# Habitat Management and Monitoring Plan

| | |
|---|---|
| **Site Name:** | Alpha House |
| **Date:** | 13/08/2026 |
| **Version:** | V1 |

Author:

Client:

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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 |
|---|---|---|---|
| V1 | | Andrew Robinson and Francesca Thorley 07/07/2026 | Laura Thomas/Helen Bradshaw 13.08.2026 |
| | | | |
| | | | |
| | | | |

## Document Details

Provide ownership, copyright and licensing information within this table.

| Authorship Details |
|---|
| Greengage Environmental Ltd, 9 Holyrood St, London SE1 2EL. |

# 1. Project Background

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

| Site Overview PB-B01 | |
|---|---|
| **Project type** | On-site |
| **Development Name and Address** | Alpha House, Wavel Road, Wythenshawe, Greater Manchester, M22 5RG |
| **BNG Project Name and Address** | N/A |
| **Author Organisation** | Greengage Environmental Ltd |
| **Landowner** | Muse Developments and Wythenshawe Community Housing Group |
| **Land Manager** | N/A |
| **Responsible person/organisation for creating or enhancing the habitat** | Muse Developments and Wythenshawe Community Housing Group |
| **Period covered by this management plan** | 2026 till 2056 |
| **Planning authority** | Manchester City Council |
| **Planning reference (if applicable)** | 144655/FO/2025 |
| **BNG register reference (if applicable)** | N/A |
| **Central OS grid reference** | SJ 82827 86990 |
| **Metric revision/title** | 553619ft13Nov25FV03_SBM.xlsm |
| **Are any Irreplaceable Habitats present onsite** | Yes: ☐ No: ☒ |

## Summary of Management Plan

**Habitats to be Retained, Created and Enhanced** PB-B02

Proposed habitat creation includes 0.0193 ha of 'Intensive green roof', 0.0447 ha of 'Introduced shrub', 0.0448 ha of 'Urban trees' (equivalent to 11 small trees), 0.057 km of 'Native hedgerow with trees' and 0.044 km of 'Native hedgerow'. The development will not retain any baseline habitats.

**Timescales for Actions** PB-B03

Key timescales for habitat creation are as follows:

- November to March (year of creation) – Planting of individual trees, hedgerow, and ornamental planting
- November to February (following year) – Hedgerow first cut
- October to March (onwards) – Hedgerow planting to fill gaps, replacement tree planting, cutting of hedgerow every three years.
- Annually – maintenance and monitoring visits for all habitats.

**Monitoring Requirements** PB-B04

A site visit by an ecologist will occur within one year of habitat creation and enhancement works commencing to ensure that all initial measures have been implemented as proposed/expected and to advise on remedial measures if applicable. A monitoring visit by an ecologist will occur annually for the first 5 years', and then every 5$^{th}$ year thereafter to ensure the successful establishment of the features and provide adjustments to the monitoring and management processes as needed.

**Required Consents and Licences** PB-B05

No need for consents and licences identified at this time.

**Funding** PB-B06

To be funded by the landowner as part of the development for the establishment of the habitats. It is expected that funding for management and monitoring after establishment will subsequently be provided via a management fee.

**Legal Agreement** PB-B07

No legal agreements are in place for securing this Habitat Management and Monitoring Plan (HMMP).

## Site Boundary Plan PB-F01

WYTHENSHAW ALPHA HOUSE

Red Line Boundary




Title: Wythenshaw Alpha House

Drawn by: AR
Date: 07/07/2026

Reviewed by: FT
Date: 07/07/2026

Project number: 553619
Sources: Google Satellite and Open Street Map

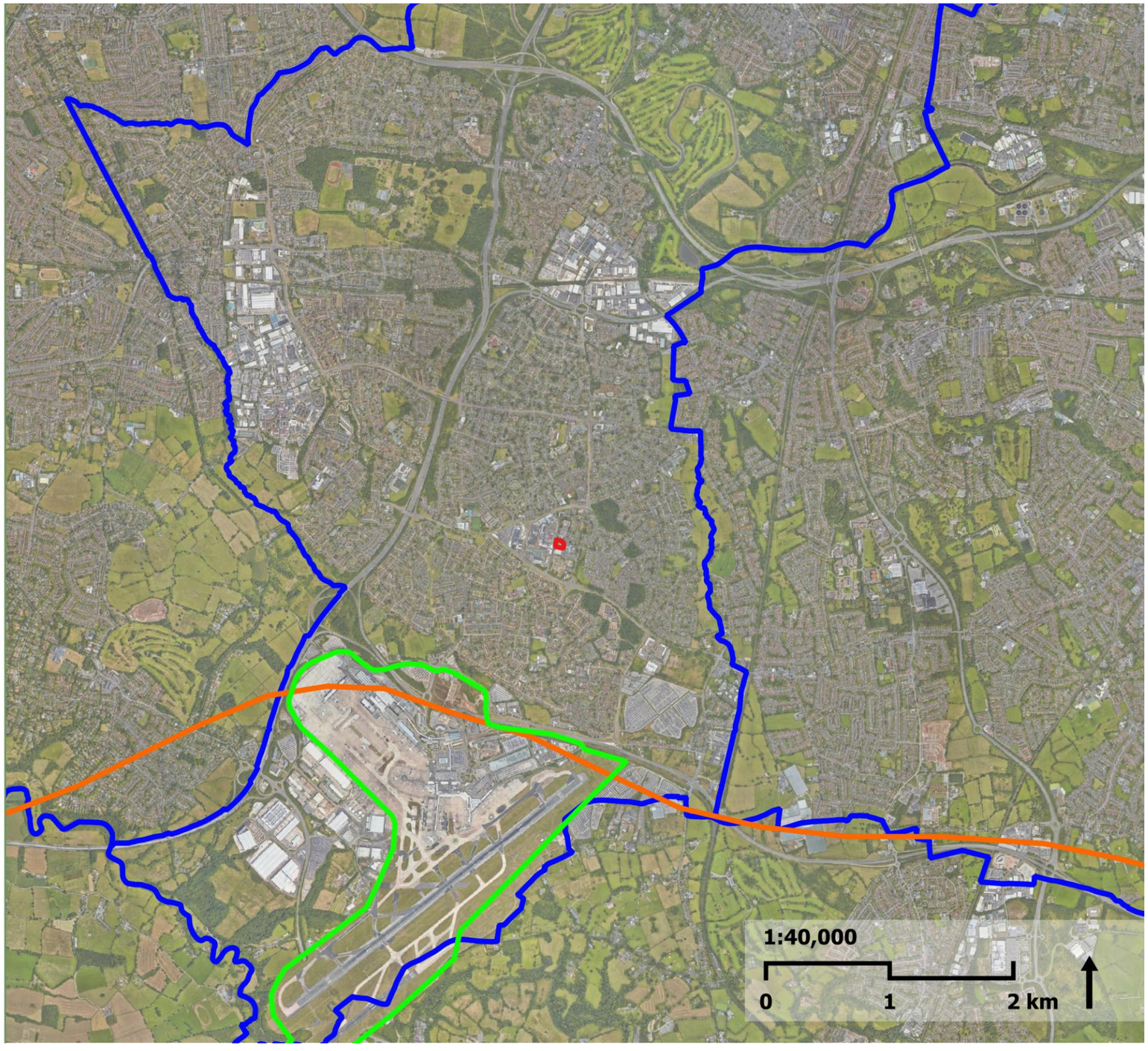
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## Site Context Plan PB-F02

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

WYTHENSHAW ALPHA HOUSE - SITE CONTEXT MAP

- Red Line Boundary
- Manchester airport boundary
- Manchester Conurbation - National Character Area
- Manchester City Council - Local Planning Authority




Title: Wythenshaw Alpha House - Site Context Map

Drawn by: AR
Date: 07/07/2026

Reviewed by: FT
Date: 07/07/2026

Project number: 553619
Sources: Google Satellite and Open Street Map

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## Phasing strategy

| Will the proposed work measures be delivered in phases? PB-B08 | Yes: ☐ No: ☒ |
|---|---|
| N/A | |

## Roles and Responsibilities

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

| Ecologist or Other Professional Responsible for HMMP PB-B09 | | | | |
|---|---|---|---|---|
| Name or Initials | | Francesca Thorley | | |
| Organisation | | Greengage Environmental Ltd | | |
| Responsibility | Start Date: | September 2026 | End Date: | September 2056 |
| The production of the HMMP for the on-site habitat retention, creation, and enhancement. Monitoring of the site post-enhancement, production of monitoring reports, and recommendation of remedial actions going forward.<br>A suitably qualified ecologist (SQE) will be responsible for undertaking monitoring visits; however, this will be organised by the client and/or their appointed contractor employed to oversee the implementation of this HMMP. | | | | |
| Statement of Competency | | | | |
| Andrew Robinson, Consultant, who contributed this HMMP, has a BSc (Hons) in Geography and Natural Hazards and a MSc Global Urban Development and Planning degree. Andrew is a practitioner member of (ISEP) and specialises in Geographical Information Systems (GIS)IS, ecosystem service assessments and green infrastructure design.<br>Francesca Thorley, Senior Consultant, has an undergraduate degree in Geography (BSc Hons) and a Master's degree in Biodiversity and Conservation (MSc), is a Field Identification Skills Certified Level 4 botanist, holds a Natural England Great Crested Newt Licence and Natural England White-clawed Crayfish Licence, is Certified to undertake River Condition Assessments and is an Associated Member of CIEEM. Francesca has over eight years' experience in the commercial sector. | | | | |

| Landowner or Land Manager PB-B10 | |
|---|---|
| Name or Initials | Non specified |
| Organisation | Muse Developments and Wythenshawe Community Housing Group |

| Responsibility | Start Date: | September 2026 | End Date: | September 2056 |
|---|---|---|---|---|
| Muse Developments and Wythenshawe Community Housing Group are responsible for creating the habitats and/or appointing landscape contractors to create the habitats. They are also responsible for implementing/appointing a landscape contractor, who is TBC, to carry out the on-going management prescriptions within the HMMP and appoint a SQE to monitor and review this HMMP. In addition, Muse Developments and Wythenshawe Community Housing Group are also responsible for funding this HMMP. | | | | |
| Statement of Competency | | | | |
| Not known at this time. | | | | |

| Management Organisation(s) Responsible for Implementing the HMMP PB-B11 | | | | |
|---|---|---|---|---|
| Name or Initials | | Non specified | | |
| Organisation | | TBC. | | |
| Responsibility | Start Date: | TBC (once appointed) | End Date: | September 2056 |
| The management organisation will be responsible for the creation of the habitats during the construction phase, ensuring that retained habitats are not adversely impacted by construction activities, and reporting any further required actions to the Landowners. To carry out remedial actions, as identified by the SQE during the monitoring visits, when instructed by the Landowner. | | | | |
| Statement of Competency | | | | |
| TBC. | | | | |

| LPA or Responsible Body for Reviewing HMMP PB-B12 | | | | |
|---|---|---|---|---|
| Name or Initials | | Manchester City Council | | |
| Organisation | | Manchester City Council | | |
| Responsibility | Start Date: | September 2026 | End Date: | September 2056 |

Responsible for approving this HMMP and ensuring ongoing compliance.

## Land Use Summary

### Overview of Baseline Site Use PB-B13

The site comprised of a building, known as Alpha House, and an elevated section of building which connects Alpha House to a building to the north of the site, which was previously an office space but had been disused for at least the last two years. Hardstanding around the site consisted of a car park to the south of Alpha House, with pedestrianised hard surface  paths traversing the site. The habitats within the site consisted of areas of modified grassland, mixed scrub, introduced shrub, and individual trees, in addition to hedgerows. However, it should be noted that as of September/October 2025, the buildings present onsite were the process of being demolished, with evidence that disturbance of surrounding habitat had occurred in the process (see Site Context Photos PB-F03 adjacent).

### Overview of Proposed Site Use PB-B14

The Proposed Development is in relation to the construction of a residential development. To facilitate the Proposed Development, all the habitats within the baseline will be lost.

Proposed habitat creation includes 0.0193 ha of 'Intensive green roof', 0.0447 ha of 'Introduced shrub', 0.0448 ha of 'Urban trees' (equivalent to 11 small trees), 0.057 km of 'Native hedgerow with trees' and 0.044 km of 'Native hedgerow'.

## Site Context Photos PB-F03

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

☐ Reference: Click or tap here to enter text.





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

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

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

| Baseline and Environmental Information | Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP | Check box if included | Document Reference or Reason if not included |
|---|---|---|---|
| **Statutory / Non-statutory Designated Sites** | Will your proposals lead to direct or indirect effects on designated sites? | ☐ | These details are included in the Ecological Constrains Walkover (ECW) produced for the site by Greengage.[1] |
| **Protected and Notable Species** | Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management? | ☐ | These details are included in the ECW produced for the site by Greengage.1 |
| **Invasive Non-Native Species (INNS)** | Are any INNS present onsite that could affect the proposals? | ☐ | These details are included in the ECW produced for the site by Greengage.1 |
| **Biological Records Plan - Sites and Species** | Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals? | ☐ | These details are included in the ECW produced for the site by Greengage.1 |
| **Baseline Habitats Survey** | Is this current and important HMMP information located in a separate document? If so, provide details on where it is located. | ☐ | These details are included in the ECW produced for the site by Greengage1 as well as the Biodiversity Net Gain Assessment (BNGA) produced for the site by Greengage.[2] |
| **Public Access** | Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how? | ☐ | There is no current public access to the site and there is no public access proposed after the proposed development is constructed. It should be noted however that habitats are proposed that faced on to public paths and roads. It is expected that this will have a level of disturbance and damage that is above average. This however was taken into account within the conditions of habitats proposed, such as trees and hedgerows. |
| **Climate** | Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement? | ☒ | |
| **Geology and Topography** | Any geological or topographical constraints or opportunities? | ☐ | The site is highly urban and therefore underlying geology will have been heavily modified and functionally isolated from the surface environment. |
| **Agricultural Land Status** | Does the site support any land favourable for agricultural management? Could this affect the proposals? | ☐ | The site is highly urban and developed, therefore agricultural land classification is considered irrelevant. |
| **Soils and Substrates** | Do soils and substrates present any constraints or opportunities? | ☒ | |
| **Contaminated Land** | If there is any contaminated land, will this present any constraints? | ☐ | The site is not situated on any contaminated land, so this is considered irrelevant. |
| **Hydrology and Drainage** | Will the site hydrology present any constraints or opportunities? | ☐ | These details are included in the Flood Risk Assessment & Drainage Strategy produced for the site by Alan Johnston Partnership.[3] |

[1] Greengage Environmental Ltd (2025) Ecological Constraints and Opportunities Plan. Doc ref: 553619st10Nov2025FV02_Ecological Constraints Walkover
[2] Greengage Environmental Ltd (2026) Biodiversity Net Gain Assessment Doc ref. 553619ft13Oct2025FV04_BNGA
[3] Alan Johnston Partnership (2026) Flood Risk Assessment & Drainage Strategy Doc ref. 224-126 Rev P04.

| | | | |
|---|---|---|---|
| **Flood Risk Zones** | Is the site within a flood risk zone? Will that present any site management risks? | ☐ | These details are included in the Flood Risk Assessment & Drainage Strategy produced for the site by Alan Johnston Partnership.3 |
| **Landscape Character and Designations** | Does the landscape character of the site present any constraints or opportunities? | ☐ | Landscape character has been discussed within the Design and Access Statement created for the site by Levitt Bernstein.[4] |
| **Historic Land Use** | Does the historic land use present any constraints or opportunities? | ☐ | The site is in a highly developed area of south Manchester and does not have any significant historic land uses associated with it. |
| **Historic Environment and Earth Heritage** | Are there any historic environment designations? What are the implications for your plan? | ☐ | The site is in a highly developed area of south Manchester and does not have any significant historic land uses associated with it. |
| **Other – please specify** | Any other details - for example underground services or overhead powerlines, which may impact habitat management. | ☐ | Manchester Airport is located 1.5 km from the site. This has informed the design and management associated with habitat provision for birds. Management in relation to birds and habitats will be detailed within a Bird Hazard Management Plan. |

[4] Levitt Bernstein (2025) Alpha House Design & Access Statement/November 2025.

## Baseline and Environmental Information

### Climate

| Current Climate Information (EI-T01) | |
|---|---|
| **Nearest weather station details** | Woodford |
| **Days of rain per year** | 156.49 |
| **Average annual rainfall mm** | 868.40 |
| **Average temperature °C** | 5.85 – 13.62 |
| **Highest temperature – Month and temperature °C** | July 20.66 |
| **Lowest temperature – Month and temperature °C** | January 1.07 |
| **Average annual hours of sunshine** | 1385.10 |
| **Sunniest month and average hours of sunshine** | June 179.53 |
| **Average number of days with air frost** | 39.95 |
| **Frostiest month and number of days** | December 9.29 |

**Potential impact of current climate on project** (EI-B05)

The sites average climate is considered slightly different compared with local and regional averages (total rainfall and maximum temperature averages), with the “English NW & Wales N” district seeing an annual maximum temperature average of 12.66C and annual average rainfall of 1337.91mm[5].

The site lies within a Heat Mitigation Index (HMI) grid measuring 0.193 (0 = low, 1 = high), the lower the number the less urban it is and therefore the need of urban heat island mitigation measures is less[6].

The site lies approximately 880m west of a “medium” level Natural Flood Management Priority area[6]. Additionally, though it is not immediately threatened by surface water flooding, sites and areas within a 500m radius of the site are at low risk of surface water flooding.

The introduction of  intensive green roof and introduced shrub, and urban trees will help mitigate the urban heat island effect, whilst also being able to retain excess water during high-rainfall events.

**Potential Impact of Climate Change on Proposals** (EI-B06)

The site does not lie within Climate Change Vulnerability Zone, identified through a desktop search of the Multi-Agency Geographic Information for the Countryside (MAGIC) website.

The BBC with the Met Office predicts the effects of an average global temperate increase of 2ºC induced by climate change. The Wythenshawe area is likely to experience a year-round temperate increase (+1.7ºC to +6.4ºC (depending on a 2ºC or 4ºC degree increase scenario respectively), two or eight more days each summer per month on average the temperature exceeds 25ºC (depending a 2ºc or 4ºc degree increase scenario respectively), and higher rates of precipitation in summer (+7mm) and winter (+5mm)[7].

Based on these predictions, it is anticipated that the site will experience increased periods of rainfall in the winter but less during the summer. It is also anticipated that the site will experience increased periods of drought, especially in the summer as average temperatures and the number of hotter days increases.

Management of all interventions, but especially the intensive green roof, introduced shrub, and urban trees may need to be more targeted and require additional effort in support of climate impacts, such as additional irrigation efforts and species selection. Plant and tree species implemented on site should be able to withstand climate extremes. With a diverse species mix the habitats will have increased resilience to flood and drought events, which are predicted to increase in frequency and intensity over the next 30 years.

[5] Met Office (2026) UK and regional series - Met Office. Available at: https://www.metoffice.gov.uk/research/climate/maps-and-data/uk-and-regional-series. Accessed 05.08.2026

[6] Natural England (2026) Green Infrastructure Framework Map. Available at: https://designatedsites.naturalengland.org.uk/GreenInfrastructure/map.aspx. Accessed: 05.08.2026

[7] BBC (2026) What will climate change look like near me? Postcode M22 5RG. Available at: https://www.bbc.co.uk/news/resources/idt-d6338d9f-8789-4bc2-b6d7-3691c0e7d138. Accessed 05/08/2026

## Soils and Substrates (EI-T02)

Provide the results of the soil analysis. Modify the table below to provide the relevant soils information to inform targeted habitat creation proposals.

### Summary of Soils Information (EI-B13)

No soil analysis survey has been performed for the soil present onsite. According to the LandIS soil map[8] two thirds of the site's soil profile consists of Soilscape 18

Soilscape 18:

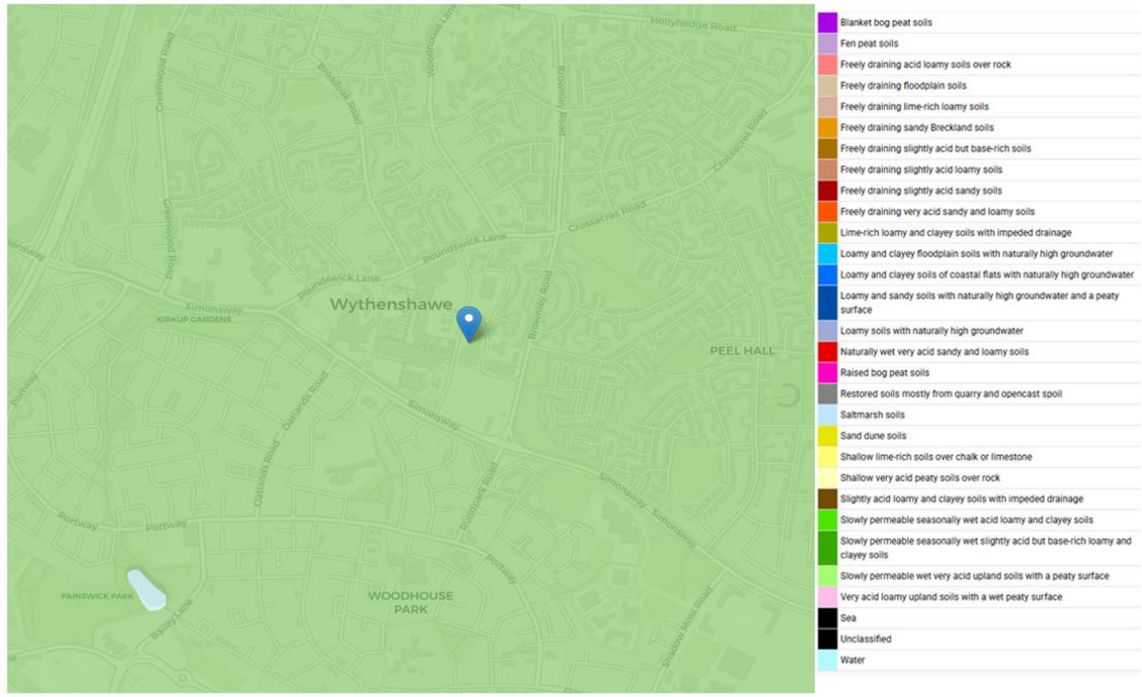
- Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

### Potential Impact on Project (EI-B14)

In areas dominated by soilscape 18, the soil will have a 'moderate' level of fertility but will have impeded drainage. Loamy and clay-dominated soil is slowly permeable and slightly acidic; which trees prefer.

If establishment of the proposed urban trees and introduced shrub is not effective, a soil analysis may be necessary.

## Soils and Substrate Plan (EI-F04)




[8] LandIS (2026) Soilscapes. Available at: https://www.landis.org.uk/soilscapes/

# 2. Planned Management Activities

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

**Management Plan Aims and Objectives PM-B01**

The development proposes to create intensive green roof, introduced shrub, urban trees, native hedgerow with trees and native hedgerow. These habitats would contribute towards supporting protected species and provide biodiversity value within an urban environment.

The aim of this HMMP is to provide an overview of the implementation and management interventions that will allow the proposed habitats to be established, maintained, and managed on the long term. If implemented effectively, the HMMP will accordingly seek to ensure that the habitat creation area will provide a longstanding resource for local wildlife.

## Principles Informed by Design Stage

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

**Design Principles Informed by Baseline Information PM-B02**

The baseline habitats included 'Developed land; sealed surface', 'Modified grassland', 'Introduced shrub', 'Mixed scrub', 'Non-native and ornamental hedgerow' and 'Urban trees'. Due to the size of the site and construction of the proposed development it was determined that no habitats could be retained as part of the proposals. However, habitat creation at the site endeavours to compensate for the loss of habitats where possible.

As the site is located within a heavily urbanised area which was not mapped within the Local Nature Recovery Strategy, strategic significance of habitats within the design was not considered with regards to the habitats proposed.

## Habitat and Condition Targets PM-T01

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

| Baseline Habitat Type | Target Habitat Type | Parcel / Feature Refs | Baseline Condition | Targeted Condition | Years to Targeted Condition | Condition Assessment Targets | Comments |
|---|---|---|---|---|---|---|---|
| N/A | Developed land; sealed surface | N/A | N/A | N/A | N/A | N/A | As no condition assessment is required for this habitat, it is not discussed further within this HMMP. |
| N/A | Intensive green roof | N/A | N/A | Moderate | 3 | Moderate condition will be targeted by achieving a pass in criteria A, B and C and E. Criterion F will not be targeted. | |
| N/A | Introduced shrub | N/A | N/A | N/A | 1 | N/A | As no condition assessment is required for this habitat, it is not discussed further within this HMMP. |
| N/A | Urban trees | N/A | N/A | Poor | 10 | Poor condition will be targeted by achieving a pass in criteria B and F. Criterion A, C, D and E will not be targeted. | |
| N/A | Native hedgerow with trees | N/A | N/A | Poor | 1 | Poor condition will be targeted by achieving a pass in criteria B2, D1 and E2. Criterion A1, A2, B1, C1, C2, D2 and E1 will not be targeted. | |
| N/A | Native hedgerow | N/A | N/A | Poor | 1 | Poor condition will be targeted by achieving a pass in criteria B2, C2 and D1. Criterion A1, A2, B1, C1 and D2 will not be targeted. | |

### Habitat and Condition Targets Further Comments

As introduced shrub does not have a condition assessment it requires no specific management, and it is not discussed further within this HMMP. However, general management should occur to ensure that the habitat is not neglected, and vegetation cover maintained. Where possible the habitats should include native species or those of known value to wildlife.

## Habitat Retention

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

| Measures to be Implemented to Protect Retained Habitats PM-03 |
| --- |
| N/A – No habitats will be retained as part of the proposed development. |
| **Specification of Protective Measures to be Used PM-04** |
| N/A – No habitats will be retained as part of the proposed development. |

WYTHENSHAWE
ALPHA HOUSE

Key

- Red Line Boundary

Habitats

- Developed land; sealed surface
- Intensive green roof
- Introduced shrub
- Native hedgerow
- Native hedgerow with trees
- Proposed Small Urban Tree




Title: Figure B.1 Post-development Habitat Map

Drawn by: FT
Date: 08/07/2026

Reviewed by: RE
Date: 08/07/2026

Project number: 553619
Sources: Open Street Map, Google Satelitte

Greengage

## Hedgerow

### Creation, Enhancement and Management Summary (HD-T01)

Provide details of the approach to delivering each of the targeted condition criteria and hedgerow type. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 8. Hedgerow

| **Target Hedgerow Type:** | | | Native hedgerow and Native hedgerow with trees | | | |
|---|---|---|---|---|---|---|
| **Condition Assessment Criteria** | | **Targeted?** | **Relevant Features** | **Creation Approach** | **Enhancement Approach** | **Management Approach** |
| A1 | Height<br>>1.5m average along length. | No | N/A | N/A | N/A | N/A |
| A2 | Width<br>>1.5m average along length. | No | N/A | N/A | N/A | N/A |
| B3 | Gap – hedge base<br>Gap between ground and base of canopy <0.5m for >90% of length. | No | N/A | N/A | N/A | N/A |
| B2 | Gap – hedgerow canopy continuity<br>Gaps make up <10% of total length; and no canopy gaps >5m. | Yes | Both | Whips should be planted at regular intervals along the hedgerow and in wavy lines to avoid gaps appearing. | N/A | Plant new whips along length where any gaps have formed. Prune back areas of hedgerow adjacent gaps to prevent shading to allow for growth and/or use shade tolerant species to fill in gaps. |
| C1 | Undisturbed ground and perennial vegetation<br>>1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:<br>• measured from outer edge of hedgerow, and<br>• is present on one side of the hedge (at least) | No | N/A | N/A | N/A | N/A |
| C2 | Nutrient-enriched perennial vegetation<br>Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground. | Yes | Native hedgerow only | Soil that the hedgerows are planted in will not be nutrient rich. A singular mulch layer, including straw, composted bark, or wood chip should be placed at the base of the whips to avoid vigorous/undesirable species* (such as docks/thistles) growing through at the base of the hedgerow. | N/A | The ground flora surrounding the base of the hedgerow will be hand weeded to remove nutrient enriched perennial vegetation. |

| | | | | | | |
|---|---|---|---|---|---|---|
| D1 | Invasive and neophyte species<br>>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. | Yes | Both | Invasive Non-Native Species (INNS) will not be included within the planting list for the hedgerow. | N/A | Continued management and monitoring of the hedgerows for INNS or undesirable species. |
| D2 | Current damage<br>>90% of the hedgerow or undisturbed ground is free of damage caused by human activities. | No | N/A | N/A | N/A | N/A |
| E1 | Tree class (applicable to hedgerows with trees only)<br>There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 – 50m of hedgerow. | No | N/A | N/A | N/A | N/A |
| E2 | E2. Tree health (applicable to hedgerows with trees only)<br>At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity. | Yes | Native hedgerow with trees only | Trees within the native hedgerow will be planted following the instructions within the Individual Trees section below. | N/A | Trees within the native hedgerow will be managed as per the instructions within the Individual Trees section below. |

**Additional Management Prescriptions** (HD-B01)

No additional management prescriptions.

## Hedgerow

### Creation, Enhancement and Management Methods (HD-T02)

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

| Action | Relevant Features | Timing | Prescriptions |
|---|---|---|---|
| 1. Selection of species and nursery procurement | All | Prior to planting | Whips to be planted selected for their value for wildlife and should be native, deciduous trees or shrubs. All tree selection to be in accordance with Section 7 of BS8545:2014+A1:2026. The species will be procured taking into consideration Section 8 of BS8545:2014+A1:2026.<br>To foresee potential tree failures, it is recommended that for every one tree required, three whips are planted. |
| 2. Planting | All | Year 0 (Creation): Autumn to spring (October to March) | A trench appropriately a metre wide will be dug where the hedgerow is proposed. The excavated soil will be de-compacted by braking it up by hand, with mulch mixed in if deemed appropriate. The soil will then be placed back into the trench, avoiding re-compaction.<br>A hole or slit will be created into the ground prior to planting whip specimens, deep enough to cover all roots. The whips will be planted about 50cm apart in wavy lines to appear more natural.<br>A singular mulch layer, including straw, composted bark, or wood chip will be placed at the base of the whips to avoid vigorous/undesirable species* (such as docks/thistles) growing through at the base of the hedgerow. |
| 3. Gap filling | All | Annually between Autumn to spring (October to March) | Where gaps have formed, these will need closing up by refilling with whips using shade-tolerant species. Initially, the hedge canopy area of the gap should be opened up slightly to reduce shading impacts on newly planted whips, by coppicing of specimens on either side of the gap, if required. The base vegetation will also be strimmed to remove weed growth and reduce competition.<br>A number of whips will be planted, depending on the size of the gap. A singular mulch layer, including straw, composted bark, or wood chip should be placed at the base of the whip/s to avoid vigorous/undesirable species* (such as docks/thistles) growing through at the base of the hedgerow. |
| 4. Cutting/pruning | All | First year for new hedgerows (in winter)<br>Then every three years (end of winter i.e. February) | The sides of the hedge will be trimmed annually until the required size and shape is achieved, followed by cutting every third year at the end of winter to avoid periods of hard frost and to allow for natural fruit and seeds to be available for wildlife. Hand tools will be used to cut the hedges and only one side of the hedgerow should be cut, alternating hedgerow sides between each periodical cut. |
| 5. Base vegetation | All | Annually in the summer (May to September) | The base of hedgerows will be monitored annually for the introduction of any undesirable perennial vegetation, including nettles or bramble. They will be monitored within the botanical season between May to September (inclusive). If present, they will be cut back using hand tools only such as hand saws or clippers. If powered tools be required to be used, then a nesting bird check from a suitably qualified ecologist will be undertaken to assess the habitat for any nesting birds. Caution should also be taken when cutting back base vegetation using hand tools to avoid areas where a visible nest is observed.<br>Once base vegetation is cut back, a singular mulch layer, including straw, composted bark, or wood chip will be placed at the base to aim to avoid further weed/undesirable species* growth. |

| | | | |
|---|---|---|---|
| 6. Management of INNS | All | Spring (March-May) | Hedgerows will be monitored annually for presence of any INNS, or the growth of excessive undesirable species*. Should any INNS be observed, they should be removed following Defra guidance[9] until eradicated.<br><br>Seeds can remain dormant in the seed bank for several years, and as such, the management measured outlined above must be repeated each year until eradicated. The hedgerows will be monitored for the establishment of INNS in the future and continue removal where required until eradicated. |

* Undesirable species include broad-leaved dock (*Rumex obstusifolius*), curled dock (*Rumex crispus*), creeping thistle (*Cirsium arvense*), spear thistle (*Cirsium vulgare*), stinging nettle (*Urtica dioica*), greater plantain (*Plantago major*), white clover (*Trifolium repens*), cow parsley (*Anthriscus sylvestris*), cleavers (*Galium aparine*), and creeping buttercup (*Ranunculus repens*).

[9] *Defra (2022) Guidance - How to Stop Invasive Non-Native Plants from Spreading [online] Available at: https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants*

## Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

| Common Name | Scientific Name | Abundance / % | Comments |
|---|---|---|---|
| Hornbeam | *Carpinus betulus* | 100% | Eastern frontages to Wavell Street |
| Field maple | *Acer campestre* | 4 trees | |
| Holly | *Ilex 'Nellie R. Stevens'* | 1 tree | |
| Hawthorn | *Crataegus monogyna* | 50% | Hedgerow along Rowlands way |
| Hazel | *Corylus avellana* | 50% | |

## Other Supporting Information

| Supporting Information (HD-B02) |
|---|
| No further supporting information. |

## What Does Success Look Like? (HD-F01)





## Urban

### Creation, Enhancement and Management Summary (UR-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 22. Urban

| **Target Habitat:** | | | Intensive green roof | | | |
|---|---|---|---|---|---|---|
| **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 | All | The plant mix used to create the habitat are to include range of species which will provide structural variation e.g. shrubs, grasses and small trees. | N/A | Where plants may fail plug planting may be required as a remedial measure. Similarly, if the green roof begins to become overgrown, the vegetation may be cut/weeded back to maintain structural variation. |
| 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 | All | The plant mix used for the roof will be a diverse mix and therefore will provide a range of flowering species, several of which are of the Royal Horticultural Society Plants for Pollinators list[10]. | N/A | Where plants may fail plug planting may be required as remedial measures. If new planting is required plants should provide a mix of different plant types and flowering types. |
| 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.<br><br>**Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).** | Yes | All | No INNS will be included within the plant mix. | N/A | The habitat will be monitored for presence of INNS during monitoring checks, and remedial actions fed back to the Landowner / Land manager to action, where required. |
| D1 | The parcel shows spatial variation and forms a mosaic of bare substrate PLUS:<br>- At least four early successional communities (a) to (i);<br>Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; | N/A | N/A | N/A | N/A | N/A |

[10] RHS (2026) RHS Plants for Pollinators. [online]. Available at: https://www.rhs.org.uk/science/research/plants-for-pollinators. Accessed 05.08.2026.

| | | | | | | |
|---|---|---|---|---|---|---|
| | (g) flower-rich grassland; (h) heathland, (i) pools.<br>(only applicable to Open mosaic on previously developed land habitat type) | | | | | |
| E1 | Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife.<br>(only applicable to Bioswale and SUDS habitat types) | N/A | N/A | N/A | N/A | N/A |
| E2 | The vegetation is comprised of plant species suited to wetland or riparian situations.<br>(only applicable to Bioswale and SUDS habitat types) | N/A | N/A | N/A | N/A | N/A |
| F | The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).<br>(only applicable to Intensive green roofs habitat types) | No | N/A | N/A | N/A | N/A |
| G | The roof has a varied depth of 80-150mm; at least 50% is at 150mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers.<br>**Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.**<br>(only applicable to Biodiverse green roofs habitat types) | N/A | N/A | N/A | N/A | N/A |

**Additional Management Prescriptions** (UR-B01)

No additional management prescriptions.

## Urban

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

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

| Action | Relevant Parcels | Timing | Prescriptions |
|---|---|---|---|
| 1. Drainage and overflow installation | All | Year 0 (Creation) | Install designed drainage layer, inspection chambers, flow controls and overflow/emergency spillways. Ensure debris guards and leaf filters at inlets/outlets. |
| 2. Substrate placement | All | Year 0 (Creation) | Import certified substrate. Typical substrate depths for intensive roof is 150 – 600 mm depending on species and load allowances. Do not compact substrate. |
| 3. Planting | All | Year 1: Autumn (September – November) | Plant the agreed palette to achieve structural and floral diversity. Use plants of appropriate provenance and nursery grown stock. Planting and establishment to follow BS 8616:2019 recommendations and general planting best practice (root handling, planting densities). Include some nectar/wildlife species to meet biodiversity targets. |
| 4. Post-installation irrigation | All | Years 1 - 3 | Provide temporary irrigation during establishment (e.g. drip or temporary hoses) following manufacturer/landscape contractor guidance. Monitor rainfall: during droughts supply supplementary irrigation. |
| 5. Aftercare and weed control | All | Years 1 - 3 | Inspect monthly in the first growing season, then quarterly. Remove invasive/competitive weeds by hand, replace failed plants during the next planting season. |
| 6. Routine maintenance | All | Years 1 - 30 | Clear debris from drains/flow controls (winter), annual pruning/cutting (autumn) and remove accumulated sediment. Manage shrubs/trees with light pruning rather than heavy reduction to retain structure. |

## Urban Species Lists (UR-T03)

Provide a detailed species list for the habitat to be created

| Common Name | Scientific Name | Abundance / % | Comments |
|---|---|---|---|
| See below. | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
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| | | | |
| | | | |

## Other Supporting Information

| Supporting Information (UR-B02) |
|---|
| See Alpha House Planting schedule for species list and quantities of planting within the intensive green roof, which is called the 'Courtyard'.[11] |

## What Does Success Look Like? (UR-F01)





[11] SLD (2026) Alpha House Planting Schedule. Ref. 18703-SLD-XX-XX-L-L-300000 P01.

## Individual Trees

### Creation, Enhancement and Management Summary (UT-T01)

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

| **Target Habitat:** | | | Urban tree | | | |
|---|---|---|---|---|---|---|
| **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 | N/A | 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 | All | Trees are expected to be planted as individual trees and therefore automatically pass this criterion. | N/A | Trees should be maintained and pruned to ensure that the trees are maintained as individuals. |
| C | The tree is mature (or more than 50% within the block are mature). | No | N/A | 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. | No | N/A | N/A | N/A | N/A |
| E | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. | No | N/A | N/A | N/A | N/A |
| F | More than 20% of the tree canopy area is oversailing vegetation beneath. | Yes | All | Trees are to be planted in areas with vegetation below (introduced shrub, intensive green roof. | N/A | Introduced shrub and intensive green roof habitats should be managed so that there is always vegetation beneath at least 20% of the tree canopy. |

| **Additional Management Prescriptions** (UT-B01) |
|---|
| No addition management prescriptions. |

## Individual Trees

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

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

| Action | Relevant Features | Timing | Prescriptions |
|---|---|---|---|
| 1. Selection of species and nursery procurement | All | Prior to planting | Tree species to be planted should be selected for their value for wildlife and should be native, deciduous trees or shrubs. All tree selection to be in accordance with Section 7 of BS8545:2014+A1:2026. The species should be procured taking into consideration Section 8 of BS8545:2014+A1:2026. |
| 2. Preparation of the soils for tree planting | All | Autumn to Early Spring - November to March | Areas where trees will be planted to be identified and for trees not within the intensive green roof existing subsoil will be broken up to assure adequate drainage. For trees not within the intensive green roof any hardcore or rubble around the tree placement location shall be fully removed. Topsoil is then to be laid over prepared subsoil as noted. Topsoil shall be kept free of undesirable species* (see below table) prior to planting by hand weeding. Existing topsoil will be reused from the site where possible. In existing topsoiled areas, the depth of soil shall be checked to ensure minimum requirements noted above are achieved. Imported topsoil, if required, should be compatible in pH with the requirements of the proposed tree species and shall comply with BS3882: 2015 Multipurpose topsoil. |
| 3. Installation of tree planting | All | Autumn to Early Spring - November - March | All tree planting to be in accordance with BS8545:2014+A1:2026. Tree pits, to be square in plan, excavated to a minimum size of 600mm larger than the root ball. Base of pit to be slightly domed; not to be broken up unless drainage problems are apparent. Tree pit backfill to reflect soil profile – i.e.: subsoil up to at least 400mm from ground surface, topsoil above, approx. 400mm depth. Trees to be double staked, with a low cross bar, fixed with rubber tree ties and rubber pad.<br><br>All planting shall be undertaken, at the latest, within the first planting season (1st November to 31st March inclusive) following substantial completion of the major construction and groundworks. The developer may, however, undertake planting prior to this, outside the planting season, using fully containerised planting material. This is on the understanding that increased watering will be required to establish the planting successfully. Where planting is likely to take place outside the planting season, the Contractor is to provide a provisional quote at tender to upgrade all bare root plants to equivalent containerised plants and an allowance for weekly watering June-August inclusive. All planting works will be undertaken and supervised by a competent professional landscape contractor. |
| 4. Onward maintenance | All | Post-planting | Watering trees as necessary to ensure vigorous and successful establishment during the early years after planting i.e. particularly Years 1 - 3. Keeping planting areas free from weeds. All planted / mulched areas shall be hand weeded or treated with a non-residual herbicide as appropriate / required. Fertilising of tree pits and shrub / ground cover areas (only), annually in spring using a suitable organic slow-release fertiliser. Checking and adjusting all tree stakes and ties at every maintenance visit during the first one to two years after planting. Removal of stakes and ties once trees are securely established (guide 12 - 18 months after planting).<br><br>Replacing plants that fail where required, with the approved species, (within five years of planting as a minimum). All planting will be inspected annually in late summer. Any dead, dying or diseased plants shall be removed and replanted according to the approved plan in the following planting season (November-March). |

* Undesirable species include broad-leaved dock (*Rumex obstusifolius*), curled dock (*Rumex crispus*), creeping thistle (*Cirsium arvense*), spear thistle (*Cirsium vulgare*), stinging nettle (*Urtica dioica*), greater plantain (*Plantago major*), white clover (*Trifolium repens*), cow parsley (*Anthriscus sylvestris*), cleavers (*Galium aparine*), and creeping buttercup (*Ranunculus repens*).

## Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

| Common Name | Scientific Name | Abundance / % | Comments |
|---|---|---|---|
| Field maple | *Acer campestre* | 4 trees | Along northern boundary |
| Rowan | *Sorbus aucuparia 'Sheerwater Seedling'* | 1 tree | |
| Dogwood | *Cornus kousa 'Eddie's White Wonder'* | 3 trees | Within 'Intensive green roof' |
| Holly | *Ilex 'Nellie R. Stevens'* | 2 trees | |

## Other Supporting Information

| Supporting Information (UT-B02) |
|---|
| No further supporting information. |

## What Does Success Look Like? (UT-F01)





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

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

| Risk Identification Date | Habitat Type | Risk Factor | Trigger for Action | Remedial Measure |
|---|---|---|---|---|
| 18.07.2026 | Individual trees and native hedgerow | Newly planting trees failing to establish | Signs of failure through lack of growth or dieback, discoloured leaves, wilting, early leaf fall. | Plant a greater number of trees 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. Monitor for dieback and replace when necessary. |
| 18.07.2026 | Individual trees and native hedgerow | Trees becoming diseased or ill | Signs of disease or ill health during monitoring | Remove diseased trees if they are likely to cause spread to other trees and thus to prevent further disease across the habitat. Provide additional support to trees in response to causes of ill health or remove if too far gone. Replace all trees that are removed with appropriate species i.e. do not replace with the same species if the cause of illness is a result of unsuitable species. |
| 18.07.2026 | Individual trees and native hedgerow | Species/specimens failing to survive in changed climate including flooding and drought | Signs of ill-health or dieback, discoloured leaves, wilting, early leaf fall. | If especially hot, dry, and windy prolonged conditions (over one week) occur, apply additional irrigation to the ground beneath the hedgerow to promote establishment should be regularly watered using a gentle spray, ideally with grey water. This may require daily watering during these periods. If it still fails to establish, apply management actions again including re-planting. Replacement of different species with characteristics more tolerant to conditions |
| 18.07.2026 | Intensive green roof | Flood or drought event undermines the planting | Areas of bare ground/lack of vegetation surviving is evident | If especially hot, dry, and windy prolonged conditions (over one week) occur, apply additional irrigation to the seed bed to promote establishment should be regularly watered using a gentle spray, ideally with grey water. This may require daily watering during these periods. If it still fails to establish, apply management actions again including re-planting. If flooding occurs plants should be replaced if they fail. If flooding reoccurs then replacement of the planting with different species tolerant to flood conditions should be considered. |
| 18.07.2026 | Intensive green roof | Intended species do not establish due to likely nutrient leaching/nutrient enriched soil | Monitoring survey results, which will include a botanical survey will identify a lack of | Replant desired species mix the following botanical season. |

| | | | | |
|---|---|---|---|---|
| | | | establishment of intended species planted and evidence of undesired species | |
| 18.07.2026 | Intensive green roof | Planted planting mix fails to establish | Failure of plants emerging or continuing to grow | Replacement of different species with characteristics more tolerant to conditions |
| 18.07.2026 | Native hedgerow and Intensive green roof | Presence of vigorous/undesirable species. | Undesirable species identified during monitoring surveys, which will record a species list for the habitats. | Hand-weed to remove the undesirable species or use hand tools/power tools where/when appropriate or treat with a non-residual herbicide as appropriate / required. |

# 3. Monitoring Schedule

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

## Monitoring Strategy

| **Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)** |
|---|
| A site visit by an ecologist will occur within one year of habitat creation and enhancement works commencing to ensure that all initial measures have been implemented as proposed/expected and to advise on remedial measures if applicable. A monitoring visit by an ecologist will occur annually for the first 5 years', and then every 5th year thereafter to ensure the successful establishment of the features and provide adjustments to the monitoring and management processes as needed.<br><br>The annual monitoring visit will be undertaken during the peak botanical season i.e. between May – August (inclusive), with specific habitats requiring visits within specific months of that season. Management will be an iterative process, and recommended management techniques may be altered throughout the course of the establishment to maximise the success of the features. After the first five years, and upon successful establishment, the monitoring checks will swap to being carried out quinquennially, unless a monitoring visit has requested that a specific habitat requires more monitoring due to remedial measure recommendations.<br><br>Photos are to be taken at each monitoring check and a short report produced recording the species planted, current BNG condition assessment, and any remedial actions to improve the condition/succeed in reaching the proposed conditions in the expected timescale (if still feasible). Records of species lists for the grassland should be kept. Where requested specific methodologies should be followed.<br><br>Monitoring plan to be reviewed after five years and determine frequency at which monitoring needs to be carried out thereafter until 30 years post-installation. |

## Monitoring Methods and Intervals MS-T01

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

| Habitat Type | Monitoring Methods | Monitoring Interval and Timing |
|---|---|---|
| Urban trees | Survey each of the newly planted trees and all retained trees to ensure they are likely to achieve target conditions.<br><br>Check the diameter at breast height measurement to ascertain the tree size. Estimate the maturity of the tree. Check for evidence of anthropogenic activities impacting on tree health, e.g. vandalism, herbicide treatment or agricultural activities, excessive pruning. Check for ecological niches on the tree, e.g. cavities, deadwood etc. Estimate percentage of the tree canopy that over sails vegetation.<br><br>Collect a species list for the trees to check against target species list.<br><br>Check the habitat type against all condition criteria for urban trees. | Annually from years 1-5, then every 5 years.<br><br>Surveys to be completed within botanical survey season (May – September). |
| Hedgerows | Conduct a Hedgerow Survey using methodology as detailed within the Hedgerow Survey Handbook.[12]<br><br>Record height and width of the hedgerow. Record the gap height between the vegetative growth and the ground. Check for gaps within the hedgerow and estimate percentage of gaps are within the full length of the hedgerow. Check the vegetation within 1 m of the hedgerow and identify the habitats. Check for any disturbance within the vegetation within 1 m of the hedgerow. Estimate the percentage cover of plant | Annually from years 1-5, then every 5 years.<br><br>Surveys to be completed between May – June. |

[12] Defra (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. Defra, London.

| | | |
|---|---|---|
| | species indicative of nutrient enrichment. Estimate the percentage of invasive non-native species within the hedgerow and vegetation within 1 m of the hedgerow. Check for evidence of anthropogenic activities impacting on the hedgerow, e.g. vandalism, herbicide treatment or agricultural activities, excessive pruning.<br><br>Check the habitat type against all condition criteria for hedgerows. | |
| Intensive green roof | Species and structural diversity to be recorded based upon the condition assessment for intensive green roof and INNS should be surveyed for.<br><br>Collect a species list of planting. | Annually from years 1-5, then every 5 years.<br><br>Surveys to be completed within botanical survey season (May – September). |

## Monitoring Reports

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

### Monitoring Report Schedule MS-T02

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

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

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

| Project Year | Month Report to be Submitted | Month Management Plan to be reviewed | Comments |
|---|---|---|---|
| Y1 | September | September or October | Report on progress of all habitats and provide any remedial measures. |
| Y2 | September | September or October | Report on progress of all habitats and provide any remedial measures. |
| Y3 | September | September or October | Report on progress of all habitats and provide any remedial measures. |
| Y4 | September | September or October | Report on progress of all habitats and provide any remedial measures. |
| Y5 | September | September or October | Report on progress of all habitats and provide any remedial measures. Confirm whether monitoring visits can occur every 5 years or whether certain habitats need more frequent monitoring visits due to constrained progress. |
| | | | frequent monitoring visits due to constrained progress. |
| Y10 | September | September or October | Report on progress of all habitats and provide any remedial measures. Confirm whether monitoring visits can occur every 5 years or whether certain habitats need more frequent monitoring visits due to constrained progress. |
| Y15 | September | September or October | Report on progress of all habitats and provide any remedial measures. Confirm whether monitoring visits can occur every 5 years or whether certain habitats need more frequent monitoring visits due to constrained progress. |
| Y20 | September | September or October | Report on progress of all habitats and provide any remedial measures. Confirm whether monitoring visits can occur every 5 years or whether certain habitats need more frequent monitoring visits due to constrained progress. |
| Y25 | September | September or October | Report on progress of all habitats and provide any remedial measures. Confirm whether monitoring visits can occur every 5 years or whether certain habitats need more frequent monitoring visits due to constrained progress. |

## Adaptive Management

**Summary of Adaptive Management Approaches (MS-B02)**

Following the implementation of action for the planned management activities for the project at the site, monitoring visits are to take place to assess the establishment and success of the habitat types. These monitoring visits are to highlight success and where remedial actions are required to amend the management activities in an event where failure has occurred. This failure may include; failure to establish, or failure to continue to succeed and progress to the desired habitat type or condition.

For example, a monitoring visit may identify an issue with the management of the habitat through failure of habitat type or condition, such as the presence of an INNS or a diseased tree, amongst others possible as detailed in this HMMP. As a result, remedial action is to be followed, as detailed within this HMMP, such as removal of INNS or removal and replacement of a diseased tree, for example. The required remedial action may not be included within this HMMP, however, and therefore additional recommendations may be highlighted by the responsible body, such as the suitably qualified ecologist. Following from each monitoring visit, this HMMP is to be updated as per the monitoring report schedule above. The updated HMMP following each monitoring visit is then to be submitted to the responsible authority, Natural England.

External factors may be identified as additional risk factors not identified or expanded further enough within this HMMP, such as prolonged flood or drought for example. These may have an impact on the ability and/or time required to meet the targeted condition. This therefore may affect the result of the potential to reach the desired habitat type and/or condition in order to produce the intended BNG units for this habitat bank project. In this event, these factors are to be included within the monitoring report and discussed with the responsible authority, Manchester City Council, for the required remedial actions going forward.