photograph 15: Ivy clad trunks within woodland



Photograph 17: Dense raspberry and bramble with scattered young trees



Photograph 18: Dense bramble scrub to west



Photograph 19: Other neutral grassland to north



Photograph 20: Scattered fruit trees



Photograph 21: Dense bramble scrub to east



Photograph 22: Concentration of rosebay willowherb



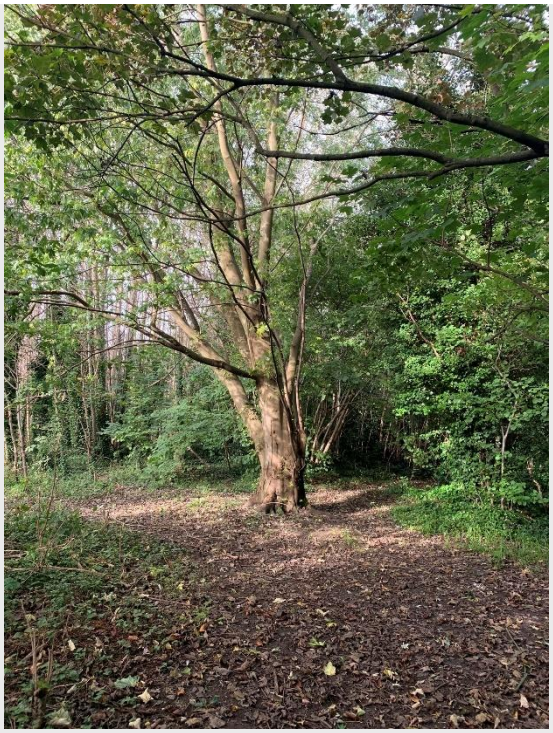
Photograph 23: Woodland parcel to east



Photograph 24: Bramble scrub in north-east



Photograph 25: Aspen grove to north of site



Photograph 26: Woodland to the north

APPENDIX 3 – BASELINE HABITAT MAP

URBAN GREEN

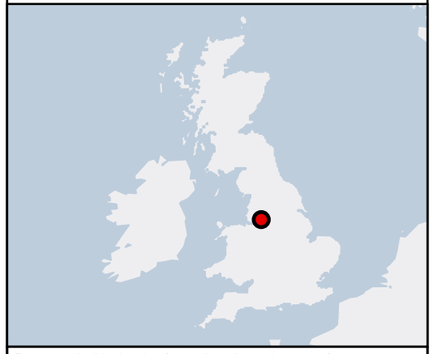


U R B A N G R E E N

N

- Red Line Boundary
- Bramble scrub
- Developed land; sealed surface
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Mixed scrub
- Lowland mixed deciduous woodland
- Ditch
- Urban Tree
- Target Note
  - TN1 - Three cornered garlic
  - TN2 - Variegated Yellow Archangel
  - TN3 - Bird Box
  - TN4 - Bug hotel - Timber Pallets
  - TN5 - Culvert
  - TN6 - Compost heap

0 15 30 60 Meters



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Client: Step Places		
Project: Ryebank Fields		
Title: UKHAB Habitat Map		
Issue: 01		
Drawn: CL	Checked: SP	Approved: SB
Project: UG1910	Scale @ A3: 1:1250	Date: 08/01/2025
Dwg No: UG_1910_ECO_HM_01		Revision: 01

APPENDIX 4 – PRIMARY AND SECONDARY CODES

URBAN GREEN

Primary Code	Definition
g3c	Other neutral grassland
g4	Modified grassland
h3d	Bramble scrub
h3h	Mixed scrub
r2b	Other rivers and streams
u1b	Developed land; sealed surface
w1f	Lowland mixed deciduous woodland
w1g	Other woodland; broadleaved
Secondary code	**Definition**
10	Scattered scrub
14	Scattered rushes
16	Tall forbs
30	Semi-natural woodland
32	Scattered trees
33	Line of trees
50	Ditch
521	Unmanaged
522	Native
532	Scattered grass

APPENDIX 5 – PROPOSED LANDSCAPE PLAN

URBAN GREEN

0 25m

SCALE 1:500

LEGEND

SOFT LANDSCAPE

- Existing Trees
- Proposed Large Trees in Soft Landscape
- Proposed Large Trees in Hard Landscape
- Proposed Small Ornamental Trees
- Proposed Orchard Trees
- Proposed Lawn
- Proposed Ornamental Shrubs
- Proposed Hedgerow
- Proposed Wildflower Meadow
- Proposed Ornamental Grass Swathe
- Proposed Rain Garden
- Proposed Native Scrubs
- Proposed Bulbs
- Proposed Existing Vegetation
- Proposed Ecological Basin/Nico Ditch

HARD LANDSCAPE

- Proposed Asphalt for Adopted Vehicle Road
- Proposed Asphalt for Adopted Footpath
- Proposed Color Asphalt for Unadopted Road
- Proposed Color Asphalt for Car Parking
- Proposed Block Paving for Footpath
- Proposed Color Homogeneous Asphalt for Shared Pedestrain and Cycle Path
- Proposed Color Asphalt for Community Space
- Proposed Grass Grid Car Parking
- Proposed Private Back Gardens
- Proposed Tactile Paving
- Exsiting/Proposed Informal Footpath

FURNITURE

- Proposed Grow Planters
- Proposed Patio Furniture Sets (Specification to Residents)
- Proposed Pergola
- Proposed Social Picnic Sets
- Proposed Picnic Sets
- Proposed Wildlife Interventions and Interpretation
- Proposed Seating
- Proposed Informal Play

GENERAL NOTES:

1. DIMENSIONS GOVERN
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE ON THE DRAWINGS
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION
4. SQUAREYARD SHALL BE NOTIFIED OF ANY DISCREPANCIES

SQUARE YARD

Landscape Architecture - Urban Design - Masterplanning

Email - studio@sqryrd.co.uk
Web - www.squareyard.info
Tel - 0161 943 6053

Address:
SQR YRD LTD.
Kingfisher Business Centre,
Rossendale, BB4 8EQ

DRAWING NOTES: *(NB: ALL PREVIOUS REVISIONS UNDERTAKEN BY TPM LANDSCAPE)*

REV	DESCRIPTION	DRAWN	CHECKED	DATE
C	TPM LANDSCAPE LANDSCAPE LAYOUT - PLANNING	TPM	TPM	09.01.25

PROJECT TITLE: RYEBANK FIELDS	SCALE: 1:500 @ A1	
DRAWING TITLE: LANDSCAPE LAYOUT	DATE CREATED: 30.04.2026	
PROJECT NUMBER: 26_22	DRAWING No.: 101_LANDSCAPE LAYOUT	REVISION: /

APPENDIX 6 – HABITAT RETENTION PLAN

URBAN GREEN



URBAN GREEN

Legend

- Red Line Boundary
- Retained
- Lost

N

0 15 30 60 Meters



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Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Client: Step Place		
Project: Ryebank		
Title: Habitat Retention		
Issue: 01	Figure: 00	
Drawn: CL	Checked: SP	Approved: SP
Project: UG1910	Scale @ A3: 1:1250	Date: 13/01/2025
Dwg No: UG_1910_BNG_HR_01		Revision: 01

APPENDIX 7 - POST-DEVELOPMENT HABITAT MAP

URBAN GREEN



URBAN GREEN

Legend

- Red Line Boundary
- Native hedgerow
- Building
- Built up areas and gardens
- Developed land sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Rain garden
- Other woodland broadleaved
- Other neutral grassland
- Lowland mixed deciduous woodland
- Tree

N

0 15 30 60 Meters



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Client: Step Places		
Project: Ryebank Fields		
Title: Post Development UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: SP	Approved: SP
Project: UG1910	Scale @ A3: 1:1250	Date: 13/02/2025
Dwg No: UG_1910_BNG_PDHM_01		Revision: 01

APPENDIX 8 – POST-DEVELOPMENT CONDITION MAP

URBAN GREEN



URBAN GREEN

Legend

- Red Line Boundary
- Good
- Moderate
- Poor
- N/A

N

0 15 30 60 Meters



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Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Client: Step Places		
Project: Ryebank Fields		
Title: Post Development Habitat Condition		
Issue: 01		Figure: 00
Drawn: CL	Checked: SP	Approved: SP
Project: UG1910	Scale @ A3: 1:1250	Date: 08/05/2026
Dwg No: UG_1910_BNG_PDC_01		Revision: 01

APPENDIX 9 – INVASIVE AND NON-NATIVE SPECIES

URBAN GREEN

5.1.1.1 An invasive, non-native species is a species that is present outside of its native range but has established populations after accidental or intentional introduction to a geographical region. These species have negative ecological impacts on the environments in which they are present by outcompeting native flora and fauna for resources, facilitating the spread of disease, and interrupting natural food webs.

5.1.1.2 Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019 list the species within the UK which are considered invasive and are damaging to biodiversity. It is the legal responsibility of the landowner to control populations of invasive species and prevent their growth and spread.

5.1.1.3 Variegated yellow archangel and three cornered garlic were present on site and the appropriate management techniques should be followed to eradicate this from site and prevent regeneration at a later date. It should be noted that some invasive non-native plants are very fast spreading and therefore the potential for these species to be introduced to the site at a later date cannot be ruled out.

5.1.1.4 The table below details common invasive, non-native species listed on Schedule 9 and the Invasive Alien Species Order 2019 and how to identify them. If any are identified onsite, a professional management company that specialises in invasive species should be contacted immediately.

Common name (*scientific name*)	Identification	
Himalayan balsam (*Impatiens glandulifera*)	• Green or red stems • Serrated oval leaves growing in a whorl round the stem • Bright pink flowers	

Giant Hogweed	• Up to 4m in height • Large white flower clusters • Green stem with purple blotches • Large compound leaves with serrated edges, up to 1.5m across	
Japanese knotweed (*Fallopia japonica*)	• Bamboo like stems with purple flecks • Large, shovel shaped leaved • Cream/white clustered flowers	
Rhododendron (*Rhododendron* spp.)	• Woody stems • Oval, dark green, glossy leaves • Dense clusters of flowers of various colours	

Montbretia (*Crocosmia x crocosmiiflora*)	• Low growing plant • Long, thin, light green leaves • Bright orange flowers	
Cotoneaster (*Cotoneaster* spp.)	• Genus of flowering plants • Dense, shrubby growth • Small, shiny, dark green leaves • Small white or pink berries with red berries in autumn	
Variegated yellow archangel (*Lamium galeobdolon subsp. Argentatum*)	• Low growth which forms carpets on the ground • Opposite, variegated leaves • Small, round, yellow flowers	

Three-cornered garlic (*Allium triquetrum*)	• Leaves have a distinctive garlic or chive smell when crushed • Angled stems with three corners (triangle shaped cross section) • Long, thin leaves with parallel veins and the midrib forms an exaggerated keel	

DRAFT

APPENDIX 10 – TREE CONSTRAINTS PLAN

URBAN GREEN

Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

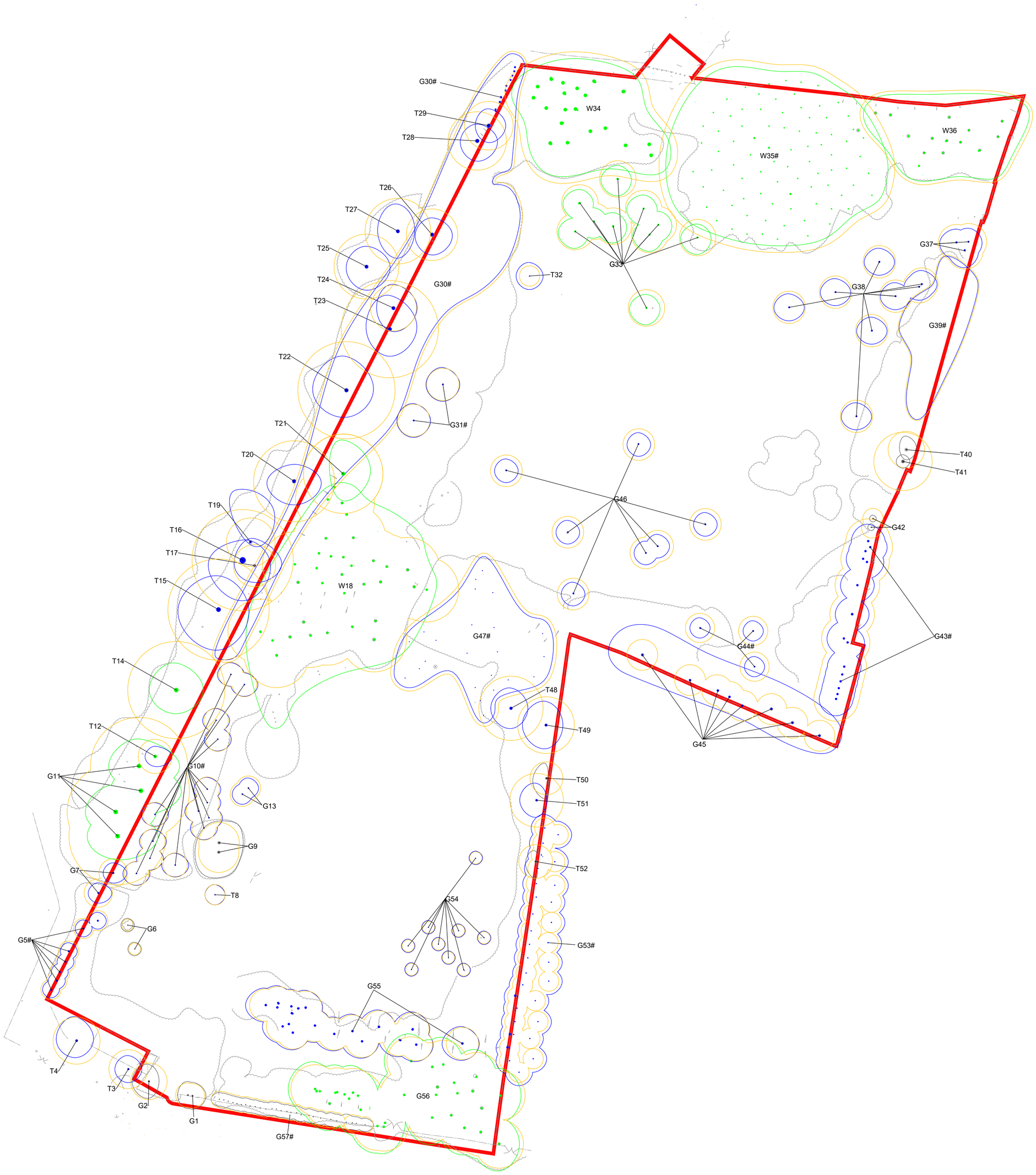
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All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when comparedto the original paper or electronic image.

Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-



	BS 5837: 2012 Retention Category A Tree, Group or Hedge
	BS 5837: 2012 Retention Category B Tree, Group or Hedge
	BS 5837: 2012 Retention Category C Tree, Group or Hedge
	BS 5837: 2012 Category U Tree, Group or Hedge
	Root Protection Area (RPA)
#	Position Estimated on Site
	Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

Client:	Project:	Drawn:	Checked:	Approved:	Date:
STEP PLACES, SOUTHWAY HOUSING TRUST AND MANCHESTER METROPOLITAN UNIVERSITY	RYEBANK, CHORLTON	AB	AH	AB	21/11/23
Issue:	**Title:**	**Dwg No:**		**Scale @ A0:**	**Revision:**
PLANNING	TREE CONSTRAINTS PLAN	UG_1910_ARB_TCP_01		1:500	00

U R B A N G R E E N

A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

APPENDIX 11 – CONDITION TABLE FOR RETAINED TREES

URBAN GREEN

Tree Location	Species	No. of Trees Retained	Size in Metric	Condition Criteria*						Overall Condition
				A	B	C	D	E	F	
T8	Sessile oak (*Quercus petraea*)	1	Small	Pass	Pass	Fail	Pass	Fail	Pass	Moderate
G13	Goat willow (*Salix caprea*)	2	Medium	Pass	Pass	Fail	Pass	Fail	Pass	Moderate
G31	English oak (*Quercus robur*)	2	Medium	Pass	Fail	Fail	Pass	Fail	Pass	Moderate
T32	English oak (*Quercus robur*)	1	Small	Pass	Pass	Fail	Pass	Fail	Pass	Moderate
G38	English oak (*Quercus robur*)	1	Medium	Pass	Fail	Fail	Pass	Fail	Pass	Moderate
T40	London plane (*Platanus x hispanica*)	1	Medium	Fail	Pass	Fail	Fail	Fail	Pass	Poor
T41	London plane (*Platanus x hispanica*)	1	Large	Fail	Pass	Fail	Fail	Fail	Pass	Poor
G42	Lawson cypress	2	Small	Fail	Pass	Fail	Pass	Fail	Pass	Moderate
G43	Mixed native	15	Medium	Pass	Pass	Fail	Pass	Fail	Pass	Moderate
G45	Sycamore	8	Medium	Pass	Pass	Fail	Fail	Fail	Pass	Moderate
G46	Mixed	1	Medium	Pass	Fail	Fail	Pass	Fail	Pass	Moderate
G57	Cherry laurel (*Prunus laurocerasus*	12	Small	Fail	Pass	Fail	Fail	Fail	Pass	Poor

Condition Criteria A = The tree is a native species (or more than 70% within the block are native species); Condition Criteria B = 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); Condition Criteria C = The tree is mature (or more than 50% within the block are mature); Condition Criteria 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; Condition Criteria E = Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark; Condition Criteria F = More than 20% of the tree canopy area is oversailing vegetation beneath.