NATURAL ENGLAND

Department for Environment Food & Rural Affairs

Habitat Management and Monitoring Plan



Site Name:	Stirling Centre Manchester, Scotland Hall Road, Newton Heath, Manchester M40 2RE
Date:	21/08/2026
Version:	2.0

Author:

arbtech

Client:

Premier Modular Limited

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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
1.0	1st Issue	Nicola Baxter BSc (Hons), MSc (Hons), Consultant Ecologist, drafted 19/05/2026. Finalised 20/05/2026	Mel Reid BSc (Hons) MRes MRSB, Principal Ecologist
2.0	2nd Issue	Abby Pidgenson BSc (Hons) MSc, Senior Ecologist.	Abby Pidgenson BSc (Hons) MSc, Senior Ecologist.

Document Details

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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	Low value on-site supplemented with offsite unit purchase.
Development Name and Address	Stirling Centre Manchester, Scotland Hall Road, Newton Heath, Manchester M40 2RE
BNG Project Name and Address	Stirling Centre Manchester, Scotland Hall Road, Newton Heath, Manchester M40 2RE
Author Organisation	Arbtech Consulting Ltd
Landowner	Premier Modular Limited
Land Manager	Premier Modular Limited
Responsible person/organisation for creating or enhancing the habitat	Premier Modular Limited
Period covered by this management plan	Establishment works, then 30 years
Planning authority	Manchester City Council
Planning reference (if applicable)	142987/VO/2025
BNG register reference (if applicable)	BGS-210825001
Central OS grid reference	SJ 88133 99644
Metric revision/title	Statutory biodiversity metric from August 2026
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

This report is prepared to inform a planning application with the Manchester City Council. The proposal is described as:

“The erection of modular-built youth and community facility with a covered connection lobby to the existing building on site, including associated landscaping and parking areas” (hereafter referred to as “the proposed development”).

The currently planned habitats and conditions for the on-site planting are outlined below:

The following habitats will be created within the development area on-site:

- Developed land sealed surface – 0 units

The following habitats will be created and retained on site:

- Retained urban trees (Mixed Good/Moderate condition) – 0.0895ha - 0.63 units
- Created ornamental hedgerow (Poor condition) – 0.005km created - 0.005 units
- Retained other neutral grassland (moderate condition) – 0.03 units

The following habitat units will be retained within and are not subject to any management proposed within this HMMP:

- Modified grassland (Poor condition) – 0.0105 ha – 0.02 units
- Non-native ornamental hedgerow (Poor condition) – 0.018km – 0.02 units
- Ground level planters (condition N/A) – 0.0008ha – 0.0001 units

Timescales for Actions PB-B03

The creation of the habitats on site will be after the Local Planning Authority (LPA)/Responsible Body (RB) is notified. This would be the whole site. This will be completed in accordance with the parameters stated in the legal agreement and in accordance with this HMMP.

Monitoring Requirements PB-B04

The habitats created on site will be subject to ecological monitoring surveys. These will start in year 1 of each phase (if more than 1), then years 2, 5, 10, 15, 20, 25 and 30. The surveyor will complete a monitoring schedule after each monitoring visit which will outline the habitat types and conditions present and recommend remedial measures if required.

As such, this management plan is considered iterative and may be updated on the results of monitoring visits to achieve the stated habitat aims. The responsible authority will be consulted if any significant changes in the number or type of units are foreseen before the end of the 30-year period.

Required Consents and Licences PB-B05

None required.

Funding PB-B06

Premier Modular Limited is responsible for providing funding to project.

Legal Agreement PB-B07

Tree planting to be secured under a s106 agreement or conservation covenant, as agreed with the Local Planning Authority and Responsible Body.

Site Boundary Plan PB-F01



Legend

Site Boundary

Drawn by: Abby Pidgenson on 21-08-2026

Scale at A4
(not report projection)
1:5,000

N

Reproduced from GoogleEarth 2025

arbtech

Site Context Plan PB-F02

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



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	**Yes: ☐ No: ☒**
The management plan will be created in a single effort. Management works afterwards will follow the monitoring requirements for the 30-year period.	

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		Nicola Baxter BSc (Hons), MSc. Consultant Ecologist + Abby Pidgenson BSc (Hons) MSc, Senior Ecoloigst		
Organisation		Arbtech Consulting Ltd.		
Responsibility	Start Date:	The start of establishment works	End Date:	The date that the HMMP is secured under a legal agreement.
Arbtech Consulting Ltd. are responsible for the HMMP, and providing ecological advice for the creation, management and monitoring of the habitat bank as well as other constraints towards achieving the site aims e.g. any protected species presence.				
Statement of Competency				
Arbtech Consulting has provided ecological consultancy services since 2006 and have expertise with Biodiversity Net Gain, including the metric, BNG plans and management plans for habitat banks. The author of the HMMP is an ecologist of 2 years' experience, accredited on a level 1 bat licence.				

Landowner or Land Manager PB-B10				
Name or Initials		Premier Modular Limited		
Organisation		Premier Modular Limited		
Responsibility	Start Date:	Commencement of works	End Date:	30 years following completion of the last establishment works
Premier Modular Limited will be responsible for following and realising the aims of the HMMP on site including arranging for the personnel and equipment for the creation and management steps.				
Statement of Competency				
Premier Modular Limited has directly relevant management experience of habitat creation and management from their current land holdings.				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Premier Modular Limited		
Organisation		Premier Modular Limited		
Responsibility	Start Date:	Commencement of works	End Date:	30 years following completion of the last establishment works
Premier Modular Limited will be responsible for following and realising the aims of the HMMP on site including arranging for the personnel and equipment for the creation and management steps				
Statement of Competency				
See above.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		N/A		
Organisation		Manchester City Council		
Responsibility	Start Date:	Commencement of works	End Date:	30 years following completion of the last establishment works

Land Use Summary

Overview of Baseline Site Use PB-B13

The survey areas are centred on National Grid Reference SJ 88133 99644 and has an area of 0.11ha.
The proposed development site currently comprises of species-poor other neutral grassland, modified grassland, ground level planters, developed land and urban trees. The off-site area to the east of the main development area currently comprises of species-poor modified grassland with urban trees and non-native ornamental hedge.

Overview of Proposed Site Use PB-B14

The currently planned habitats and conditions for the on-site planting are outlined below:

The following habitats will be created within the development area on-site:

- Developed land sealed surface – 0 units

The following habitats will be created and retained on site:

- Retained urban trees (Mixed Good/Moderate condition) – 0.0895ha - 0.63 units
- Created ornamental hedgerow (Poor condition) – 0.005km created - 0.005 units
- Retained other neutral grassland (moderate condition) – 0.03 units

The following habitat units will be retained within and are not subject to any management proposed within this HMMP:

- Modified grassland (Poor condition) – 0.0105 ha – 0.02 units
- Non-native ornamental hedgerow (Poor condition) – 0.018km – 0.02 units
- Ground level planters (condition N/A) – 0.0008ha – 0.0001 units

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.



Photograph 1 – Image from the PEA report (Ascerta, 2024) showing the amenity grassland, fence and scattered boundary trees.



Photograph 2 – Image from the PEA report (Ascerta, 2024) showing the hardstanding tarmac carpark with scattered trees.

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

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

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

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☐	N/A – closest designated sites is a local nature reserve separated from the site by the Clayton Bridge Railway line, no anticipated impacts from the development
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☐	N/A – Commercial and recreational land use. Proposed habitats will provide additional elevated habitat for protected and notable species.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	N/A – No invasive species identified during the site visit
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	N/A - Modified grassland, other neutral grassland, shrubs and urban trees subject to creation which are unlikely to significantly impact any protected species.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	Preliminary Ecological Appraisal (PEA): The Stirling Centre, Newton Heath, M40 2RF (ASCERTA Ltd., October 2024).
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☒	The area of created other neutral grassland would need to have minimal footfall from members of the public to ensure it can meet the anticipated condition.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	N/A - No significant constraints.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	N/A - Site topography is not considered a constraint.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	N/A – The area to the west of the development site is in use as an area of open parkland.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	N/A - Local soil is not thought to present a significant obstacle to the habitat creation.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	None known.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	N/A - No significant constraints.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	N/A - No significant constraints.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	None, no foreseen visual constraints.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	None, no foreseen historic constraints.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	N/A
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A

Baseline and Environmental Information

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Kira Lovatt MSc
Organisation	ASCERTA Ltd
Survey Date	11th October 2024
Statement of Competency	
Kira Lovatt MSc is a professional ecological surveyor, who is listed as writing the Preliminary Ecological Appraisal. Other contributing surveyors include Jack Kay MSc CIEEM, who is also a ASCERTA Ecologist. Both surveyors are experienced with habitat and protected species surveys including UKHab and BNG condition assessment, as well as completing the Statutory BNG metric.	
Survey conditions and limitations	
The survey was undertaken outside the optimal botanical survey season, the overall low species diversity of the land parcels was evident, and this is not thought to significantly affect the evidence gathered.	

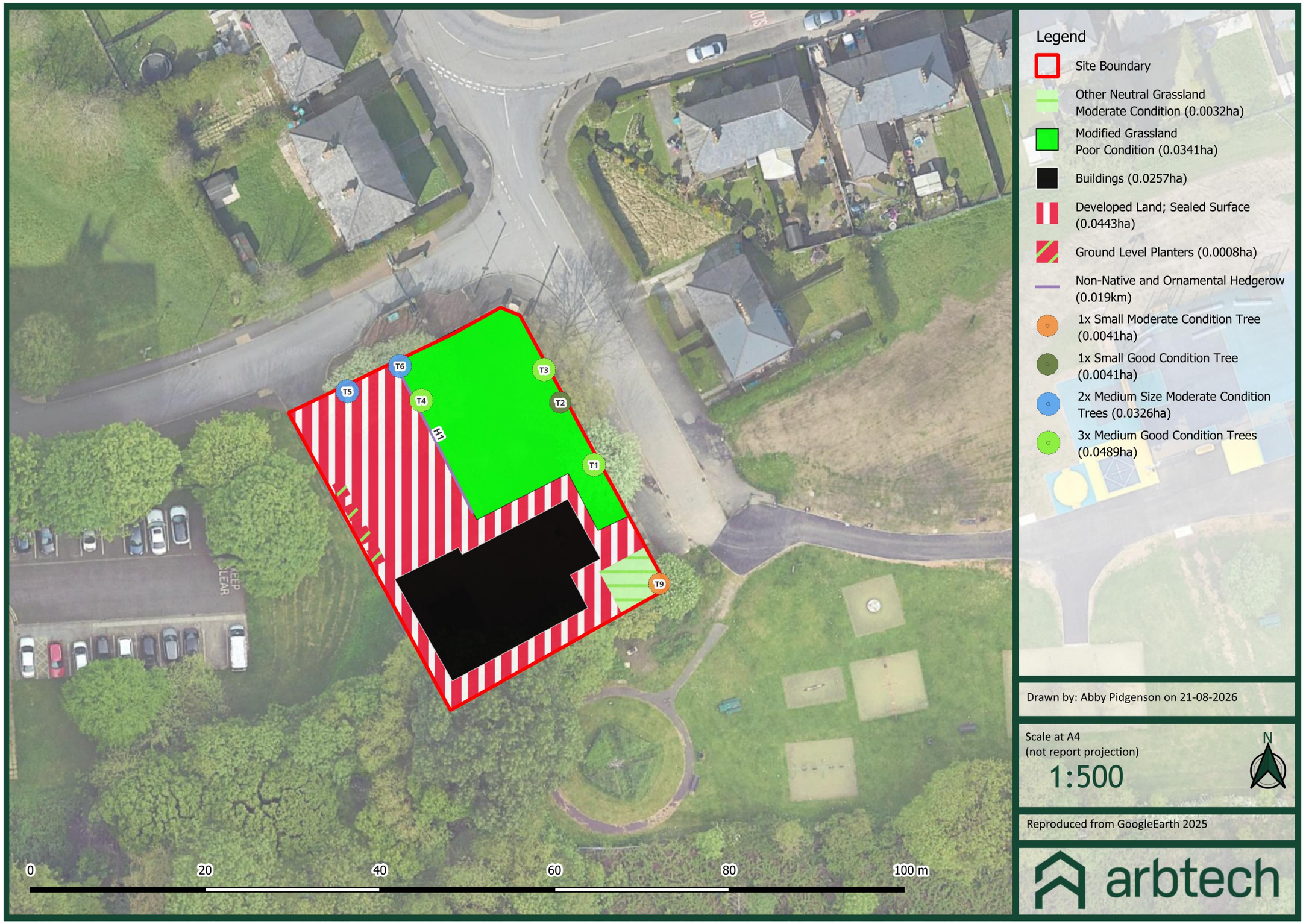
Baseline Habitat Descriptions and Condition

Use the following tables to provide details of the relevant baseline habitats information. Provide a concise overview of the justification for the condition chosen for each parcel(s) in the appropriate column.

Habitats (BI-T04)

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
MG	Modified Grassland [g4]	No	No	Amenity grassland is present to the north-west of the site. The grassland is intensively managed by mowing regularly.	Poor	0.0341
ONG	Other Neutral Grassland [g3c]	No	No	An area of poor semi-improved grassland is present along the south-east boundary of the site. The sward height is approximately 15-20cm. The grassland has been enhanced by wildflower seeds	Moderate	0.0032
DLSS	Other developed land [u1b]	No	No	The site comprises of a small tarmac carpark to the north-west of the site with a paved footpath at the east and west of the building. The building (B1) on site is currently used as a youth centre. The building is a brick building with a flat sloped roof. There are no condition assessment criteria associated with developed land sealed surface.	N/A	0.07
Individual Trees	Urban Tree [g,32]	No	No	Scattered trees line the north-eastern site boundary and part of the north-west boundary. Species include ash, rowan and whitebeam. Trees are also present along the south-east boundary of the site in the adjacent park and are encroaching onto the site	Moderate	0.0895
Planters	Ground Level Planters	No	No	Ground level planters are recorded as being present within the site. There are no condition assessment criteria associated with developed land sealed surface.	N/A	0.0008
H1	Non-Native Ornamental Hedgrow [h2b]	No	No	Species poor hedgerows, comprising laurel are located between the hardstanding carpark and the amenity grassland on the north-west boundary of the site.	Poor	0.19km

Baseline Habitats Plan (BI-F02)



Baseline Habitats Photos (BI-F04)

From Preliminary Ecological Assessment (PEA) survey

Click or tap here to enter text.



Photograph 1 – Image from the PEA report (Ascerta, 2024) showing the amenity grassland, fence and scattered boundary trees.



Photograph 2 – Image from the PEA report (Ascerta, 2024) showing the hardstanding tarmac carpark with scattered trees.



Photograph 3 – Image from the PEA report (Ascerta, 2024) showing the amenity grassland, species poor laurel hedge and scattered trees.



Photograph 4 – Image from the PEA report (Ascerta, 2024) showing the scattered boundary trees



Photograph 5 – Image from the PEA report (Ascerta, 2024) showing sections of semi-improved grassland

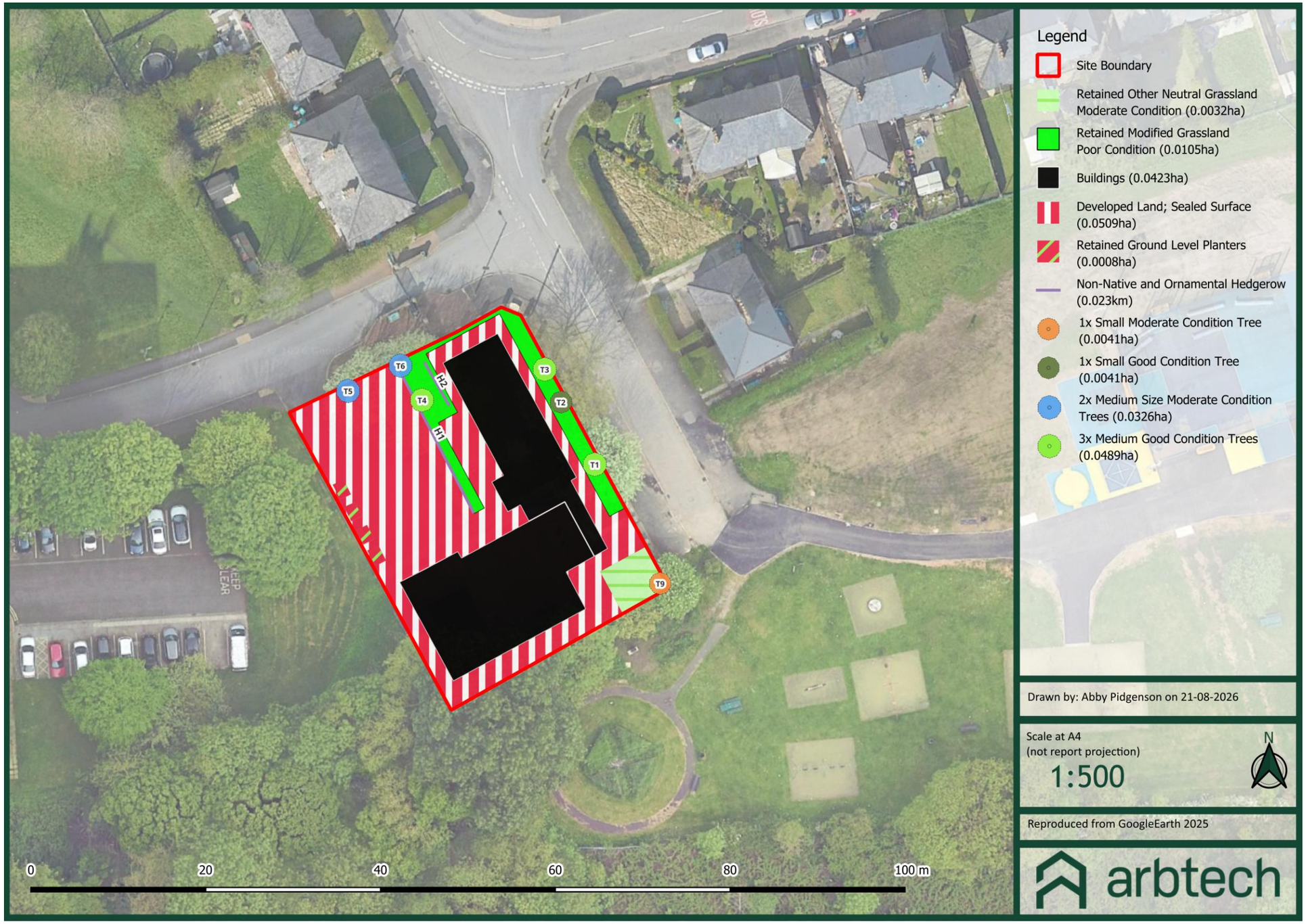


Photograph 6 – Image from the PEA report (Ascerta, 2024) showing sections of the building within the development area, specifically vent holes with missing mesh.

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 main aim of this management plan is to manage and maintain neutral grassland, scattered trees, modified grassland, ground level planters, ornamental hedgerow and create additional ornamental hedgerow. The following habitats will be created and retained on site: - Retained urban trees (Mixed Good/Moderate condition) – 0.0895ha - 0.63 units - Created ornamental hedgerow (Poor condition) – 0.005km created - 0.005 units - Retained other neutral grassland (moderate condition) – 0.03 units The following habitat units will be retained within and are not subject to any management proposed within this HMMP: - Modified grassland (Poor condition) – 0.0105 ha – 0.02 units - Non-native ornamental hedgerow (Poor condition) – 0.018km – 0.02 units - Ground level planters (condition N/A) – 0.0008ha – 0.0001 units


T6
T5
T4
H2
H1
T3
T2
T1
T9
KEEP CLEAR
0
20
40
60
80
100 m
Legend
Site Boundary
Retained Other Neutral Grassland Moderate Condition (0.0032ha)
Retained Modified Grassland Poor Condition (0.0105ha)
Buildings (0.0423ha)
Developed Land; Sealed Surface (0.0509ha)
Retained Ground Level Planters (0.0008ha)
Non-Native and Ornamental Hedgerow (0.023km)
1x Small Moderate Condition Tree (0.0041ha)
1x Small Good Condition Tree (0.0041ha)
2x Medium Size Moderate Condition Trees (0.0326ha)
3x Medium Good Condition Trees (0.0489ha)
Drawn by: Abby Pidgenson on 21-08-2026
Scale at A4
(not report projection)
1:500
N
Reproduced from GoogleEarth 2025
arbtech

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 project design has been guided by key principles such as landscape character, baseline habitats, strategic significance and climate. Each of these factors has been meticulously considered during the design stage of the habitat creation proposals to ensure the project’s feasibility and success.

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	DLSS	N/A	N/A	N/A	N/A	Covering the created buildings and hard standing on-site.
Modified grassland	Modified grassland	Modified Grassland	Poor	Poor	N/A	Retained as is.	Area of retained grassland.
Urban tree	Urban tree	Site individual trees	Good/Moderate	Good/Moderate	N/A	Retained as is.	Retained urban trees.
Hedgerow	Non-native Hedgerow	Non-native Hedgerow	Poor	N/A	N/A	Retained as is.	Retained non-native ornamental hedgerow.
N/A	Native Hedgerow	Native Hedgerow	N/A	Moderate	5	Condition is predetermined as N/A as detailed as within the Biodiversity Condition Assessment supplement.	New hedgerow planting.
Other Neutral Grassland	Other Neutral Grassland	Other Neutral Grassland	Moderate	Moderate	N/A	Retained as is.	Retained grassland parcel to the south of the site.
Ground Level Planters	Ground Level Planters	Ground Level Planters	N/A	N/A	N/A	Retained as it.	Retained planters.

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-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 6. Grassland Med High and V. High.

Target Habitat				Moderate condition		
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.**	Yes	ONG	N/A	An area of other neutral grassland (0.044ha) will be created in moderate condition. Topsoil / Subsoil: Topsoil shall be spread to min 450mm depth over planting beds and 150mm depth over turf areas and graded to fall. Topsoil should be in accordance with BS3882:2015 and where subsoil is required, to be in line with BS8601:2013. Grass Seeding: Sow late summer to mid autumn. Prepare ground by removing any existing vegetation, large stones and roughly levelling. An application of non-residual systemic glyphosate containing weedkiller may be required. Grass seed should be spread at 50g per metre squared After sowing, lightly rake over area and water After sowing, seeds will be 'bedded' in by trampling or light rolling. Bulb Planting: Plant spring flowering bulbs (e.g. daffodils, tulips, spring flowering crocus) in autumn and autumn flowering (e.g. autumn crocus, cyclamen) bulbs in late summer. Plant bulbs at 25 per m2. Plant bulbs at a depth 2-3 times their height with the shoot facing upwards. Refill the holes and lightly compact soil to avoid damaging bulbs.	Recommended management prescriptions over a minimum 30-year term: Cut grassland twice annually. In late March/early April and late august/early September. This ensures the meadow does not grow excessively long and become rank but allows wildflowers to set seed and invertebrates to breed. This will also allow a diverse sward of varying lengths to naturally occur in accordance with growth characteristics of each species. Cutting twice annually will also prevent encroachment of scrub and bracken. **Targets BNG condition criteria A, B, and E.** Cut grass as to provide a heterogeneous habitat structure aiming to maintain at least 20% of grass <7cm and 20% >7cm. As such, each cutting phase must cut 20% of the area to ground level, 60% of the area to 15cm, and the remainder to 30cm. These areas must be rotated each year to maintain a diverse sward In late March / early April and– late August/ early Sept. This will retain a diverse sward whilst limiting impacts to protected species potentially present at ground level and ensuring the natural germination of seeds. **This targets BNG condition criteria B.** Post cut, turning and drying the cut grass over 3-5 days before removing arisings off Site will allow the seeds to drop encouraging species diversity and invertebrates to relocate unharmed.
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	ONG	N/A		
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	ONG	N/A		
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	ONG	N/A		
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.	Yes	ONG	N/A		

					Seed mix specified: WFT Landscape 34 by Wild Flower Turf (or similar approved): Flora (80%): Autumn Hawkbit Betony Birdsfoot Trefoil Bladder Campion Common Cat's Ear Common Knapweed Common Sorrel Common Toadflax Common Vetch Cowslip Field Scabious Kidney Vetch Lady's Bedstraw Meadow Buttercup Meadow Cranesbill Meadowsweet Musk Mallow Ox Eye Daisy Perforated St John's Wort Ragged Robin Red Campion Ribwort Plantain Rough Hawkbit Salad Burnet Self-heal Tufted Vetch White Campion Wild Carrot	**This targets BNG condition criteria A and B.** Do not apply chemical fertilisers, as the use of chemical fertilisers will encourage vigorous grasses and weeds to grow or cause large areas of bare ground due to inhospitable growing. **This targets BNG criteria C.** Management will need to remain vigilant to ensure continued absence, and if required removal of non-native species and undesired species including Bracken (*Pteridium aquilinum*) following best practice recommended for species identified. As allowing non-native and undesired species for the grassland type to grow could allow a monoculture to develop and inhibit species diversity. **This targets BNG condition criteria D.**

					Wild Marjoram Wild Red Clover Yarrow Grasses (20%): Crested Dogstail Sheep's Fescue Soil compaction is likely to have occurred during construction on site. A site inspection should be carried out by a landscape professional to assess the level of soil compaction, including drainage testing to see if the ground is likely to become waterlogged. If the ground is deemed to be too compacted for plant growth and to drain adequately then remediation works should be carried out. This could include rotavation of the soil using a push along rotavator and/or ground being broken up with spades or small machinery. A second site inspection should then take place to ensure that the soil is fit for purpose.	
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	N/A	N/A	N/A	N/A

Grassland (Medium, High, and Very High Distinctiveness)

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

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

Action	Relevant Parcels	Timing	Prescriptions
Management – Seed mix	Site grassland	Establishment works (Year 0)	Topsoil / Subsoil: Topsoil shall be spread to min 450mm depth over planting beds and 150mm depth over turf areas and graded to fall. Topsoil should be in accordance with BS3882:2015 and where subsoil is required, to be in line with BS8601:2013. Grass Seeding: Sow late summer to mid autumn. Prepare ground by removing any existing vegetation, large stones and roughly levelling. An application of non-residual systemic glyphosate containing weedkiller may be required. Grass seed should be spread at 50g per metre squared. After sowing, lightly rake over area and water After sowing, seeds will be 'bedded' in by trampling or light rolling. Bulb Planting: Plant spring flowering bulbs (e.g. daffodils, tulips, spring flowering crocus) in autumn and autumn flowering (e.g. autumn crocus, cyclamen) bulbs in late summer. Plant bulbs at 25 per m2. Plant bulbs at a depth 2-3 times their height with the shoot facing upwards. Refill the holes and lightly compact soil to avoid damaging bulbs. Soil compaction is likely to have occurred during construction on site. A site inspection should be carried out by a landscape professional to assess the level of soil compaction, including drainage testing to see if the ground is likely to become waterlogged. If the ground is deemed to be too compacted for plant growth and to drain adequately then remediation works should be carried out. This could include rotavation of the soil using a push along rotavator and/or ground being broken up with spades or small machinery. A second site inspection should then take place to ensure that the soil is fit for purpose.
Aftercare – Seed mix	Site grassland	Year 1	Begin long-term management, by cutting the grass twice annually, this will ensure the grass area does not grow excessively long to become rank. But allows wildflowers to set seed and invertebrates to breed. The sward is anticipated to be kept short, this will be aided as species diversity increases and through the reduction of vigorous grasses by use of hemi-parasitic plants such as the yellow rattle. Additional seeding: In response to poor establishment, 'top-up' seeding can be carried out using methods like broadcasting, plug planting, or spreading green hay from a nearby species-rich meadow on similar soils. Sowing should be done in still wind conditions and when the soil is saturated but not flooded or frozen.
Short term management	Site grassland	Year 2-5	Maintain the grassland through annual cuts unless a management review suggests an alternative approach. This dynamic review will ensure that the condition of the grassland is not compromised by inappropriate management practices. The mowing regime should be reviewed annually as part of the monitoring process. If the grassland condition is improving, maintain the current mowing regime. If the grassland condition is stable or declining, the frequency of mowing must be reduced to alleviate pressure on the grassland.
Long term management	Site grassland	Years 5+	From years 5 to 30, continue to manage the grassland through annual hay cutting. This management should be maintained indefinitely unless a review suggests changing practices to meet the grassland condition requirements. If pernicious weeds or

			invasive species establish despite these efforts, manage these areas through strimming and/or hand pulling, typically in late summer. If these methods are ineffective, spot treatment with herbicide, such as glyphosate spray, may be used as needed.
Supplementary seeding	Site grassland	As required	Apply supplementary seeding with UK native wildflower seed mixes, sourced locally, when possible, to areas with poor uptake from previous seed applications. If monitoring reviews reveal low species diversity or dominance by grass species, consider plug planting of yellow rattle to control the dominant grasses.

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:			Individual trees in moderate condition			
Condition Assessment Criteria		**Targeted**	**Relevant Features**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	The tree is a native species (or more than 70% within the block are native species).	Yes	Site individual trees	3 newly planted trees are proposed. Over 70% will be native. Species suggested include field maple, silver birch, European hornbeam, crap apple, black cherry plum, sweet cherry and callery pear.	N/A	Ground preparation and planting. Each tree should be planted within a hole three times as wide of the supplied pot and of a similar depth. Root balls should be soaked thoroughly in water before planting and root balls should be loosened to expose restricted roots before planting. The planted trees and shrubs should then be backfilled ensuring there are no air pockets around roots or any roosts protruding out of the ground. Species planted should be native in order to achieve a moderate condition. Timing It is best to prepare the land during the summer ready for planting between November and March. Planting trees before the new year helps ensure better rooting and subsequent establishment including faster growth during the first growing season.
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).	No	Site individual trees	N/A	N/A	This is not applicable for individual trees and is therefore not targeted.
C	The tree is mature (or more than 50% within the block are mature).	No	Site individual trees	N/A	N/A	As the trees will be newly planted the suggested species would not reach maturity within the expected time to target condition and therefore is not targeted.
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	Site individual trees	N/A	N/A	Managed through and general management activities.

E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Site individual trees	N/A	N/A	As the trees will be newly planted the suggested species would not reach a maturity to develop ecological niches within the expected time to target condition and therefore is not targeted.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Site individual trees	The tree planting area is located with an area of modified grassland	N/A	Management of the grassland should ensure that the percentage coverage of bare ground does not exceed 5% of the total area and will therefore ensure that the trees are oversailing vegetation.

Individual Trees

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

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

Action	Timing	Prescriptions
Management	Establishment works (Year 0)	Each tree should be planted within a hole three times as wide of the supplied pot and of a similar depth. Root balls should be soaked thoroughly in water before planting and root balls should be loosened to expose restricted roots before planting. The planted trees and shrubs should then be backfilled ensuring there are no air pockets around roots or any roosts protruding out of the ground. Species planted should be native in order to achieve a moderate condition.
Aftercare	When required, checked annually in autumn (Year 1-5)	Provision of stakes and biodegradable guards. Guards to be left on for a minimum of 5 years. At the end of each growing season all plant failures are to be 100% replaced.
Short term management	When required, checked annually in autumn (Year 5-10)	Stakes should be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed
Long term management	Year 10+	No application of chemical fertilisers. Management will ensure well-balanced crowns and/ or natural shape by preventing over competition. Management should ensure that good horticultural practice is employed to encourage long-term health and vitality of all trees.
Supplementary fertilising	Annually in the winter (Year 1-10)	Apply a light dressing of well-rotted manure, note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.

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:			Moderate condition			
Condition Assessment Criteria		**Targeted?**	**Relevant Features**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A1	Height >1.5m average along length.	Yes	Native hedge	Native hedgerow planting will comprise a mix of locally appropriate native woody species planted in a double staggered row at approximately 5 plants per linear metre. Suggested species are hawthorn, blackthorn, hazel, field maple and holly. Planting stock will be protected with guards/canes as required and maintained to encourage establishment and vertical growth.	N/A	The hedgerow will be allowed to establish with limited cutting during the first 3–5 years. Thereafter, sympathetic rotational cutting will be undertaken outside of the bird nesting season (March–August inclusive) to promote dense growth whilst allowing the hedgerow to achieve and maintain a height exceeding 1.5m.
A2	Width >1.5m average along length.	No	Native hedge	N/A	N/A	N/A
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	Native hedge	Planting will be undertaken at a high density using a staggered double row arrangement to encourage dense basal growth and minimise gaps at the base of the hedgerow. Any failures within the first five years will be replaced during the next planting season.	N/A	The hedgerow will be managed through periodic trimming to encourage dense lower growth. Gapping-up will be undertaken where necessary using matching native species to maintain canopy continuity and minimise basal gaps.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	Native hedge	Native shrub species will be planted at appropriate spacing to ensure canopy connectivity as the hedgerow matures. Planting will avoid excessive spacing and include species with varied growth forms to encourage a continuous canopy structure.	N/A	The hedgerow will be inspected for excessive gaps or poor establishment. Any dead or diseased specimens will be replaced, and rotational cutting will be used to maintain a continuous canopy with gaps kept below target thresholds.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: measured from outer edge of hedgerow, and is present on one side of the hedge (at least)	Yes	Native hedge	N/A	N/A	N/A

C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	Native hedge	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.	Yes	Native hedge	The hedgerow and adjacent buffer will be established using native species only. Imported soils and materials will be sourced responsibly to minimise the risk of introducing invasive or non-native plant species.	N/A	Annual inspections will be undertaken to identify invasive or non-native species. Any such species identified will be removed promptly using appropriate manual or chemical control methods in accordance with relevant guidance and legislation.
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	Native hedge	Protective measures, including fencing or marker posts if required, will be installed during establishment to prevent trampling, vehicle damage or compaction associated with construction and site activities.	N/A	The hedgerow will be protected from regular vehicle overrun, storage of materials and excessive pedestrian pressure. Any damaged sections will be repaired promptly, and ongoing inspections will monitor for signs of anthropogenic damage.

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

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

Action	Timing	Prescriptions
Management	Establishment works (Year 0)	Prepare the ground by cultivating a strip approximately 60–90cm wide and one spade depth deep. Native hedgerow species of local provenance will be planted in a staggered double row approximately 45–60cm apart, with plants spaced approximately 90cm apart within each row to promote a dense hedgerow structure. Species will include hawthorn Crataegus monogyna, blackthorn Prunus spinosa, hazel Corylus avellana, holly Ilex aquifolium and field maple Acer campestre. Plants will be set back sufficiently from hardstanding and boundaries to allow the hedgerow to mature without excessive cutting. Planting will be undertaken between November and March in accordance with BS 4428:1989. Mulch and guards/stakes will be installed where required to aid establishment and protect against damage.
Aftercare	When required, checked annually in autumn (Year 1-5)	Newly planted hedgerows will be inspected annually for signs of plant failure, drought stress, disease, vandalism or browsing damage. Any failed or dead specimens will be replaced during the following planting season using matching native species. Weeds and competitive vegetation will be removed twice annually in spring and autumn, and bark mulch maintained to reduce nutrient competition and retain soil moisture. Watering will be undertaken during prolonged dry periods. Stakes, ties and guards will be checked annually and replaced or adjusted where required.
Short term management	When required, checked annually in autumn (Year 5-10)	Once established, the hedgerow will be managed to encourage a dense structure at the base and continuity of canopy cover. Cutting will be undertaken on a rotational basis outside of the bird nesting season (March–August inclusive), ensuring the hedgerow maintains an average height and width exceeding 1.5m. Any gaps that develop will be infilled using native species. A minimum 1m strip of natural vegetation will be retained adjacent to the hedgerow base to maintain ground flora and reduce disturbance.

Long term management	Year 10+	The hedgerow will continue to be managed through sympathetic rotational cutting to maintain structural diversity, canopy continuity and dense basal growth. Management will aim to maintain the hedgerow in moderate condition in accordance with the Statutory Biodiversity Metric condition criteria. Invasive or non-native species will be removed where identified, and excessive disturbance, compaction, storage of materials and nutrient enrichment adjacent to the hedgerow will be avoided. Monitoring will continue periodically throughout the 30-year management period to ensure the target condition is maintained.
Supplementary fertilising	Annually in the winter (Year 1-10)	If required, a light dressing of well-rotted manure may be applied during winter months to aid establishment and growth. Chemical fertilisers will not be used, as they may encourage dominance of coarse grasses and undesirable vegetation, reducing the ecological value of the hedgerow and adjacent buffer strip.

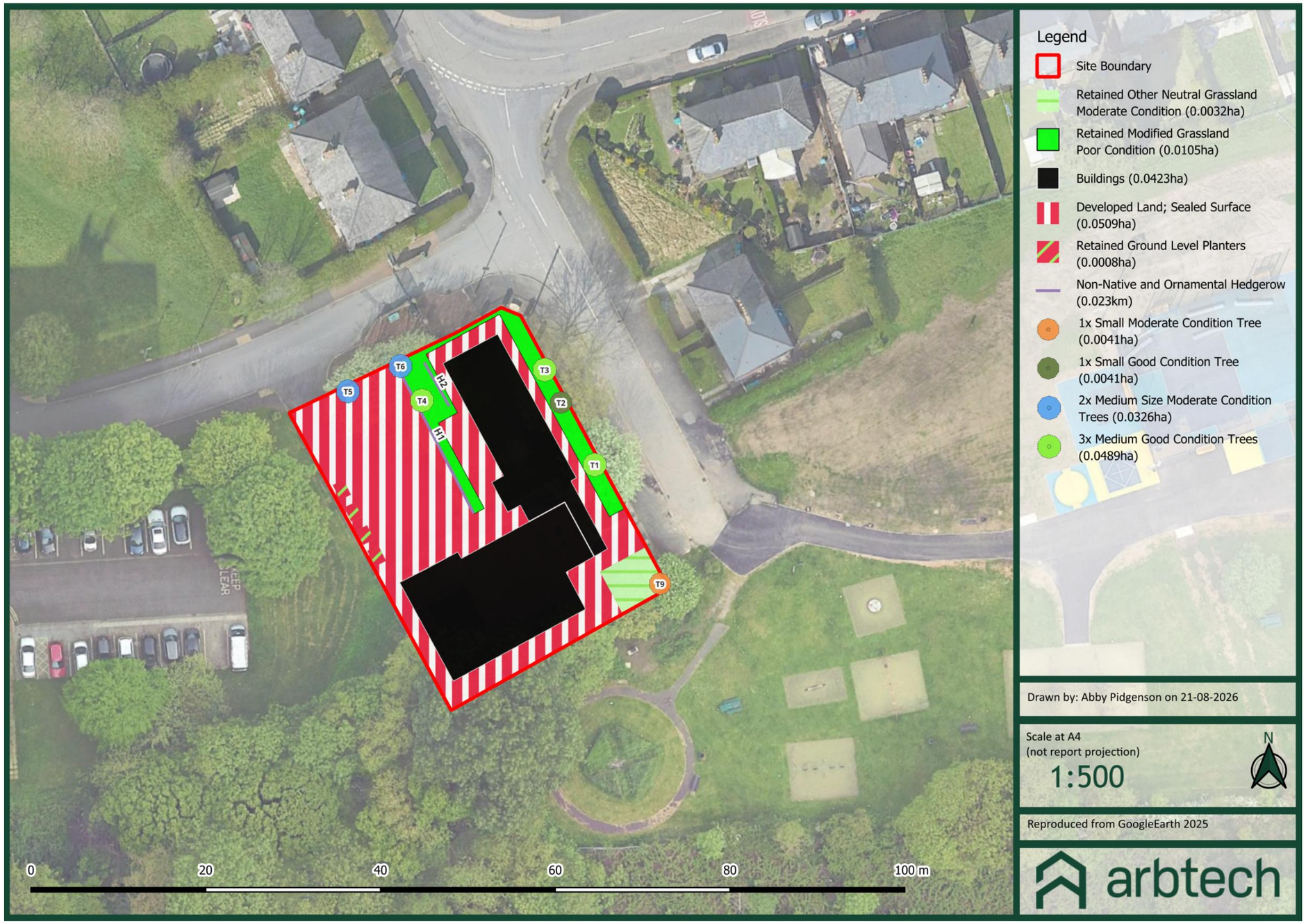
Habitat Retention

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
Habitats to be retained on site in accordance with the proposed development are as follows: - Modified grassland (Poor condition) – 0.0105 ha – 0.02 units - Urban trees (Moderate/Poor condition) – 0.0895 ha – 0.92 units - Non-native ornamental hedgerow (Poor condition) – 0.018km – 0.02 units - Ground level planters (condition N/C) – 0.0008ha – 0.001 units. - Other neutral grassland (moderate condition) – 0.0032ha – 0.03 units Retained habitat coverage as detailed above and within the BNG assessment must be maintained in full for the required 30-year term. The baseline condition of the grassland is poor based on the condition assessment completed.

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: Click or tap here to enter text.



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)
Habitat monitoring will commence as soon as the planting / creation and enhancement of each habitat has been completed. Annual walkovers will be conducted to evaluate the success of grassland sowing, tree planting and management activities to identify any necessary remedial actions up to Year 5. For years 5 and beyond, quadrat data will be collected to calculate the average species per square meter within grassland, where applicable, and each habitat will be subject to a walkover survey will include a species list and photographs. Additionally, habitats will be assessed to determine if they meet the target criteria or are in progress to within the time to target condition required and to identify any necessary measures. The Progress Towards Habitat and Condition Measures tables from the companion document for each habitat type will be used to inform the monitoring. After Year 5, the checks will consist of a full habitat type and condition assessment with botanical surveys where required. A monitoring report, summarizing the progress on-site, will be submitted to the Local Planning Authority (LPA) in November of a monitoring year for the duration of the monitoring period. This will include an update to the Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 table from the companion document with any remedial measures.

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
Other neutral grassland	To be undertaken on the off-site area. Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m^2. Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
Individual trees	To be undertaken on the planted trees Assess the habitat against its specific BNG condition criteria with a habitat survey. Establishment Phase: During the initial establishment phase of the trees on-site, monitoring efforts will concentrate on assessing the relative abundances of species throughout the sward using the DAFOR or	Years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 Surveys to be completed between May and August

	DOMIN scales. This will involve determining if an adequate number of species from the planting have successfully established. Long-term Monitoring (Years 10–30): From years 10 to 30, the following factors will be reviewed: - Percentage cover of native species - Connectivity of the tree canopy - Presence of mature trees - Levels of vandalism or herbicide damage - Presence of ecological niches - Percentage of the tree canopies oversailing vegetation To ensure that the target criteria are being met, individual tree assessments will be conducted from May to August.	
Native hedgerow	To be undertaken on the planted native hedgerow. Assess the habitat against its specific BNG condition criteria through a hedgerow condition assessment. Establishment Phase: During the initial establishment phase of the hedgerow, monitoring efforts will focus on assessing establishment success, species survival rates and the development of a continuous hedgerow structure. This will include assessing the relative abundance and condition of planted species, evidence of gaps, browsing damage, disease, invasive species and weed competition. Long-term Monitoring (Years 10–30): From years 10 to 30, the following factors will be reviewed: Average hedgerow height exceeding 1.5m • Average hedgerow width exceeding 1.5m • Presence of continuous canopy cover with limited gaps • Presence of dense basal growth with minimal gaps beneath the hedge line • Presence and condition of the adjacent 1m vegetated buffer strip • Evidence of invasive or non-native species • Evidence of anthropogenic damage, excessive cutting or nutrient enrichment • Overall structural diversity and suitability for wildlife Monitoring surveys will also assess whether replacement planting, additional management or remedial works are required to maintain the hedgerow in its target condition.	Years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 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

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
Agents on behalf of Premier Modular Limited in each monitoring year.	Premier Modular Limited

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	November	September - October	Site Walkover and Reporting Walkover: A site walkover will be conducted, accompanied by a progress report. Reporting Schedule: During the establishment phase, reports will be submitted to the Responsible Body by January of the following year. Report on results of initial habitat creation measures, start of iterative Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 table for monitoring.
Y2	November	September - October	Report on progress of habitat creation and early remedial measures required for creation. Update PM-T02
Y3	November	September - October	Report on progress of habitat creation and remedial measures required for creation/management. Update PM-T02
Y4	November	September - October	Report on progress of habitat creation and remedial measures required for management. Update PM-T02
Y5	November	September - October	Report on progress of habitat creation and remedial measures required for management. Update PM-T02
Y10	November	September - October	Report on progress of habitat creation and remedial measures required for management. Update PM-T02
Y20	November	September - October	Report on progress of habitat creation and remedial measures required for management. Update PM-T02
Y25	November	September - October	Report on progress of habitat creation and remedial measures required for management. Update PM-T02
Y30	November	September - October	Final report. Update PM-T02

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

A monitoring report is to be created for the 30 years that the habitat has to be maintained for in each targeted monitoring year, with survey and remedial actions to meet the management aims outlined per parcel per monitoring year.

- The BNG monitoring report shall be produced by a suitably qualified and experienced ecologist and shall include the following:
  - Credentials of the ecologist undertaking the monitoring (an appointed appropriately experienced ecologist).
  - Assessment of habitats against the objectives defined in the management plan
  - Any presence recorded of target species
  - Date stamped photos accompanied by detailed site notes on extent of growth and condition using indicators in the management plan with any other notes of interest
  - If the target species /habitat is not present, provide detailed site notes on factors that are / could hinder growth or establishment
  - Detailed specific recommendations (where appropriate) on management actions to promote growth /establishment of target species / habitats including timescales for undertaking actions and marked site plans to show the actions
  - Photographs from the fixed monitoring points detailed in the management plan using high quality images.
  - Each report will include evidence of source-identification for any local plants as necessary.
  - Include and update the Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 table from the companion document with any remedial measures.

The aim is to have a feedback loop between monitoring, then reporting, and how any proposed changes are subsequently reflected in this plan.

The management plan for the site will be updated every 5 years, with any remedial actions to meet the targeted habitat/conditions included.