Habitat Management and Monitoring Plan

Site Name:	Brotherton 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		Francesca Thorley 29/07/2026	Laura Thomas and Helen Bradshaw 11.08.2026

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	Brotherton House Cornfield Drive Manchester M22 9QX
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)	144656/FO/2025
BNG register reference (if applicable)	N/A
Central OS grid reference	SJ 82252 87163
Metric revision/title	553439ft09Oct25FV05_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 0.0870 ha of modified grassland, 0.0819 ha of other neutral grassland, 0.0449 ha of mixed scrub, 0.0016 ha of ground level planters, 0.1687 ha of introduced shrub, 0.0458 ha of vegetated garden, 0.2524 ha of urban trees, 0.0084 ha of ground based green wall, 0.185 km of native hedgerow and 0.197 km of non-native and ornamental hedgerow. The development seeks to retain 0.0800 ha of modified grassland, 0.2931 ha of urban trees and 0.115 km of non-native and ornamental hedgerow and enhance 0.1057 ha of modified grassland to other neutral grassland.

Timescales for Actions PB-B03

Key timescales for habitat creation are as follows:

- June to July (year of creation) - Secure the purchase of grass mix, for delivery in August/September
- July to August (year of creation) – Topsoil strip
- August (year of creation) - Scarify
- August to September (year of creation) - Overseeding/sowing
- November to March (year of creation) – Planting of individual trees, hedgerow, scrub, and ornamental planting
- March and/or September (following year) - Cutting for grasslands
- 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.
- Spring (three to four years post-creation) - grassland mix overseeding/sowing
- Annually – maintenance and monitoring visits for all habitats.

Monitoring Requirements PB-B04

A site visit by a Suitably Qualified Ecologist (SQE) 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.

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

WYTHENSHAWE
BROTHERTON HOUSE

Red Line Boundary



Title: Site Boundary

Drawn by: FT
Date: 31/07/2026

Reviewed by: ST
Date: 31/07/2026

Project number: 553439
Sources: ESRI World Topo

Greengage

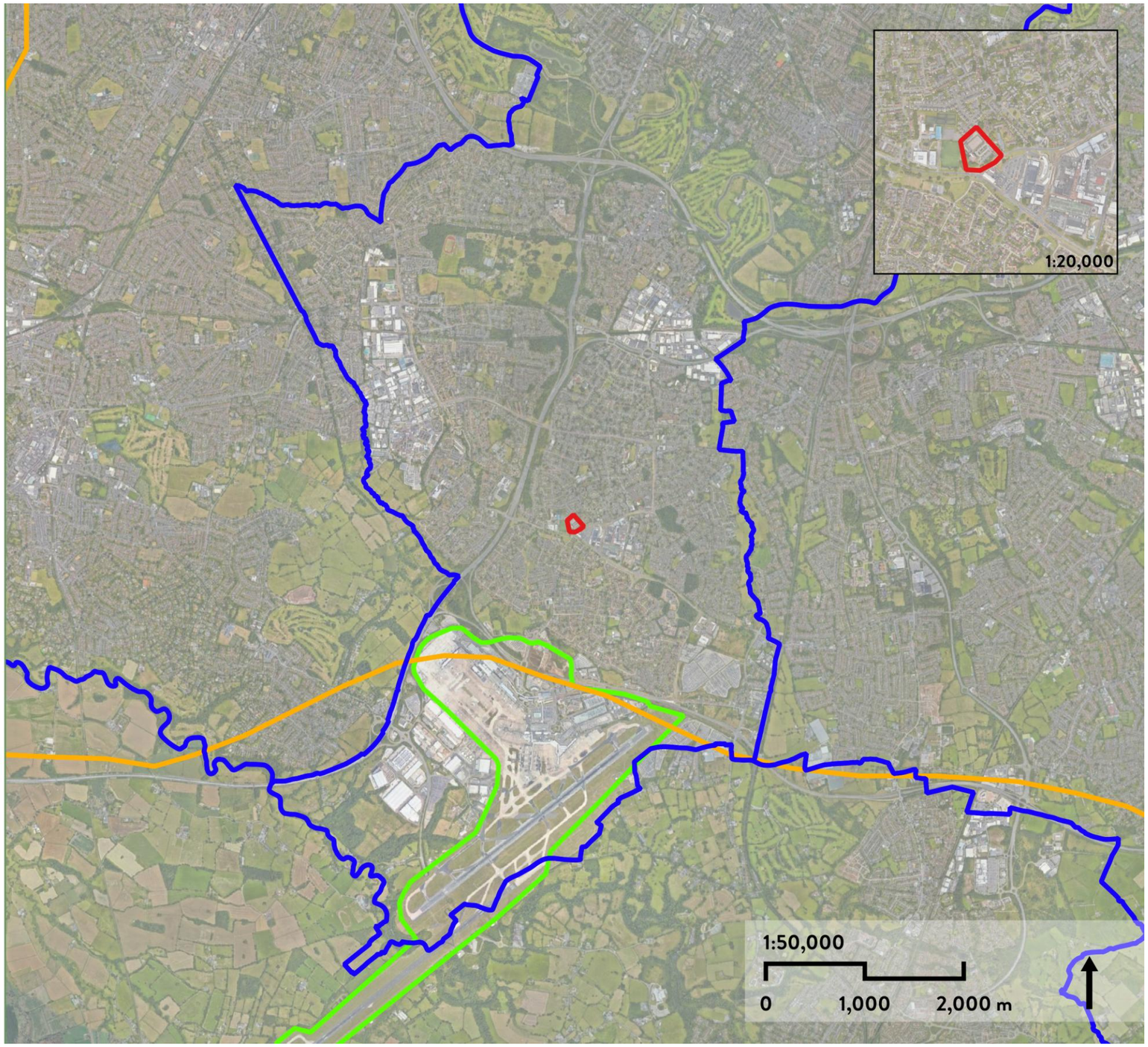
Site Context Plan PB-F02

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.

WYTHENSHAWE
BROTHERTON HOUSE

Key

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



Title: Site Context Plan

Drawn by: FT
Date: 31/07/2026

Reviewed by: ST
Date: 31/07/2026

Project number: 553439
Sources: ESRI World Topo

Greengage

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. 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				
Francesca Thorley, Senior Consultant, who prepared the HMMP, 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 To Be Confirmed (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 comprises of seven buildings, two of which are large multi-storey structures. The buildings are all unoccupied, however were previously office buildings and single residential property. The remaining buildings consist of smaller sheds and residential structures. Habitats within the site consist of areas of developed land; sealed surface, modified grassland, introduced scrub, scattered trees, an ornamental pond, vegetated garden, and hedgerows associated with the site boundaries.

Overview of Proposed Site Use PB-B14

The Proposed Development is in relation to the construction of a residential development with a care home.

Proposed habitat creation includes 0.0870 ha of modified grassland, 0.0819 ha of other neutral grassland, 0.0449 ha of mixed scrub, 0.0016 ha of ground level planters, 0.1687 ha of introduced shrub, 0.0458 ha of vegetated garden, 0.2524 ha of urban trees, 0.0084 ha of ground based green wall, 0.185 km of native hedgerow and 0.197 km of non-native and ornamental hedgerow. The development seeks to retain 0.0800 ha of modified grassland, 0.2931 ha of urban trees and 0.115 km of non-native and ornamental hedgerow and enhance 0.1057 ha of modified grassland to other neutral grassland.

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 Preliminary Ecological Appraisal (PEA) 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 PEA 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 PEA 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 PEA 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 PEA 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 modified grassland and trees.
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 CIVIC.[3]

[1] Greengage Environmental Ltd (2025) Preliminary Ecological Appraisal. Doc ref: 553439es18Sept25FV05_PEA.pdf
[2] Greengage Environmental Ltd (2026) Biodiversity Net Gain Assessment Doc ref. 553439ft08Oct25FV07_BNGA.pdf
[3] CIVIC (2025) Flood Risk Assessment & Drainage Strategy Doc ref. 18704-01-CIV-XX-XX-R-C-0001

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 Feilden Clegg Bradley Studios.[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] Feilden Clegg Bradley Studios(2025) Design & Access Statement Doc ref. 18704-FCB-XX-XX-T-A-9403_Desgn & Access Statement.

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 12.66ºC 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 936m west of a “medium” level Natural Flood Management Priority area. 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 retention and creation of planting 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 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), five or 11 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 (+9mm) and winter (+2mm)[7].

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 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.

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[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 9QX. 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:

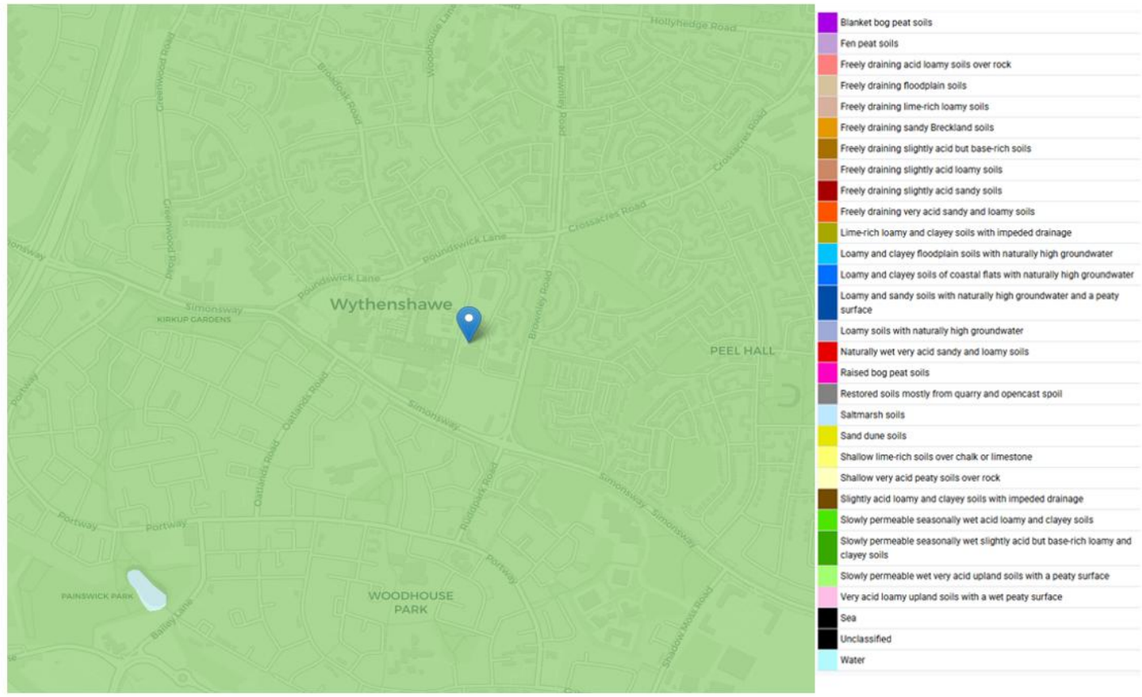
- Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

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 planting 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 modified grassland, other neutral grassland, mixed scrub, ground level planters, introduced shrub, vegetated garden, urban trees, ground based green wall, native hedgerow and non-native and ornamental hedgerow. The development seeks to retain modified grassland, urban trees and non-native and ornamental hedgerow and enhance modified grassland to other neutral grassland.

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

Habitats at baseline consist of areas of developed land; sealed surface, modified grassland, introduced scrub, scattered trees, an ornamental pond, vegetated garden, and hedgerows associated with the site boundaries. Within the design habitats have been retained as far as possible taking into account footprint of the development as well as the footprint of construction works. However, habitat creation at the site endeavours to compensate for habitats lost 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 assigned as low.

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
Retained							
Modified grassland	N/A	N/A	Poor	N/A	N/A	N/A	
Urban tree	N/A	N/A	Good	N/A	N/A	N/A	
Urban tree	N/A	N/A	Moderate	N/A	N/A	N/A	
Non-native and ornamental hedgerow	N/A	N/A	Poor	N/A	N/A	N/A	
Created							
N/A	Modified grassland	N/A	N/A	Poor	1	Poor condition will be targeted by achieving a pass in criteria C, F and G. Criteria A, B, D and E will not be targeted.	
N/A	Other neutral grassland	N/A	N/A	Moderate	5	Moderate condition will be targeted by achieving a pass in criteria A, B C, D and E. Criterion F will not be targeted.	
N/A	Mixed scrub	N/A	N/A	Poor	1	Poor condition will be targeted by achieving a pass in criteria A and C. Criteria B, D and E will not be targeted.	
N/A	Developed land; sealed surface	N/A	N/A	N/A - Other	0	N/A	As no condition assessment is required for this habitat, it is not discussed further within this HMMP.
N/A	Ground level planters	N/A	N/A	Condition Assessment N/A	1	N/A	As no condition assessment is required for this habitat, it is not discussed further within this HMMP.
N/A	Introduced shrub	N/A	N/A	Condition Assessment N/A	1	N/A	As no condition assessment is required for this habitat, it is not discussed further within this HMMP.

N/A	Vegetated garden	N/A	N/A	Condition Assessment 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 tree	N/A	N/A	Moderate	27	Moderate condition will be targeted by achieving a pass in criteria A, B and F. Criteria C, D and E will not be targeted.	
N/A	Urban tree	N/A	N/A	Poor	10	Poor condition will be targeted by achieving a pass in criteria B and F. Criteria A, C, D and E will not be targeted.	
N/A	Ground based green wall	N/A	N/A	Poor	1	Poor condition will be targeted by achieving a pass in criterion C. Criteria A and B 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 A1, B2 and D1. Criteria A2, B1, C1, C2 and D2 will not be targeted.	
N/A	Non-native and ornamental hedgerow	N/A	N/A	Poor	1	N/A	The condition of this habitat is set at poor and as such a condition assessment is not required therefore it is not discussed further within this HMMP.
Enhanced							
Modified grassland	Other neutral grassland	N/A	Poor	Moderate	10	Moderate condition will be targeted by achieving a pass in criteria A, B C, D and E. Criterion F will not be targeted.	

Habitat and Condition Targets Further Comments

As introduced shrub, vegetated garden, ground level planters and non-native ornamental hedgerow do not have a condition assessment they require no specific management, and they are not discussed further within this HMMP. However, general management should occur to ensure that these habitats are 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
Retained trees will be protected using methods within the Tree Method Statement[9]. Where other habitats are retained, these should be fenced off to avoid personal or construction vehicles from entering the area.
Specification of Protective Measures to be Used PM-04
Tree protection is specified within the Tree Method Statement[9]. Habitat should be protected using heras fencing locations of which should be specified within a Construction Environmental Management Plan. If habitat is o be damage, reseeding of habitat should occur within two years of the damage.

[9] Mulberry (2025) Arboricultural Method Statement Proposed Development at Brotherton House Wythenshawe. Ref TRE/BHW/Rev C. 28th November 2025.

Creation, Enhancement and Management Targets and Prescriptions

Habitat Creation, Enhancement and Management Plan EM-F01

WYTHENSHAWE
BROTHERTON HOUSE

- Red Line Boundary

HABITATS

- Developed land; sealed surface
- Ground level planters
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Vegetated garden
- Green walls
- Non-native and ornamental hedgerow
- Native hedgerow
- Proposed Small Urban Tree
- Retained Large Urban Tree
- Retained Medium Urban Tree
- Retained Small Urban Tree
- Lost Urban Tree

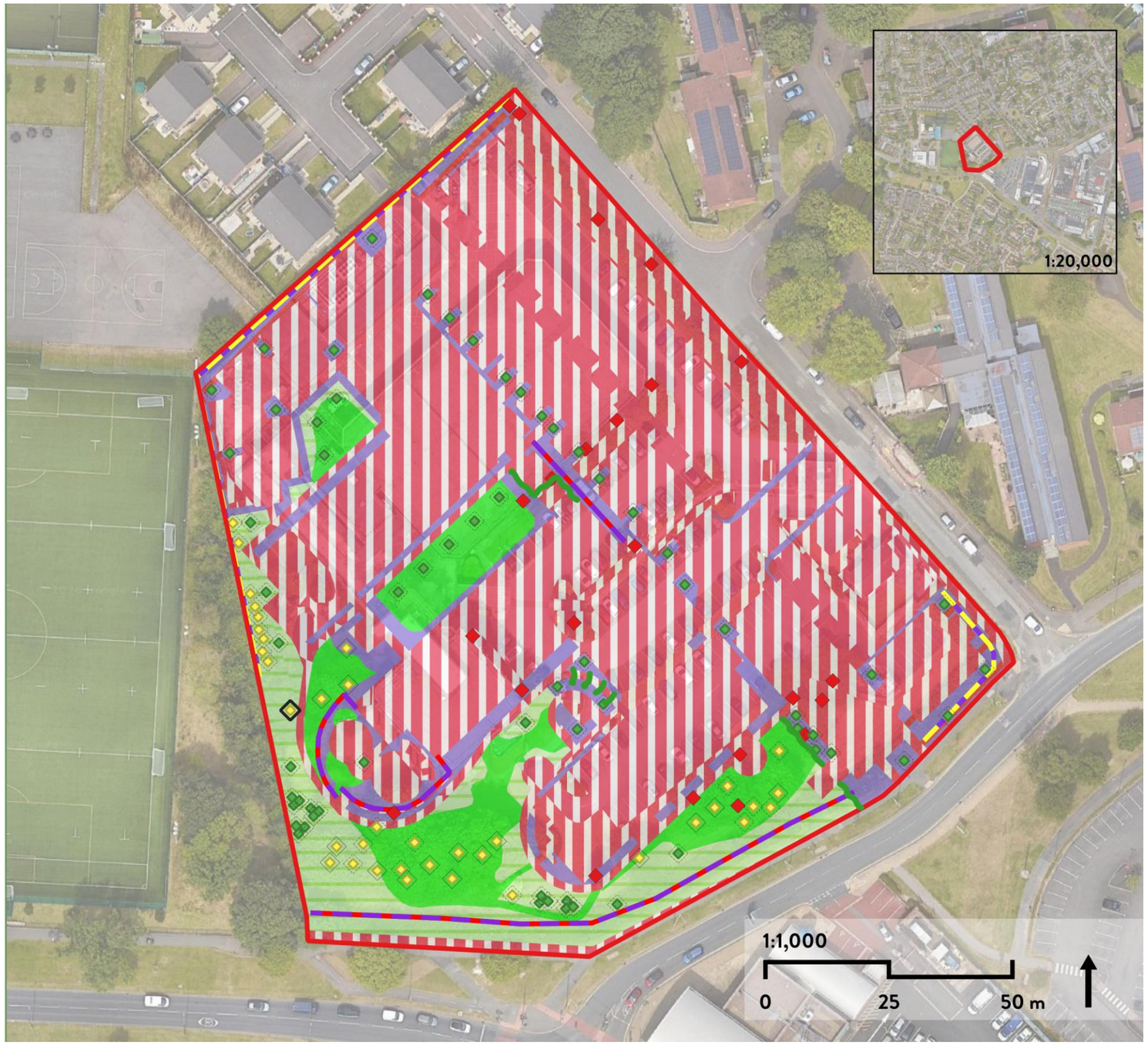
Title: Figure B.1 Post Development Habitat Map

Drawn by: FT
Date: 13/02/2026

Reviewed by: ST
Date: 13/02/2026

Project number: 553439
Sources: ESRI World Topo

Greengage



Grassland – Modified Grassland

Creation, Enhancement and Management Summary (GL-T01)

Target Habitat:			Modified Grassland			
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs. **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2, please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.	No	All	N/A	N/A	N/A
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	All	N/A	N/A	N/A
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	All	Generic amenity grassland seed mix to be used to create the grassland. Therefore, no scrub species are expected to be planted within this area.	N/A	Where scrub species may become established from self seeding, these can either be pulled out by hand, or the regular mowing/management of the area will suppress scrub species to below 20% of the total grassland.
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of	No	All	N/A	N/A	N/A

	access, or any other damaging management activities.					
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No	All	N/A	N/A	N/A
F	Cover of bracken *Pteridium aquilinum* less than 20%.	Yes	All	Generic amenity grassland seed mix to be used to create the grassland. Therefore, no bracken is expected to be planted within this area.	N/A	Where bracken may become established, these can either be pulled out by hand, or the regular mowing/management of the area will suppress this species.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes	All	No INNS are present on-site within the baseline. Generic amenity grassland seed mix to be used to create the grassland. Therefore, no INNS are expected to be planted within this area.	N/A	On-going vigilance for the establishment of INNS throughout the lifetime of the HMMP. If any INNS are identified as becoming established, these should be removed using appropriate methodology outlined by Defra.

Additional Management Prescriptions (GL-B01)
N/A – None at this time.

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

Action	Relevant Parcels	Timing	Prescriptions
1. Preparation of soil prior to seeding – soil strip and decompaction	All	Summer (July onwards)	Either by hand or mechanical digger, the top 5cm to 10cm of topsoil should be removed to reveal the less fertile sub-soil[10]. Harrow, rake, or fork over the bare soil to break up any compaction or lumps. Tread over the area to produce a firm-level surface. The area should then be left to 'settle' for four to six weeks, giving time for any remaining vigorous/undesirable species* to germinate[11]. Any vigorous/undesirable species* weeds that subsequently germinate after the 'settle' period should be removed before sowing. Then rake or fork the area to create a level surface with a fine to medium tilth.
2. Scarifying	All	Late summer	Ground preparation should begin in early to mid-August to avoid the bulk of the year's weed seeds. Individuals and/or patches of vigorous/undesirable species* should be removed by hand as a priority. As far as possible, all vigorous/undesirable species* should be removed from the seed bed. After this, existing vegetation should be cut low, raking to remove any thatch cuttings and existing biomass such as moss. Soon or directly after this, the ground should be scarified when existing biomass is at its lowest. Scarifying involves using a chain harrow, rake with deep tines or an electric scarifier, to disturb soil to a depth of approximately 1cm - 2cm, aiming to create around 50% bare soil. Scarifying should be ideally done when the ground is dry, and the entire area should be scarified.
3. Overseeding/sowing	All	Early autumn	Once the ground is fully prepared and the desired seed mix has been received, it can be sown onto the surface by hand or using a seed scattered. It is recommended that a sowing rate of between approximately 4g/m^2 to 5g/m^2 should be used. Sowing should ideally be performed in early autumn, with September considered the best month. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Once all seed has been broadcast, lightly rake the area and tread the surface to give a good seed/soil contact. During the first year the seedlings should be kept well-watered, especially during dry spells[12]. If prolonged dry spells occur after the seed is sown, the bed should be watered so it does not dry out, potentially requiring daily watering during these periods[13]. Soon after sowing, there may be a flush of annual vigorous/undesirable species*, arising from the soil seed bank. These vigorous/undesirable species* offer shelter to the sown seedlings, are great for invertebrates and they will die before the year is out. If sown in the previous autumn resist cutting the annual vigorous/undesirable species* until the following March/April if the grassland has grown to a height of 10cm or mid to late summer if not [14], [15]. Then cut, remove and compost. If appropriate,

[10] *The Grass People (2024). How to establish a wildflower meadow. Available at: https://thegrasspeople.com/establish-wildflower-meadow/?srsltid=AfmBOoqITI36s0CtmgAkIQ1aDJvPZPf_xpi_00_VBnYK52KG4IFgMDjx, accessed 21/01/2025 [online].*

[11] *Emorsgate Seeds (2024). Sowing and Aftercare - Mixtures, Meadow restoration by sowing into existing grass. Available at: https://wildseed.co.uk/additional-information/sowing-and-aftercare-mixtures/, accessed 21/01/2025 [online].*

[12] *RSBP (n.d). Growing wildlife-friendly flowers. Available at: https://www.rspb.org.uk/helping-nature/what-you-can-do/activities/create-a-wildflower-meadow, accessed 28/01/2025 [online].*

[13] Royal Botanic Gardens Kew (n.d). Looking after your wildflowers. Available at: https://growwild.kew.org/championing-nature/wildflowers/how-to-grow-wildflowers/looking-after-your-wildflowers#:~:text=If%20it's%20especially%20hot%2C%20dry,is%20gentle%20on%20the%20plants, accessed 28/01/2025 [online].

[14] Emorsgate Seeds (2024). First Year Management. Available at: https://wildseed.co.uk/product/mixtures/complete-mixtures/general-purpose-meadow-mixtures/special-general-purpose-meadow-mixture/, accessed 21/01/2025 [online].

[15] *The Grass People (2024). When and how often should I cut my wildflower meadow? Available at: https://thegrasspeople.com/when-should-i-cut-my-wildflower-meadow/?srsltid=AfmBOoo7gXfQ37-uY-zFW_bksDKLgvrUhAKhnn53gMJZs0sA87Ipf-rr, accessed 21/01/2025 [online].*

The Grass People (2024). When and how often should I cut my wildflower meadow? Available at: https://thegrasspeople.com/when-should-i-cut-my-wildflower-meadow/?srsltid=AfmBOoo7gXfQ37-uY-zFW_bksDKLgvrUhAKhnn53gMJZs0sA87Ipf-rr, accessed 21/01/2025 [online].

			the grassland should be cut to a height of 5cm every two months during the first spring/summer. If required, cut back the re-growth through to late autumn/winter to c50mm if needed, removing any cut biomass.
4. Cutting	All	Early spring and/or late summer	Once established, likely in the following spring after the autumn sow, the grassland may have its first cut once the sward length reaches at least 30cm. As the grassland will be for amenity use, it is expected that the grassland will be cut once per month from this point onwards. All cut material should be composted to be used within the site.
5. Onward maintenance	All	Monthly during establishment until desired grassland has been created	The grassland will be managed as an amenity grassland, and as such, will continue to be mown regularly. Any scrub of bracken that begins to establish within the grassland should be removed. If especially hot, dry, and windy prolonged conditions occur, the grassland should be regularly watered using a gentle spray, so it does not dry out. This may require daily watering during these periods. Following establishment, the habitat can then be monitored annually in late spring/early summer to check for any INNS and for any damage caused to the grassland to assess for further action.

- * 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*).

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

The below species list is indicative at this time.

Common Name	Scientific Name	Abundance / %	Comments
See below			

Other Supporting Information

Supporting Information (GL-B02)
See Lawn seed mix, Lawn mix – Amenity mix and Turf mix sections for species mixes and compositions, within the Brotherton House Planting Schedule for species list and quantities of planting[16].

What Does Success Look Like? (GL-F01)





[16] Planit (2026) Planting Schedule 2 of 2. Dwg No. 18704-PLA-XX-XX-D-L-2005 Rev P03

Grassland – Other Neutral Grassland

Creation, Enhancement and Management Summary (GH-T01)

Target Habitat				Other Neutral Grassland		
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	All	Soil stripping will be required to expose the less-fertile subsoils beneath the topsoil. Seed appropriate to a wildflower planting, will be used to create the grassland.	The grassland will be scarified to allow a new seed mix to be sown followed by a mowing regime which will target removing nutrients from the soil to reduce dominating grass species to grow.	Grassland will be managed as a grassland, with cut and removal of all arisings occurring at a maximum of twice per year; once in early spring (if required) and once in late summer. Where undesirable species* are noted within the grassland, management will be adjusted accordingly through remedial action identified during monitoring visits i.e. adjustment of mowing regime, targeted mowing, removal or arisings.
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	All	The seed mix used will contain species that naturally give structural diversity.	Enhancement will include a management regime which will include different mowing regime to allow the species to give a structural diversity. Extra mowing may be used to create different sward heights.	Management will include different mowing regime to allow the species to give a structural diversity. Extra mowing may be used to create different sward heights.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	All	The seed mix will be sown at a rate that gives good success levels.	Where bare ground patches are present, seeding will be undertaken.	Where bare ground patches exist, extra seeding will be undertaken.
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	All	Seed mix selected will not include bracken or scrub. Bracken is not established within the baseline vegetation and therefore is unlikely to establish. No scrub planting is proposed within the site.	Bracken is not established within the baseline vegetation and therefore is unlikely to establish. No scrub planting is proposed within the site.	Where scrub (including bramble) may become established, frequency of mowing, or removal of the scrub may be recommended as remedial management measures during the monitoring visits.
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	All	Grassland will not be accessed before the grass has established. Protection measures should be in place to restrict trampling. No fertilisers or pesticides will be used on the grassland which would encourage undesirable species.	A different mowing regime, along with extra seeding will reduce competition from undesirable species*.	Where species indicative of sub-optimal condition may arise, additional cutting and removal of all arisings may be required to lower the nutrient levels in the soils. Similarly, oversowing may be appropriate to ensure that desired species are included within the mix. Where damage is increased, consideration should be given to restricting access to the area and re-seeding.

						Management should not take place when the ground is wet.
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	All	N/A	N/A	N/A

- * 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*).

Additional Management Prescriptions (GH-B01)

N/A at this time.

Grassland (Medium, High, and Very High Distinctiveness)

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

Action	Relevant Parcels	Timing	Prescriptions
1. Preparation of soil prior to seeding – soil strip and decompaction	Created parcels only	Summer (July onwards)	Either by hand or mechanical digger, the top 5cm to 10cm of topsoil should be removed to reveal the less fertile sub-soil[17]. Harrow, rake, or fork over the bare soil to break up any compaction or lumps. Tread over the area to produce a firm-level surface. The area should then be left to 'settle' for four to six weeks, giving time for any remaining vigorous/undesirable species* (see below table) to germinate[18]. After the 4-6 week settle period, preparation for scarifying should begin in early to mid-August to avoid the bulk of the year's weed seeds. Individuals and/or patches of vigorous/undesirable species* should be removed by hand as a priority. As far as possible, all vigorous/undesirable species* should be removed from the seed bed. After this, existing vegetation should be cut low, raking to remove any thatch cuttings and existing biomass such as moss. Soon or directly after this, the ground should be scarified when existing biomass is at its lowest. Scarifying involves using a rake to disturb soil to a depth of approximately 1cm - 2cm, aiming to create around 50% bare soil. Scarifying should be ideally done when the ground is dry, and the entire technique area should be scarified.
2. Preparation of grassland prior to enhancement	Enhanced parcels only	Summer (July onwards)	Grassland should be raked by hand to remove dead or undesirable species. This will break up the vegetation as well as highlight patches or bare ground which will allow for future overseeding.
3. Overseeding/sowing	All	Early autumn (September/October)	Once the ground is fully prepared and the desired seed mix has been received, it can be sown onto the surface by hand or using a seed broadcast spreader. It is recommended that a sowing rate of between approximately 4g/m^2 to 5g/m^2 should be used. Sowing should ideally be performed in early autumn, with September considered the best month. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Once all seed has been broadcast, lightly rake the area and tread the surface to give a good seed/soil contact. During the first year the seeds should be kept well-watered, especially during dry spells[19]. If prolonged dry spells occur after the seed is sown, the bed should be watered so it does not dry out, potentially requiring daily watering during these periods[20]. Soon after sowing, there may be a flush of annual vigorous/undesirable species*, arising from the soil seed bank. These vigorous/undesirable species* offer shelter to the sown seedlings, are great for invertebrates and they will die before the year is out.
4. Cutting	All	Early spring and/or late summer (March and/or July/August)	Once established, likely in the following spring after the autumn sow, the grassland should not be cut until late summer. After flowering in July or August take a ‘hay cut’, cutting back with a scythe, or petrol strimmer to c50mm. Leave the ‘hay’ on the ground to dry for at least seven days, giving time for the wildflower seeds to shed their seeds back into the soil, then remove

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[17] *The Grass People (2024). How to establish a wildflower meadow. Available at: https://thegrasspeople.com/establish-wildflower-meadow/?srsltid=AfmBOoqITl36s0CtmgAklQ1aDJvPZPf_xpi_00_VBnYK52KG4IFgMDjx, accessed 21/01/2025 [online].*

[18] *Emorsgate Seeds (2024). Sowing and Aftercare - Mixtures, Meadow restoration by sowing into existing grass. Available at: https://wildseed.co.uk/additional-information/sowing-and-aftercare-mixtures/, accessed 21/01/2025 [online].*

[19] *RSBP (n.d). Growing wildlife-friendly flowers. Available at: https://www.rspb.org.uk/helping-nature/what-you-can-do/activities/create-a-wildflower-meadow, accessed 28/01/2025 [online].*

[20] Royal Botanic Gardens Kew (n.d). Looking after your wildflowers. Available at: https://growwild.kew.org/championing-nature/wildflowers/how-to-grow-wildflowers/looking-after-your-wildflowers#:~:text=If%20it's%20especially%20hot%2C%20dry,is%20gentle%20on%20the%20plants, accessed 28/01/2025 [online].

			from site. Cut back the re-growth in early spring to c50mm if needed, removing any cut biomass/arisings. All cut material should be composted to be used within the site. If sown in the previous autumn resist cutting the annual vigorous/undesirable species* until the following March/April if the grassland has grown to a height of 10cm or mid to late summer if not [21], [22]. Then cut, remove and compost. If appropriate, the grassland should be cut to a height of 5cm every two months during the first spring/summer. If required, cut back the re-growth through to late autumn/winter to c50mm if needed, removing any cut biomass. The grassland should then be mowed at a maximum of twice a year. Mowing should only occur once early spring and late summer.
5. Onward maintenance	All	Monthly after establishment until desired grassland has been created, then annually in late spring/early summer	Regular maintenance needs to be performed to ensure the habitat establishes successfully. Firstly, the habitat should be inspected a minimum of once a month, primarily recording overall habitat establishment, highlighting any areas that may need reseeding, and picking up any litter. During these inspections, if the presence of INNS is recorded then plans should be put in place for their removal until their eradication. This should avoid the use of chemical eradication, and favours strimming, hand pulling, or digging in targeted areas. If other dominant undesired species* not included within the species mix is recorded, the soil may be too nutrient rich due to previous use of the site and from any other external sources. Therefore, nutrient soil testing may be required to assess for presence of high nutrient enrichment. If areas of grassland enhancement are determined to be too nutrient-rich, then a specific high-nutrient wildflower mix should be sown to withstand conditions. Annual re-testing of the soil should be undertaken to determine whether the desired nutrient levels have been achieved. At the point when nutrient levels are considered suitable for other neutral grassland, the desired seed mix can be sowed again, following actions 4 and 5. Where bare ground is present above 5% of the grassland, re-sowing of the see mixture should be undertaken and areas cordoned off while establishment occurs. If particularly heavy footfall or damage is identified, then fencing should be implemented around these areas to reduce footfall and aid the habitat's establishment. If especially hot, dry, and windy prolonged conditions occur (over one week), the seed bed should be regularly watered using a gentle spray, so it does not dry out. This may require daily watering during these periods. Following establishment, the habitat can then be monitored annually in late spring/early summer to check for any INNS and for any damage caused to the grassland to assess for further action.

- * 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*).

[21] Emorsgate Seeds (2024). First Year Management. Available at: https://wildseed.co.uk/product/mixtures/complete-mixtures/general-purpose-meadow-mixtures/special-general-purpose-meadow-mixture/, accessed 21/01/2025 [online].

[22] *The Grass People (2024). When and how often should I cut my wildflower meadow? Available at: https://thegrasspeople.com/when-should-i-cut-my-wildflower-meadow/?srsltid=AfmBOoo7gXfQ37-uY-zFW_bksDKLgvrUhAKhnn53gMJZs0sA87lpf-rr, accessed 21/01/2025 [online].*

The Grass People (2024). When and how often should I cut my wildflower meadow? Available at: https://thegrasspeople.com/when-should-i-cut-my-wildflower-meadow/?srsltid=AfmBOoo7gXfQ37-uY-zFW_bksDKLgvrUhAKhnn53gMJZs0sA87lpf-rr, accessed 21/01/2025 [online].

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

The below species list is indicative at this time.

Common Name	Scientific Name	Abundance / %	Comments
See below.			

Other Supporting Information

Supporting Information (GH-B02)
See Wildflower mix sections for species mixes and compositions, within the Brotherton House Planting Schedule for species list and quantities of planting[16].

What Does Success Look Like? (GH-F01)





Scrub

Creation, Enhancement and Management Summary (SC-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 19. Scrub.

Target Habitat:			Mixed scrub			
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation approach**	**Enhancement Approach**	**Management Approach**
A	The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprising more than 75% of the cover (except hazel *Corylus avellana,* common juniper *Juniperus communis,* sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens,* which can be up to 100% cover).	Yes	N/A	Species chosen to comprise 80% native species.	N/A	Where whips fail, these should be supplemented replating of other native species. In the first instance consider the same species of those that failed, if however they keep failing another species should be considered.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	No	N/A	N/A	N/A	N/A
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes	All	Invasive Non-Native Species (INNS) will not be included within the planting list for the mixed scrub.	N/A	Continued management and monitoring of the mixed scrub for INNS or undesirable species.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	N/A	N/A	N/A	N/A
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	N/A	N/A	N/A	N/A

Additional Management Prescriptions (SC-B01)
Removal of vegetation should be avoided during the breeding bird season (March – August inclusive). If the breeding bird season cannot be avoided, a nesting bird check is to be undertaken by a SQE at a maximum of 48 hours prior to works.

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

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

Action	Relevant parcels	Timing	Prescriptions
1. Selection of species and nursery procurement – for whip planting	All	Prior to planting	Species to be planted should be selected for their value for wildlife and should be native, deciduous species. Species should be selected for their ability to withstand flooding and drought. All scrub 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. Selection of size of scrub to be planted. To foresee potential tree failures, it is recommended that for every one scrub specimen required, three whips are planted.
2. Whip planting	All	Winter to early spring (November to March)	Whips should be planted in areas to created scrub habitat. Whips are bare-rooted, roughly 18-inch specimens which are already established. All scrub planting to be in accordance with Section 10 of BS8545:2014. A hole or slit should be created into the ground prior to planting whip specimens, deep enough to cover all roots. The whips should be planted about 2m apart in wavy lines to appear more natural. Protect newly planted whips with sustainably sourced stakes and biodegradable guards. If used, these should be removed after approximately 5-10 years or as soon as they split or start to disintegrate. Whips should not be planted when the ground is waterlogged or frozen.
3. Ongoing maintenance	All	Annual monitoring between May to September	Where there is a prolonged period of drought, planted whips should be watered during and after the drought during the first five years of onward management to allow for whips to grow. Keeping planting areas free from vigorous/undesirable species (such as docks/thistles). All planted / mulched areas shall be hand weeded or treated with a non-residual herbicide as appropriate / required. 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).

Scrub Species Lists (SC-T03)

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

Common Name	Scientific Name	Abundance / %	Comments
See below.			

Other Supporting Information

Supporting Information (SC-B02)
See species notes within the Brotherton House Planting Plan 1 of 3 for species list and quantities of planting[23].

What Does Success Look Like? (SC-F01)





[23]Planit (2026) Planting Plan 1 of 3 Dwg No. 18704-PLA-XX-XX-D-L-2001 Rev P03

Hedgerows

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			
Condition Assessment Criteria		**Targeted?**	**Relevant Features**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A1	Height >1.5m average along length.	Yes	All	Whips will be planted along the width of the intended hedgerow, with management to allow the hedgerow to reach a minimum of 1.5m height after 30 years.	N/A	Where cutting/pruning is required, this should start from a minimum of 1.5m height.
A2	Width >1.5m average along length.	No	N/A	N/A	N/A	N/A
B1	Gap – hedge base 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 Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	All	Whips should be planted at regular intervals along the hedgerow and in double lines to avoid gaps appearing. Where gaps are formed/forming, these gaps should be filled with whips of a like-for-like species.	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 >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)	No	N/A	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	N/A	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	All	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 >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	No	N/A	N/A	N/A	N/A

Additional Management Prescriptions (HD-B01)

Removal of vegetation should be avoided during the breeding bird season (March – August inclusive). If the breeding bird season cannot be avoided, a nesting bird check is to be undertaken by a SQE at a maximum of 48 hours prior to works.

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. To foresee potential whip failures, it is recommended that for every one whip 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. 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. 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. 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) 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. 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[24] until eradicated. 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*).

[24] *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)

This species is for suggestion only. The only specification is that if species from this list are not chose, they should be native and not cultivars.

Common Name	Scientific Name	Abundance / %	Comments
See below			

Other Supporting Information

Supporting Information (HD-B02)
See Hedge for species mixes and compositions, within the Brotherton Trees and Hedges Plan & Schedule for species list and quantities of planting[25].

What Does Success Look Like? (HD-F01)





[25] Planit (2026) Trees and Hedges Pan & Schedule. Dwg No. 18704-PLA-XX-XX-D-L-2006 Rev P03

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:			Ground based green wall			
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.	No	All	N/A	N/A	N/A
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.	No	All	N/A	N/A	N/A
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of total vegetated area. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	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: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools. (only applicable to Open mosaic on previously developed land habitat type)	N/A	N/A	N/A	N/A	N/A

E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife. (only applicable to Bioswale and SUDS habitat types)	N/A	N/A	N/A	N/A	N/A
E2	The vegetation is comprised of plant species suited to wetland or riparian situations. (only applicable to Bioswale and SUDS habitat types)	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). (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. **Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.** (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. Planting	All	Autumn Year 1	Plant the agreed palette to achieve structural and floral diversity. Use plants of appropriate provenance and nursery grown stock. Planting and establishment to follow the plants recommendations and general planting best practice (root handling, planting densities). Include some nectar/wildlife species to meet biodiversity targets.
2. 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.
3. 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.
4. Routine maintenance	All	Years 1 - 30	Clear debris, annual pruning/cutting (autumn) and remove accumulated sediment. Manage shrubs 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

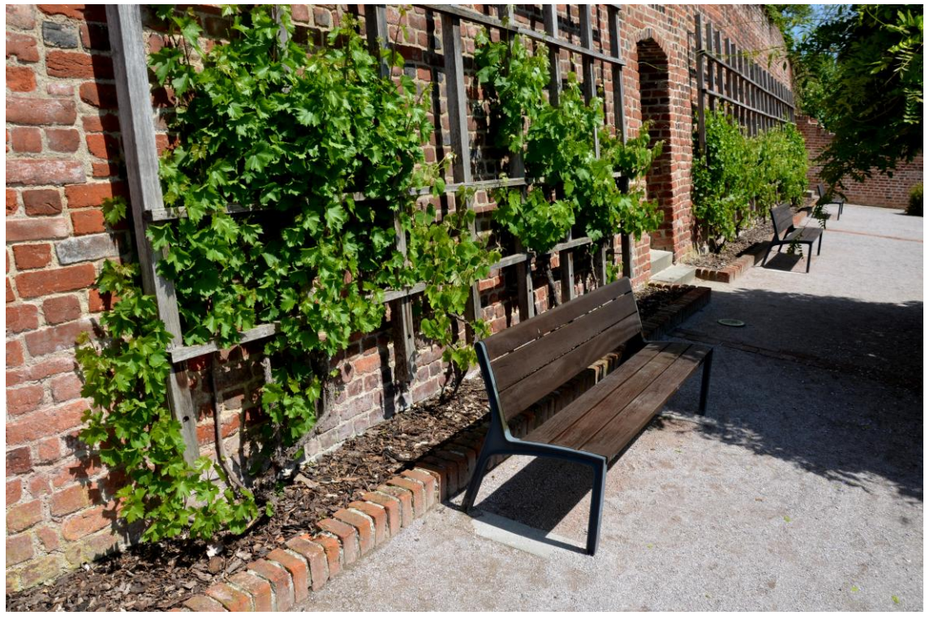
Common Name	Scientific Name	Abundance / %	Comments
See below.			

Other Supporting Information

Supporting Information (UR-B02)
See Climbers section of Brotherton House Planting Schedule for species list and quantities of planting[26].

What Does Success Look Like? (UR-F01)





[26] Planit (2026) Planting Schedule 1 of 2. Dwg No. 18704-PLA-XX-XX-D-L-2004 Rev P03

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).	Yes	Moderate condition trees only	Trees chosen within the planting schedule will be native species.	N/A	If trees fail these should be replaced with native trees of the same type if possible.
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.	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	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 existing subsoil will be broken up to assure adequate drainage. 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. 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). 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
See below.			

Other Supporting Information

Supporting Information (UT-B02)
See Ornamental Planting sections for Specimen planting, which contain tree species to be planted within the Brotherton House Planting Schedule for species list and quantities of planting[26].

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, mixed scrub 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 or whips initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis. Monitor for dieback and replace when necessary.
18.07.2026	Individual trees, mixed scrub 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, whips and scrub 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, mixed scrub 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 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. Replacement of different species with characteristics more tolerant to conditions
18.07.2026	Grassland and ground based green wall	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	Grassland and ground based green wall	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 establishment of intended species planted and evidence of undesired species	Replant desired species mix the following botanical season.
18.07.2026	Grassland and ground based green wall	Planted planting mix fails to establish	Failure of plants emerging or continuing to grow	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. This may require daily watering during these periods. If it still fails to establish, apply management actions again including re-planting.
18.07.2026	Native hedgerow, mixed scrub, grassland and ground based green wall	Presence of vigorous/undesirable species*.	Undesirable species and INNS identified during monitoring surveys, which will record a species list for the habitats.	Hand-weed to remove the undesirable species and INNS 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. 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. 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. 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
Modified grassland	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 and identify INNS. Check the habitat type against all condition criteria for this habitat.	Annually from years 1-5, then every 5 years. Surveys to be completed between May – June.
Other neutral grassland	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. Identify and create a list of the botanical species within the grassland to check against target species list and identify INNS. Check the habitat type against all condition criteria for this habitat.	Annually from years 1-5, then every 5 years. Surveys to be completed between May – June before a hay cut is undertaken.
Mixed shrub	Estimate percentage of native species, INNS and species indicative of suboptimal condition. Record age-classes and the presence of clearings, glades and/or rides. Record the habitat adjacent the scrub and how it interacts with it.	Annually from years 1-5, then every 5 years. Surveys to be completed within botanical survey season (May – September).

	Identify and create a list of the botanical species within the mixed scrub to check against target species list. Check the habitat type against all condition criteria for this habitat.	
Urban trees	Survey each of the newly planted trees and all retained trees to ensure they are likely to achieve target conditions. 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. Collect a species list for the trees to check against target species list. Check the habitat type against all condition criteria for this habitat.	Annually from years 1-5, then every 5 years. Surveys to be completed within botanical survey season (May – September).
Hedgerows	Conduct a Hedgerow Survey using methodology as detailed within the Hedgerow Survey Handbook.[27] 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 species indicative of nutrient enrichment. Estimate the percentage of INNS 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. Check the habitat type against all condition criteria for this habitat.	Annually from years 1-5, then every 5 years. Surveys to be completed between May – June
Ground based green wall	Species and structural diversity to be recorded based upon the condition assessment for ground based green wall and INNS should be surveyed for. Identify and create a list of the species within the ground based green wall.	Annually from years 1-5, then every 5 years. Surveys to be completed within botanical survey season (May – September).

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

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 surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	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.
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 management activities described within this HMMP, monitoring visits will be undertaken to assess the establishment, condition and long-term success of the retained, enhanced and created habitats. Monitoring will identify successful outcomes and any necessary remedial actions to management prescriptions where habitats are failing to establish or are not progressing towards their target condition or being adversely affected by unforeseen factors.

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, Manchester City Council

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.