



Oldham Road, Rochdale

Landscape and Habitat Creation Management Plan

Prepared For: Willmott Dixon Construction Ltd

Document Reference: 9542.02.001

February 2025

Version 2.0

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1.0	07/02/25	MG	CT/GD	Draft for comment.	Superseded.
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The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a qualified legal professional should be secured.

Site Overview

Site name and address	Oldham Road, Rochdale
Central OS grid reference	SD 89973 12974
Central w3w	term.keeps.shaped
Project type	The proposals for the site entail the construction of a residential development with associated parking, hard and soft landscaping.
Landowner / Organisation for habitat creation	Willmott Dixon Construction Ltd
Land Manager/Management Company responsible for long-term management	Rochdale Borough Council
Author organisation	The Environment Partnership (TEP) Ltd
Planning authority	Rochdale Borough Council
National Landscape Character Area	National Character Area: 54 – Manchester Pennine Fringe.
BNG Metric Reference	Design Stage BNG Assessment (TEP ref: 9542.004).
Irreplaceable habitats	None present within LHCMP.

Summary of Habitat Management Plan

Habitats to be Retained, Created and Enhanced	Habitats to be created: ■ Proposed Lawn; ■ Proposed Meadow; ■ Proposed Ornamental Planting. ■ Proposed Private Back Garden; ■ Proposed Hedge/Defensible Planting; and ■ Proposed Tree.
Timescales for Actions	Establishment period estimated 0-5 years. LHCMP period minimum 30 years.
BNG Monitoring Requirements	Habitat condition monitored against UK Habitat criteria in years 1, 2, 3, 5, 10, 12, 15, 20, 25, 27, 30.
LHCMP update requirements	The LHCMP will be informally reviewed on an annual basis to ensure management prescriptions appropriate to the habitats on site particularly during the establishment period. The LHCMP will undergo a formal review every 5 years to ensure the plan is meeting the changing needs of the site.
Required Consents and Licences	None detailed for the Site.
Funding	N/A
Legal Agreement	None currently.

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- Drawing 1: Site Plan – Landscaping (Oobe ref: ORRD-OOB-ZZ-00-DR-L-00001 P12)
- Drawing 2: Baseline UK Habitats (TEP ref: G9542.014); and
- Drawing 3: Proposed UK Habitats (TEP ref: G9542.015).

1.0 Introduction

Purpose of the Management Plan

- 1.1 This Landscape and Habitat Creation Management Plan (LHCMP) has been produced by The Environment Partnership (TEP) Limited on behalf of Willmott Dixon Construction Ltd. The LHCMP provides a framework for supporting the delivery of Biodiversity Net Gain (BNG) at Oldham Road, Rochdale (hereby referred to as 'the Site').

Scope of the Management Plan

- 1.2 This LHCMP covers all areas of open space within the Site, specifically soft landscaping detailed within open space areas. It excludes the residential gardens which are to be maintained by the property occupiers.
- 1.3 This LHCMP sets out a coordinated, overarching approach to the management of the habitats, open space and landscaping within the Site. At a strategic level, the LHCMP will be used to guide decision making and management interventions, as well as monitoring mechanisms to ensure the successful establishment of each habitat across a 30 year period. At an operational level, the LHCMP will be used to inform the day-to-day practical landscape maintenance operations.
- 1.4 This LHCMP has been informed by the design proposals, ecological baseline and Arboricultural information and should be read in conjunction with the following documents:
- Site Plan - Landscaping (Oobe ref: ORRD-OOB-ZZ-00-DR-L-00001 P12);
 - Arboricultural Impact Assessment (TEP ref: 9542.01.001);
 - Ecological Assessment (TEP ref: 9542.002);
 - BNG Design Stage Report (TEP ref: 9542.004); and
 - Landscape Design and Access Statement (Oobe ref: ORRD-OOB-XX-XX-RP-L-05004 P05).
- 1.5 This LHCMP has been informed by British Standard 8683:2021 Process for Designing and Implementing BNG and BNG Good Practice Principles for Development, A Practical Guide¹.

¹ [Biodiversity net gain. Good practice principles for development. A practical guide \(cieem.net\)](https://www.cieem.net/biodiversity-net-gain-good-practice-principles-for-development-a-practical-guide)

Structure of the Management Plan

- Chapter 2.0 provides an overview of the sites baseline landscape and ecological features
 - Chapter 3.0 provides details of the sites planning, development and Biodiversity Net Gain (BNG) rationale and commitment
 - Chapter 4.0 includes roles and responsibilities for the long-term management of the site
 - Chapter 5.0 details the management intentions and maintenance operations associated with the delivery of BNG
 - Chapter 6.0 sets out how the success of the LHCMP will be monitored, reviewed and updated over time.
- 1.6 The following appendices are included to support this LHCMP:
- Appendix A provides a table of maintenance operations;
 - Appendix B summarises relevant legislation; and
 - Appendix C is the BNG monitoring schedule and summary of the BNG commitment for the Site.
- 1.7 The following drawings are included and support this LHCMP:
- Site Plan - Landscaping (Oobe ref: ORRD-OOB-ZZ-00-DR-L-00001 P12); and
 - Baseline UK Habitats (TEP ref: G9542.014); and
 - Proposed UK Habitats (TEP ref: G9542.015).

2.0 Overview of Baseline Site

Site Location

- 2.1 The Site lies approximately 0.5 km south of Rochdale town centre. The Site is bound by Milnrow Road to the north, Oldham Road to the east, a retail park to the south and Drake Street to the west.

Land use summary

- 2.2 Table 1 summarises the wider baseline environmental information for the Site and LHCMP.

Table 1: Summary of baseline environmental information.

Baseline feature	Feature description relevant to LHCMP
Baseline Habitat Survey	Baseline habitats are illustrated on the Baseline UK Habitats Plan (TEP ref: G9542.014). Baseline habitats comprised a mix of modified grassland, other neutral grassland, bramble scrub, mixed scrub and hardstanding landscaping.
Ecological Surveys	Ecological surveys completed on-site comprise of the following: ■ Extended Phase 1 Habitat Survey (TEP, 2022); ■ Preliminary Roost Assessment for Bats (TEP, 2022); and ■ Ecology Desktop Study (TEP, 2022).
Environmental designations	A review of designated wildlife sites within a 1km radius of the site was completed and identified the Rochdale Canal Special Area of Conservation (SAC) located 0.78km to the south of the Site. The canal is also designated as a local Wildlife Site (LWS) this section of the canal is located 0.55km to the South of the Site.
Landscape Character Designations	National Character Area: 54 – Manchester Pennine Fringe ² . The Manchester Pennine Fringe occupies the transitional zone between the open moorlands or the Dark Peak and Southern Pennines, and the highly populated urban area in Manchester.
Protected and notable species	Results of ecology desktop study identified protected species within 1km of the site including badger with the nearest record being 0.8km southwest of the Site, common pipistrelle 0.1km to the northwest of the Site and starling and dunnock 0.1km southwest from the Site.

² [Manchester Pennine Fringe - National Character Area Profiles](#)

Baseline feature	Feature description relevant to LHCMP																								
Protected and notable habitats	There are no Conservation Areas or Tree Preservation Orders on the Site.																								
Invasive Species	Areas of Invasive Non-Native Species (INNS) were identified on site including cotoneaster (<i>Cotoneaster horizontalis</i>) and Japanese rose (<i>Rose rugosa</i>).																								
Climate	The following climate information is based on Met Office data for the climate period 1991-2020 at Rochdale Climate Station³: <table> <tr> <td>Days of rain per year</td><td>170.75 mm</td></tr> <tr> <td>Average annual rainfall</td><td>1197.22 mm</td></tr> <tr> <td>Wettest month</td><td>Dec (138 mm)</td></tr> <tr> <td>Driest month</td><td>May (65 mm)</td></tr> <tr> <td>Average annual temperature</td><td>10.31°C</td></tr> <tr> <td>Warmest month</td><td>July (11–20°C average)</td></tr> <tr> <td>Coldest month</td><td>January (1–6°C average)</td></tr> <tr> <td>Average annual hours of sunshine</td><td>9.1hrs</td></tr> <tr> <td>Sunniest month and average hours of sunshine</td><td>July 15.02hrs</td></tr> <tr> <td>Prevailing winds</td><td>West</td></tr> <tr> <td>Average number of days with air frost</td><td>44.37</td></tr> <tr> <td>Frostiest month and number of days</td><td>January – 10.16</td></tr> </table>	Days of rain per year	170.75 mm	Average annual rainfall	1197.22 mm	Wettest month	Dec (138 mm)	Driest month	May (65 mm)	Average annual temperature	10.31°C	Warmest month	July (11–20°C average)	Coldest month	January (1–6°C average)	Average annual hours of sunshine	9.1hrs	Sunniest month and average hours of sunshine	July 15.02hrs	Prevailing winds	West	Average number of days with air frost	44.37	Frostiest month and number of days	January – 10.16
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Geology and Topography	Pennine Lower Coal formation consisting of a base of dark grey, fissile mudstone of the subcrenatum marine band with eponymous fossils.																								
Agricultural Land Status	Non-agricultural land classification associated with the Site.																								
Soils and Substrates	The site is located within a soilscape 10 described as “Freely draining slightly acid sandy soils” ⁴ .																								
Contaminated Land	Review of the catchment-based approach data hub for historic landfill sites detailed the site no historic landfill on-site.																								
Hydrology and Drainage	The site consists of extensive hard landscaping with no identified waterbodies or free flowing water on-site or adjacent to the boundaries.																								
Flood Risk Zones	The Site is located in flood zone 1, this details that the Site is within a low probability of flooding from rivers and the sea.																								
Historic Environment and Land Use	N/A																								

³ <https://www.metoffice.gov.uk/research/climate/maps-and-data/location-specific-long-term-averages/gcw2yrnc0>

⁴ [LandIS - Land Information System - Soilscape soil types viewer](#)

Protected Species or Habitats of Importance

Birds

- 2.3 Results following the ecology desktop study identified several protected bird species within 1km of the Site including bullfinch, dunnoek, house sparrow, lapwing, lesser redpoll, song thrush and starling. Common species including robin, blackbird, bluetit and wren were identified on-site. Existing habitats provide potential nesting and foraging habitat for various bird species, the developments proposed habitat features will provide nesting and foraging opportunities. Further details are provided within the Ecological Assessment (TEP ref: 9542.002).
- 2.4 All UK wild birds are protected while at the nest under the Wildlife and Countryside Act (1981). Effectively, this means that if removal of habitats (which can include buildings, trees, hedges, scrub and grassland) cannot be timed to avoid the bird breeding season (March to August inclusive), then a survey by a suitably experienced ecologist will be required to ensure no nesting birds will be affected. There is generally no process to gain a licence to disturb nesting birds; therefore, if active nests are present works will need to avoid the area of the nest until the young have fledged.

Bats

- 2.5 Results from the ecology desktop study identified several bat species within 2km of the Site, the nearest record being a common pipistrelle which was recorded 0.1km to the northwest of the site. The preliminary roost assessment concluded that several features were of low roosting potential with one moderate feature detailed as a mature Italian alder tree. Further details are provided within the Ecological Assessment (TEP ref: 9542.002).
- 2.6 Bats and their roosts are protected under Schedule 5 of the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species Regulations 2017 (as amended).

3.0 Planning, Development and BNG Rationale

- 3.1 Full planning application was approved by Rochdale Borough Council in December 2022 (application ref: 22/01119/FUL) for the development of 81 dwellings and a 5/6 storey building containing 142 apartments (Use Class C3) with ground floor commercial use (Use Class E), new park, internal estate roads, revised means of vehicular access off Oldham Road, associated parking, infrastructure, landscaping, ancillary works and amended car parking layout to retained Central Retail Park at the Site.

Planning Condition

- 3.2 Full consent was granted, subject to conditions, including Condition 14 which states:

“No development shall take place until a Landscape and Habitat Creation and Management Plan (LHCMP) has been submitted to, and been approved in writing by, the local planning authority. The content of the LHCMP shall include the following:

a) Description and evaluation of features to be created and/or managed; b) Ecological trends and constraints on site that might influence management c) Aims and objectives of management; d) Appropriate management options for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period); g) Details of the body or organization responsible for implementation of the plan; and h) Ongoing monitoring and remedial measures.

The LHCMP shall set out how net gain in biodiversity (habitat enhancement) will be achieved on the site and include details of long-term implementation of the plan which will be secured by the developer with the management body(ies) responsible for its delivery. The Plan shall set out (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved Plan shall be implemented in accordance with the approved details.”

- 3.3 This LHCMP has been written to discharge Condition 14.

Biodiversity Net Gain (BNG)

- 3.4 Developers are required to deliver a BNG minimum of 10% to ensure the natural environment is in a measurably better condition than it was pre-development.
- 3.5 The National Planning Policy Framework (NPPF) (December 2024), states that:

"planning policies and decisions should contribute to and enhance the natural and local environment by:

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures".

- 3.6 BNG is measured in biodiversity units (BU). BU are allocated to each existing habitat present on a site based on their condition, distinctiveness, and strategic significance.
- 3.7 The Department for Environment Food & Rural Affairs' (DEFRA) Biodiversity Metric Calculation Tool (Metric 3.1) was used to:
- Quantify and score the baseline BU's on site for each habitat;
 - Identify and score the BU's to be lost due to the proposed development; and
 - Identify and score the BU's to be retained, enhanced and created.

Baseline Calculation

- 3.8 A baseline biodiversity calculation of the Site was undertaken (TEP, 2022) in line with Phase 1 habitat survey assessment methods (JNCC, 2010) /UK Habitat Classification User Manual (2020) and the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).
- 3.9 The BNG commitment has been calculated using DEFRA's 3.1 Biodiversity Metric Calculation Tool and findings are summarised within the Biodiversity Net Gain Design Stage Report (TEP ref: 9542.004).
- 3.10 Table 2 summarises the baseline biodiversity calculation for habitats on the Site.

Table 2: Biodiversity Baseline Calculation.

Primary Habitat Description (Corresponding to UKHAB classification type)	Ecological Baseline Total BU
Habitat	
Modified grassland	0.85
Other neutral grassland	0.01
Bramble scrub	0.07
Mixed scrub	0.02
Introduced shrub	0.40
Urban trees	1.68
Hedgerow	
Hedge ornamental non-native	0.02

Primary Habitat Description (Corresponding to UKHAB classification type)	Ecological Baseline Total BU
Total on-site baseline habitat units	3.03
Total on-site baseline hedgerow units	0.02

- 3.11 The baseline BU have been calculated as 3.03 habitat and 0.02 hedgerow units. To achieve 10% BNG, enhancements to existing habitats and creation of new habitats (taking into account the loss of habitats required to facilitate creation) will be needed to provide an additional 0.305 BU's.

Securing BNG

- 3.12 The Biodiversity Metric calculation demonstrates that the proposed development can provide the minimum requirements for BNG within the Site.
- 3.13 The biodiversity units within the Site will be delivered through habitat creation, including the following features:
- Modified grassland;
 - Other neutral grassland;
 - Introduced shrub;
 - Vegetated garden;
 - Urban trees; and
 - Ornamental non-native hedgerow.
- 3.14 Each new habitat has a target condition that should be achieved within the lifetime of this LHCMP. Some habitats reach their target condition quickly, others take considerably longer.
- 3.15 The BUs committed to as part of the planning process will be managed for at least 30 years to deliver the BU and ensure a net gain.
- 3.16 This LHCMP is a key part of the delivery of the intended BU's. A monitoring and review strategy is included in Chapter 6.0, and BNG auditing schedule is in Appendix C. It requires a competent person to certify that:
- Newly created habitats are on course to meet their target condition;
 - Existing habitats are improving in line with commitments relating to target condition; and
 - Any remedial measures are in place to address shortfalls in target condition.

- 3.17 This LHCMP has been prepared to discharge the planning condition associated with the approved full planning application, and to demonstrate that measurable BNG can be delivered.

4.0 Roles and Responsibilities

Defects period

- 4.1 During the defect's liability period, landscape maintenance and replacement of failed planting will be completed by the landscape contractor who has implemented the scheme.

Practical Completion

- 4.2 BNG Good Practice Principles for Development, A Practical Guide⁵, recommends that a site audit is completed by a competent landscape/ecological professional to review the condition of all habitats which contribute to achieving BNG. The audit should be completed as part of practical completion and prior to the transfer of land to the managing organisation for long-term management.

Long-Term Management

- 4.3 Following the defects liability period, Willmott Dixon Construction Ltd will facilitate Rochdale Borough Council who will be responsible for operational management and maintenance of the habitats and landscape within the Site.
- 4.4 The managing organisation will require the necessary experience and certificates of competence to undertake landscape management operations on site. Where practical, contractors with experience in biodiversity management will be sought. The managing organisation will ensure that management complies with the guidelines set out in this Plan.

Mechanism to Secure Delivery

- 4.5 The appointed managing organisation will have a contractual responsibility to ensure the Site is maintained appropriately to deliver the BU's committed to as part of the development.
- 4.6 The appointed managing organisation will liaise with the Local Planning Authority (LPA) during the lifetime of this LHCMP (30 years), to ensure that any amendments or changes to management and maintenance are agreed to in writing.

Health and Safety

- 4.7 Management of the Site must be in line with all legislation relating to health and safety and the environment. A review of the relevant legislation affecting site management is at Appendix B.

⁵ [Biodiversity net gain. Good practice principles for development. A practical guide \(cieem.net\)](https://www.cieem.net/biodiversity-net-gain-good-practice-principles-for-development-a-practical-guide)

- 4.8 Willmott Dixon Construction Ltd will retain ultimate responsibility for the health and safety of the Site until such time as the open space and landscaping associated is transferred to a managing organisation. The Site will be subject to informal inspections and a formal annual inspection. Whenever the Site is visited, any deficiencies in safety provision will be noted and acted upon.
- 4.9 The appointed managing organisation is responsible for complying with the provisions of the Health and Safety at Work Act 1974. All machinery and apparatus brought onto the Site shall be safe and maintained to a standard that will not breach provisions within the Health and Safety at Work Act 1974 or any other statutory obligations.
- 4.10 The managing organisation shall be adequately trained and sufficiently competent to carry out maintenance operations without causing a Health and Safety risk to themselves or other uses of the Site.
- 4.11 All works shall be undertaken in accordance with the relevant codes of practice. Appropriate machinery shall be used inclusive of adequate personal protective equipment to avoid harm to themselves or any other persons.

Biosecurity

- 4.12 Areas of Invasive Non-Native Species (INNS) were identified on site in the Phase 1 Habitat Survey conducted in 2022 including cotoneaster (*Cotoneaster horizontalis*) and Japanese rose (*Rose rugosa*). The management company should have a sufficient awareness of new and ongoing biosecurity threats, and the necessary precautions to avoid their spread should be undertaken on sites where they are known or suspected.
- 4.13 New findings of suspected non-indigenous plant pests and diseases should be reported to the Plant Health and Seeds Inspectorate or Forestry Commission - Forest Research Tree Health Diagnostic and Advisory Service or both.

Management Plan Reviews

Informal Review

- 4.14 The landowner and the appointed managing organisation will undertake an informal review of the maintenance operations annually to ensure that the maintenance operations are meeting the original management objectives and responding to the developing needs of the Site.
- 4.15 Informal reviews will identify the need for additional maintenance operations and inform future management decisions. This can be achieved by:

- Quarterly formal site inspections by the landowner and/or managing organisation to assess the appointed contractor's quality standards and deliverables in line with this LHCMP;
- An annual site meeting with the landowner and/or managing organisation and stakeholders and the appointed contractor to assess quality standards and deliverables in line with this LHCMP; and
- Ad hoc unannounced inspections by the landowner and/or managing organisation to review quality of maintenance work and any potential Health and Safety issues.

Formal Review

- 4.16 A formal review will be undertaken at the end of the first 5-year period following the first years establishment period and the transition into long-term management. Subsequent formal reviews will be completed every 5 years unless there is the requirement to increase the monitoring frequency following the review process.
- 4.17 The formal review will include the key measures achieved, habitat condition assessments in line with the BNG audit program and will refer to any ecological reporting undertaken.
- 4.18 The formal review will also consider if any adaptations to existing landscape and habitat management activities are required to ensure habitats are on course to meet expected target conditions.
- 4.19 It is also recommended a cash-flow forecast as part of the formal review process to ensure sufficient funds are in place to deliver long-term management of the Site.

BNG Monitoring

- 4.20 The management intentions and operations at Chapter 5.0 include target conditions for each habitat and the appropriate management operations required to achieve the expected target condition. Monitoring relating to specific BNG commitments should be undertaken in line with Chapter 6.0 and Appendix C.

5.0 Management Intentions and Operations

Management Objectives

5.1 The long-term management objectives of this plan are:

- To ensure new planting establishes to create a high-quality landscaping scheme to provide an attractive and desirable setting to the development;
- To maximise the BU's delivered by habitats on Site;
- To ensure the scheme is successfully maintained;
- To safeguard and enhance the biological and integrity of the Site;
- To enhance public awareness and appreciation of the habitats and associated flora and fauna of the Site; and
- To comply with legal obligations and constraints.

Landscape Elements

5.2 The Site will comprise the following landscape elements as shown on the Site Plan - Landscaping (Oobe ref: ORRD-OOB-ZZ-00-DR-L-00001 P12):

Habitats associated with BNG:

- Proposed trees;
- Proposed hedge/defensible planting;
- Proposed lawn;
- Proposed meadow; and
- Proposed ornamental planting.

Landscape features associated with site wide management:

- Concrete flag and block paving;
- Naturalistic play elements
- Outdoor gym equipment;
- Benches;
- Tables and chairs;
- Litter bins;
- Bollards; and
- Handrails.

5.3 This chapter details management intentions for each element listed above.

- 5.4 The target condition of created habitats associated with BNG are included, alongside key issues that require addressing to ensure the target condition is achieved. These are indicative only and based on site assessment and landscape drawings and will be re-evaluated based on As Built Drawings at completion of the landscape scheme.
- 5.5 The condition of each habitat will be reviewed during the audit process to ensure they are on track to achieve the anticipated target condition and BU. Ongoing monitoring will ensure adaptive management can be undertaken in good time if required. BNG monitoring requirements are included in Chapter 6 and a monitoring schedule is included in Appendix C.

General Management Principals

Site Inspections

- 5.6 Regular inspections will ensure any health and safety hazards are identified and made safe. Site inspections will be undertaken monthly to identify any health and safety hazards and arrange for them to be made safe as far as is practicable.
- 5.7 Results from the monthly site inspections will be compiled and presented within the annual report which will be used in the review of the Plan as detailed in Chapter 6.0.

Tree Risk Management Strategy

- 5.8 This LHCMP does not prescribe how tree risk management must be delivered. The responsibility of tree risk lies with the landowner on which trees are located unless it is transferred to another party by agreement.
- 5.9 By virtue of their location and/or size some trees have an inherently greater capacity to cause injury than others. Prior to transfer of public open space land into stewardship of the appointed management company a qualified arboriculturist should carry out an inspection of mature trees within or adjacent to areas of public access to check for damage and disease and to maintain appropriate height clearances for safe pedestrian access.
- 5.10 Following the inspection a tree risk management strategy should be developed by a qualified arboriculturist which will differentiate between frequency of inspection and thresholds of tolerable risk proposed by tree stock.

Site Cleansing

- 5.11 A litter pick of the Site will be carried out fortnightly. All litter will be removed and disposed of in an authorised manner.

Chemical Use and Weeding

- 5.12 It should be recognised that plants considered as weeds can provide suitable habitat for invertebrates.
- 5.13 Ragwort and thistles are important food sources pollinators, provide seeds for birds and habitat for a range of invertebrates. Weeding should be an adaptive process. Monitoring of habitats will identify occurrence of problem species and if any species is becoming over-dominant or problematic appropriate action should then be taken.
- 5.14 Weed control where feasible should be undertaken by hand pulling, however in certain instances herbicide may be the most effective measure to remove unwanted species. Where herbicide application is undertaken this should be in small, controlled areas and should only target the undesirable species. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.
- 5.15 Consideration would need to be given to the fact that chemicals can prevent growth of grasses and woody species in landscape schemes.
- 5.16 Where herbicides are to be used within 10m of waterbodies care must be taken to only use formulations of Glyphosate which are approved for use close to water. It is essential that the Environment Agency is notified, and an authorisation letter obtained (Form AqHerb01: Agreement to use herbicides in or near water).
- 5.17 Fertiliser is not to be applied to any of the meadow areas in order to conserve the development of a diverse sward.

Proposed Trees

Management Intentions

- 5.18 The tree planting strategy focuses on providing aesthetic value at the Site, through planting ecologically diverse species that provide visual interest all year round. The Landscape Design and Access Statement (Oobe ref: ORRD-OOB-XX-XX-RP-L-05004 P05) proposes a mix of street trees, park trees, and multi-stem trees. Relatively small species with narrow canopies such as *Pyrus calleyana* and *Acer campestre* will be planted along residential streets to avoid conflict with the proposed building development.
- 5.19 Tree planting will be subject to additional maintenance during the establishment period (for the first 5 years) and thereafter managed to encourage healthy development.
- 5.20 The overall condition of proposed trees (referred to as urban trees within the Biodiversity Metric 3.1 Calculator) is calculated by the number of criteria it passes:

- Good condition = Pass 5-6 criteria;
- Moderate condition = Pass 3-4 criteria; and
- Poor condition = Pass 2 or fewer criteria.

5.21 The target condition and timeframe to achieve the proposed condition of the proposed trees for the Site was calculated using DEFRA's 3.1 Biodiversity Metric Calculation Tool and is summarised in Table 3.

Table 3: BNG Target Condition Criteria for Proposed Trees

Individual Trees UKHab Community: Urban tree		Target Condition: Moderate		Time to achieve target condition: 27 years
Condition Assessment Criteria		Proposed	Management Intentions	
1	More than 70% of trees are native species.	Fail	N/A	
2	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Pass	Long-term monitoring will assess the establishment of planting to ensure trees form a continuous canopy. Trees to be planted close enough together to form a continuous canopy but with enough space to grow to a mature height. Adaptive management will be implemented alongside monitoring to promote growth and establishment.	
3	More than 50% of trees are mature or veteran.	Fail	N/A	

Individual Trees UKHab Community: Urban tree		Target Condition: Moderate		Time to achieve target condition: 27 years
4	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Pass	Monthly site walkovers will be made during the 30-year management period to ensure any litter or debris is removed. Tree risk management and annual monitoring will assess tree health and will inform adaptive management for tree planting. Pruning regime can be implemented to retain at least 75% of tree canopy.	
5	Management regime has encouraged micro habitat sites for birds, mammals and insects e.g. presence of deadwood, cavities or loose bark etc.	Pass	Through management operations, deadwood can be collected to and establish ecological niches for invertebrates and terrestrial mammals.	
6	More than 20% of the tree canopy area is oversailing vegetation from beneath.	Pass	The trees will be situated in an area where the canopy area is covering ground vegetation, and the development of vegetation should be assessed during monitoring. The canopy may need to be reduced if it exceeds 20% and impacts public health.	

5.22 Individual tree habitat will achieve a moderate condition within the Site by targeting the 4 criteria (2, 4, 5, and 6) as detailed in Table 3, and achieving an overall score of Moderate (2).

Maintenance Operation

Weed Control

- 5.23 To reduce excessive competition, a weed free area will be retained around and will be maintained to a diameter of 0.5m around the base of the trees. Mulch will be replenished annually to a depth of 65mm.
- 5.24 Once trees have established successfully, the maintenance of a weed free base can be discontinued.

Re-firming

- 5.25 Newly planted trees will require re-firming as required.

Stakes and Ties

- 5.26 Where trees are staked, the stakes and ties will be checked quarterly, and it is anticipated that they will need adjusting at least twice annually. Any broken or damaged stakes will be replaced and ties re-fixed at a slightly lower position, allowing for growth since planting.
- 5.27 Remove stakes as necessary, when the tree is suitably established, approximately in Year 5.

Formative Pruning

- 5.28 Trees will require formative pruning until they have reached a mature height, to maintain a desirable shape as well as to maintain health and vigour. Pruning and thinning of trees will be in accordance with BS 7370-4:1993 Recommendations for Maintenance of Soft Landscape (Other Than Amenity Turf).
- 5.29 Once trees are established, crown pruning is desirable, and any dead or severely damaged trees will be felled and replaced accordingly.

Replacement of Failed Planting

- 5.30 Failed planting will be removed and replaced with the same species between November and March for deciduous species and between September and April for evergreen species.
- 5.31 If there is a continuous failure of a certain species, this will be reviewed and, if appropriate, an alternate appropriate species will be planted instead.

Watering

- 5.32 Watering may be required during periods of drought in the first couple of years following planting. Water should be applied to the base of the tree and should not be more than 20 litres every other day, as required, between April and September.

Fertiliser

- 5.33 Apply slow-release multi-purpose plant food and soil improver in Autumn during the first 5 years after planting.
- 5.34 Bark mulch should be carefully removed and fertilizer applied direct to the top layer of soil at the manufacturers recommended rate.

Post Establishment Maintenance

- 5.35 Following the establishment period, review condition assessment criteria and consider what additional management intervention is needed to ensure tree planting achieves the Target Condition.

Proposed Hedge/Defensible Planting

Management Intentions

- 5.36 Ornamental non-native hedgerow will be planted around office blocks and bordering areas of open space at the Site, alongside hedgerow associated with the vegetated garden habitat. Hedgerows will be maintained for their formal appearance, to provide structure and amenity value to the open space on Site. Suggested species to include, as detailed in the Landscape Design and Access Statement (Oobe ref: ORRD-OOB-XX-XX-RP-L-05004 P05) are *Osmanthus burkwoodi*, *Photinia*, and *Carpinus betulus*.
- 5.37 Hedgerows without trees are scored against 8 criteria (A to D) with these separated into 4 functional groups.
- Poor condition - fails no more than 4 criteria or fails both criteria in more than one functional group (e.g. fails A1, A2 & B1, B2).
 - Moderate condition - fails no more than 4 criteria in total and do not fail both criteria in more than one functional group (e.g. fails A1, A2, B1 & C2).
 - Good condition - the total habitat must not fail more than 2 criteria in total and no more than 1 failure in a functional group.
- 5.38 The target condition and timeframe to achieve the proposed condition of the ornamental non-native hedgerow planting for the Site was calculated using DEFRA's 3.1 Biodiversity Metric Calculation Tool and is summarised in Table 4.

Table 4: BNG Target Condition Criteria for Proposed Hedge/Defensible Planting.

Hedgerows UKHab Community: Ornamental non-native hedgerow		Target Condition: Poor		Time to achieve target condition: 1 year
Condition Assessment Criteria		Proposed	Management Intentions	
A1	Height - >1.5 average along length.	Pass	Maintain hedgerows at a height of >1.5m average along its/their length.	
A2	Width - >1.5 average along length.	Pass	Maintain a closed canopy along minimum of >90% of the hedgerow length.	
B1	Gap (hedge base) – gap between ground and base of canopy <0.5 m for >90% of length.	Pass	Prevent gaps developing along the base of the hedgerow and overseed with hedgerow mix.	
B2	Gap (hedge canopy continuity) - gaps make up <10% of total length; and no canopy gaps >5m	Fail	N/A	
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).	Fail	N/A	
C2	Undesirable perennial vegetation - Plant species indicative of nutrient enrichment of soils dominant, <20% cover of the area of undisturbed ground.	Fail	N/A	

Hedgerows UKHab Community: Ornamental non-native hedgerow		Target Condition: Poor		Time to achieve target condition: 1 year
D1	Invasive and neophyte species - >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species.	Pass	Japanese rose and cotoneaster was identified on the Site. Management will focus on removing all INNS and monitoring for future infestations.	
D2	Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Fail	Create and maintain buffer strips along the length of the hedgerows and their associated flora.	

- 5.39 Hedgerow habitat will achieve a poor condition within the Site by targeting the 4 criteria (A1, A2, B1, D1) detailed in Table 4, and achieving an overall score of Poor (1).

Maintenance Operations

Weed Control

- 5.40 To reduce excessive competition, a weed free area will be retained around hedgerow plants to a diameter of 0.5m around the base. Mulch will be replenished annually to a depth of 65mm.

Fencing and Guards

- 5.41 Where planting is protected by protective fencing or spiral guards these will be checked quarterly. Any broken or damaged fencing or spiral guards will be replaced.
- 5.42 Remove fencing and guards as necessary, when the planting is suitably established, approximately in Year 5.

Re-firming

- 5.43 Newly planted hedgerow plants will require re-firming as required.

Replacement of Failed Planting

- 5.44 Failed planting will be removed and replaced with the same species between November and March for deciduous species and between September and April for evergreen species.

- 5.45 If there is a continuous failure of a certain species, this will be reviewed and, if appropriate, an alternate appropriate species will be planted instead.

Hedgerow Cutting

- 5.46 The first cut to newly planted hedgerows is recommended within year 3 (dependent on growth) and will consist of 'facing up' either side of the hedge. All hedge cuts must be undertaken using appropriate hand or power tools. Mechanical methods of management, where appropriate, will be used in favour of machinery.
- 5.47 The top of the hedge will also need to be cut or pruned twice a year to maintain a formal appearance.

Proposed Lawn

Management Intentions

- 5.48 Open areas of proposed lawn will feature to the north and east sections of the Site and will host the natural play features. The grassland will be managed as required to maintain a tidy appearance, alongside facilitating safe public usage.
- 5.49 The overall target condition of the proposed lawn (referred to as modified grassland within the Biodiversity Metric 3.1 Calculator) is calculated by the number of criteria it passes:
- Good condition = Pass 6-7 criteria, including Condition Assessment Criteria 1 which is essential;
 - Moderate condition = Pass 4-5 criteria; **or** passes 6 or 7 criteria excluding the essential Condition Assessment Criteria 1; and
 - Poor condition = Pass 3 or fewer criteria.
- 5.50 The target condition and timeframe to achieve the proposed condition of the proposed lawn for the Site was calculated using DEFRA's 3.1 Biodiversity Metric Calculation Tool and is summarised in Table 5.

Table 5: BNG Target Condition Criteria for Proposed Lawn (modified grassland)

Grassland Low UKHab Community: Modified grassland	Target Condition: Poor	Time to achieve target condition: 1 year
Condition Assessment Criteria	Proposed	Management Intentions

Grassland Low UKHab Community: Modified grassland		Target Condition: Poor	Time to achieve target condition: 1 year
1	There must be 6-8 species per m ² . Note - if a grassland has 9 or more species per m ² it should be classified as a moderate distinctiveness grassland habitat type.	Fail	N/A
2	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.	Fail	N/A
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area.	Fail	N/A
4	Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.	Fail	N/A
5	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Fail	N/A

Grassland Low UKHab Community: Modified grassland		Target Condition: Poor	Time to achieve target condition: 1 year
6	Cover of bracken is less than 20%.	Pass	No bracken is on-site; however, where identified during long-term monitoring, bracken will be managed accordingly.
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species make up less than 5% of ground cover.	Pass	Management will focus on removing existing INNS (Japanese rose and Cotoneaster) from the Site, and monitoring for infestations in future.

- 5.51 The proposed lawn habitat will achieve a poor condition within the Site by targeting the 2 criteria (6 and 7) as stated in Table 5 and achieving an overall score of Poor (1).

Maintenance Operations

Grass Cutting

- 5.52 The grass will be cut fortnightly and kept as medium 'walk on' length of 50mm. Arisings will be removed from site and disposed of appropriately.

Cultivating and Re-seeding

- 5.53 Any bare ground will be cultivated and re-seeded as required to successfully establish sward. This will be carried out twice annually between August and October.

Weed Control

- 5.54 Weed control will be undertaken annually between April and September and where feasible should be undertaken by hand pulling and should remove all noxious weeds such as docks, thistles, nettles, ragwort and willowherb.
- 5.55 In certain instances, herbicide maybe the most effective measure to remove unwanted species. Where herbicide application is needed this should be in small, controlled areas and should only target the undesirable species. Shields should be used as appropriate to prevent drift into sensitive areas. Herbicides should comply

with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.

Proposed Meadow

Management Intentions

- 5.56 Areas of meadow seeded with wildflower mix will be created at the Site, primarily to the north and east of the Site, and a few parcels to the west. These will introduce ecological diversity and provide valuable wildlife habitats and nectar sources.
- 5.57 The timing and frequency of grass cuts will be determined by management procedures required to maximise conservation benefits of desirable flora species and maintaining grassland habitats.
- 5.58 Wildflower grassland habitat is scored against 5 criteria, to achieve poor condition it passes 2 or fewer criteria, to achieve moderated condition passes 3 or 4 criteria and to achieve good condition passes 5 criteria.
- 5.59 The overall target condition of the proposed meadow habitat (referred to as “other neutral grassland” within the Biodiversity Metric 3.1 Calculator) is calculated by the number of criteria it passes:
- Good condition = Passes 5 of 5 criteria;
 - Moderate condition = Passes 3-4 criteria; and
 - Poor condition = Passes 2 or fewer criteria.
- 5.60 The target condition and timeframe to achieve the proposed condition of the meadow for the Site was calculated using DEFRA's 3.1 Biodiversity Metric Calculation Tool and is summarised in Table 6.

Table 6: BNG Target Condition Criteria for Proposed Meadow (other neutral grassland).

Grassland Med High and V.High UKHab Community: Other neutral grassland	Target Condition: Good		Time to achieve target condition: 10 years
Condition Assessment Criteria	Proposed	Management Intentions	

Grassland Med High and V.High UKHab Community: Other neutral grassland		Target Condition: Good		Time to achieve target condition: 10 years
1	The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward.	Pass	Wildflower meadow areas will be representative of the UKHab definition, and long-term monitoring will review the establishment of floral species. Continuous failure will require the seeding mix to be reviewed and amended as appropriate to ensure establishment.	
2	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.	Pass	The grass cutting regime implemented will ensure the grass sward height is varied, creating microclimates for wildlife.	
3	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Pass	Where bare ground is more than 1-5%, cultivating and overseeding will be required to establish grass areas. Species mix will be reviewed if the seed mix shows continual failure.	
4	Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	Pass	No bracken is on-site; however, where identified during long-term monitoring, bracken will be managed accordingly.	

Grassland Med High and V.High UKHab Community: Other neutral grassland		Target Condition: Good		Time to achieve target condition: 10 years
5	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of undesirable species ¹ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.	Pass	Management will focus on removal of existing INNS identified on site using an appropriate species-specific treatment plan. Ongoing monitoring and monthly site walkover visits will check for future infestations and manage accordingly.	

- 5.61 The proposed meadow habitat will achieve a good condition within the Site by targeting the 5 criteria as detailed in Table 6 and achieving an overall score of Good (3).

Capital Works to Grassland Areas

- 5.62 Capital works will be required to assist in establishing the floristic diversity of the proposed meadow grassland areas.
- 5.63 The fields will be topped in spring to a height of 7cm with all arisings removed.
- 5.64 During the summer, weed control will be undertaken across all habitat parcels and will remove all unwanted perennial weeds including docks and other injurious weeds such as ragwort. Where possible, weeds will be dug out and removed from site.
- 5.65 A hay cut will be undertaken in late summer with arisings collected and removed from site this will reduce enrichment of the soil from the cut sward. Following the hay cut if weather conditions are favourable for grass, it may be necessary to complete another cut in September/October, flailing the vegetation as low as possible with arisings collected and removed. Following the cut and collect the grassland areas will be harrowed and scarified to break up the thatch and create areas of bare soil, providing the opportunity for herbs and forbs to develop within the perennial grasses.

Overseeding

- 5.66 After harrowing in autumn, the area will be overseeded with a wildflower mix immediately. The wildflower mix will consist of 100% wildflower and will include yellow rattle at a minimum of 5% of the total percentage.

Maintenance Operations

Grass Cutting

- 5.67 The wildflower sward will be cut to a height of no less than 150mm every 6-8 weeks between April and September in the first year. Arisings will be collected and removed off-site.
- 5.68 From year two onwards, the grass will be cut annually once seed heads have dropped in late September.
- 5.69 Two thirds of the grass will be cut in a semi-random rotational pattern (working outwards or from one side to the other). Within this area, the cut height will vary in random patches/swathes between 300mm and a minimum 150mm.
- 5.70 Arisings will be left in situ for 24 hours to allow flower seed to disperse. The arisings will then be raked and removed from the Site to prevent nutrient enrichment and to retain the desired species composition.
- 5.71 Grass cutting will be avoided between mid-March and August (inclusive) to prevent risk of disturbance and destruction to nesting birds.

Cultivating and Re-seeding

- 5.72 Any bare ground will be cultivated and re-seeded as required to successfully establish sward. This will be carried out twice annually between August and October.

Weed Control

- 5.73 Weed control will be undertaken annually between April and September and where feasible should be undertaken by hand pulling and should remove all noxious weeds such as docks, thistles, nettles, ragwort and willowherb.
- 5.74 In certain instances, herbicide maybe the most effective measure to remove unwanted species. Where herbicide application is needed this should be in small, controlled areas and should only target the undesirable species. Shields should be used as appropriate to prevent drift into sensitive areas. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.

Fertiliser Use

- 5.75 Fertiliser is not to be applied to any of the wildflower areas to conserve the development of a diverse sward.

Proposed Ornamental Planting

Management Intentions

- 5.76 The planting strategy will be composed of herbaceous perennials and grasses, providing an ornamental yet naturalistic appearance, as stated on the Landscape Design and Access Statement (Oobe ref: ORRD-OOB-XX-XX-RP-L-05004 P05). Management of ornamental planting will focus on maintaining a neat and tidy appearance, which will also encourage plant growth through appropriate horticultural techniques. The proposed planting will comprise of shrub and herbaceous perennial species to create a diverse plant community that provides seasonal interest and acts as a valuable source of nectar for insects and birds.
- 5.77 Ornamental planting (referred to as “introduced shrub” in the Biodiversity Metric 3.1) contributes to the biodiversity commitments at the Site but does not require a condition assessment.

Maintenance Operations

Mulching

- 5.78 A layer of composted wood chip or bark mulch will be maintained around the base of all young plants to suppress weed growth and will be maintained to a depth of 65mm.

Weed Control

- 5.79 Weed control will be undertake annually between April and September and where feasible should be undertaken by hand pulling and should remove all noxious weeds such as docks, thistles, nettles, ragwort and willowherb.
- 5.80 In certain instances, herbicide maybe the most effective measure to remove unwanted species. Where herbicide application is needed this should be in small, controlled areas and should only target the undesirable species. Shields should be used as appropriate to prevent drift into sensitive areas. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.

Replacement of Failed Planting

- 5.81 Failed planting will be removed and replaced with the same species in the first five years following implementation. If there is a continuous failure of a certain species, this will be reviewed and, if appropriate, an alternate appropriate species will be planted instead.

Shrubs

Pruning

- 5.82 Pruning will be undertaken to clear deadwood, promote healthy growth and produce desired growth of flowers, fruit, foliage or winter colour as appropriate. Pruning will also include for clearing out crossing and damaged branches.
- 5.83 Branches to be removed should be taken back to an outward facing node and cut cleanly approximately one inch above on a diagonal angle. Pruning will be undertaken carefully by manual means with appropriate hand tools such as secateurs or loppers, which should be regularly sharpened and cleaned after use to prevent the potential spread of disease.
- 5.84 Where pruning is limited to the extent of the current year's growth, work can be carried out at any time of year. If the pruning will be extensive then the works should be undertaken outside of bird nesting season.

Herbaceous Perennials

Deadheading

- 5.85 Herbaceous plants should be deadheaded throughout the growing season to maintain aesthetic value and to encourage the production of new flowers, extending the flowering season. Early flowering perennials such as geraniums can be cut to near ground level after flowering to encourage late summer flowering. These will then be cut back again in between September and November or March and May.

Vegetation Removal

- 5.86 Dead, broken, damaged, diseased stems will be removed throughout the year. Maintenance must be undertaken carefully by manual means with appropriate hand tools such as shears or secateurs, which should be regularly sharpened and cleaned after use to prevent the potential spread of disease.

Soil aeration

- 5.87 Bare soil will be hand cultivated with appropriate tools by aerating and turning the soil to remove compacted areas and breaking the surface crust and removing weed growth. Care will be taken not to damage plants and their root structures.

Fertiliser

- 5.88 A suitable all-purpose organic soil fertiliser (NPK 5-5-5) will be turned into the soil in autumn to maintain appropriate growing medium for the plants throughout the following growing season.

Landscape Features Associated with Site Wide Management

- 5.89 Landscape features associated with site wide management detail features that are to be implemented or retained as part of the proposed development. These features are not included within the BNG metric calculations and do not contribute to the Site's overall BNG. However, these features do contribute to the aesthetic and amenity value of the Site and should undergo management operations and monitoring as detailed in the LHCMP.

Naturalistic Play Elements

Management Intention

- 5.90 The Site incorporates natural play features such as boulders, stepping logs, and balancing logs to provide informal play areas for children and young people. It is essential that play areas are kept clean and safe for their intended use.

Maintenance Operations

Routine Play Area Inspection and Remedial Measures

- 5.91 A routine inspection of the play area equipment will be carried out weekly to identify any signs of vandalism and general damage/ wear of equipment and minor repairs carried out promptly. Any item considered unsafe must be removed or made safe and replaced as soon as possible.
- 5.92 The use of materials for repairs and replacements will conform to the original design specification for external works.

Detailed Operational Inspection

- 5.93 A detailed operational inspection will be undertaken every two months to check the operation and stability of the equipment, and any signs of wear.
- 5.94 The use of materials for repairs and replacements will conform to the original design specification for external works.

Health and Safety Inspection

- 5.95 Natural play features as detailed do not require formal RPII inspections and they will be inspected along with other open space.

Outdoor Gym Equipment

Management Intention

- 5.96 An area for outdoor gym equipment is proposed to be installed to the north of the Site, paved with a gym safety surface. It is essential that outdoor gym equipment is kept clean and safe for their intended use.

Maintenance Operations

Routine Outdoor Gym Inspection and Remedial Measures

- 5.97 A routine inspection of the gym area equipment will be carried out weekly to identify any signs of vandalism and general damage/ wear of equipment and minor repairs carried out promptly. Any item considered unsafe must be removed or made safe and replaced as soon as possible.
- 5.98 The use of materials for repairs and replacements will conform to the original design specification for external works.

Detailed Operational Inspection

- 5.99 A detailed operational inspection will be undertaken every two months to check the operation and stability of the equipment, and any signs of wear.
- 5.100 The use of materials for repairs and replacements will conform to the original design specification for external works.

Outdoor Gym Area Surfacing

- 5.101 The outdoor gym area surfacing will be repaired as required and replaced at a frequency recommended by the manufacturer's guidelines. The use of materials for repairs and replacements will conform to the original design specification for external works.

Concrete Flag and Block Paving

Management Intention

- 5.102 Concrete flag and block paving will be safe, clean and useable. Maintenance will focus on clearing any slip and trip hazards.

Maintenance Operations

Inspections and Remedial Measures

- 5.103 Concrete flag paving will be inspected during the monthly site inspection. Any potential slip or trip hazards will be made safe as soon as possible.
- 5.104 Repairs will be carried out as required, the surfacing will be replaced in line with the manufacturer's recommendations.

Cleaning

- 5.105 Concrete flag paving will be cleaned annually using soapy water (acid-free) with a stiff brush which will disturb any emerging weeds and remove detritus from the paving surface.

Encroaching Vegetation

- 5.106 Encroaching vegetation will be managed manually using an appropriate edging tool.

Handrails

Management Intention

- 5.107 Handrails and guardrails will be maintained for their functionality and aesthetic value. Routine inspections will ensure that any damaged railings are repaired or replaced as quickly as possible to prevent a risk to health and safety.

Maintenance Operations

Inspections and Remedial Measures

- 5.108 Handrails will be inspected during the monthly site inspection.
- 5.109 Any handrails considered unsafe will be removed or made safe and/or replaced as soon as possible. The use of materials for repairs and replacements will conform to the original design specification for external works.
- 5.110 Graffiti removal will be carried out as required.

Re-painting

- 5.111 Railings will be re-painted to retain a tidy appearance approximately every five years, dependent on condition.

Benches

Management Intention

- 5.112 Benches, tables and chairs will be positioned across the Site in areas of open space, and will be maintained to a safe, clean and functional condition. Seating areas will provide resting points for public use in the open space surrounding the residential development.

Maintenance Operations

Inspections and Remedial Measures

- 5.113 Benches will be inspected during the monthly site inspection. Any bench considered unsafe will be removed or made safe and/or replaced as soon as possible. The use of materials for repairs and replacements will conform to the original design specification for external works.
- 5.114 Graffiti removal will be carried out as required.

Bollards

Management Intention

- 5.115 Bollards will be situated across the Site, and will be maintained to a safe, clean and functional condition.

Maintenance Operations

Inspections and Remedial Measures

- 5.116 Bollards will be inspected during the monthly site inspection. Any bollards considered unsafe will be removed or made safe and/or replaced as soon as possible. The use of materials for repairs and replacements will conform to the original design specification for external works.
- 5.117 Graffiti removal will be carried out as required.

Litter Bins

Management Intention

- 5.118 Litter bins on the Site will be emptied routinely to prevent any litter overflowing. Bins will be cleaned regularly to ensure they appear clean and are safe.

Maintenance Operations

Bin Emptying

- 5.119 Bins will be emptied twice weekly.

Bin Cleaning

- 5.120 Bins will be cleaned using soapy water twice a month. every two months.

Inspections and Remedial Measures

- 5.121 Bins will be inspected during the monthly site inspection. Any bins considered unsafe will be removed or made safe and/or replaced as soon as possible. The use of materials for repairs and replacements will conform to the original design specification for external works.
- 5.122 Graffiti removal will be carried out as required.

6.0 Habitat Monitoring and Review Schedule

BNG Monitoring

- 6.1 British Standard 8683 2021 and BNG Good Practice Principles for Development, A Practical Guide⁶ include the requirement for a robust and detailed monitoring and review strategy to ensure that new and enhanced habitats associated with the BNG design are establishing as expected, and on-going management, and maintenance is being undertaken and that adjustments in management practices can be undertaken if required.
- 6.2 The BNG Good Practice Principles for Development, A Practical Guide requires the organisation responsible for management of the Site and delivering the BU's to 'communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders'. The monitoring report should include clear, timed and measurable objectives for BNG, a commitment to adaptive management (where this is required in response to monitoring) and a formal review process to review success against expectations.
- 6.3 To ensure the delivery of the predicted target conditions and the success of BNG the management organisation may need to employ an adaptive management strategy. If required, this will be evidenced based through ecological monitoring and any required practical steps will be devised by an appropriately qualified and competent person and agreed with the local authority as part of its ongoing monitoring of the habitats within the Site.

Responsibility

- 6.4 As part of practical completion and prior to handover to the agreed management organisation a full site walkover will be completed by the management company and/or a suitably qualified representative. The purpose of the site walk over will be to ensure all new and enhanced landscape and habitat features are implemented to the required standards and where required habitat enhancements have been completed or are underway.
- 6.5 The managing organisation will be responsible for undertaking the informal and formal reviews of this LHCMP and updating management and maintenance operations to ensure the long-term success of the habitats and compliance with BNG commitments.
- 6.6 Monitoring reports will be submitted to the local authority at appropriate intervals to demonstrate the management organisations success in delivering the required BNG

⁶ [Biodiversity net gain. Good practice principles for development. A practical guide \(cieem.net\)](https://www.cieem.net/biodiversity-net-gain-good-practice-principles-for-development-a-practical-guide)

or if habitats are not achieving the predicted target conditions, reasoning as to why and details of appropriate management actions required to amend management and maintenance operations.

Habitats

- 6.7 Habitats which contribute to BNG on site will require monitoring by a suitably qualified and competent person at the required intervals derived from the UK Habitat Condition Assessment Criteria in accordance with the UK Habitat Definitions.
- 6.8 Monitoring will be conducted via a walkover survey for each habitat type at the frequency as detailed in the BNG monitoring program included in Tables 7 - 11 below and detailed in Appendix C.

Table 7: Key Measures for Monitoring Habitat Features: Proposed Trees (urban trees).

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
N/A	Individual trees – urban trees: Moderate	1, 3, 5, 10, 15, 20, 25, 27, 30	27 Years
Key Measures Ensure the species selected are establishing and developing successfully following recommended management prescriptions and that there is no continual failure of any species. Consider adapting the management approaches or replacing trees with alternative species if failure rates of a particular species are high. Maintain vegetation cover underneath tree canopy.			

Table 8: Key Measures for Monitoring Habitat Features: Proposed Hedge/Defensible Planting (hedge ornamental non-native).

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
N/A	Hedgerow – ornamental non-native hedgerow: Poor	1, 3, 5, 10, 12, 15, 20, 25, 30	1 Year
Key Measures Ensure plants are establishing successfully and filling out. Replace any failed plants and remove supports if required.			

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Ensure management is maintaining a minimum height and width of 1.5m with the base of the hedge left slightly wider (A-shape) to provide nesting opportunities. Ensure the herb layer is establishing well with minimal undesirable species including a review of the success of invasive species management (Japanese rose and Cotoneaster).			

Table 9: Key Measures for Monitoring Habitat Features: Proposed Lawn (modified grassland).

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
N/A	Modified grassland: Poor	1, 2, 3, 5, 10, 15, 20, 25, 30	1 Year
Key Measures First reviews will consist of ensuring management and grass cutting operations are being undertaken as detailed in this LHCMP. Cutting and collecting within the first year is vital to reduce nutrients within the soil. Monitoring in years 2 and 3 will focus on recording species diversity within the sward to review what species are present and if additional overseeding is required. Yellow rattle should be distributing evenly across the fields and addition sowing of yellow rattle seeds should be undertaken if required. Sward heights will be monitored during each survey visit along with the distribution of species diversity and prevalence of weed species, this may be undertaken by quadrant surveys. If required, the grassland areas will be over sown in autumn as detailed in this LHCMP.			

Table 10: Key Measures for Monitoring Habitat Features: Proposed Meadow (other neutral grassland).

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
N/A	Other neutral grassland: Good	1, 2, 3, 5, 10, 15, 20, 25, 30	10 Years

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Key Measures First reviews will consist of ensuring management and grass cutting operations are being undertaken as detailed in this LHCMP. Cutting and collecting within the first year is vital to reduce nutrients within the soil. Monitoring in years 2 and 3 will focus on recording species diversity within the sward to review what species are present and if additional overseeding is required. Yellow rattle should be distributing evenly across the fields and addition sowing of yellow rattle seeds should be undertaken if required. Sward heights will be monitored during each survey visit along with the distribution of species diversity and prevalence of weed species, this may be undertaken by quadrant surveys. If required, the grassland areas will be over sown in autumn as detailed in this LHCMP.			

- 6.9 The table below provides an overview of the post development habitats and the associated biodiversity units they provide through either retained, enhanced or created habitats. The table also includes the anticipated timeframe when the target condition will be achieved. Further information on monitoring schedules is include in Appendix C.

Table 11: Key Measures for Monitoring Habitat Features: Proposed Ornamental Planting (introduced shrub).

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
N/A	Introduced shrub: N/A	1, 2, 3, 5, 10, 15, 20, 25, 30	N/A
Key Measures Ensure the species selected are establishing and developing successfully following recommended management prescriptions and that there is no continual failure of any species. Consider adapting the management approaches or replacing plants with alternative species if failure rates of a particular species are high.			

Table 12: Post Development Habitat years to target condition and biodiversity unit contribution.

Post Development Habitat Description (Corresponding to UKHAB classification type)	Years to target condition	Total BU
Habitat		
Proposed trees (urban tree)	27 years	1.84
Proposed lawn (modified grassland)	1 year	0.18
Proposed meadow (other neutral grassland)	10 years	0.70
Proposed ornamental planting (introduced shrub)	N/A	0.58
Proposed private back gardens (vegetated garden)	N/A	0.43
Hedgerow		
Proposed hedge/defensible planting (ornamental non-native hedgerow)	1 year	0.13
Total on-site baseline habitat units		3.73
Total on-site baseline hedgerow units		0.13

Site Wide Monitoring

- 6.10 The below table includes key measures for monitoring landscape and community features within the Site to ensure the Site continues to support the needs and requirements of its site visitors.

Table 13: Key Measures for Monitoring Landscape Features

Feature	Key Measures
Site wide	Is the landscape establishing well and attractive to residents and wildlife overall? Is the Site in a clean and tidy condition? Is public access to the Site maintained? Are there any health and safety hazards / deficiencies which require rectification? Does the Site comply with the relevant environmental and health and safety legislation (as set out in Appendix B of this Plan)?

Feature	Key Measures
	Are there any instances where planting is repeatedly failing? If so, has an Arboricultural consultant or landscape architect been consulted with to specify an alternative species?
Naturalistic Play Elements	Carry out regular inspections to identify deficiencies such as any signs of vandalism and general damage/ wear of equipment and minor repairs carried out promptly. Any item considered unsafe must be removed or made safe and replaced as soon as possible.
Outdoor Gym Equipment	Carry out regular inspections to identify deficiencies such as any signs of vandalism and general damage/ wear of equipment and minor repairs carried out promptly. Any item considered unsafe must be removed or made safe and replaced as soon as possible.
Concrete Flag and Block paving	Carry out an inspection to ensure weed free appearance and remove trip or slip hazards. Note any damage and carry out repairs as required.
Handrails	Carry out an inspection to note any damage which poses a risk to public health and safety and carry out repairs.
Benches	Carry out an inspection to note any damage and carry out repairs/replacement.
Bollards	Carry out an inspection to note any damage and carry out repairs/replacement.
Litter Bins	Carry out inspection to note any overflow or damage and rectify/repair.

Appendix A: Landscape Maintenance Schedules

✓

Works not to be carried out in these months

Activity	Frequency per Annum	Years	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
Inspections, Surveys and Cleansing														
Health and Safety														
Undertake a monthly formal inspection to review hazards identified by original assessment.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Site Cleansing														
Cleanse the whole site fortnightly.	26	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove fly-tipping and graffiti as soon as possible.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Specialist Surveys														
Conduct habitat walkover survey at the frequency detailed in the BNG Monitoring Schedule.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft Landscape Elements														
Proposed Trees														
Top up mulch to maintain a depth of 65mm around the base of all young plants.	1	1 to 5									✓	✓		
Re-firm newly planted trees as required.	As required	1 to 5	✓	✓							✓	✓	✓	✓
Check stakes and ties quarterly, adjust twice annually.	4	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replace any damaged or missing stakes and ties.	1	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove stakes and ties.	1	Year 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Formative prune to maintain health and vigour.	N/A	5 to 10	✓	✓							✓	✓	✓	✓
Replace failed or damaged deciduous species.	1	1 to 5	✓	✓	✓								✓	✓
Replace failed or damaged coniferous/evergreen species.	1	1 to 5	✓	✓	✓	✓					✓	✓	✓	✓
Water new planting.	As required	1 to 5				✓	✓	✓	✓	✓	✓			
Apply slow release multi-purpose plant food and soil improver.	1	1 to 5									✓	✓	✓	
Assessment of condition and structure of new tree planting.	1	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Proposed Hedge/Defensible Planting														
Top up mulch to maintain a depth of 65mm around the base of all young plants.	1	1 to 5									✓	✓		
Replace any damaged or missing fencing or spiral guards.	4	1 to 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove fencing or spiral guards.	1	Year 5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Re-firm new planting as required.	1	1 to 5	✓	✓							✓	✓	✓	✓
Replace failed or damaged deciduous species.	1	1 to 5	✓	✓	✓								✓	✓
Replace failed or damaged coniferous/evergreen species.	1	1 to 5	✓	✓	✓	✓					✓	✓	✓	✓
Hedge cutting to face up both sides of hedge.	1	Year 2/3+	✓	✓							✓	✓	✓	✓
Cutting or pruning top of hedge planting.	2	All years	✓	✓							✓	✓	✓	✓
Proposed Lawn														
Cut (50mm) fortnightly during the growing season and remove arisings from the Site.	16	All years				✓	✓	✓	✓	✓	✓			
Cultivate and re-seed as required.	As required	1 to 5								✓	✓	✓		
Weed control by hand pulling where possible.	1	All years				✓	✓	✓	✓	✓	✓			
Proposed Meadow														
Capital Works to Proposed Meadow Areas														
All fields to be topped to a height of 7cm with all arisings removed.	1	Year 1				✓	✓	✓						
Hay cut to be conducted with all arisings removed.	1	Year 1							✓	✓	✓			
Grassland areas to be harrowed and scarified.	1	Year 1									✓	✓	✓	
Area to be overseeded with wildflower mix.	1	Year 1									✓	✓	✓	
Proposed Meadow														
Cut (150mm) every 6-8 weeks in first year.	3	Year 1				✓	✓	✓	✓	✓	✓			
Cut (150mm) once a year and remove the arisings from the Site. Cut in 1/3 sections on a weekly rotation. 2/3 of grass to be cut in semi-random rotational pattern.	1	Year 2+									✓			
Cultivate and re-seed as required.	As required	1 to 5								✓	✓	✓		
Weed control by hand pulling where possible.	1	All years				✓	✓	✓	✓	✓	✓			
Proposed Ornamental Planting														

✓

Works not to be carried out in these months

*Bird breeding and nesting season (March to August inclusive) no works that may have an impact on nesting birds are to be undertaken

[illegible]



Key

☒ Works to be carried out in these months

☐ Works not to be carried out in these months

*Bird breeding and nesting season (March to August inclusive) no works that may have an impact on nesting birds are to be undertaken

Activity	Frequency per Annum	Years	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
Graffiti removal as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Monitoring and Review														
Formal site inspections by managing organisation	4	All years			✓			✓			✓			✓
Annual site meeting with stakeholders	1	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Formal review of management plan and maintenance operations.	0.2	Every 5 years		✓										

NOTE Glyphosate formulations containing the surfactant Polyethoxylated tallow amine (POEA) should not be used within close proximity to waterbodies or other wetland habitats as it can cause high amphibian larvae mortality.

Appendix B: Legislation Context

Summary of Relevant Legislation

The following legal obligations, among others must be considered in carrying out any management operations:

Legislation	Obligations
Health and Safety Legislation	
The Health and Safety at Work Act (1974)	All operations carried out on the Site must only be undertaken by trained personnel, using methods and equipment approved by the Health and Safety Executive (HSE).
Occupiers Liability Act (1984)	Management organisation must ensure that every reasonable care is taken to remove any risks to both legitimate visitors and to any trespassers. In compliance it will be necessary: • To make sure that all footpaths and any other structures are safe; • To remove any hazardous objects; and • To conduct an annual safety audit in order to identify any further hazards.
Environmental Legislation	
Conservation of Habitats and Species Regulations 2017 (as amended)	The Habitat Regulations for England and Wales assign a greater level of protection to a variety of native species of animals and plants listed. The 2017 Regulations have been amended by the 2019 EU Exit Regulations.
Wildlife and Countryside Act (1981)	There is an obligation to comply with legislation for UK species protected (including amphibians, reptiles and bats) under this Act.
Environmental Protection Act (1990)	There is an obligation to keep the Site free from litter and refuse.
Countryside and Rights of Way Act (2000)	Imposes a new right of access on foot to registered common land and other areas of 'open countryside' which under certain circumstances allows access without being confined to footpaths.

Appendix C: BNG Monitoring Schedule

Table of Habitat Monitoring and Reporting

[illegible]

EXAMPLE: Habitat Condition Monitoring, Assessment Sheet							
Date of Assessment:	Assesment number:						
Landscape Feature	Parcel Ref:	Biodiversity Metric 3.1 Condition assessment criteria	Baseline Condition	Target Condition	Monitoring interval	Anticipated Timeframe to achieve BNG target	Biodiversity Units
Condition assessment summary:							
Progress towards UKHab and Condition summary (is the habitat on course to meet or has met target condition?):							
Adaptive Management: Any proposed changes to Management:							

Drawings

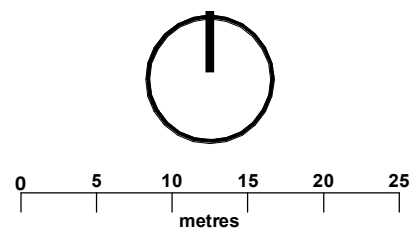
Drawing 1: Site Plan – Landscaping (Oobe ref: ORRD-OOB-ZZ-00-DR-L-00001 P12)

Drawing 2: Baseline UK Habitats (TEP ref: G9542.014); and

Drawing 3: Proposed UK Habitats (TEP ref: G9542.015).



Not to be scaled for site setting out or construction purposes. All dimensions to be checked on site. Discrepancies, ambiguities and / or omissions between this drawing and information given elsewhere must be reported immediately to head office for clarification before proceeding.



Legend

- Site Boundary**
- Hardworks**
- Paving Type P1
Concrete flags
 - Paving Type P2
Resin bound gravel
 - Paving Type P3
Resin bound gravel
 - Paving Type P4
Concrete flags
 - Paving Type P5
Concrete Setts
 - Paving Type P6
Gym safety surface
 - Paving Type P7
Concrete blocks

- Paving Type P8
Concrete setts
 - Paving Type P9
Concrete flags
 - Paving Type P10
Tarmac
 - Paving Type P11
Tarmac
 - Paving Type P12
Block Paving (Road)
 - Paving Type P13
Tactile Paving
- Softworks**
- Proposed Lawn
 - Proposed Meadow
 - Proposed Ornamental Planting
Refer to Planting Strategy
 - Proposed Private Back Garden
 - Proposed Hedge / Defensible Planting
 - Proposed Tree

Furniture

- Furniture Type F1
Precast concrete seating with timber top
- Furniture Type F2
Bench with arm- and backrests
- Furniture Type F3
Litter bin
- Furniture Type F4
Bollards
- Furniture Type F5
Tables and Chairs
- Furniture Type F6
Outdoor Gym Equipment
- Furniture Type F7
Drinking fountain
- Naturalistic Play Elements
Boulders, stepping logs, balancing logs, etc.
- Potential Location for Artworks
- Proposed Handrail to Steps and Ramps
- Proposed Guardrail

Structures

- W1 - Retaining wall around steps
- S1 - Steps
Concrete steps

Issued for Comments	S3	P12	DWR	BLU	15/11/2022
Issued for Comments	S3	P11	DWR	BLU	15/11/2022
Issued for Comments	S3	P10	DWR	BLU	10/11/2022
Issued for Comments	S3	P09	DWR	BLU	28/10/2022
Issued for Comments	S3	P08	DW/IP	BLU	27/10/2022
Issued for Comments	S3	P07	DW/IP	BLU	04/08/2022
Issued for Comments	S3	P06	DW/IP	BLU	22/07/2022
Issued for Comments	S3	P05	DWR	BLU	19/07/2022
Issued for Comments	S3	P04	DWR	BLU	18/07/2022
Issued for Comments	S3	P03	DW/IP	BLU	08/07/2022
Issued for Comments	S3	P02	DW/IP	BLU	27/06/2022
Issued for Comments	S3	P01	DW/IP	BLU	24/06/2022

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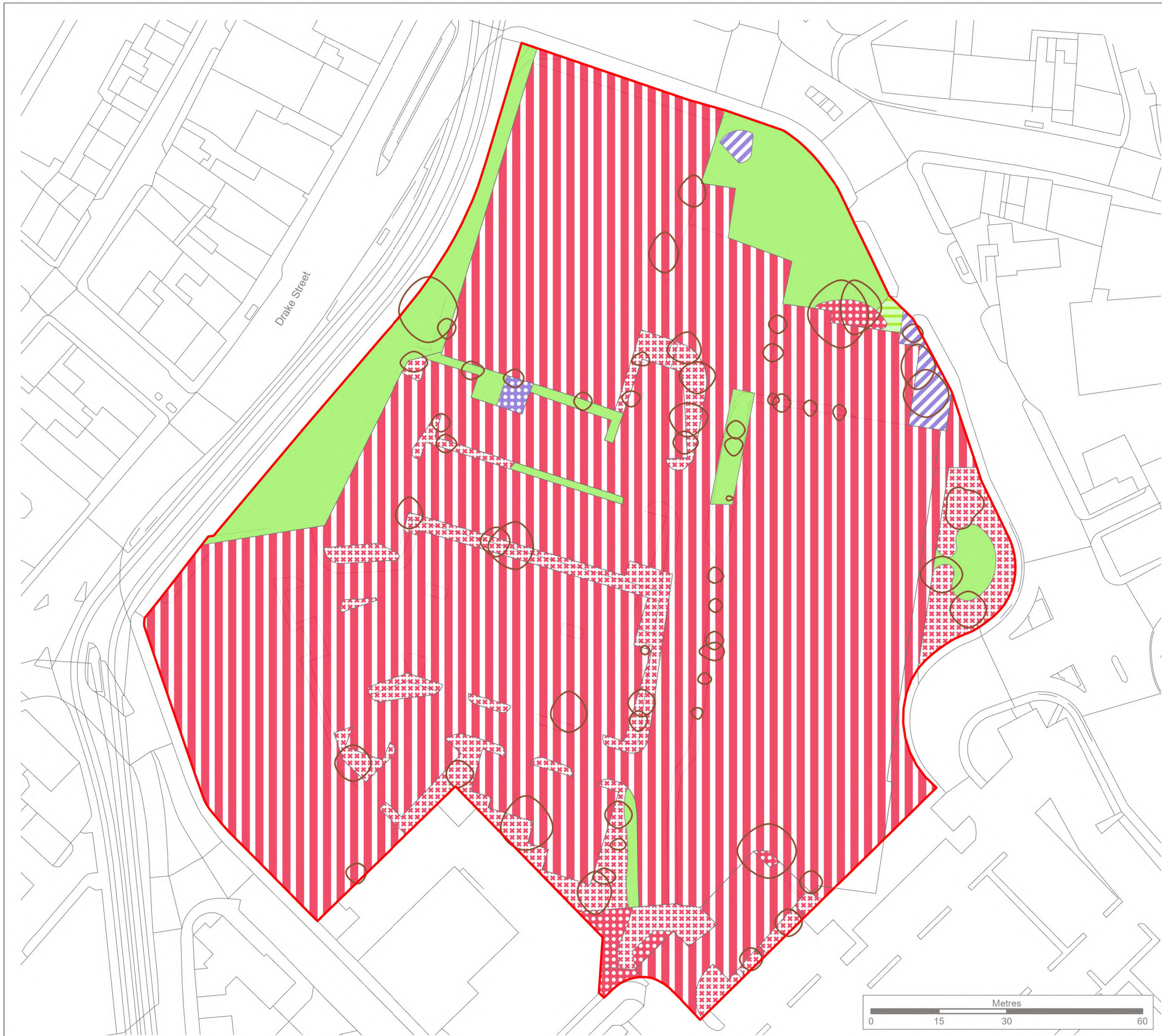
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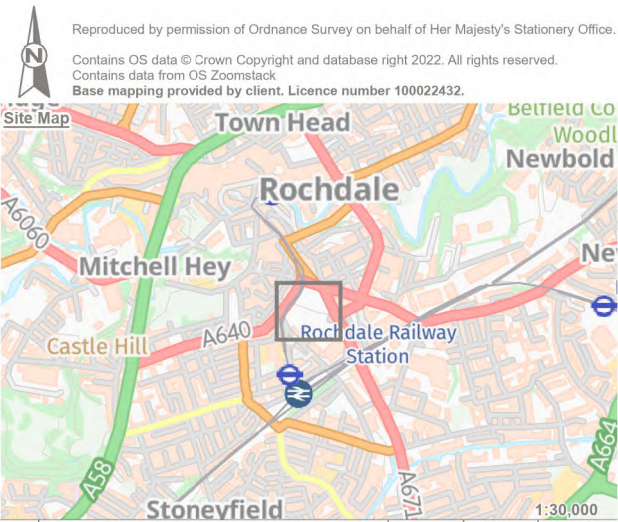
Client	Willmott Dixon
Project	ORRD - Neighbourhood Rochdale
Title	Site Plan

Dwg. No.	ORRD- OOB- ZZ- 00- DR- L- 00001	Scale	1 : 500 @ A1
Revision	P12	Date	June 2022



- KEY**
- Site boundary
 - Grassland**
 - Modified grassland
 - Other neutral grassland
 - Heathland and Shrub**
 - Bramble scrub
 - Mixed scrub
 - Urban**
 - Artificial unvegetated, unsealed surface
 - Developed land, sealed surface
 - Introduced shrub
 - Urban tree

Note:
The locations of habitats and habitat features are indicative.



Rev	Description	Drawn	Approved	Date



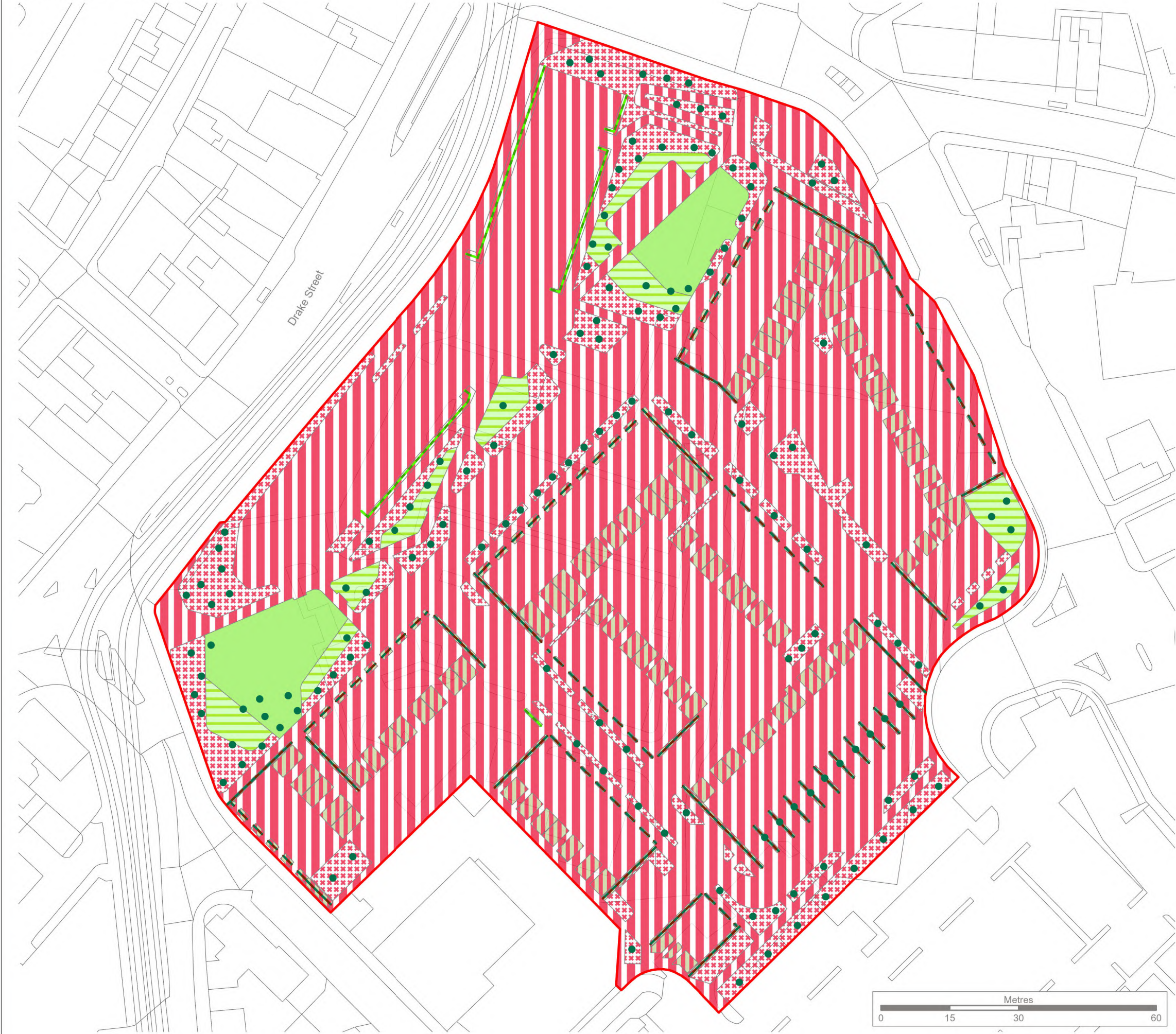
THE ENVIRONMENT PARTNERSHIP
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Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project:
Oldham Road, Rochdale

Title:
Baseline UK Habitats

Drawing Number:
G9542.014

Drawn	Checked	Approved	Scale	Date
MK	CW	CC	1:850 @ A3	25/11/2022



KEY

Site boundary

Trees

Proposed tree planting

Hedgerows

Ornamental non-native hedgerow

Hedgerow associated with vegetated garden

Grassland

Modified grassland

Other neutral grassland

Urban

Developed land, sealed surface

Introduced shrub

Vegetated garden

Note:
The locations of habitats and habitat features are indicative.

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Site Map

Rev	Description	Drawn	Approved	Date

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Project
Oldham Road, Rochdale

Title
Proposed UK Habitats

Drawing Number
G9542.015

Drawn	Checked	Approved	Scale	Date
MK	CW	CC	1:850 @ A3	20/12/2022



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