Habitat Management and Monitoring Plan

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Report Author	Max Robinson

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Version Control

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

Version	Issue Status	Prepared by / Date	Approved by / Date
1	Draft	MR 14/04/2026	KB 14/04/2026

Document Details

Authorship Details

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1. Project Background

Site Overview PB-B01	
Project type	Development Construction of 70 residential dwellings and four apartment blocks, including access roads, private amenity gardens and Public Open Space.
Development Name and Address	Crabtree Lane, Manchester
BNG Project Name and Address	As above
Author Organisation	Collington Winter Environmental Ltd
Landowner	Keepmoat Homes Limited
Land Manager	TBC
Responsible person/organisation for creating or enhancing the habitat	TBC
Period covered by this management plan	30 Year Management and Monitoring
Planning authority	Manchester City Council
Planning reference (if applicable)	138914/FO/2023
BNG register reference (if applicable)	N/A
Central OS grid reference	SJ 88723 98008
Metric revision/title	20-2148 Crabtree Lane BNG Metric Calculation Tool V3
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Habitats to be Retained, Created and Enhanced PB-B02

Habitats are to be newly created to deliver Biodiversity Units on site. Retained habitats include an area of other woodland; broadleaved and the stretch of canal.

The proposals include the creation of mixed scrub and ornamental shrubs, SuDS, native and ornamental hedgerows, individual trees, modified grassland, other neutral grassland, vegetated garden and developed land; sealed surface.

Timescales for Actions PB-B03

The legal obligation for Keepmoat Homes Limited to commence the habitat creation and enhancement works is within 12 months of the building works being complete. The legal obligation to manage the habitat for a 30-year period will begin once all BNG habitat creation and enhancement works have started. Monitoring and reporting will begin following establishment works.

For the purposes of this HMMP the Habitat Creation and Enhancement Works are detailed in the Management Activities set out in Tables GL-T01, GH-T01, HD-T01, SC-T01, UT-T01, UR-T01.

Monitoring Requirements PB-B04

The key aim of monitoring will be to track the success of targets for habitat creation/enhancement and to trigger remedial measures where necessary. Monitoring reports will be submitted to the local planning authority in Years 1, 3, 5, 10, 15, 20, 25 and 30.

Over time, it may be necessary to adjust management measures according to the success of the outcomes. This will be a process of monitoring, evaluating, and modifying the plan as required to reach the desired outcomes within the 30 year time frame. The local planning authority will be consulted if any significant changes are required.

The classification and condition assessment of the habitats, as specified in this HMMP, shall be subject to re-evaluation during the monitoring period.

Required Consents and Licences PB-B05

TBC

Funding PB-B06

TBC

Legal Agreement PB-B07

S106 with the LPA.

Site Boundary Plan PB-F01



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	**Yes: ☐ No: ☒**
Upon completion of the building works, the proposed habitat creation measures will be implemented to deliver the specified habitat units. It is therefore anticipated that Biodiversity Net Gain (BNG) habitat creation will be undertaken across the site concurrently. The overarching principles, objectives, and management prescriptions set out within this Habitat Management and Monitoring Plan (HMMP) are not influenced by the timing of the creation of the various BNG habitats and will apply consistently across all areas of the site.	

Roles and Responsibilities

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		Max Robinson		
Organisation		Collington Winter Environmental Ltd.		
Responsibility	Start Date:	TBC	End Date:	TBC
The responsibility of Collington Winter Environmental Ltd. is limited to the production of the HMMP. Any subsequent reports, including arranging monitoring visits, are the responsibility of the client. Implementation of the HMMP rests with the landowner and/or management organisation and does not fall under the responsibility of Collington Winter Environmental Ltd.				
Statement of Competency				
Max Robinson BSc (Hons), the author of this HMMP, is an Ecologist at Collington Winter Environmental Ltd. Max is a qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and has 4 years in habitat restoration and conservation. The preparation of this HMMP has been overseen by Eleanor Clark BSc (Hons) MSc ACIEEM, Senior Ecologist and Habitat Banking Lead at Collington Winter Environmental Ltd. Eleanor has five years' experience in ecological consultancy, with substantial expertise in undertaking Biodiversity Net Gain assessments and developing habitat creation, enhancement, and management strategies.				

Landowner or Land Manager PB-B10				
Name or Initials		TBC		
Organisation		Keepmoat Homes Limited		
Responsibility	Start Date:	TBC	End Date:	TBC
The landowner, in association with the delivery partners will take responsibility for ensuring that the HMMP is fully implemented by the designated operational organisation. This includes overseeing the delivery of all habitat creation, enhancement, and management measures and coordinating with contractors, where relevant.				
Statement of Competency				
Keepmoat Homes Limited has extensive knowledge of the land, including its current and historic management. This practical understanding of the site's day-to-day use and seasonal management patterns will support the effective implementation and long-term maintenance of the HMMP.				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		TBC		
Organisation		Residential Management Group		
Responsibility	Start Date:	TBC	End Date:	TBC
The management organisation will be responsible for delivering all creation, enhancement and management to the site and to deliver all ongoing maintenance for the 30 year period.				
Statement of Competency				
Residential Management Group are a professional company with adequate experience in effective implementation and long-term maintenance of HMMP's. Residential Management Group will have a good understanding of the land, including its current management and day-to-day use.				

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		TBC		
Organisation		Manchester City Council		
Responsibility	Start Date:	TBC	End Date:	TBC
Monitoring reports and suggested actions will be provided for audit.				

Land Use Summary

Overview of Baseline Site Use PB-B13
Currently the site is comprised of three derelict buildings surrounded by woodland and scrub which has developed. The northeast section of the site is used as a brick yard. The UKHab Baseline Habitat Plan is provided within Appendix 2.
Overview of Proposed Site Use PB-B14
Construction of 70 residential dwellings and four apartment blocks, including access roads, private amenity gardens and Public Open Space. Proposed landscape plans are provided in Appendix 3

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant 'Area', 'Hedgerow', and 'Watercourse' types to be implemented and managed throughout the period of 30 years or more. The UKHab Proposed Habitat Plan is provided within Appendix 4.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Created	Developed land; sealed surface	Hard Works	N/A created habitat	N/A	1	N/A	No condition assessment, fixed condition score
Created	Vegetated garden	Proposed Seeded Amenity Grass	N/A created habitat	N/A	1	N/A	No condition assessment, fixed condition score
Created	Mixed scrub	Proposed Native Shrub Planting	N/A created habitat	Poor	1	Passes 2 or fewer criteria	Mixed scrub to be planted
Created	Introduced scrub	Proposed Ornamental Shrub Planting	N/A created habitat	N/A	1	N/A	No condition assessment, fixed condition score
Other woodland, broadleaved	N/A Retained Habitat	Existing vegetation	Moderate	N/A Retained habitat	0	N/A – Retained habitat	0.0144 Ha To be retained at the north east of the site. Rest of the woodland to be lost.
Created	Introduced scrub	Proposed Ornamental Shrub Planting	N/A created habitat	N/A	1	N/A	No condition assessment, fixed condition score
Created	Introduced scrub	Proposed Ornamental Shrub Planting	N/A created habitat	N/A	1	N/A	No condition assessment, fixed condition score
Created	Other neutral grassland	Proposed Wildflower Meadow	N/A created habitat	Poor	2	Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Other neutral grassland to be planted
Created	Modified grassland	Proposed Turf Grass	N/A created habitat	Poor	1	Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Modified grassland to be created
Created	Urban tree	Proposed Feature Tree Planting/ Proposed Standard Tree Planting	N/A created habitat	Moderate	27	Passes 3 or 4 criteria	Feature and Standard trees to be planted

Created	Rain garden	SUDS Planting mix	N/A created habitat	Moderate	3	Passes 3 or 4 of 5 criteria; OR Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Pollinator Rain Garden to be created
Created	Non- Native and ornamental hedgerow	Proposed Ornamental Hedge Planting	N/A created habitat	Poor	1	N/A	Non-native ornamental hedgerow. No condition assessment, fixed condition score
Created	Native hedgerow	Proposed Native Hedge Planting	N/A created habitat	Poor	1	"Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition)."	Native hedgerow to be created
Canals	N/A Retained habitat	Canal	Poor	N/A Retained habitat	0	N/A – Retained habitat	To be retained

Habitat Retention

Measures to be Implemented to Protect Retained Habitats PM-03

The habitat parcels, identified as ‘Canal’, and ‘retained woodland’ (Other woodland, broadleaved 0.0144 Ha to be retained at the north east of the site), will be maintained in their current condition.

A Construction and Environmental Management Plan (CEMP) has been prepared and will be strictly adhered to ensure that all retained and created on-site habitats and hedgerows are adequately protected and that no damage occurs to these areas during the construction phase. (Crabtree Lane CEMP CW20-2148-001).

Specification of Protective Measures to be Used PM-04

A detailed Construction and Environmental Management Plan has been prepared.

This plan details measures to avoid, minimise or mitigate any potential negative effects caused by management practices on the environment on and surrounding the site including:

- The control of run-off from areas of arisings to prevent any pollutants/contaminants entering nearby waterbodies.
- Pollution prevention measures including refuelling to not be completed within 50m of the aquatic habitats.
- Appropriate measures to suppress dust during hot, dry and/or windy conditions.
- Excavations should be sealed overnight or should have at least one shallow-sloping side to allow any animals that may fall in to escape
- An ecologist should be contacted for advice should any protected species be discovered during construction.

(Crabtree Lane CEMP CW20-2148-001)

Creation, Enhancement and Management Targets and Prescriptions

Grassland (Low Distinctiveness)

Creation, Enhancement and Management Summary (GL-T01)

Target Habitat:			Modified grassland in Poor Condition (parcel reference: Proposed turf grass)			
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs. **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2, please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.	No	Proposed turf grass	N/A	N/A	N/A
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Proposed turf grass	N/A	N/A	N/A
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Proposed turf grass	No specific creation approach is required to meet this criterion.	N/A	Ongoing management to ensure scrub is less than 20% and cover of scrub less than 5%. Monitoring visits will determine if additional measures needed.
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	Proposed turf grass	N/A	N/A	N/A

E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No	Proposed turf grass	N/A	N/A	N/A
F	Cover of bracken *Pteridium aquilinum* less than 20%.	Yes	Proposed turf grass	No specific creation approach is required to meet this criterion.	N/A	Ongoing management to ensure bracken less than 20% and cover of scrub less than 5%. Monitoring visits will determine if additional measures needed.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	No	Proposed turf grass	An Invasive Non-Native Species Management Plan will be prepared and implemented to ensure that all plant material is removed from the site and disposed of safely, in accordance with industry guidance, the Wildlife and Countryside Act 1981 (as amended), and Environment Agency recommendations. The management plan will outline the application of strict biosecurity measures, including but not limited to: • Clean tools and PPE between parcels. • Avoid soil/plant material transfer. Conduct at least three control visits per growing season (May/June, July/August, Sept/Oct).	N/A	Annual monitoring will be undertaken until the Invasive Non-Native Species Management Plan has been fully implemented. Fixed photo-monitoring points will be established to document changes in vegetation, assess the effectiveness of control measures, and detect any early signs of INNS resurgence.

Grassland (Low Distinctiveness)

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

Action	Timing	Prescriptions
Ground preparation and turfing	Year 1	Ground preparation and soil management to be undertaken in Year 1 prior to turfing. Existing vegetation to be dug into soil, then harrowing and rolling to create new surface for turfing, watering where required.
Long term Grassland Management - Regular mowing to between 25-40 mm)	Years 2 onwards	Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Heavy quantities of cuttings should be collected and removed from site.
Check for presence of non-native invasive species.	Once a year minimum in late summer. Autumn cut can also be undertaken if required. Check for nesting birds will be required.	Removal of invasive species by hand/ with strimmers as required by certified contractor.
Monitoring of scrub and bracken colonisation	Once a year minimum in late summer. Autumn cut can also be undertaken if required. Check for nesting birds will be required.	Removal of scrub and/or bracken with strimmers as required by certified contractor.

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Target Habitat				Other neutral grassland in Poor Condition (parcel reference: Proposed Wildflower Meadow)		
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. **Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	No	Proposed Wildflower Meadow	N/A	N/A	N/A
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	Proposed Wildflower Meadow	Prior to oversewing, the ground will be prepared and then sown with a seed mix during the period of September to October. Carry out an annual cut on a rotational basis across the site, cuts to be carried out between April and May to promote new active growth. On a biannual basis, cut the grassland twice (One in spring and one in autumn).	N/A	From mid-July/August, the site should be cut. It is recommended that the grassland is cut from the centre outwards to minimise the risk of disturbing or injuring nesting birds. A nesting bird check should be conducted prior to cutting. Following establishment, one (possibly two) cut will be taken per year, in September (reducing sward height to approximately 150mm). No 'full' cutting will take place throughout the summer to allow the seeds of the later flowering species to fall prior to the cut.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	Proposed Wildflower Meadow	Ground to be lightly scarified prior to overseeding using a toother bucket.	N/A	Management of less desirable scrub and bracken will aid in maintaining bare ground cover between 1 and 5%. This will be carefully monitored and if bare ground patches appear (exceeding 5% of the total area). During the first after seeding, the grassland is not to be cut between April – July to allow the new plants to flower and set seed.
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	Proposed Wildflower Meadow	No specific creation approach is required to meet this criterion.	N/A	Monitoring visits will determine if additional measures needed. If cover of bracken and scrub exceeds 20% and 5% respectively then this should be removed.

E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	No	Proposed Wildflower Meadow	An Invasive Non-Native Species Management Plan will be prepared and implemented to ensure that all plant material is removed from the site and disposed of safely, in accordance with industry guidance, the Wildlife and Countryside Act 1981 (as amended), and Environment Agency recommendations. The management plan will outline the application of strict biosecurity measures, including but not limited to: • Clean tools and PPE between parcels. • Avoid soil/plant material transfer. Conduct at least three control visits per growing season (May/June, July/August, Sept/Oct).	N/A	Annual monitoring will be undertaken until the Invasive Non-Native Species Management Plan has been fully implemented. Fixed photo-monitoring points will be established to document changes in vegetation, assess the effectiveness of control measures, and detect any early signs of INNS resurgence.
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type. **Note – this criterion is essential for achieving Good condition for non-acid grassland types only.**	No	Proposed Wildflower Meadow	N/A	N/A	N/A

Grassland (Medium, High, and Very High Distinctiveness)

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

Action	Relevant Parcels	Timing	Prescriptions
Ground preparation	All	Year 1	Removal all debris/ Rubble before harrowing Interpretation board highlighting the importance of habitats being created within the site to be installed in Year 1.
Oversewing grassland with seed mix	All	Year 1 – 2	**September to October / March to April:** Undertake harrowing to break up ground in September to October (Year 1) or March to April (Year 2). A general wild flower see mix is recommended, for example, Urban pollinator Mix from Scotia seeds. Seed mixes are to be sown at a rate in accordance with manufacturers specifications, this being 15kg/ha for the suggested seed mix. Seeds will be broadcast by hand or approved lightweight machinery. Following seeding, the area will be subject to rolling to incorporate the seed with the growing substrate. Do not incorporate or cover seeds.
Late summer cut between August to September, carried out once or twice a year. Allow arisings to be left on site to dry and drop seed before being removed.	All	Year 3 onwards – no cut in Year 2. Once a year minimum in late summer. Autumn cut can also be undertaken if required. Check for nesting birds will be required.	*Cutting Regime* Following establishment, one (possibly two) cut will be taken per year, in September (reducing sward height to approximately 150mm). No 'full' cutting will take place throughout the summer to allow the seeds of the later flowering species to fall prior to the cut. The management will take a flexible approach and the exact dates will be dependent upon weather conditions. A phased (rotational) cutting regime is recommended (i.e., ideally the entire area should not be cut at the same time) in order to allow for more structured and diverse grassland. Cuttings will remain on-site for to dry and to allow seeds to disperse, and then be removed in order to remove nutrients and promote the development of a species-rich sward. *Additional Management* Reseeding as required by manufacturer's instructions if areas become bare. Problem perennial weeds will be controlled by hand pulling, alternatively, annual weeds can be managed by topping and mowing prior to setting seed which will encourage lateral development of the grasses. Any topping undertaken between April and August should be no lower than 200mm to prevent harm to any ground nesting birds. Most importantly to species-rich grassland development; cut material will be either removed from the Application Site or gathered and heaped in designated habitat piles within the Site in order to prevent nutrient build-up within the soil. Heaped material will provide suitable habitat for amphibians, reptiles and invertebrates.
Check for presence of non-native invasive species.	All	Once a year minimum in late summer. Autumn cut can also be undertaken if required. Check for nesting birds will be required.	Removal of invasive species by hand/ with strimmers as required by certified contractor.

Grassland (Medium, High, and Very High Distinctiveness) Species Lists (GH-T03)

Species List for Grassland (Urban pollinator Mix from Scotia seeds)	
20 % wildflowers Achillea millefolium Yarrow 1.5% Centaurea cyanus Cornflower 1% Centaurea nigra Common Knapweed 2.15% Daucus carota Wild Carrot 1% Echium vulgare Vipers Bugloss 1% Glebionis segetum Corn Marigold 1.5% Hypochaeris radicata Cats-ear 0.1% Knautia arvensis Field Scabious 0.5% Lathyrus pratensis Meadow Vetchling 0.3% Leontodon hispidus Rough Hawkbit 0.2% Leucanthemum vulgare Ox-eye Daisy 2% Papaver rhoeas Corn Poppy 1% Plantago lanceolata Ribwort Plantain 1% Primula veris Cowslip 0.2% Prunella vulgaris Selfheal 2% Ranunculus acris Meadow Buttercup 2.5% Rhinanthus minor Yellow Rattle 1% Stachys sylvatica Hedge Woundwort 0.2% Succisa pratensis Devils-bit Scabious 0.2% Taraxacum officinale Dandelion 0.1% Tripleurospermum inodorum Mayweed 0.5% Viola riviniana Common Violet 0.05%	80 % grasses *Alopecurus pratensis* Meadow Foxtail (c) 2% *Agrostis capillaris* Common Bent (c) 9% *Cynosurus cristatus* Crested Dog's Tail (c) 17% *Poa pratensis* Smooth Stalked Meadow Grass (c) 17% *Festuca rubra commutata* Chewings Fescue (c) 35%

Native Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Target Hedgerow Type:			Native hedgerow in poor condition (parcel reference: Proposed Native Hedgerow Planting)		
Condition Assessment Criteria		**Targeted?**	**Relevant Features**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A1	Height >1.5m average along length.	Yes	Proposed Native Hedgerow Planting	Planting whips and managing to ensure average height along length. Light and regular hedge trimming is recommended to encourage dense and bushy growth.	N/A	Where sections of hedgerow become thin or fail, gap up hedgerows with an appropriate mix of species to an approximate density of 6 plants/linear metre, planted in a double staggered row during the planting season (November through to mid-March inclusive). Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge line taking due allowance for natural growth and regeneration of cut material. All plants should match those that the infill section will relate to
A2	Width >1.5m average along length.	Yes	Proposed Native Hedgerow Planting	Planting whips and managing to ensure average height along length. Hedgerow to be planted in double staggered rows at a spacing of 20 to 30 cm. Light and regular hedge trimming is recommended to encourage dense and bushy growth.	N/A	Long term management to include rotational cutting to avoid stress and promote longevity. Gapping up may be required where sections of the hedgerow become thin. This is to be determined by monitoring visits.
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	No	Proposed Native Hedgerow Planting	N/A	N/A	N/A
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	Proposed Native Hedgerow Planting	N/A	N/A	Long term management to include rotational cutting to avoid stress and promote longevity. Gapping up may be required where sections of the hedgerow become thin. This is to be determined by monitoring visits.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:	No	Proposed Native Hedgerow Planting	N/A	N/A	N/A

	• measured from outer edge of hedgerow, and • is present on one side of the hedge (at least)					
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	Proposed Native Hedgerow Planting	N/A	N/A	N/A
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	No	Proposed Native Hedgerow Planting	An Invasive Non-Native Species Management Plan will be prepared and implemented to ensure that all plant material is removed from the site and disposed of safely, in accordance with industry guidance, the Wildlife and Countryside Act 1981 (as amended), and Environment Agency recommendations. The management plan will outline the application of strict biosecurity measures, including but not limited to: • Clean tools and PPE between parcels. • Avoid soil/plant material transfer. Conduct at least three control visits per growing season (May/June, July/August, Sept/Oct).	N/A	Annual monitoring will be undertaken until the Invasive Non-Native Species Management Plan has been fully implemented. Fixed photo-monitoring points will be established to document changes in vegetation, assess the effectiveness of control measures, and detect any early signs of INNS resurgence.
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	No	Proposed Native Hedgerow Planting	N/A	N/A	N/A

Native Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

Action	Timing	Prescriptions
Hedgerow planting	Year 1	**November to March:** Hedgerow to be planted in double staggered rows at 5 m using bare root stock consisting *Acer campestre, Cornus sanguinea, Corylus avellana, Crataegus monogyna, Prunus spinosa* and *Rosa canina*. All species should be UK-sourced and grown from a reputable supplier with good biosecurity and phytosanitary procedures. Apply a 5 – 7 cm layer of mulch roughly 10cm from the trunk to at least the edge of the canopy of the hedgerow, to suppress weed growth. Sufficient watering should be undertaken at the time of planting with at least 20 – 30 litres of water per whip. Tree stakes and guards to be fitted to protect the whips and promote straight, even growth.
Check stakes and tree guards	Every 6 months in Years 1 - 3	Check of tree stakes every 6 months, loosen if required. Stakes and tree guards can be removed after Year 2 if trees appropriately grown.
Hedgerow watering	Annually in Years 1 - 3	Water hedges during dry periods (being any period without substantial rainfall for 14 days or more). The Landowner shall be entirely responsible for varying the frequency of these visits according to climatic conditions and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The landowner shall be responsible for any whip failures or excessive die back from drought stress during the management contract. The hedgerows requirement for watering will reduce if weeds are kept under control and additional mulch added as required.
Additional mulching	Annually in Years 2 - 3	**March to April:** Additional mulching required for first three years of establishment. Apply a 5 – 7 cm layer of mulch roughly 10cm from the trunk to at least the edge of the canopy of the tree, to suppress weed growth.
Cutting of newly planted hedgerows	Year 2 - 3	**October (Year 2):** Cut any new growth from first growing season to encourage bushy and dense growth. **January to February (Year 3):** Light cutting of hedgerows to reduce height by 10 to 30cm and lightly trim side shoots.
Removal of tree guards	Year 5 onwards	Remove tree guards before they start to disintegrate (usually around 5 to 10 years). This is to be determined from monitoring visits.
Rotational cutting – Long term management	Annually from Year 1 onwards	**November to February:** Cut hedgerows on a 2 to 3 year rotation with no more than half to a third (respectively) of the hedgerows in be cut in any one year. In accordance with guidance from HedgeLink: "*Cutting every two or preferably three years allows the hedgerow to develop the second- and third-year growth necessary for shrubs to flower and fruit. Combined with incrementally raising the cutting height, such rotational cutting will avoid putting undue stress on the hedgerow and keep it healthy.* *A practical and flexible alternative to the flail is the circular saw blade which can cut cleanly through much larger material than the flail. It is especially useful to re-shape overgrown hedgerows which have not been cut for many years, or to manage hedgerows on a much longer cutting rotation than is possible with flail mowers."*
Weeding and general maintenance.	Annual	Remove any undesirable weeds by hand at the base of the hedgerow.

Removal of any non-native invasive species.	Annual	Removal to be undertaken by a certified contractor in accordance with industry best practice guidance.

Mixed Scrub

Creation, Enhancement and Management Summary (SC-T01)

Target Habitat:			Mixed scrub in poor condition (parcel reference: Proposed native shrub planting)			
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation approach**	**Enhancement Approach**	**Management Approach**
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprising more than 75% of the cover (except hazel *Corylus avellana,* common juniper *Juniperus communis,* sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens,* which can be up to 100% cover).	Yes	Proposed native shrub planting	A range of scrub species including but not limited to hazel, and blackthorn will be planted to create the mixed scrub habitat with no single species comprising more than 75%. Approximately 2 plants should be planted per m2.	N/A	Annual rotational sensitive thinning of the scrub to retain the habitat.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No	N/A	N/A	N/A	N/A
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	No	Proposed native shrub planting	An Invasive Non-Native Species Management Plan will be prepared and implemented to ensure that all plant material is removed from the site and disposed of safely, in accordance with industry guidance, the Wildlife and Countryside Act 1981 (as amended), and Environment Agency recommendations. The management plan will outline the application of strict biosecurity measures, including but not limited to:	N/A	Annual monitoring will be undertaken until the Invasive Non-Native Species Management Plan has been fully implemented. Fixed photo-monitoring points will be established to document changes in vegetation, assess the effectiveness of control measures, and detect any early signs of INNS resurgence.

				• Clean tools and PPE between parcels. • Avoid soil/plant material transfer. Conduct at least three control visits per growing season (May/June, July/August, Sept/Oct).		
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	N/A	N/A	N/A	N/A
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	N/A	N/A	N/A	N/A

Mixed Scrub

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

Action	Relevant parcels	Timing	Prescriptions
Scrub planting	All	Year 1 – 2	**November to March:** Whips are to be planted with a minimum of 2m spacing between shrubs at a density of 1,600 stems per hectare. All species should be UK-sourced and grown from a reputable supplier with good biosecurity and phytosanitary procedures and to meet British Standards BS 3936-1:1992. Tree Stakes and mesh tree guards to be installed after planting. Apply a 5 – 7 cm layer of mulch roughly 10cm from the trunk to at least the edge of the canopy of the shrub, to suppress weed growth. Sufficient watering should be undertaken at the time of planting with at least 20 – 30 litres of water per shrub.
Watering newly planted trees	All	Annually in Years 1 - 3	**April to September:** Newly planted shrubs to be watered between April and September for the first three years of establishment at a frequency dependent on weather conditions. Aim for approximately 50 litres of water per shrub each week.
Check stakes and tree guards	All	Every 6 months in Years 1 - 3	Check of tree stakes every 6 months, loosen if required.
Additional mulching	All	Annually in Years 2 - 3	**March to April:** Additional mulching required for first three years of establishment. Apply a 5 – 7 cm layer of mulch roughly 10cm from the trunk to at least the edge of the canopy of the shrub, to suppress weed growth.
Check establishment and shrub health	All	Years 1 - 5	**February to April / September to October:** Check shrub health and establishment annually by landowner and by Ecologist during monitoring visits. Re-plant failed shrubs as required between November and March.
Removal of tree guards	All	Year 5 onwards	Remove tree guards before they start to disintegrate (usually around 5 to 10 years). This is to be determined from monitoring visits.
Scrub management	All	Every 3 to 5 years from Year 5 onwards	**November to January:** Rotational coppicing of trees and / or shrubs that have established every 3 - 5 years to be determined from results of monitoring surveys. No more than 10% scrub cleared in any one year.
Invasive Species Checks	All	Annual	Checks for invasive non- native species annually in summer. If any are identified, they should be removed by a suitably qualified contractor using industry best practice methods.

Species List for Mixed Scrub
Cornus sanguinea. common dogwood 20% *Corylus avellana.* hazel 20% *Salix caprea*. Goat willow 20% *Viburnum opulus*. guelder rose 20% *Rhamnus frangula alder*. buckthorn 20%

Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Target Habitat:			Individual trees in Moderate Condition (parcel reference: Proposed standard tree planting and proposed feature tree planting)			
Condition Assessment Criteria		**Targeted**	**Relevant Features**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	The tree is a native species (or more than 70% within the block are native species).	No	Proposed standard tree planting and proposed feature tree planting	N/A	N/A	N/A
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Proposed standard tree planting and proposed feature tree planting	Individual trees automatically pass this condition.	N/A	N/A
C	The tree is mature (or more than 50% within the block are mature).	No	Proposed standard tree planting and proposed feature tree planting	N/A	N/A	N/A
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Proposed standard tree planting and proposed feature tree planting	There is to be no unnecessary pruning of the trees and there are to be no human activities that can damage the individual trees.	N/A	Trees are to be checked annually and any adverse impacts should be assessed and solved. A root protection area (RPA) is to be assigned to each tree, there is to be no large or heavy machinery used within this zone.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Proposed standard tree planting and proposed feature tree planting	N/A	N/A	N/A
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Proposed standard tree planting and proposed feature tree planting	Individual trees are to be planting within a grassland habitat and will over sail vegetation.	N/A	The grassland will undergo cuts (see grassland management approach) and annual checks to ensure the condition remains moderate.

Individual Trees

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

Action	Relevant Features	Timing	Prescriptions
Tree planting	All	Year 1 – 2	**November to March:** Trees of root balled stock are to be planted with a minimum of 2 - 3m spacing between trees. All species should be UK-sourced and grown from a reputable supplier with good biosecurity and phytosanitary procedures and to meet British Standards BS 3936-1:1992. Tree stakes and mesh tree guards to be installed after planting. Apply a 5 – 7 cm layer of mulch roughly 10cm from the trunk to at least the edge of the canopy of the tree, to suppress weed growth. Sufficient watering should be undertaken at the time of planting with at least 20 – 30 litres of water per tree.
Watering newly planted trees	All	Annually in Years 1 - 3	**April to September:** Newly planted trees to be watered between April and September for the first three years of establishment at a frequency dependent on weather conditions. Aim for approximately 50 litres of water per tree each week.
Check stakes and tree guards	All	Every 6 months in Years 1 - 3	Check of tree stakes every 6 months, loosen if required.
Understorey management	All	Annually in Years 1 onwards	**October to January:** Removal of scrub where required using strimmers/hand tools.
Additional mulching	All	Annually in Years 2 - 3	**March to April:** Additional mulching required for first three years of establishment. Apply a 5 – 7 cm layer of mulch roughly 10cm from the trunk to at least the edge of the canopy of the tree, to suppress weed growth.
Check establishment and tree health	All	Years 1 - 5	**February to April / September to October:** Check tree health and establishment annually by landowner and by Ecologist during monitoring visits. Re-plant failed trees as required between November and March.
Arboricultural Assessment	All	Every 3 – 5 years from Year 5 onwards	**February to April / September to October:** A suitably qualified Arboricultural Consultant to undertake Arboricultural Assessment of the woodland in early spring (February to April) or early Autumn (September to October).
Removal of tree guards	All	Year 5 onwards	Remove tree guards before they start to disintegrate (usually around 5 to 10 years). This is to be determined from monitoring visits.
Canopy management	All	As required in Years 7, 10, 15, 20, 25 & 30	**November – January:** Rotational canopy thinning if determined necessary by a qualified arborist between Years 7 and 10 and then every 5 years as required determined by monitoring visits.
Long-term tree surgery works	All	After 10-20 years of maintenance (or earlier if required).	After 10-20 years of maintenance (or earlier if required), newly planted trees will reach semi-maturity and at this time may be in need of corrective surgery. Trees should become subject to the annual Arboriculture Assessment.
Tree replacement and enhancement of tree cover	All	Annual from Year 0.	Any tree that dies or is necessarily felled, but which is not removed as part of a programme of tree removals, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity. Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location. Where alternative species are being considered, then the species should be suitable to the character of the location and adjoining trees. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of strategically

			important vegetation. Trees should be a minimum stock of standards (10-12 cm girth) and implemented and maintained in accordance with good horticultural practice. Replacement and enhancement planting is best undertaken during the planting season (November through to March, inclusive).

Sustainable Urban Drainage System (SuDS)

Creation, Enhancement and Management Summary (UR-T01)

Target Habitat:			SuDS in Moderate Condition (parcel reference: Rain Garden)			
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Yes	Rain garden	Retain some open vistas across ponds to create a diverse visual effect. Density and pattern of planting varies according to circumstances. Irregular, wide spacing of no more than 2/m2 for shrubs and 10m spacing for trees creates a natural appearance, encourages natural infill and hence a diverse stand structure. Swales in particular require 100% vegetation cover before the system is commissioned, and this can be done through species rich grassland.	N/A	Mow as required and in appropriate conditions (e.g. do not mow wet swales), to achieve a varied sward structure. Before mowing check for wildlife. Use clippings to create habitat piles
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes	Rain garden	Non-natives can be considered in formal situations, such as rain gardens adjacent to habitation. They should be of high nectar and aesthetic value. They should not be invasive, liable to spread into and impact on important sensitive habitats or to dominate the planting scheme in which it has been included.	N/A	The management of new trees, shrubs, and species-rich grassland will ensure a range of ecological niches for fauna.
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of total vegetated area. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	No	Rain garden	An Invasive Non-Native Species Management Plan will be prepared and implemented to ensure that all plant material is removed from the site and disposed of safely, in accordance with industry guidance, the Wildlife and Countryside Act 1981 (as amended), and Environment Agency recommendations. The management plan will outline the application of strict biosecurity measures, including but not limited to: • Clean tools and PPE between parcels. • Avoid soil/plant material transfer. Conduct at least three control visits per growing season (May/June, July/August, Sept/Oct).	N/A	Annual monitoring will be undertaken until the Invasive Non-Native Species Management Plan has been fully implemented. Fixed photo-monitoring points will be established to document changes in vegetation, assess the effectiveness of control measures, and detect any early signs of INNS resurgence.

E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife. (only applicable to Bioswale and SUDS habitat types)	No	Rain garden	N/A	N/A	N/A
E2	The vegetation is comprised of plant species suited to wetland or riparian situations. (only applicable to Bioswale and SUDS habitat types)	Yes	Rain garden	*Phlomis tuberosa, Carex purpurea, Crocosmia lucifer, Geranium, Deschampsia cespitosa* are to be planted and are all suitable plants for a wetland/ riparian habitat.	N/A	Monitoring visits to ensure grassland establishment and the SuDS feature receives seasonal wetness. Checks that scrub/ non wetland plant species are not overtaking the habitat.

Urban

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

Action	Relevant Parcels	Timing	Prescriptions
Planting	Rain garden	Year 1	**September to October / April to May:** Undertake harrowing to break up ground in September to October and plant immediately with the Pollinator Rain Garden Mix consisting of *Phlomis tuberosa, Carex purpurea, Crocosmia lucifer, Geranium, Deschampsia cespitosa..* Individual varieties to be planted in groups of approximately 3-5. *Carex Pendula* to be planted centrally within the SuDS.
Litter Picking	Rain garden	Annual	Annual checks for litter picking and pollution. Removal as necessary.
Vegetation cutting	Rain garden	Ad hoc from Year 1	**July to August:** Late summer cut to allow for species to self-sow. Cutting should only be carried out where growth has become overly dense and begins to compromise the habitat's functionality, or where a single species has become dominant and reduced overall diversity.
Replacement and enhancement planting	All	As required	Cut back any scrub and herbaceous plants where they have become old, misshapen, leggy or they have lost their vigour. Specimens, shrubs or herbaceous plants that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality originally specified. Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the Landscape Management Contractor, up to and not exceeding 5% of the plant stock. Specimens, shrubs or herbaceous plants so replaced shall be the same as those specified, previously supplied and approved. Nursery stock shall be container grown and shall be a minimum stock size of a 3L pot. Planting should be implemented and maintained in accordance with good horticultural practice. Include any works necessary to enable planting to be properly carried out i.e. removal and disposal of dead material off site and for topping up/replacement of bark mulch. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of vegetation in the interests of the long-term sustainability of strategically important vegetation.
Invasive Species Checks	All	Annual	Checks for invasive non- native species annually in summer. If any are identified, they should be removed by a suitably qualified contractor using industry best practice methods.

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

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
27/03/2026	Scrub	Single species dominant	Single species comprises more than 75% of cover.	Sensitive scrub clearance using hand tools/ strimmers (being mindful of breeding bird season). Plant native whips in place of cleared sections of scrub.
27/03/2026	Scrub	Presence of Invasive Species	Any invasive species identified during monitoring visits.	Removal of invasive species by certified contractor using industry best practice guidance.
27/03/2026	Scrub	Encroachment into other habitats (i.e. grassland)	More than 5% scrub encroachment into other habitats	Sensitive scrub clearance using hand tools/ strimmers (being mindful of breeding bird season).
27/03/2026	Hedgerow	Newly planted shrubs and whips failing to establish.	10% of targeted number of newly planted hedge found to be dead during years 1-10.	Plant a larger number of shrubs and whips initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis
27/03/2026	Hedgerow	Overshading of canopy	More than 25% of understorey is bare/ failing to establish.	Rotational canopy thinning.
27/03/2026	Hedgerow	Over browsing from wildlife	10% of targeted number of newly planted hedge found to be dead during years 1-10.	Consider re-introducing stakes/ whip guards. Planting additional shrubs and whips.
27/03/2026	Hedgerow	Pests/ disease	10% or over of shrubs present within the hedge showing signs of pests/ disease	Consult with arborist.
27/03/2026	Grassland	Bare ground areas	More than 5% shows areas of bare ground	Re-seeding of bare ground areas using appropriate seed mix in line with suppliers instructions
27/03/2026	Grassland	Excessive scrub presence.	Scrub cover is more than 5% of habitat area.	Sensitive scrub clearance using hand tools/ strimmers (being mindful of breeding bird season).
27/03/2026	Grassland	Excessive bracken presence	Bracken cover is more than 20% of habitat area.	Sensitive clearance using hand tools/ strimmers (being mindful of breeding bird season).
27/03/2026	Neutral grassland	Insufficient number of vascular plant species present	Less than 10 vascular plant species present per m2 observed during summer monitoring visit.	Reseeding as per manufacturer's instructions. Consideration of appropriate seed mix if original hasn't established.

27/03/2026	Grassland	Presence of Invasive Species	Any invasive species identified during monitoring visits.	Removal of invasive species by certified contractor using industry best practice guidance.
27/03/2026	Sustainable drainage system	Insufficient number of plant species providing benefit for wildlife	Plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year are not present or present in low numbers	Removal of competitive plant species and reseeding as per manufacturer's instructions. Consideration of appropriate seed mix if original hasn't established.
27/03/2026	Sustainable drainage system (Rain garden)	Insufficient number of plant species suited to wetland and riparian habitats present	Plant species suited to wetland or riparian situations are being out competed by those from other habitats	Removal of competitive plant species and reseeding as per manufacturer's instructions. Consideration of appropriate seed mix if original hasn't established.
27/03/2026	Sustainable drainage system (Rain garden)	Presence of Invasive Species	Any invasive species identified during monitoring visits.	Removal of invasive species by certified contractor using industry best practice guidance.
27/03/2026	Urban trees	Pests/ disease	Any trees showing signs of pests/ disease	Consult with arborist.
27/03/2026	Urban trees	Newly planted whips failing to establish.	10% of targeted number of newly planted whips found to be dead during years 1-10.	Plant a larger number of whips initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis where required.
27/03/2026	Urban trees	Over browsing from wildlife	10% of targeted number of newly planted trees found to be dead during years 1-10.	Consider re-introducing stakes/ whip guards. Planting additional whips on a like for like basis.
27/03/2026	Urban trees	Overshading of canopy	More than 25% of understorey is bare/ failing to establish.	Rotational canopy thinning.
27/03/2026	Urban trees	Gaps in the canopy	gaps in canopy cover making up <10% of total area and/or individual gap being >5 m wide	Careful rotational thinning and stopping any pruning practices if this occurs. Consult an Arborist

2. Monitoring Schedule

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

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)
Monitoring visits should be conducted by a Suitably Experienced and Qualified Ecologist who has experience undertaking Condition Assessments for Biodiversity Net Gain. The monitoring visits should be undertaken in Years 1, 3, 5, and then every 5 years until the 30-year period is concluded. Monitoring visits will be undertaken on all habitats and all parcels in the above time period to assess the condition assessments using the methods listed in the table below.

Monitoring Methods and Intervals MS-T01

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland	To be undertaken on all parcels. Undertake quadrat sampling (5 samples per hectare) to identify the species diversity that is establishing and support habitat classification. Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list Monitoring check for the presence of Invasive Non-Native Species (INNS).	Years 1,3,5 then every 5 years. Surveys to be completed between May and August
Modified grassland	To be undertaken on all parcels. Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m2. Estimate percentage of bare ground, bramble and bracken cover.	Years 1,3,5 then every 5 years. Surveys to be completed between May and August
Urban Trees	Identify any failed trees. Identify any pests/ diseases present. Undertake assessment as to maturity. Estimate % of canopy oversailing vegetation underneath.	Years 1,3,5 then every 5 years. Surveys to be completed between May and August
Hedgerow	Estimate height and width of hedgerow. Estimate percentage cover and size of canopy and hedge base gaps. Estimate the length of hedgerow with a 1m width of undisturbed ground.	Years 1,3,5 then every 5 years. Surveys to be completed between May and August

	Estimate percentage cover of species indicative of nutrient enrichment. Monitoring check for the presence of INNS. Estimate percentage of undisturbed ground free from damage. If trees are present, record age class of all trees and estimate percentage of trees in healthy condition.	
Mixed scrub/ Introduced shrub	Estimate percentage of bare ground, bramble, and bracken cover. Collect a botanical species list across habitat. Record presence of seedlings, saplings, young shrubs and mature shrubs. Monitoring check for the presence of INNS. Record habitats types surrounding scrub habitat parcel. Record presence of clearings, glades or rides.	Years 1,3,5 then every 5 years. Surveys to be completed between May and August
Sustainable drainage systems	Estimate habitat structure. Collect a botanical species list across habitat. Record presence of opportunities for vertebrates and invertebrates to live, eat and breed. Monitoring check for the presence of INNS. Record habitats types surrounding SuDS habitat parcel.	Years 1,3,5 then every 5 years. Surveys to be completed between May and August

Monitoring Reports

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

Monitoring Report Schedule MS-T02

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
TBC	TBC

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

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1, Y3 & Y5	September	September or October	Report on results of initial habitat creation.
Y10, Y15, Y20, Y25 & Y30	September	September or October	Report on the condition of habitats and review HMMP.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

This section outlines the adaptive management strategy of the habitats included within this HMMP. Adaptive management provides an approach to achieving the proposals for habitats on site by responding to the results of monitoring surveys and environmental changes over time.

The approach is reliant on regular monitoring surveys with clearly defined criteria for each habitat. This criterion is to be based on the Statutory Biodiversity Metric Condition Assessment Sheets to ensure any changes in management allow for the final condition to be met at the end of the HMMP.

The main elements of the adaptive management is included below:

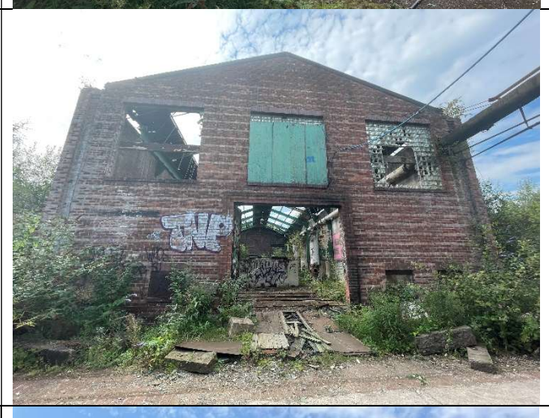
- Regular monitoring surveys by an ecologist in line within recommendations within this HMMP. In addition, regular site walkovers and site photos are to be undertaken by the landowner to understand how the habitats are responding to management practices in real time.
- The condition assessment criteria and risk register is to be utilised. If habitats on site fall below thresholds for target criteria, this is to trigger a review of management techniques and the possible implementation of remedial measures.
- Regular engagement within the landowner when changes in management are recommended.

3. Appendix

Appendix 1 – Site Photographs

Description	Photographs
Mixed scrub adjacent to building 1.	
Mixed scrub adjacent to building 3.	
Mixed scrub in southern section of the site.	

Description	Photographs
Mixed scrub adjacent to building 3.	
Woodland present in eastern section of the site.	
Woodland present in eastern section of the site.	
Rubble piles scattered across the site.	

Description	Photographs
Fly tipping scattered across the site.	
Wall present in western section of the site.	
Building 1	
Building 2	

Description	Photographs
Building 3	
Developed land in the northwest section of the site	