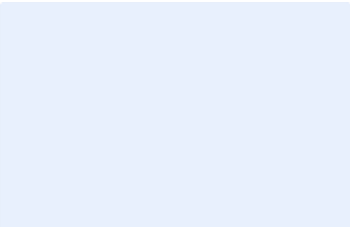




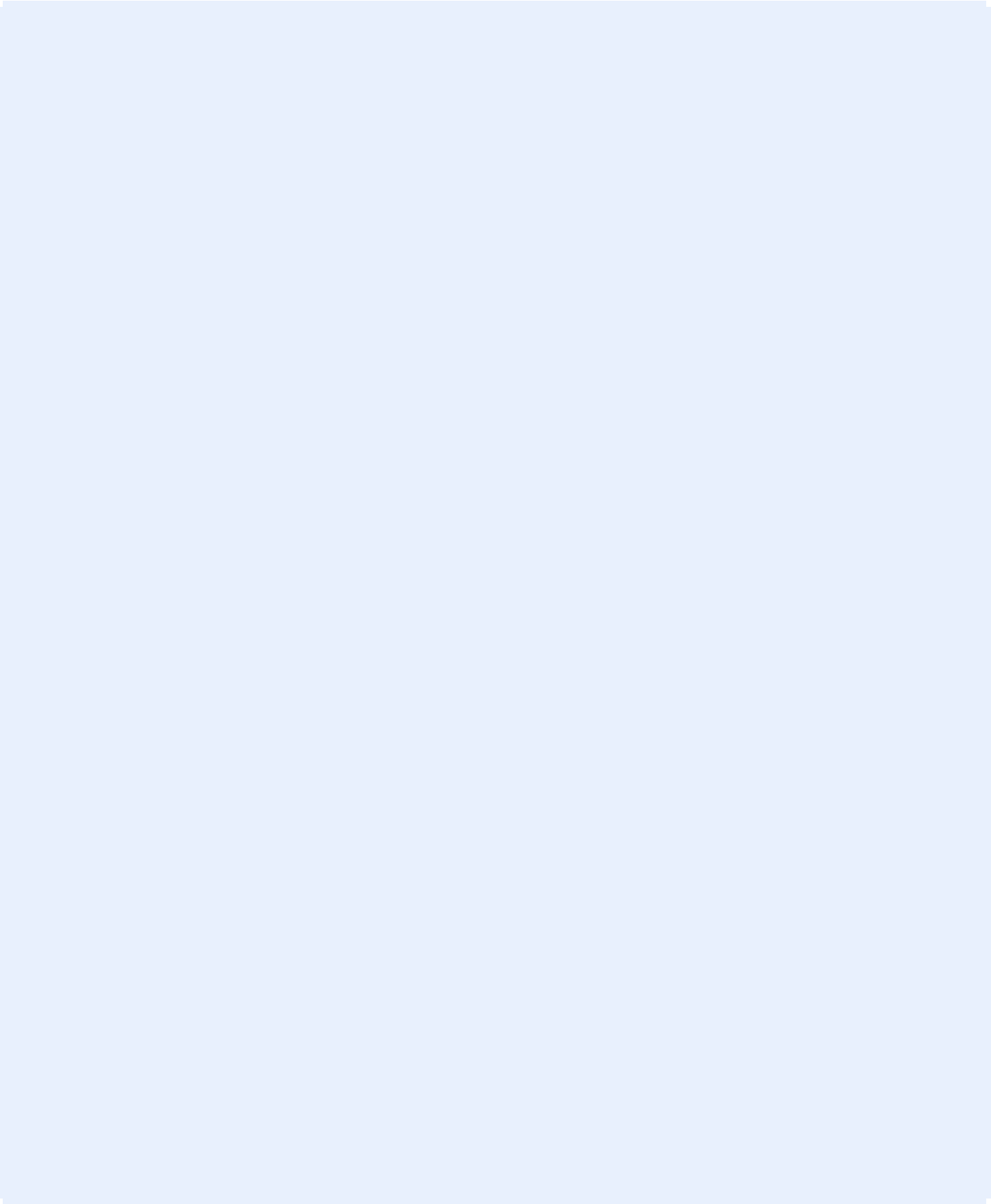
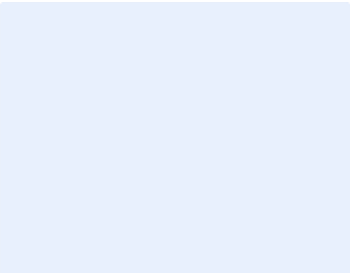
Habitat Management and Monitoring Plan

Site Name:	Redwood Hub, Edgar Wood Academy, Heywood Old Road, Heywood OL10 2QN
Date:	17/02/2026
Version:	1.0

Author: Amy Sharples
B.Sc. (Hons) M.Sc.
ACIEEM



Client: Edgar Wood
Academy



Template Document User Guide

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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
1.0	Complete	Amy Sharples B.Sc. (Hons) M.Sc. ACIEEM	Rebecca Bayley B.Sc. (Hons) 17 th February 2026

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
Completed by ERAP (Consultant Ecologists) Ltd on behalf of Edgar Wood Academy. ERAP (Consultant Ecologists) Ltd company address: Building N2, Chorley Business and Technology Centre, East Terrace, Euxton Lane, Euxton, Chorley PR7 6TE Edgar Wood Academy company address: Edgar Wood Academy, Heywood Old Road, Heywood OL10 2QN

1. Project Background

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

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Redwood Hub, Edgar Wood Academy, Heywood Old Road, Heywood OL10 2QN
BNG Project Name and Address	N/A
Author Organisation	ERAP (Consultant Ecologists) Ltd
Landowner	Altus Education Partnership
Land Manager	Altus Education Partnership / Edgar Wood Academy
Responsible person/organisation for creating or enhancing the habitat	Altus Education Partnership / Edgar Wood Academy - Contractor Appointed for the extension project will implement the planting
Period covered by this management plan	Start in 2026, end in 2056 with a 5 year update in 2031
Planning authority	Rochdale Borough Council
Planning reference (if applicable)	25/01014/FUL
BNG register reference (if applicable)	N/A
Central OS grid reference	SD 85227 07387
Metric revision/title	Statutory Metric version 1.0.4 of the metric published 3 rd July 2025
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Habitat Created Habitat A: Modified grassland (0.0159 ha) Habitat C: New trees (10 small trees, 0.0407 ha)
Timescales for Actions PB-B03
On-site habitat creation will be dependent upon completion of specific areas of development; it is intended however that the habitat creation is completed prior to year 1.
Monitoring Requirements PB-B04
Monitoring on an annual basis of each habitat as assessed against the target Condition Assessments presented for the first 5 years. The frequency of monitoring will be reviewed following the first 5 years.
Required Consents and Licences PB-B05
No specific consents or licensed are required other than those associated with planning permission for the site.
Funding PB-B06
Funding will be secured as part of the legal agreements associated with the planning permissions for the site.
Legal Agreement PB-B07
Legal agreements to secure the delivery of the HMMP will be agreed in association with the planning permissions for the site.



Key to Map Symbols

 Site boundary

Source: Gooale Earth Pro

Figure 1:
Site Boundary Plan

Project Name:
Redwood Hub, Edgar Wood Academy, Heywood
Old Road, Heywood OL10 2QN

Central Grid Ref: SD 85227 07387	Reference No. ERAP Ltd. 2025-318
--	--

Version & Date: v1 (AS) 16/02/2026

Scale: 1:1,000 at A4
0 10 20 30 40 50 m

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Building N2, Chorley Business and Technology Centre
East Terrace, Euxton Lane, Euxton, Chorley, PR7 6TE
Tel: 01772 750 502 Email: mail@erap.co.uk Website: www.erap.co.uk

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



Phasing strategy

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

Yes: ☒ No: ☐

The proposals will be delivered in a single phase, and this management plan covers the whole on-site area.

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		Amy Sharples		
Organisation		ERAP (Consultant Ecologists) Ltd		
Responsibility	Start Date:	16/02/2026	End Date:	TBC

The ecologist has been responsible for the completion of this HMMP.

Statement of Competency

In 2010 I obtained a 2:1 degree (B.Sc. (Hons)) in Biology and in 2011 I obtained a masters degree (M.Sc.) in Biodiversity and Conservation, both from The University of Leeds.
I was employed as an ecologist by ERAP Ltd between 2012 and February 2017, and have been employed as a senior ecologist by ERAP (Consultant Ecologists) Ltd since March 2017. My role is currently senior ecologist.

Landowner or Land Manager PB-B10

Name or Initials		Altus Education Partnership		
Organisation		Altus Education Partnership		
Responsibility	Start Date:	16/02/2026	End Date:	TBC

Altus Education Partnership is responsible for the implementation of this HMMP, management of the habitats will either be handled internally or will be passed on to a dedicated management company.

Statement of Competency

Altus Education Partnership are a responsible Multi-Academy Trust who will pass the management of the habitats to a dedicated Management Company; details will be completed on an updated version of this HMMP.

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		Mal Vickers		
Organisation		Beechwood Industries		
Responsibility	Start Date:	16/02/2026	End Date:	TBC

Beechwood Industries is responsible for the management of the habitats as described in this HMMP.

Statement of Competency

Mal Vickers is a graduate in Horticulture and is competent to prepare and implement a management plan and has undertaken the Field Studies Council’s “Biodiversity Net Gain for Reviewers” course.

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		TBC		
Organisation		TBC		
Responsibility	Start Date:	TBC	End Date:	TBC

TBC

Land Use Summary

Overview of Baseline Site Use PB-B13

The site is located within the existing Edgar Wood Academy site and comprises hardstanding, areas of modified grassland with ornamental planting.

The site boundary lies within the wider Edgar Wood Academy site and the northern, southern and western site boundaries are not defined by physical features. The eastern site boundary is defined by the existing school building which the extension proposals will attach to.

Overview of Proposed Site Use PB-B14

The site will continue to be used as part of the wider school, however a new building will be created and the parking area extended.

Created Habitats

Habitat A: Modified grassland at ‘good’ condition (0.0159 ha)

Habitat C: New trees at ‘moderate condition (10 new trees, 0.0407 ha)

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices
☑ Reference: 2025-318 Redwood Hub, Edgar Wood Academy, Heywood Old Road, Heywood OL10 2QN, Preliminary Ecological Appraisal (ERAP (Consultant Ecologists) Ltd, 2025)



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?	☐	No impacts on statutory / non-statutory designated sites.
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?	☐	No presence or proximity of specific species on or near the site present any constraints or opportunities to the project design.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?		No INNS present within the site boundary.
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?	☐	The presence of designated sites or specific species on or near the site do not present any constraints or opportunities to the proposals.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	To avoid duplication, baseline information is located in a separate document: <i>2025-318 Redwood Hub, Edgar Wood Academy, Heywood Old Road, Heywood OL10 2QN, Preliminary Ecological Appraisal (ERAP (Consultant Ecologists) Ltd, 2025)</i>
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	Site lies wholly within private land, no public access required.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	It is not considered that local climate conditions and, or, climate change are likely to impact the target habitat retention, creation or enhancement.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	Any geological or topographical constraints or opportunities have been identified.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	The site does not support any land favourable for agricultural management.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	Soils and substrates do not present any constraints or opportunities.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	No contaminated land is present.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	The site hydrology does not present any constraints or opportunities.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	It is understood the site is not within a flood risk zone.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	The landscape character of the site does not present any constraints or opportunities.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	The historic land use does not present any constraints or opportunities,
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	No historic environment designations have been identified.

Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	No other environment information is considered necessary for the completion of this HMMP.
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Baseline and Environmental Information

Refer to *2025-318 Redwood Hub, Edgar Wood Academy, Heywood Old Road, Heywood OL10 2QN, Assessment of Biodiversity Net Gain (ERAP (Consultant Ecologists) Ltd, 2025)*, hereafter the ‘BNG Report’ for information relating to the baseline and environmental information for the site.

2. Planned Management Activities

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

Management Plan Aims and Objectives PM-B01

The purpose of this HMMP is to provide a comprehensive, practical document that can be referred to and consulted by the Local Planning Authority, the developer, local residents and any management company and their appointed contractors tasked to undertake the works detailed within the HMMP.

This HMMP has been prepared with the following aims and objectives:

- a. Protect and conserve the existing landscape character and to incorporate locally indigenous species within screening / structural landscape areas, to provide an attractive and robust landscape setting for the buildings on the site and reinforce local distinctiveness;
- b. Take measures to ensure the successful establishment and growth of new structural and incidental planting and to take appropriate long-term management measures to ensure the satisfactory appearance and sustainability of vegetation. To ensure that landscape components are replaced, augmented and / or improved over time as appropriate;
- c. Detail the conservation objectives for the site and habitats within the site;
- d. Reference the LMP that describes the specification of the habitats and features to be created within the site;
- e. Provide information of the long-term management of the habitats within the site;
- f. Provide details relating to the funding mechanisms and responsibilities relating to the management and monitoring operations proposed; and
- g. Satisfy the requirements of any conditions relating to the planning consent and the requirements of the BNG report.

Principles Informed by Design Stage

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

Design Principles Informed by Baseline Information PM-B02

The proposals have sought to compensate for losses within appropriate habitats (i.e. habitats which are similar in composition to those lost, and / or habitats which are appropriate to the long-term use of the site; habitats which could, for example, conflict with the use of the of the site as a school have not been chosen).

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
Proposed modified grassland	Modified grassland	Habitat A: Modified grassland	N/A	Good	Standard time to target condition from the statutory biodiversity metric.	‘Moderate’ condition will be achieved via ensuring condition assessment criteria A, B, C, D, F and G are achieved.	
Proposed new trees	Urban tree	Habitat C: New trees	N/A	Moderate	Standard time to target condition from the statutory biodiversity metric.	‘Moderate’ condition will be achieved via ensuring condition assessment criteria A, B, D and F are achieved.	

Habitat and Condition Targets Further Comments

For all habitats – this HMMP refers to the statutory version of the BNG Metric and its associated condition assessment criteria.

It is assumed that all landscape planting at the site has been carried out in accordance with *BS.25-077-P-03 - Redwood Hub - Proposed Site Plan (LeaHough Chartered Surveyors, 2025)*, hereafter the ‘proposals plan’.

It is assumed in this document that all landscape planting / seeding has been carried out in accordance with the relevant British Standard (BS3882:2015) and supplier recommendations.

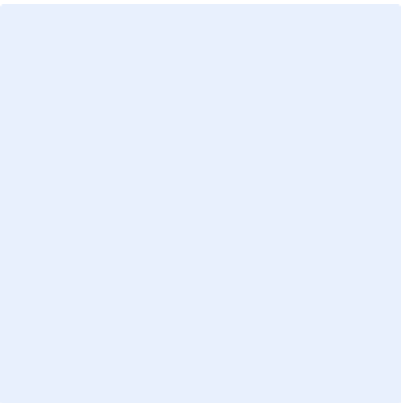
Habitat Retention

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

Measures to be Implemented to Protect Retained Habitats PM-03
N/A
Specification of Protective Measures to be Used PM-04
N/A

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: No habitats will be retained.



Creation, Enhancement and Management Targets and Prescriptions



Grassland (Low Distinctiveness)

Creation, Enhancement and Management Summary (GL-T01)

Target Habitat:		Habitat A: Modified grassland				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m², please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.	Yes	A	Grass seed shall be of the composition, purity and germination as specified in BS 4428: 1989. Certificates of purchase shall be provided for all deliveries prior to the sowing of grass seed stating source, mixture, purity and germination percentage.	No enhancement proposed.	First Cut When the grass is 100mm high, it shall be cut down to 50mm so as to avoid root pulling. If the grass has been allowed to grow any longer than 100mm then the cuttings shall be raked off and taken off site. Second Cut When the grass is 65mm high a second cut shall be carried out using a rotar mower. No more than one third of the foliage must be removed. Subsequent Cuts Thereafter, when the grass grows to 100mm high, it shall be cut down to 50mm with a flail type mower, until the end of the maintenance period, or longer if so directed. The grass shall be cut on a regular basis if so directed. Overseeding If plant species diversity is not considered to be sufficient during monitoring from mowing alone then then overseeding with Yellow-rattle (<i>Rhinanthus minor</i>) may be required to subdue to vigour of grass species within the sward, and / or alterations to the mowing regime to promote plant species diversity.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Yes	A	The diversity of plant species sown and proposed mowing regime will ensure a varied sward height.	N/A	If sward height is not considered to be varied during monitoring from mowing alone then then overseeding with Yellow-rattle (<i>Rhinanthus minor</i>) may be required to subdue to vigour of grass species within the sward.

C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	A	See above for management specifications relating to ground preparation. Continued mowing at the habitat will prevent the encroachment of scrub.	N/A	Appropriate ground preparation and mowing regime at the habitats will prevent the encroachment of scrub.
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	A	Any defects such as shrinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above. The contractor will be responsible for cultivating, seeding and maintaining, as above all areas of existing turf that are damaged during the course of the works for reasons of storage, working areas, transport of materials excepting those areas which are specifically defined and measured in the contract.	N/A	Any damages will be repaired via reseedling.
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No	A	N/A	N/A	N/A
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.	Yes	A	See above for management specifications relating to ground preparation. Continued mowing at the habitat will prevent the encroachment of scrub.	N/A	Appropriate ground preparation and mowing regime at the habitats will prevent the encroachment of Bracken.
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes	A	See above for management specifications relating to ground preparation.	No enhancement proposed. Regular monitoring required to maintain condition.	Regular (annual) monitoring to ensure absence; if the presence of any invasive non-native species (INNS) is detected then a specialist contractor will be employed to eradicate that species.

Additional Management Prescriptions (GL-B01)

N/A

Grassland (Low Distinctiveness)

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

Action	Relevant Parcels	Timing	Prescriptions
Soil Preparation and Cultivation	A	Can be completed at any time.	Final grading of topsoil shall be agreed by the Landscape Architect before cultivation and seeding. All areas to be seeded shall be cultivated to 150mm depth and all weeds, stones, and refuse larger than 50mm shall be removed to tip. Cultivated soil shall be rolled and raked to produce a tilth 25mm deep. Allow for hand cultivation where machine work is not possible. Seed sowing must immediately follow the preparation of the seed bed.
Seeding	A	Can be completed at any time.	Sowing shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's own expense. The operation should be carried out in equal sowings and transverse directions and the seed shall be raked or harrowed in. Sowing shall be at the rate of 50 grammes per sq.m. and overseeding shall be at a rate of 20 grammes per sq.m.
Seed Mix	A	N/A	Grass seed shall be of the composition, purity and germination as specified in BS 4428: 1989. Certificates of purchase shall be provided for all deliveries prior to the sowing of grass seed stating source, mixture, purity and germination percentage. Alternative cultivars of the above species may only be used if approved by the landscape architect.
Protection of Newly Seeded Areas	A	N/A	All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross the grass areas during cultivation, seeding or until grass is established. Where obvious 'Short cutting' is occurring, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.
Mowing – first and second cuts	A	Can be completed at any time.	First Cut When the grass is 100mm high, it shall be cut down to 50mm so as to avoid root pulling. If the grass has been allowed to grow any longer than 100mm then the cuttings shall be raked off and taken off site. Second Cut When the grass is 65mm high a second cut shall be carried out using a rotar mower. No more than one third of the foliage must be removed.
Mowing - Subsequent Cuts	A	Can be completed at any time.	Thereafter, when the grass grows to 100mm high, it shall be cut down to 50mm with a flail type mower, until the end of the maintenance period, or longer if so directed. The grass shall be cut on a regular basis if so directed.
Making Good	A	Can be completed at any time.	Any defects such as shrinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above. The contractor will be responsible for cultivating, seeding and maintaining, as above all areas of existing turf that are damaged during the course of the works for reasons of storage, working areas, transport of materials excepting those areas which are specifically defined and measured in the contract. Any areas, which in the opinion of the Landscape Architect, are consolidated during the course of these works, shall be loosened with a ripper or other suitable implement to ensure adequate drainage through the sub soil.

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

Refer to landscape proposals

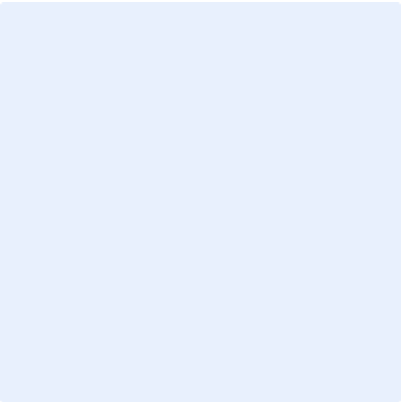
Common Name	Scientific Name	Abundance / %	Comments
N/A			

Other Supporting Information

Supporting Information (GL-B02)

If plant species diversity is not considered to be sufficient during monitoring from mowing alone then then overseeding with Yellow-rattle (*Rhinanthus minor*) may be required to subdue to vigour of grass species within the sward, and / or alterations to the mowing regime to promote plant species diversity.

What Does Success Look Like? (GL-F01)



Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Target Habitat:		Habitat C: New trees				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	C	Planting of appropriate native species.	N/A	N/A
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	C	Ensuring the tree is maintained in a good, healthy condition.	N/A	Monitoring to assess tree health, and undertaking remedial works where necessary.
C	The tree is mature (or more than 50% within the block are mature).	No	C	Not feasible within the timeframe of this HMMP.	N/A	Not feasible within the timeframe of this HMMP.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	C	Ensuring the tree is maintained in a good, healthy condition.	N/A	Monitoring to assess tree health, and undertaking remedial works where necessary.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	C	Not feasible within the timeframe of this HMMP.	N/A	Not feasible within the timeframe of this HMMP.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	C	Planting of tree above suitable vegetation.	N/A	No management required.

Additional Management Prescriptions (UT-B01)

N/A.

Individual Trees

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

Action	Relevant Features	Timing	Prescriptions
Ground Preparation	Urban trees	Can be completed at any time.	Excavated subsoil or stone shall be carted off site to tip. The bottom 250mm of the pit shall be dug and broken up. The bottom of the pit shall be backfilled with subsoil (site or imported) to comply with BS 8601: 2013. The top 300mm of the pit shall be backfilled with imported topsoil as specified unless directed otherwise. Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Cambark planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates: - Feathered trees - 40 litres - Selected standards - 60 litres Heavy standards/Extra heavy standards - 80 litres
Stakes and Tree Ties	Urban trees	Can be completed at any time.	Stakes shall be peeled round softwood, pointed, minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling. Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise: - Feathered trees - 750mm (one tie) - Selected standards - 900mm (2 stakes, one tie each) - Heavy standards/Extra heavy standards - 1200mm (2 stakes, one tie each) The stake shall be long enough to drive until they hold the tree firmly without rocking. Ties for bareroot trees, shall be approved rubber nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. Ties available from J Toms Limited, Wheeler Street, Headcorn, Ashford, Kent, TN27 9SH. - Feathered Type - 04 (one tie) - Select standards - Type L1 (one tie per stake) - Heavy standards/Extra heavy standards - Type L3 (one tie per stake) Ties for rootball and container grown trees shall be 50mm rubber tree belts in a figure of eight around the tree. Fixed to the stake with two flat head galvanised nails. - Feathered - one belt - Select standards Type - two belts - Heavy standards/Extra heavy standards - two belts

Planting	Urban trees	All plant material shall generally be planted between November and March in open cool weather.	Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting. Trees shall conform to BS: 3936-1: 1992 and be planted in tree pits of the following sizes unless directed otherwise: - Feathered trees - 900 x 900 x 450 - Selected standards - 1000 x 1000 x 600 - Heavy standards/Extra heavy standards - 1200 x 1200 x 600 The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out (bareroot) and the soil followed by compost topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers (bareroot). The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.
Mulching	Urban trees	Can be completed at any time.	A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard trees within grass shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree pit surface shall be as big as possible.
Replanting	Urban trees	All plant material shall generally be planted between November and March in open cool weather.	All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

Individual Trees Species Lists (UT-T03)

Refer to landscape proposals

Common Name	Scientific Name	Abundance / %	Comments
N/A			

Other Supporting Information

Supporting Information (UT-B02)

N/A

What Does Success Look Like? (UT-F01)



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

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
16/02/2026	Grasslands	Newly seeded areas fail to establish	Abundance of tall-forbs instead of (for example) a diversity of wildflower species or areas of bare ground during years 1 to 10.	Determine reasons for failure and reseed.
16/02/2026	Trees	Newly planted trees and / or shrubs failing to establish	10% of targeted number of newly planted trees or shrubs found to be dead during years 1 to 10.	Plant a larger number of trees initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis.

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)

Each habitat will be monitored against its target condition on an annual basis at a suitable time of year (i.e. May to August), with current conditions and any recommendations for action fed back to the management plan.

Monitoring Methods and Intervals MS-T01

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Modified Grassland	To be undertaken on all areas of modified grassland. Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m ² . Estimate percentage of bare ground, Bramble and Bracken cover. Collect a botanical species list across grasslands to check against target species list.	Annually from years 1 to 5, then every 5 years. Surveys to be completed between May and August.
Trees	To be undertaken at all areas of tree planting. Monitor the health of trees when in full leaf to determine their health.	Annually from years 1 to 5, then every 5 years. Surveys to be completed between May and August.
All habitats	Monitor for the presence or absence of INNS.	Annually from years 1 to 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
TBC	TBC

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

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	September or October	Report on results of initial grassland and tree creation measures.
Y2	September	September or October	As above
Y3	September	September or October	Report on results of establishing grassland and tree creation measures.
Y4	September	September or October	As above
Y5	September	September or October	As above
Y10	September	September or October	As above. Review of HMMP to assess frequency of monitoring required between Years 10 to 30.
Y10 to Y30	September	September or October	As required in accordance with assessment at Y10.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Monitoring reports will be provided to the land manager, and this will be followed up by a meeting between the person(s) completing the monitoring and the land manager to discuss any issues which may have arisen.

The land manager will adhere to the recommendations presented in the monitoring reports, and provide additional feedback on any limitations to the scope of the management regime, or additional difficulties in attaining the required habitat conditions.