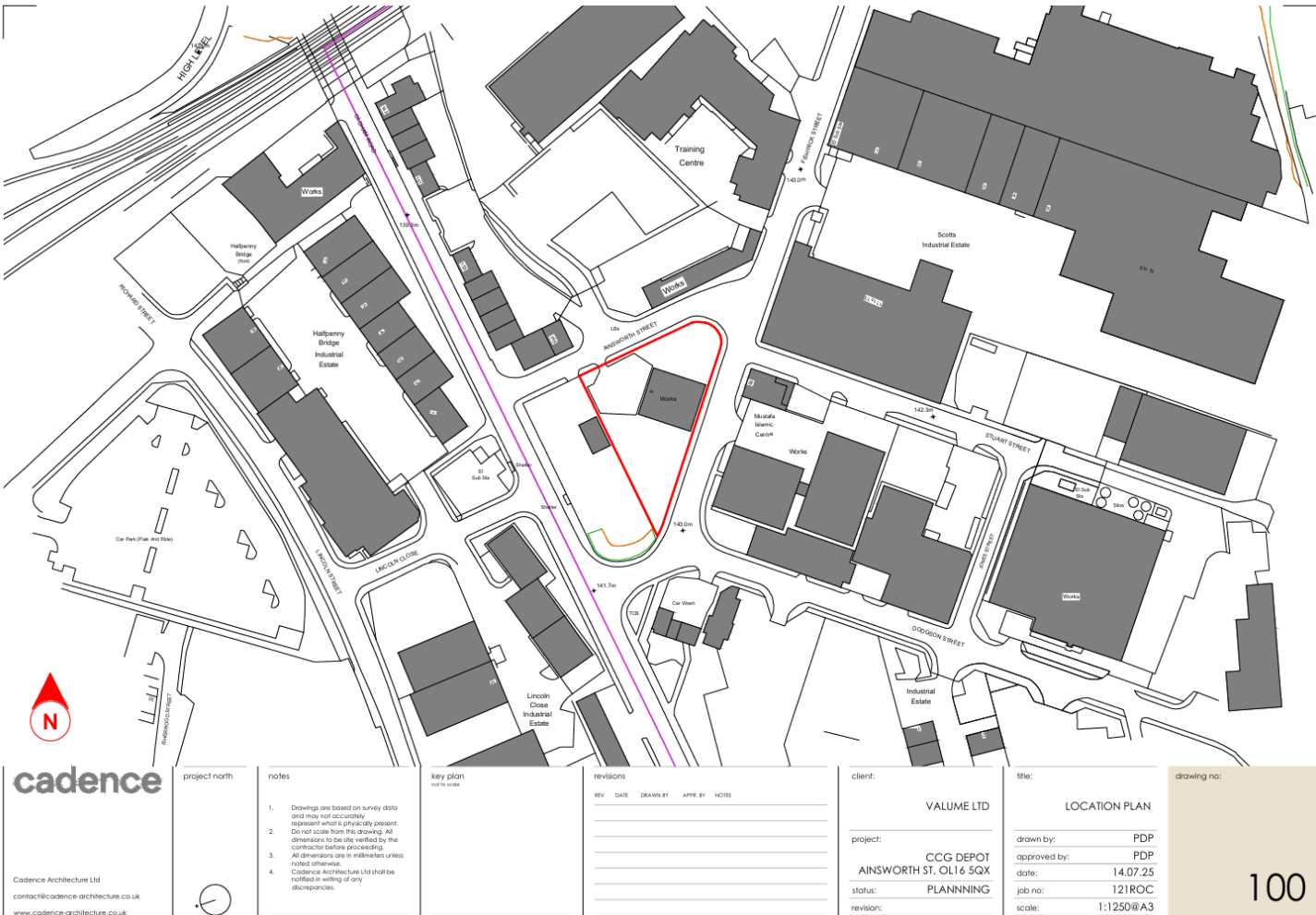


Habitat Management and Monitoring Plan

Site Name:	25/00737/FUL - CCG Depot, Ainsworth Street, Rochdale, OL16 5QX
Date:	28.01.26
Version:	01



Contents

1.

2

Summary of Management Plan

Site Boundary Plan PB-F01

Site Context Plan PB-F02

Phasing strategy

Roles and Responsibilities

Land Use Summary

Site Context Photos PB-F03

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

Baseline and Environmental Information

3

4

5

6

6

7

7

8

9

2.

16

Principles Informed by Design Stage

Habitat and Condition Targets PM-T01

Habitat Retention

Habitat Retention Plan PM-F01

Creation, Enhancement and Management Targets and Prescriptions

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

10

11

12

12

13

14

3.

23

Monitoring Strategy

Monitoring Methods and Intervals MS-T01

Monitoring Reports

Adaptive Management

15

15

16

16

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
Final Draft		JW 28/01/26	JW 28/01/26

Document Details

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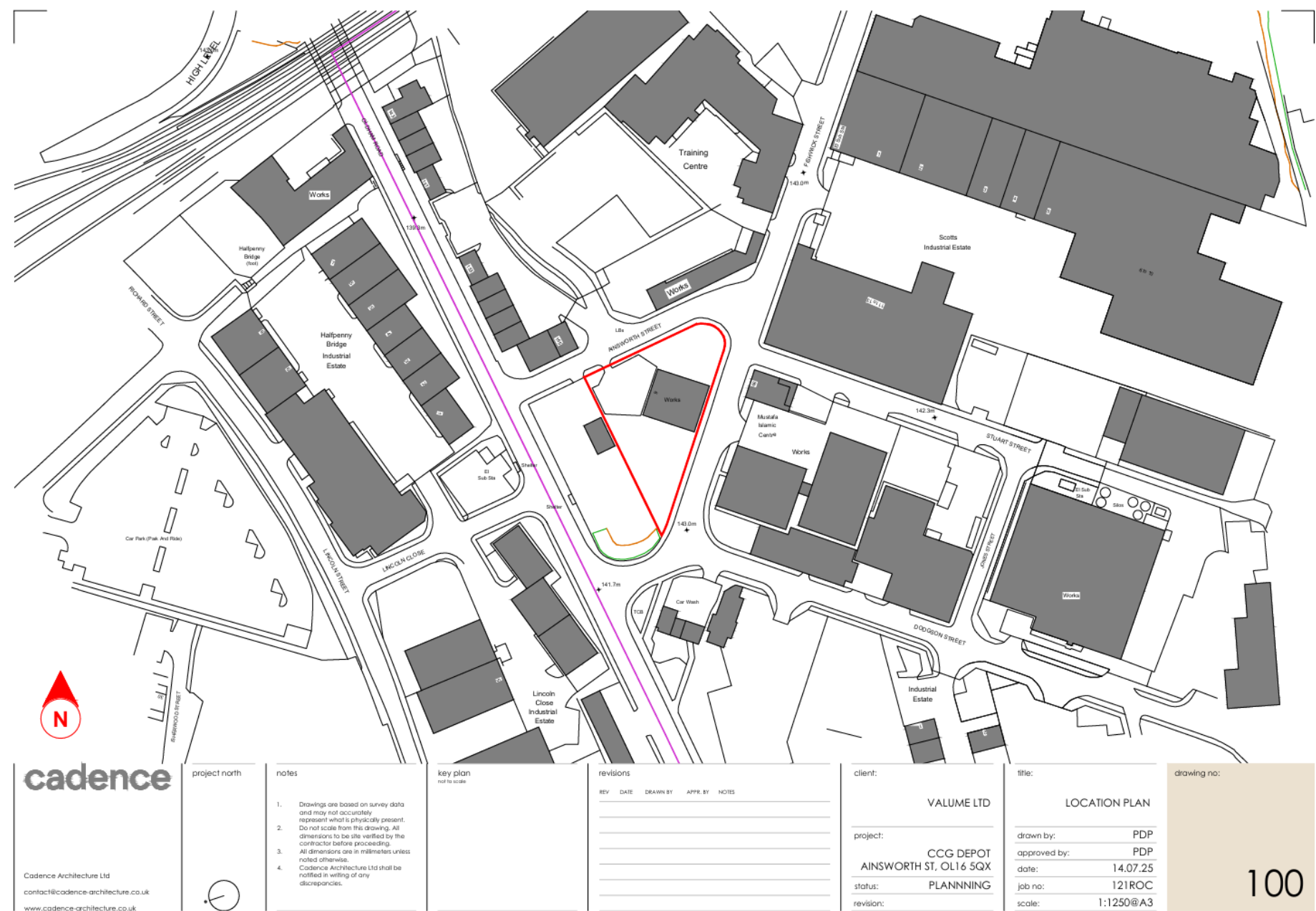
Project Background

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	Part retrospective application for the as built warehouse extension along with new office extension.
BNG Project Name and Address	As above
Author Organisation	Fieldology Works Ltd
Landowner	Mr M Garforth
Land Manager	Mr M Garforth
Responsible person/organisation for creating or enhancing the habitat	Mr M Garforth
Period covered by this management plan	Start 2026 - End 2056 1 yearly review - 2026, 2027, 2028, 2029, 2030 5 Year Review - 2035, 2040, 2045, 2050, 2055/ 2056 NB: Assumption - development completed in 2026, Year 1 for HMMP commences 2026.
Planning authority	Rochdale Borough Council
Planning reference (if applicable)	25/00737/FUL
BNG register reference (if applicable)	N/A
Central OS grid reference	SD 9027 1265
Metric revision/title	Statutory Biodiversity Metric
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: X ☐

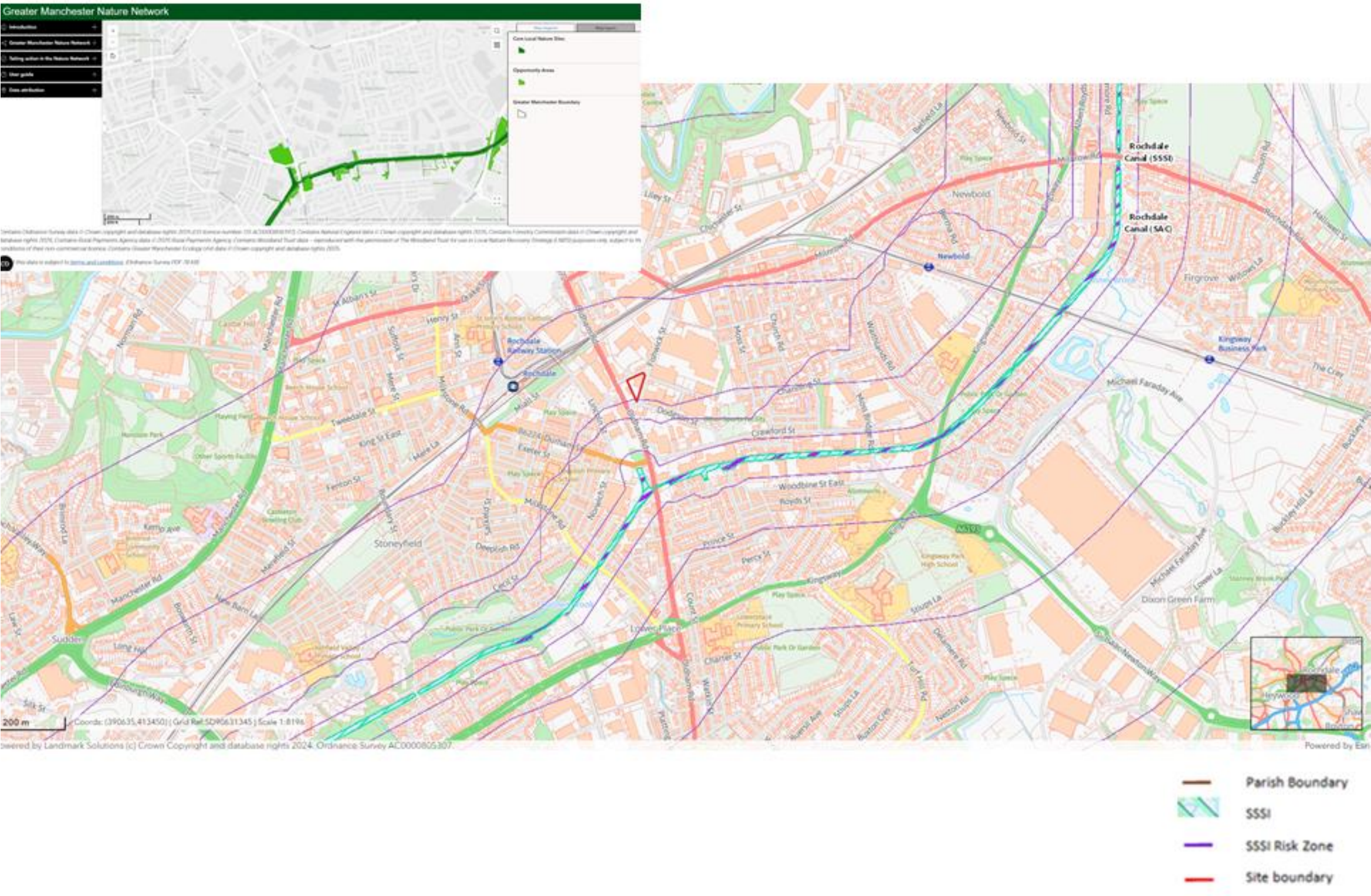
Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02			
Habitats to be retained	<i>Habitat</i>	<i>Area</i>	<i>Target Condition</i>
	Urban Tree	0.0163 ha	Good
	Urban Tree	0.0204 ha	Poor
Habitats to be enhanced	Modified Grassland	0.0174 ha	Moderate
Habitats to be created	Urban Tree	0.0733 ha	Moderate
	Ground Based Green Wall	0.018 ha	Good
	Mixed scrub	0.0112 ha	Moderate
Timescales for Actions PB-B03			
Summarise the key timescales for the actions covered by this HMMP.			
Year 1 - Modified Grassland enhancements to commence, planting of new individual urban trees, mixed scrub and ground based green wall.			
Year 1 - 5 annual monitoring and adaptive management.			
5 yearly reviews 2035, 2040, 2045, 2050, 2055/ 2056			
Monitoring Requirements PB-B04			
Summarise the monitoring requirements set out within this HMMP			
The main monitoring requirements will be during the establishment phase, during years 1 -5 This is to ensure that suitable establishment of the habitats created occurs, and adaptive management strategies can be taken as necessary.			
Required Consents and Licences PB-B05			
List the relevant consents and licences required as part of this HMMP.			
None as part of the works and client made aware of Wildlife and Countryside Act obligations via planning process.			
Funding PB-B06			
Provide an overview of how funding has been secured to deliver the HMMP.			
Funding to be supplied by the developer/land owner.			
Legal Agreement PB-B07			
Provide an overview of any legal agreements that secure the delivery of the HMMP.			
None required.			



Site Context Plan PB-F02 REFER TO APPENDIX 2 SITE CONTEXT PLAN

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



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08

Yes: X No:

Provide details of how the project and any habitat creation and enhancement works and their management will be phased. Include details of how this will be tracked and monitored to achieve BNG targets on the ground. State if this management plan covers a single phase or if it is a site wide management plan. If being provided for a single phase, provide a reference to a document that provides information on the overarching management plan for all phases.

This management plan covers the site wide management plan.

Once the building work is completed and the landscape phase undertaken. The phasing of the work will be as follows:

Phasing Strategy

- Grassland enhancement to commence [if required] seed mix to be sown in early spring (March-April) or Autumn (October-November) depending on when the building phase is completed.
- The Individual Urban trees, Ground Based Green Wall and Mixed scrub will be planted in the first winter (tree planting) season after the completion of the development.

	Works					
	Protection	Creation	Establishment	Maintenance	Phase	Year from project start
Habitats to be enhanced						
Modified Grassland 0.0174 Ha Moderate					Ph 1	Yr 1
					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
Urban Tree 0.0733 ha Moderate					Ph 1	Yr 1
					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
Ground Based Green Wall 0.018 ha Good					Ph 1	Yr 1
					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
Mixed Scrub 0.0112 ha Moderate					Ph 1	Yr 1
					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +

Reviews of establishment will commence in Year 2 with corrective action if required.

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		Julie Wickington		
Organisation		Fieldology Works Ltd		
Responsibility	Start Date:	28.01.25	End Date:	28.01.57
Fieldology Works Responsibilities Responsible for the production of the HMMP and subsequent monitoring reports				
Statement of Competency				
Julie has the following experience and qualifications Farmer all her life and project manager in charitable and public sectors - 27 years Facilitator for the East Lancashire Farming Group Competent Ecologist delivering Biodiversity Net Gain Appraisals. Qualifications MSc Human Ecology MA Countryside Management Diploma in Business Studies MA Town and Countryside Planning				

Landowner or Land Manager PB-B10				
Name or Initials		Mr M Garforth		
Organisation		CCG Depot, Ainsworth Street, Rochdale, OL16 5QX		
Responsibility	Start Date:	28.01.2026	End Date:	28.01.2057
Responsible for the overseeing of construction of the development.				
Statement of Competency				
Experienced land owner and land manager who will be able to oversee the work.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Mr M Garforth		
Organisation		CCG Depot, Ainsworth Street, Rochdale, OL16 5QX		
Responsibility	Start Date:	28.01.26	End Date:	28.01.2057
Responsible for the overseeing the maintenance and management.				
Statement of Competency				
Experienced land owner and land manager who will be able to oversee the maintenance and management.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials				
Organisation		Rochdale Borough Council		

Responsibility	Start Date:	28.01.26	End Date:	28.01.2057
The review, auditing and, or, long-term of this HMMP.				

Overview of Baseline Habitat

Provide a concise overview of the current site use including a summary of the habitats present, any specific management operation currently in effect and any other land uses.

Provide the context for the management activities to assist the reviewer in understanding the changes proposed.

Habitat overview

MODIFIED GRASSLAND

Approximately 0.0868 ha of g4 modified grassland, g4, 10, 518 modified grassland, scattered scrub and neglected. This habitat covers the southern zone of the proposed development Site and supports species poor vegetation, dominated by few fast-growing grasses. Species include abundant Common couch (Elymus repens) and Creeping bent (Agrostis stolonifera), with occasional Red fescue (Festuca rubra) and rare Dandelion (Taraxacum officinale agg.). Scattered scrub (10) including Bramble (Rubus fruticosus agg.) and Snowberry (Symphoricarpos albus) is colonised throughout the habitat, particularly at peripheral zones. The habitat is neglected (518) and has not been actively managed: This promotes no variation in sward height. At the time of survey, adjacent (individual tree) habitats had been subject to partial clearance, thus the (g4) Modified grassland sward currently demonstrates signs of disturbance and bare ground (degradation – and for the metric all of this grassland has been appraised) . Anthropogenic disturbance is also evident via scattered litter throughout.

The modified grassland was assessed as scoring a ‘Poor’ condition based on passing 4 criteria.

INDIVIDUAL TREES – RURAL TREES

Approximately 0.0366 Ha, 6 No. individual trees (201, young trees planted) are located within the site upon the time of the survey.

At the time of survey, a number of individual trees had been subject to clearance (degradation) (0.0488 ha, 11 No.). For these specimens, assessment makes reference to Google Earth (2020 / historic) aerial imagery and remaining evidence on Site (i.e. tree stumps). Some individual trees (rooted within proximity to each other) are comparable in species composition and character, thus have been assessed as one habitat parcel. Individual tree Habitat Parcels 1 - 10 are as follows:

- 1. Habitat Parcel 1: u200 - 1 no. Medium sized Small-leaved lime (Tilia cordata): In situ at the time of survey and proposed for retention during development. Good Condition
- 2. Habitat Parcel 2: u200 - 1 no. Small Rowan (Sorbus aucuparia): In situ at the time of survey and proposed for retention during development.
- 3. Habitat Parcel 3: u200 - 1 no. Small Sycamore (Acer pseudoplatanus): In situ at the time of survey and proposed for retention during development.
- 4. Habitat Parcel 4: u200 - 1 no. Small Sycamore (Acer pseudoplatanus): In situ at the time of survey and proposed for retention during development.
- 5. Habitat Parcel 5: u200 - 1 no. Small Rowan (Sorbus aucuparia): In situ at the time of survey and proposed for retention during development.
- 6. Habitat Parcel 6: u200 - 1 no. Small Hawthorn (Crataegus monogyna): In situ at the time of survey and proposed for retention during development.
- 7. Habitat Parcel 7: u200 - 4 no. Small Cherry sp. (Prunus sp.): Most specimens cleared pre-survey and proposed for removal during development.
- 8. Habitat Parcel 8: u200 - 1 no. Small Birch sp. (Betula sp.): Cleared pre-survey and proposed for removal during development.
- 9. Habitat Parcel 9: u200 - 3 no. Small Cherry sp. (Prunus sp.): Most specimens cleared pre-survey and proposed for removal during development.
- 10. Habitat Parcel 10: u200 - 3 no. Small Sycamore (Acer pseudoplatanus): In situ at the time of survey and proposed for removal **during development.**

Trees 2 – 10 are assessed as ‘Poor’ Condition.

URBAN LAND

The site has approx. 0.1279 Ha of urban land, comprising buildings, car park and the site occupied by the steel containers, which were present on the site pre 2020.

Overview of Proposed Site Use PB-B14

Summarise the site's anticipated uses, including proposed habitats, management regimes and intended land uses.

The proposed extension will be built in the existing grounds with associated landscaping, habitat creation.

This HMMP will provide an outline for grassland enhancement and the habitat creation and management prescriptions.

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 ☐ **X Refer to Appendix 1 for additional photographs.**



Figure 1: Ariel view of the Site.

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?	☐	The proposal will have a positive impact on the Site with the enhancement of modified grassland and creation of new urban habitats.
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?	☐	
Invasive Non-Native Species (INNS)	Are there any INNS present onsite that could affect the proposals?	☐	
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?	X ☐	The proposed work is not perceived as a risk to any local designated sites or species in both directly or effecting supported habitat. See Appendix - Biological Records Plan - Sites and Species (BI-F01)
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document> If so, provide details on where it is located. .	X ☐	See Appendices Ecologist responsible for baseline surveys (BI-T03), Habitats (BI-T04), Baseline Habitats Plan (BI-F02), Baseline Distinctiveness and Condition Plan (BI-F03), Baseline Habitats Photos (BI-F04).
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	No public access.
Climate	Local climate conditions such as dry years and limited rain may impact on the establishment of the newly planted rural trees and species rich hedgerow.	☐	None of the proposed habitats are climate sensitive.
Geology and Topography		☐	No impact
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	No impact
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	None
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	None
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	None
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	None
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	None

Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	None
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	There are no historic designations.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	None

Baseline and Environmental Information

Refer to Appendix 1 for the Baseline and Environmental Information.

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

Set out your site-wide principles and the overarching aims and objectives that guide this HMMP. Present these clearly and concisely to assist the reviewer with understanding the overall aims and objectives. This will also provide context to the detailed information presented later in this document.

Summarise how each aim and objective will be achieved within the appropriate timescale and maintained for at least 30 years.

Where relevant, provide details on the project's long-term vision, including the beyond the 30 years. This may be a vision statement or similar.

Project Aim

To provide and enhance the habitats to support a wider range of biodiversity, increasing connectivity and niche availability for target species on site.

Objectives

- To enhance an area of modified grassland from poor condition to moderate.
- To plant and establish new habitats including: planting 18 Urban Trees, Ground Based Green Walls and Mixed Scrub.

HMMP - Habitat creation and maintenance timescales

	Works				Phase	Year from project start
	Protection	Creation	Establishment	Maintenance		
Habitats to be enhanced						
Modified Grassland 0.0174 Ha Moderate					Ph 1	Yr 1
					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
Urban Tree 0.0733 ha Moderate					Ph 1	Yr 1
					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
Ground Based Green Wall 0.018 ha Good					Ph 1	Yr 1
					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
Mixed Scrub 0.0112 ha Moderate					Ph 1	Yr 1
					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +

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

Summarise how the site features and baseline information influenced the site's habitat retention, creation and enhancement aspirations during the early stages of the project design.

Where relevant, include details on how you reached a decision on the strategic significance of the habitat parcels present on site.

Design principles

- The type and condition of the habitats to be created and maintained were identified through the initial condition assessment.
- The design of the scheme was based on creating sustainable and diverse habitats.
- Native species will be used which are typical to the site's environmental baseline.
- Greater connectivity will be created to provide opportunities for target species.
- Suitable foraging habitats will be created to support fauna.
- The design will provide an aesthetically pleasing design.

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
Modified grassland (g4)	Modified Grassland (g4)	6	Poor	Moderate	10 years	Moderate condition will be targeted by achieving the following: Passes 4 or 5 criteria including passing essential criterion A	
N/A	Individual Urban Trees (g200)	7,8 and 12	N/A	Moderate	27 years	Moderate condition will be targeted by achieving the following: Passes 3 or 4 criteria	
N/A	Ground Based Green Wall	14	N/A	Good	5 years	Good condition will be targeted by achieving the following: Passes al 3 core criteria; AND • Meets the requirements for Good condition within criterion C	
N/A	Mixed Scrub	15	N/A	Moderate	5 years	Moderate condition will be targeted by achieving the following: Passes 3 or 4 criteria	

Habitat and Condition Targets Further Comments
Use this section to provide further details relevant to achieving the habitat and condition targets set out above. Also, include any additional objectives that are relevant to the proposals but outside of the scope of the statutory biodiversity metric calculations.

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

Summarise the details of the habitats to be retained by the project. Use parcel references and clearly show these on the accompanying habitat retention plan.

Set out how protective measures will be implemented and maintained to protect all retained habitats throughout the project.

Set out any management measures that may be required to maintain or enhance their baseline condition.

Individual Urban Trees will be retained see parcel references: 7 and 8

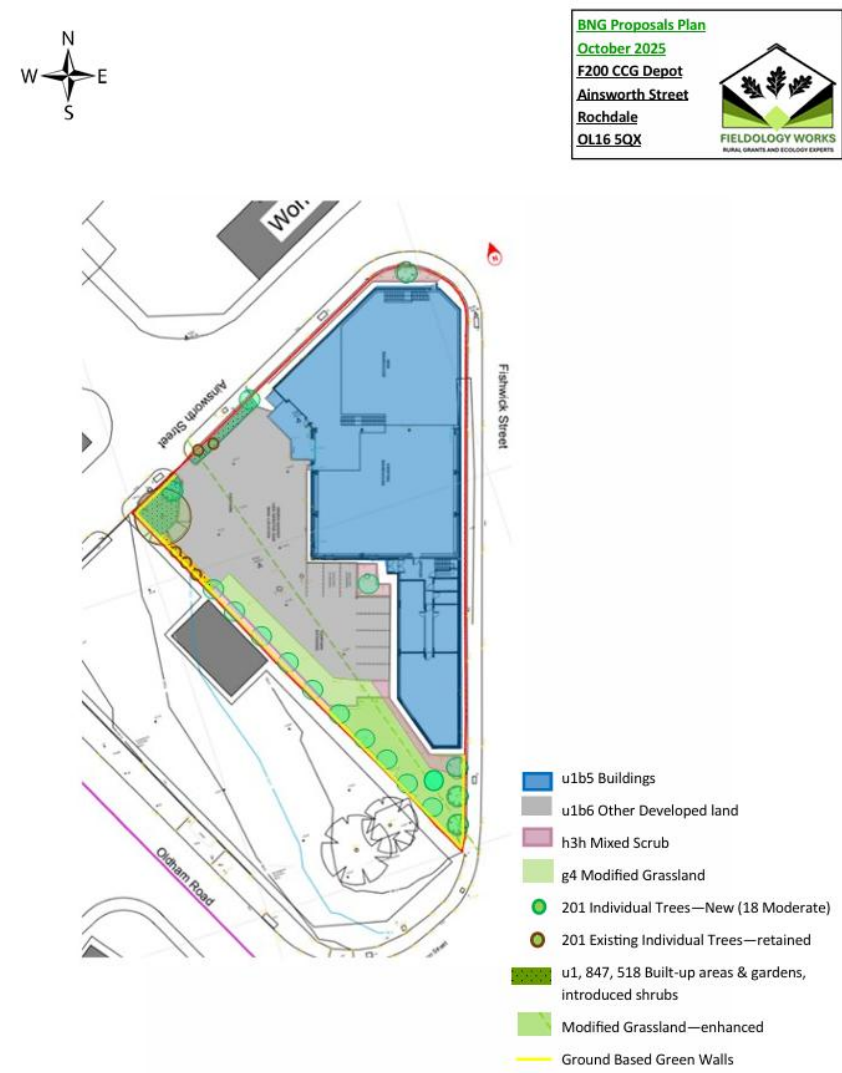
The Modified Grassland will be enhanced.

Specification of Protective Measures to be Used PM-04

Use this section to provide detailed technical specifications of any protective measures (for example fencing) to be implemented.

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: See [Appendix 3 BNG Proposals Plan](#)



Creation, Enhancement and Management Targets and Prescriptions

Refer to: Appendix 3 for BNG Proposal Plan

Appendix 4: Modified Grassland

Appendix 5: Individual Urban Trees

Appendix 6: Urban Ground Based Green Wall

Appendix 7: Scrub

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.

This is a pre-emptive list. The list of potential risks should be as comprehensive as possible to provide confidence in the delivery of the management plan objectives. Complete each habitat's management targets and prescriptions first, then consider the likelihood of the risk occurring and what impacts it may have if it was to occur. Consider how these may feed back into monitoring requirements.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Years 2 - 5	Modified grassland	Modified Grassland fails to establish/diversify. Trigger will be declining features such as signs of drought stress Initial planting phase should include time for grasses and flowers to set seed (after 15 th July) to increase seed bank naturally.	Number of grassland and flower species remains the same as the baseline condition in Year 3.	Visual inspection at least once or twice a year. If species diversity is not increasing consider overseeding with specialist Grassland mix.
Years 2 – 5	Individual Trees	Newly planted trees failing to grow	If >10% of planted trees die at any time they should be replanted	Dead trees to be removed and replanted.
Years 2 – 5	Scrub and Ground Based Green Wall	Newly planted plants failing to establish	10% of targeted number of newly planted saplings found to have failed to establish for years 0-2.	If >10% of saplings fail to establish replant. Regular monitoring to ensure scrub species are growing well.

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)

Provide details of methods that will be used to compare the baseline habitat with the proposed retention, creation or enhancement measures. For example, this may include before-and-after photos, before-and-after surveys and species lists, etc.

Before and after photos taken. First photos will be taken during creation phase, then annual photos taken in July from years 1-5. Annual targeted survey work will be taken on the grassland as described below to ensure that the moderate standard is achieved, primarily focusing on the targets listed, especially the number of species present. Year 1 will provide the baseline.

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.

Monitoring methods and frequency need to be considered according to habitat type. The text below is only for illustrative purposes. Plan according to your own project and habitat requirements.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Example: Other neutral grassland	To be undertaken on parcels 1, 3, 5 and 8.2 Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m². Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
Modified Grassland	All grassland plots monitored Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m2 Take an estimate of sward heights as a percentage of cover and record the percentage cover of scrub if present.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
Individual Trees	Monitoring should take place once every 3 months for the first year after planting. After 1 year monitoring should take place every 6 months until 3 years of age. From 4-10 years trees should be checked annually. Trees should be checked every 3 years after 10 years.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August

Scrub, Ground Based Green Walls	In the first year, newly planted saplings should be monitored every 3 months to monitor plant death. If >10% of saplings fail to establish then replanting, when necessary, should take place in the 2 years. Where the scrub is planted monitoring should take place to ensure there is a defined border against the grassland. Areas of planted scrub will be managed every five years to promote a diverse structure. This will be informed by initial assessment by a suitably experienced ecologist who will identify if and what types of management are required. This may include thinning out of scrub to allow further plants to grow. Cutting most species of scrub encourages re-growth and is useful for maintenance and encouraging a variety of micro-environments. Any arisings from thinning or other scrub management functions will be retained on site in the form of dedicated brash and wood piles or windrows, for the benefit for invertebrates and other wildlife. Any cutting of scrub should be undertaken outside of the bird breeding season (bird breeding season is typically March to September), but ideally in January or February, so that any fruits and seeds are available for foraging wildlife. All scrub planting plots will undergo an annual condition assessment for the first three years and then every three years.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
---------------------------------	--	--

Monitoring Reports

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

Monitoring Report Schedule MS-T02

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
Fieldology Works	Rochdale Borough Council

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 results of all habitat(s)
Y2	September	September or October	Report on results of all habitat(s)
Y3	September	September or October	Report on results of all habitat(s)
Y4	September	September or October	Report on results of all habitat(s)
Y5	September	September or October	Report on results of all habitat(s)
Y10	September	September or October	Report on results of all habitat(s)
Y15	September	September or October	Report on results of all habitat(s)
Y20	September	September or October	Report on results of all habitat(s)
Y25	September	September or October	Report on results of all habitat(s)
Y30	September	September or October	Report on results of all habitat(s)

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Use this box to summarise how you plan to incorporate adaptive management. Consider the risks in section [PM-T02](#) above. The aim is to have a feedback loop between monitoring, then reporting, and how any proposed changes are subsequently reflected in this plan.

Adaptive management is a systematic approach to natural resource management that involves monitoring and evaluating the effectiveness of management actions then adjusting as necessary to improve outcomes over time. It is an iterative process in which management actions are followed by targeted monitoring outcomes. These, in turn, inform the ongoing management.

Monitoring results inform necessary management changes to promote achieving BNG targets stated in the statutory biodiversity metric and HMMP. The monitoring can pick up any unexpected, external influences. Some examples are dealing with a new plant disease, an invasive species that is thriving due to climate change, or changes to site access due to site flooding.

Observations and notes from day-to-day management are important for delivering adaptive management. Consider how this information will be captured and fed into changes in management prescriptions, then through to subsequent monitoring reports.

Regular robust monitoring, and reporting to the responsible authority, should identify issues early on. Then you can make conscious decisions to implement effective actions. If the BNG objectives are affected by external factors, it is important to agree decisions on changes to the management prescriptions and targets with the responsible authority. Following the review, record any changes in this management plan and schedule.

Monitoring will feed into management to ensure target conditions of habitats are created. Establishment – monitoring needed to ensure suitable establishment – feedback into management plan in year 1-2, where additional seeding will occur if triggered.

Management – ongoing surveys through year 1 – 5 will monitor management strategy. If species diversity drops, cutting timing can be changed to suit species present or additional species can be added.

APPENDIX 1

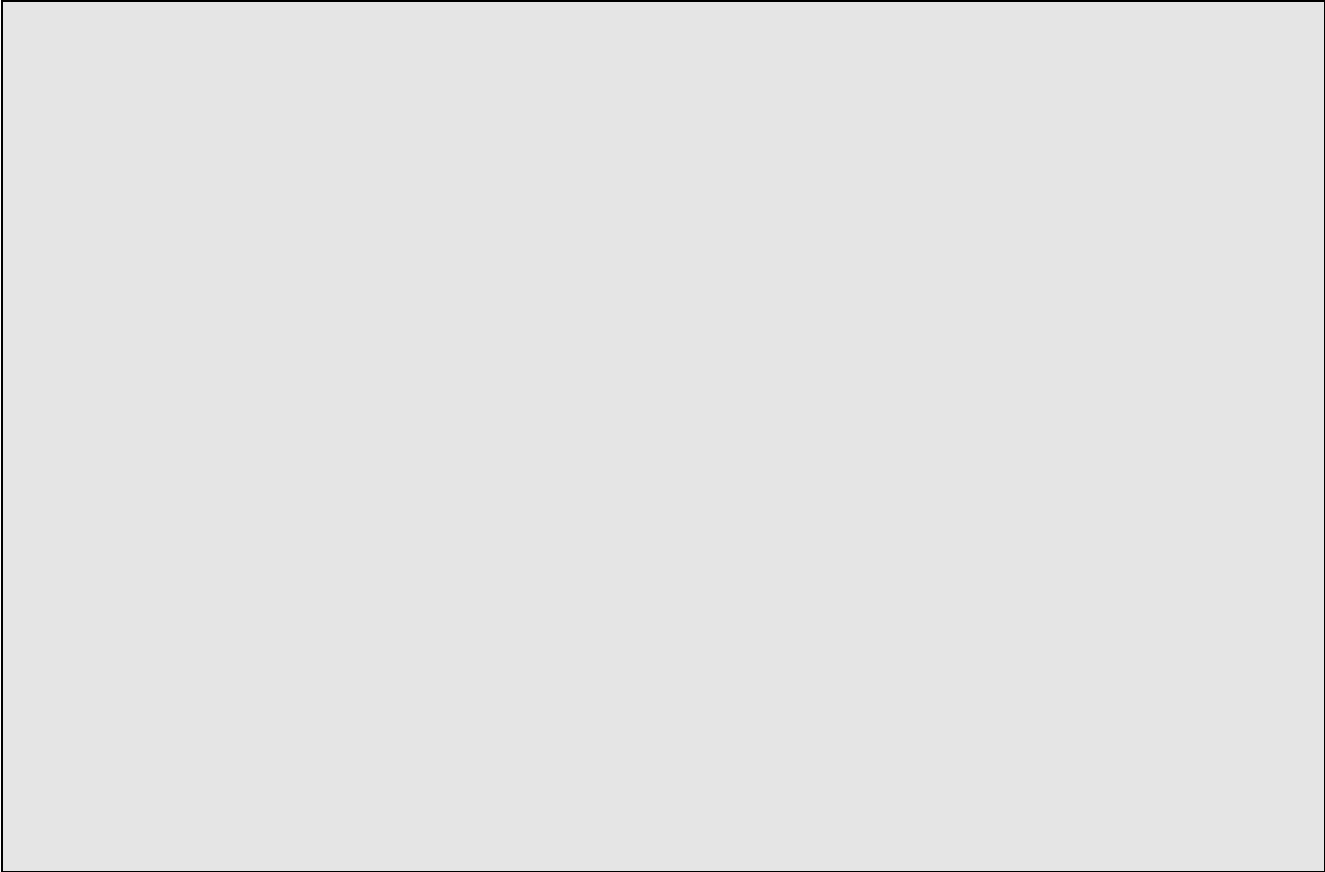
Biological Records

Protected and Notable Species (BI-T02) NOT APPLICABLE NONE ON SITE

Provide a concise summary of the notable species records within the zone of influence of the project and any potential impacts from the project.

Species	Dates	Conservation Status	Distance of Closest Record	Potential Impact from Project
				Positive

Summary of Protected and Notable Species (BI-B03)
Constraints and Opportunities for Project (BI-B04)



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Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Julie Wickington Qualifying member of CIEEM
Organisation	Fieldology Works
Survey Date	30 th September 2025
Statement of Competency	
Julie Wickington - Qualifying member of CIEEM Consultant Ecologist with 2 years of professional training and experience. BSc (Human Ecology), MSc (Countryside Management) and MA (Town and Country Planning). Attended several CIEEM training courses to complete the Statutory Metric and UK Hab Habitat Condition Assessment and BNG Habitat Condition Assessment. Undertaken a range of BNG Metric Habitat Condition Assessments and produce BNG Metric reports - 2024 Statutory Metric.	
Survey conditions and limitations	
Survey conditions for the habitat and condition assessment surveys. BNG Assessment Limitations – time of year Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The conclusions and recommendations detailed in this report are based upon the site redline and blueline boundaries (as appropriate) and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site red line boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required. Habitat areas (predevelopment) have been measured using online mapping, and therefore will not be completely accurate.	

The Site Proposals Plan used for post development areas is indicative in nature and does not constitute a detailed landscape plan.

Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30th January 2020? (BI-B05)

Yes degradation of individual urban trees has occurred.

If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)

The loss of each tree has been mapped on the Baseline and Proposals Plans and these are listed in the BNG report.

Baseline Habitat Descriptions and Condition

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

Habitats (BI-T04) Also see Appendix 8 for the BNG Habitat Condition Assessment

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
3,5,6,13	Modified Grassland (g4)	No	No	Modified Grassland Approximately 0.0868 ha of g4 modified grassland, g4, 10, 518 modified grassland, scattered scrub and neglected. This habitat covers the southern zone of the proposed development Site and supports species poor vegetation, dominated by few fast-growing grasses. Species include abundant Common couch (Elymus repens) and Creeping bent (Agrostis stolonifera), with occasional Red fescue (Festuca rubra) and rare Dandelion (Taraxacum officinale agg.). Scattered scrub (10) including Bramble (Rubus fruticosus agg.) and Snowberry (Symphoricarpos albus) is colonised throughout the habitat, particularly at peripheral zones. The habitat is neglected (518) and has not been actively managed: This promotes no variation in sward height. At the time of survey, adjacent (individual tree) habitats had been subject to partial clearance, thus the (g4) Modified grassland sward currently demonstrates signs of disturbance and bare ground (degradation – and for the metric all of this grassland has been appraised) . Anthropogenic disturbance is also evident via scattered litter throughout. The modified grassland was assessed as scoring a ‘Poor’ condition based on passing 4 criteria.	Poor	0.0868 Ha

7,8,10	Individual Rural Trees (u200)	No	No	INDIVIDUAL TREES – RURAL TREES Approximately 0.0366 Ha, 6 No. individual trees (201, young trees planted) are located within the site upon the time of the survey. At the time of survey, a number of individual trees had been subject to clearance (degradation) (0.0488 ha, 11 No.). For these specimens, assessment makes reference to Google Earth (2020 / historic) aerial imagery and remaining evidence on Site (i.e. tree stumps). Some individual trees (rooted within proximity to each other) are comparable in species composition and character, thus have been assessed as one habitat parcel. Individual tree Habitat Parcels 1 - 10 are as follows: - Habitat Parcel 1: u200 - 1 no. Medium sized Small-leaved lime (<i>Tilia cordata</i>): In situ at the time of survey and proposed for retention during development. Good Condition - Habitat Parcel 2: u200 - 1 no. Small Rowan (<i>Sorbus aucuparia</i>): In situ at the time of survey and proposed for retention during development. - Habitat Parcel 3: u200 - 1 no. Small Sycamore (<i>Acer pseudoplatanus</i>): In situ at the time of survey and proposed for retention during development. - Habitat Parcel 4: u200 - 1 no. Small Sycamore (<i>Acer pseudoplatanus</i>): In situ at the time of survey and proposed for retention during development. - Habitat Parcel 5: u200 - 1 no. Small Rowan (<i>Sorbus aucuparia</i>): In situ at the time of survey and proposed for retention during development. - Habitat Parcel 6: u200 - 1 no. Small Hawthorn (<i>Crataegus monogyna</i>): In situ at the time of survey and proposed for retention during development. - Habitat Parcel 7: u200 - 4 no. Small Cherry sp. (<i>Prunus</i> sp.): Most specimens cleared pre-survey and proposed for removal during development. - Habitat Parcel 8: u200 - 1 no. Small Birch sp. (<i>Betula</i> sp.): Cleared pre-survey and proposed for removal during development.	Good and Poor	0.0366 ha
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				9. Habitat Parcel 9: u200 - 3 no. Small Cherry sp. (Prunus sp.): Most specimens cleared pre-survey and proposed for removal during development. 10. Habitat Parcel 10: u200 - 3 no. Small Sycamore (Acer pseudoplatanus): In situ at the time of survey and proposed for removal during development. Trees 2 – 10 are assessed as ‘Poor’ Condition.		
1,2,4,15	Urban land (u1c)	No	No	URBAN LAND The site has approx. 0.1279 Ha of urban land, comprising Buildings, car park and the site occupied by the steel containers, which were present on the site pre 2020.	N/A	0.1279 ha

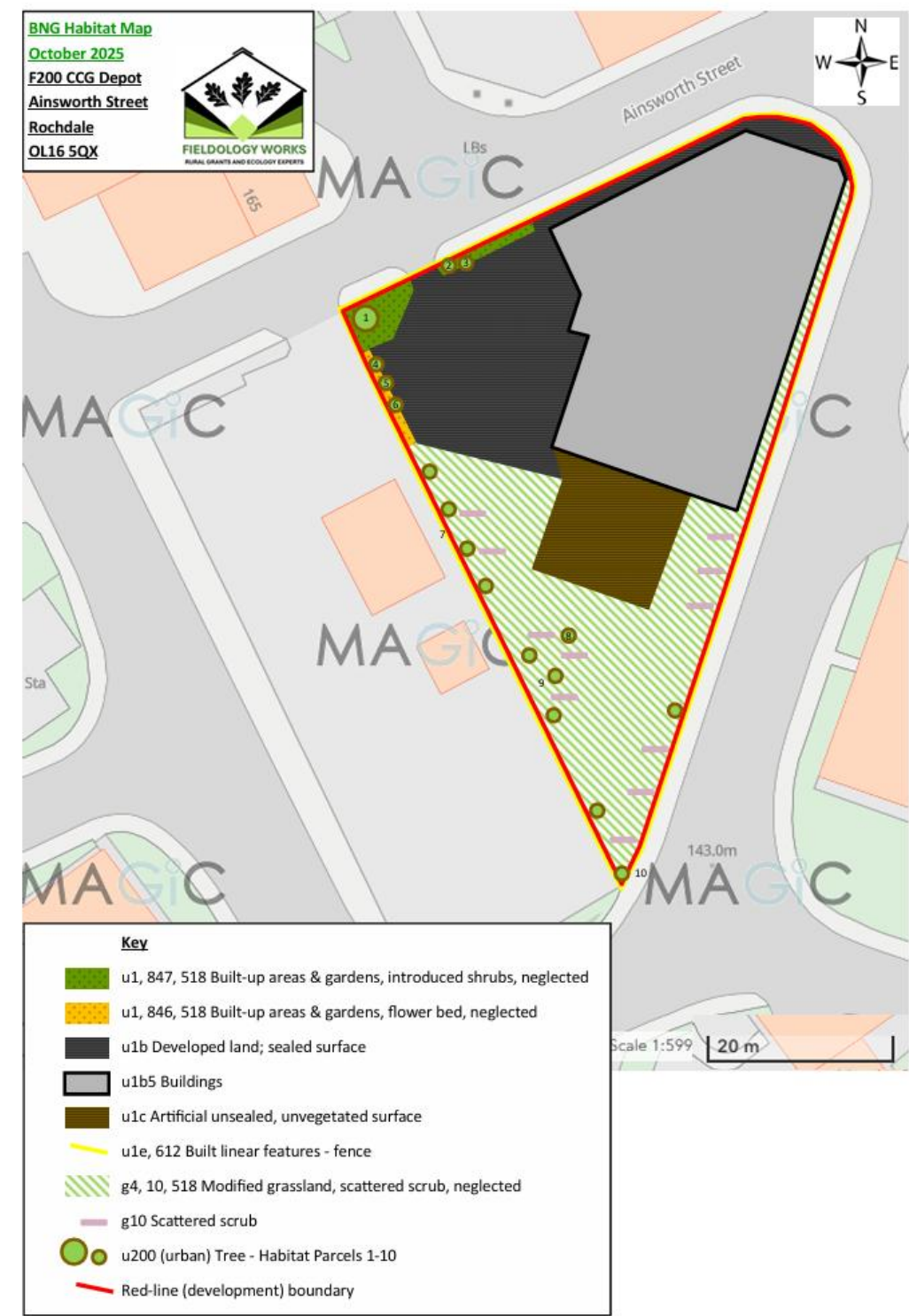
Hedgerows (BI-T05)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Length (km)

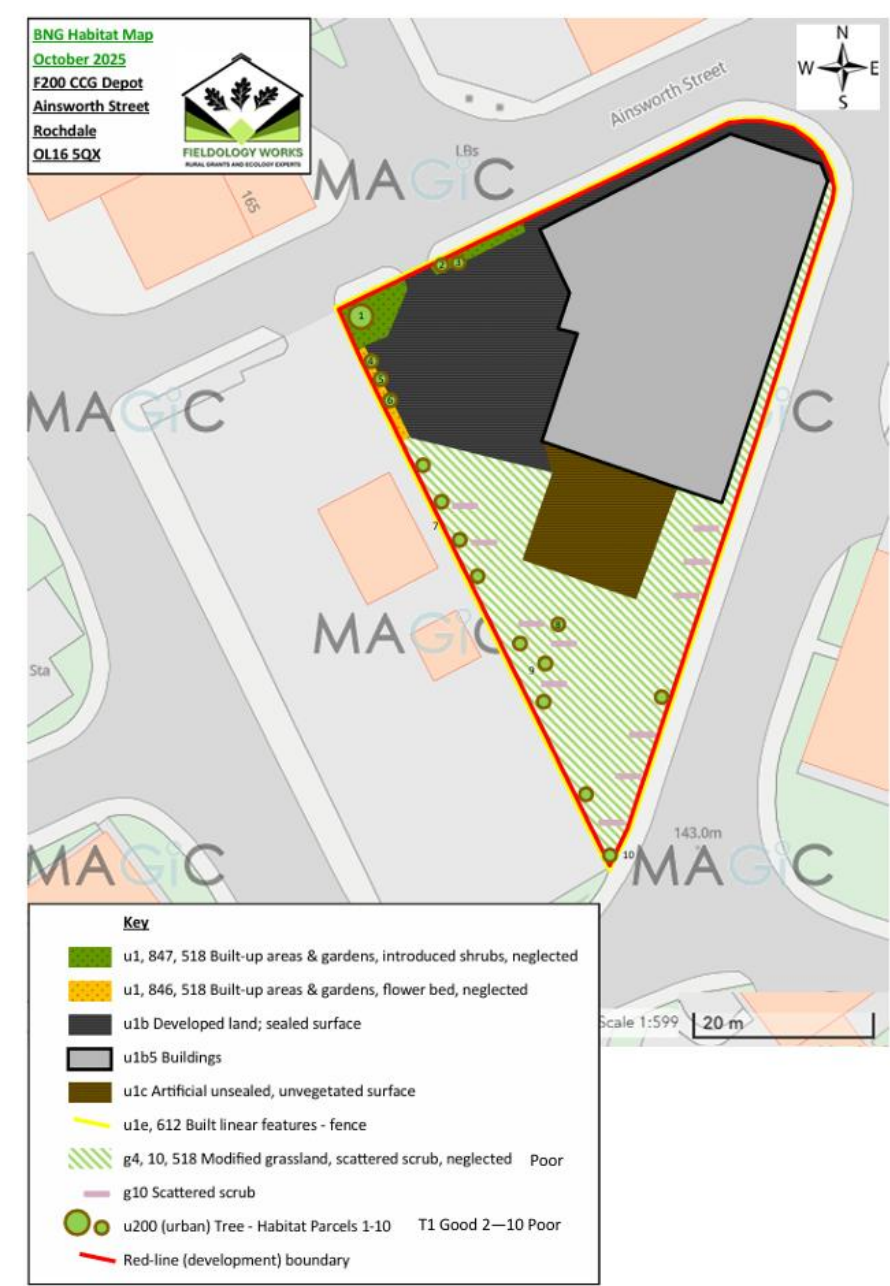
Priority and Irreplaceable Habitats

Summary of Priority and Irreplaceable Habitats (BI-B07)
Potential Constraints and Opportunities for Project (BI-B08)

Baseline Habitats Plan (BI-F02)



Baseline Distinctiveness and Condition Plan (BI-F03)



Refer to [Appendix 9 Condition Plan](#)

Refer to [Appendix 8 Baseline Map](#)

Baseline Habitats Photos (BI-F04)

Provide a range of photographs representative of the baseline. Add additional pages for photos as required. **Please refer to Figures above**