

Habitat Management and Monitoring Plan

Site Name:	Lancashire Dairy Farm, 123 Whitelees Road, Littleborough OL15 8DU
Date:	24/02/2026
Version:	2

Author:



Client:



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Version Control

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

Version	Issue Status	Prepared by / Date	Approved by / Date
1.0	Sent to client	Brian Robinson B.Sc. (Hons) MCIEEM / 23 rd June 2025	TBC / 23 rd June 2025
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Document Details

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Authorship Details
HMMP Prepared by: ERAP (Consultant Ecologists) Ltd, Building N2, Chorley Business and Technology Centre, East Terrace, Euxton Lane, Euxton, Chorley PR7 6TE. HMMP Prepared for: Vision Design Group, Spaces, Peters House, Oxford Street Manchester M1 5AN

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	Lancashire Dairy Farm, 123 Whitelees Road, Littleborough OL15 8DU
BNG Project Name and Address	Same as the development
Author Organisation	ERAP (Consultant Ecologists) Ltd
Landowner	Lancashire Farm Dairies Limited, Kingsway West Business Park, Moss Bridge Road, Rochdale, Lancashire, OL16 5LX
Land Manager	As Above
Responsible person/organisation for creating or enhancing the habitat	Phantom Construction UK LTD
Period covered by this management plan	This HMMP assumes that works will start in 2025 and end in 2055, with the 5-year update period in 2030.
Planning authority	Rochdale Borough Council
Planning reference (if applicable)	25/00209/FUL
BNG register reference (if applicable)	N/A (on site)
Central OS grid reference	SD 93258 16374
Metric revision/title	Statutory Metric version 1.0.3 released 23 rd July 2024, titled ERAP Ltd 2024-413 Lancashire Dairy Farm Statutory Biodiversity Metric 17.02.25
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Habitats to Be Retained Areas of introduced shrubs, flower beds, buildings and hardstanding will be retained by the proposals. 8 trees (of good and moderate condition) will be retained. Four hedgerows (at Good and moderate) condition will be retained. Habitats to Be Enhanced 0.1198 hectares of modified grassland will be enhanced from poor to moderate condition. Habitats to Be Created 0.0244 hectares of new hardstanding and buildings will be created. 11 new trees will be created. 0.03 kilometres of new species-rich native hedgerow will be planted
Timescales for Actions PB-B03
Site clearance is proposed to start in Q4 2025, depending on the timing of the granting of the Planning Consent. Habitat creation will be dependent upon completion of specific areas of development; it is intended however that the habitat creation and enhancement measures are undertaken as close to year 1 as is realistically feasible
Monitoring Requirements PB-B04
Monitoring is proposed 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 consents or licences are required other than the relevant planning permission.
Funding PB-B06
Funding will be provided as part of the on-going management of the wider facility.
Legal Agreement PB-B07
No specific legal agreements are required to secure the delivery of the HMMP.



Key to Map Symbols

-  Site boundary
-  VDG-2327-DWG-1000-EXISTING AND PROPOSED SITE PLAN-Lancashire Farm 01

Source: ESRI World Imagery

Figure 1:
Site Boundary Plan

Project Name:
Lancashire Dairy Farm, 123 Whitelees Road,
Littleborough OL15 8DU

Central Grid Ref: SD 93258 16374	Reference No. ERAP Ltd. 2024-413
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Version & Date: v1 (BR) 23/06/2025

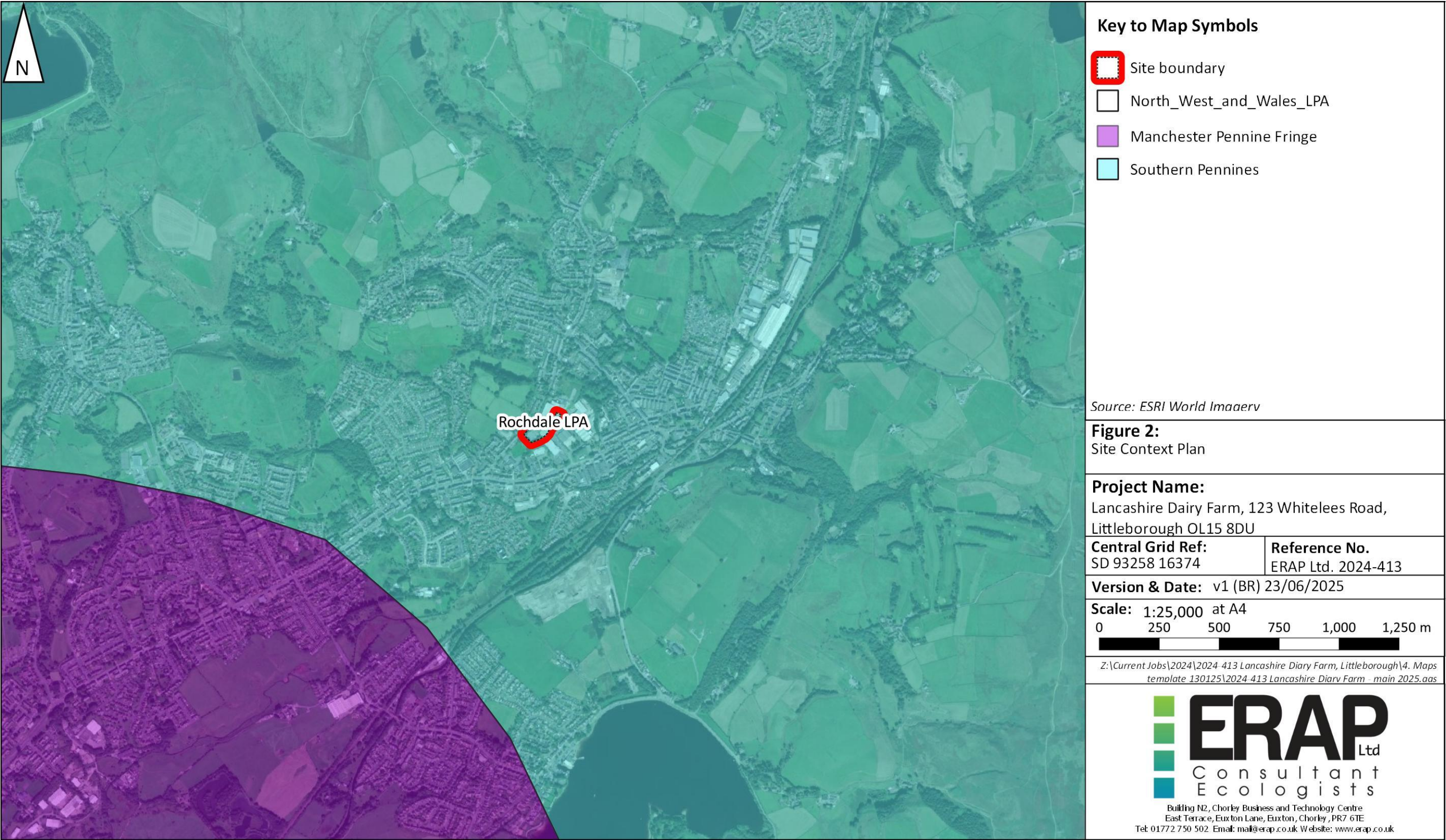
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0 10 20 30 40 50 m

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template 130125\2024 413 Lancashire Dairy Farm - main 2025.aas



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 work is not intended to be phased.			

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		Brian Robinson		
Organisation		ERAP (Consultant Ecologists) Ltd		
Responsibility	Start Date:	2025	End Date:	TBC
The ecologist has completed the baseline assessment of the site and completed a scheme of habitat retention, enhancement and creation in associated with the landscape architects. The ecologist has completed the relevant BNG Metric associated with the proposed development. The ecologist has been responsible for the completion of this HMMP.				
Statement of Competency				
In 2001 I obtained a 2:1 degree (B.Sc. (Hons)) in Environmental Science from The University of Central Lancashire. I was employed as an ecologist by ERAP Ltd between 2008 and February 2017, and have been employed by ERAP (Consultant Ecologists) Ltd since March 2017. My role is currently Senior Ecologist.				

Landowner or Land Manager PB-B10				
Name or Initials		TBC		
Organisation		TBC		
Responsibility	Start Date:	2025	End Date:	TBC
The landowner will assume overall responsibility for the management of the habitats within the site and the implementation of the management and monitoring proposed.				
Statement of Competency				
The landowner has experience of the everyday management of the site and its existing habitats, and will seek the expertise of specialists in relation to the management and monitoring of habitats where appropriate and necessary.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		N/A		
Organisation		N/A		
Responsibility	Start Date:	N/A	End Date:	N/A
N/A				
Statement of Competency				
N/A				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		Rochdale Borough Council		
Organisation		Rochdale Borough Council		
Responsibility	Start Date:	2025	End Date:	TBC
Review of the HMMP and assessment of its suitability.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The approximately 0.54 hectares site is located within suburban surroundings and comprises buildings and hardstanding, with areas of amenity grassland, ornamental shrubs and planted trees. Four hedgerows (Hedgerows 1 to 4) are located within (or partially within) the site.

The grassland is currently frequently mown and the hedgerows occasional trimmed.

Overview of Proposed Site Use PB-B14

It is proposed to continue the existing usage of the site, extend the hardstanding and construct four new silos within the site. The area will remain part of the Lancashire Dairies site, with the vegetated habitats managed as part of the Open Space of that site.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices

☐ Reference: [Click or tap here to enter text.](#)





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

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

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

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☐	Not included as, as presented in 2024-413 Lancashire Dairy Farm, Whitelees Road, Littleborough OL15 8DU (ERAP (Consultant Ecologists) Ltd, 2024), and hereafter ‘the ecology report’, it is not considered that the proposals will have any impact on statutory, or 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?	☐	Not included as, as presented in the ecology report, it is not considered that the proposals will have any impact on protected or notable species.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	Not included as, as presented in the ecology report, it is not considered that the proposals impact / have the potential to spread any INNS.
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?	☐	Not included as, as presented in the ecology report, it is not considered that the proposals will have any impact on statutory or non-statutory designated sites.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	See the ecology report and 2024-413b Lancashire Dairy Farm, Whitelees Road, Littleborough OL15 8DU: Preliminary Assessment of Biodiversity Net Gain (ERAP (Consultant Ecologists) Ltd, 2024), hereafter the ‘BNG report’.
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	Public access has not influenced the management prescriptions.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	The proposed habitats and their conditions are not subject to local climate conditions and are unlikely to be impacted by climate change significantly over the period of this HMMP.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	It is not considered that the geology or topology of the site has presented any constraints or opportunities.
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?	☐	The soils and substrates have not presented 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 hydrology at the site has not presented any constrains or opportunities.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	The site is not in a flood risk zone.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	The proposals have sought to create habitat suitable and in keeping with their surroundings.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	The historical 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?	☐	There are no historical environment designations at the site.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A

Baseline and Environmental Information

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Brian Robinson
Organisation	ERAP (Consultant Ecologists) Ltd
Survey Date	20 th January 2025
Statement of Competency	
In 2001 I obtained a 2:1 degree (B.Sc. (Hons)) in Environmental Science from The University of Central Lancashire. I was employed as an ecologist by ERAP Ltd between 2008 and February 2017, and have been employed by ERAP (Consultant Ecologists) Ltd since March 2017. My role is currently Senior Ecologist.	
Survey conditions and limitations	
The survey was completed on 20th January 2025. The weather was dry but overcast, with a light breeze (Beaufort scale 2) and an air temperature of 1°C. The survey was completed when plant species may be in a state of senescence; the surveyor is experienced in identifying plant species from their vegetative characteristics however, and a reliable assessment of the habitats present was possible.	

Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30 th January 2020? (BI-B05)
No habitat degradation has occurred.
If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)
No habitat degradation has occurred.

Baseline Habitat Descriptions and Condition

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

Habitats (BI-T04)

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
Habitat 1: Amenity grassland	Modified grassland (g4)	No	No	Condition Assessment: A = No, B = No, C = Yes, D = Yes, E = Yes, F = Yes and G = Yes	Poor	0.1328
Habitat 2: Introduced shrub	Introduced shrub (u1, 847)	No	No	Condition automatically set by BNG Metric	Condition Assessment N/A	0.0022
Habitat 3: Flower bed	Vegetated garden (u1, 846)	No	No	Condition automatically set by BNG Metric	Condition Assessment N/A	0.0012
Habitat 4: Buildings	Developed land, sealed surface (u1b5)	No	No	Condition automatically set by BNG Metric	N/A - Other	0.0212
Habitat 5: Hardstanding	Developed land, sealed surface (u1b)	No	No	Condition automatically set by BNG Metric	N/A - Other	0.3840
Habitat 6: Trees	Urban trees (200)	No	No	Refer to Table 7.2 of the BNG report.	Good and moderate	0.1100

Hedgerows (BI-T05)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
Habitat 7: Hedgerow 1		No	Yes	Condition Assessment: A1 = Yes, A2 = Yes, B1 = Yes, B2 = Yes, C1 = Yes, C2 = Yes, D1 = Yes, D2 = Yes E1 = No, E2 = Yes	Good	0.01
Habitat 8: Hedgerow 2		No	Yes	Condition Assessment: A1 = Yes, A2 = Yes, B1 = Yes, B2 = Yes, C1 = Yes, C2 = No, D1 = Yes, D2 = Yes E1 = Yes, E2 = No	Good	0.03
Habitat 9:		No	Yes	Condition Assessment: A1 = Yes, A2 = Yes, B1 = Yes, B2 = Yes, C1 = Yes, C2 = No, D1 = Yes, D2 = Yes	Moderate	0.01

Hedgerow 3				E1 = No, E2 = No		
Habitat 4: Hedgerow 4		No	Yes	Condition Assessment: A1 = Yes, A2 = Yes, B1 = Yes, B2 = Yes, C1 = Yes, C2 = No, D1 = Yes, D2 = Yes E1 = N/A – no trees, E2 = N/A – no trees	Good	0.03

Watercourses (BI-T06)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and condition justification	Condition	Area ha
N/A						

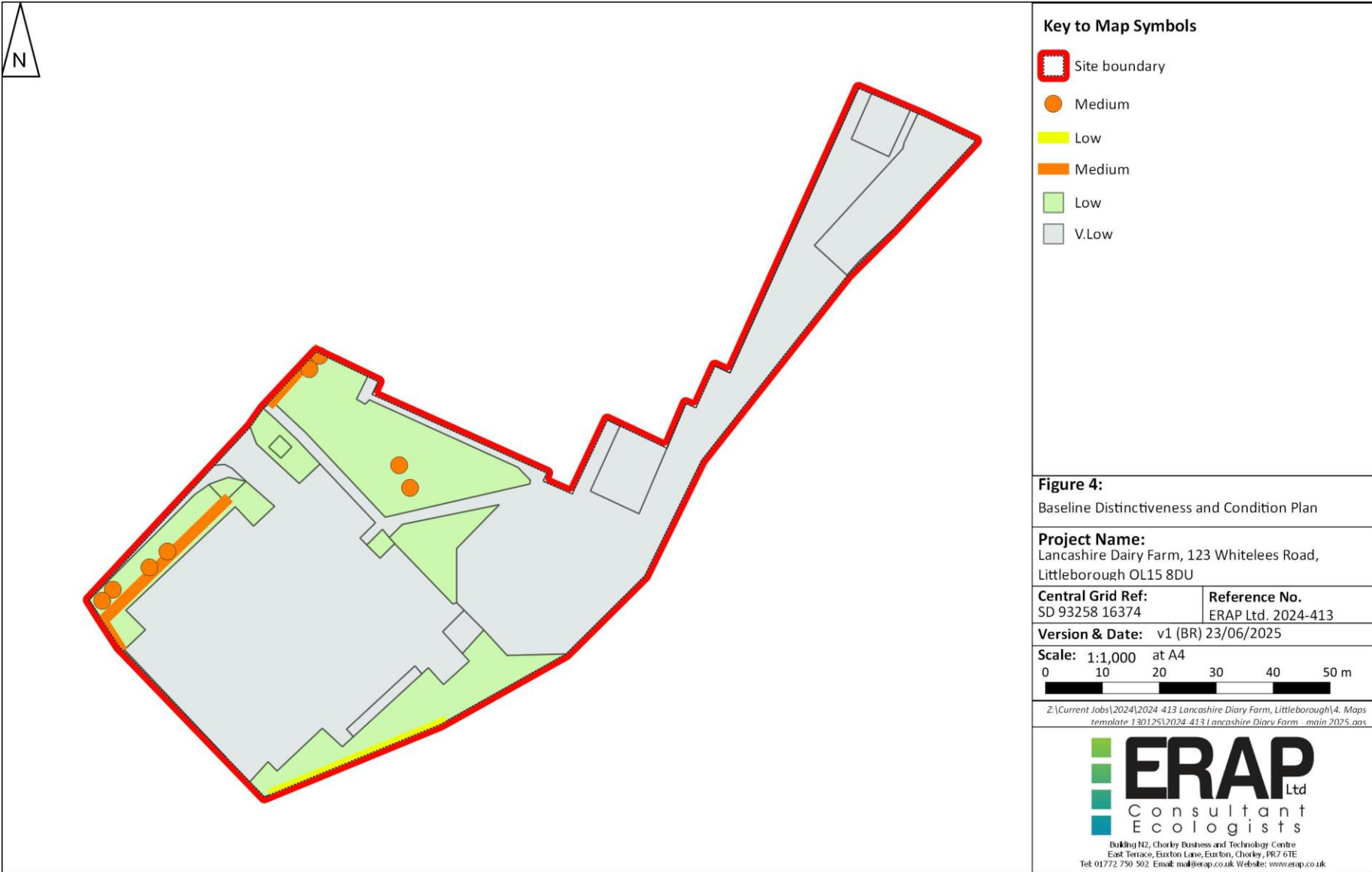
Priority and Irreplaceable Habitats

Summary of Priority and Irreplaceable Habitats (BI-B07)
Hedgerows 1 to 4 are Priority Habitat. No irreplaceable habitats are present.
Potential Constraints and Opportunities for Project (BI-B08)
The hedgerows will be retained by the project.

Baseline Habitats Plan (BI-F02)



Baseline Distinctiveness and Condition Plan (BI-F03)



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 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 of habitat where possible within the site with 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 site have not been chosen.

Species-rich mixtures of native species have been used where appropriate for the proposed grassland and mixed scrub habitats proposed with the intention that the habitats will provide opportunities for nectaring invertebrates and foraging and nesting birds.

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	Modified grassland	Habitat 1	Poor	Moderate	Standard time to target condition from the statutory biodiversity metric.	Moderate condition will be targeted by achieving a pass in criteria A, D, E, F and G. Criteria B and C will not be targeted-	
N/A	New trees	Habitat B	N/A	Moderate	Standard time to target condition from the statutory biodiversity metric.	Moderate condition will be targeted by achieving a pass in criteria B, D and F. Criteria C and E will not be targeted-	
N/A	New hedgerow	Habitat C	N/A	Moderate	Standard time to target condition from the statutory biodiversity metric.	Moderate condition will be targeted by achieving a pass in criteria B1, B2, C1, D1 and D2. Criteria A1, A2, C2 will not be targeted, and criteria E1 and e2 will not applicable.	

Habitat and Condition Targets Further Comments

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

Habitat 2: Introduced shrubs, Habitat 3: Flower bed, Habitat 4: Buildings and Habitat 5: Hardstanding will be retained by the proposals. Each of these habitats attains an automatic condition assessment score and will not be impacted by the HMMP.

Trees 1, 2, 3, 4, 5, 6, 7 and 8 will be retained, as will hedgerows 1 to 4.

Recommendations for the protection of these habitats are presented at Section 5.2 of the ecology report.

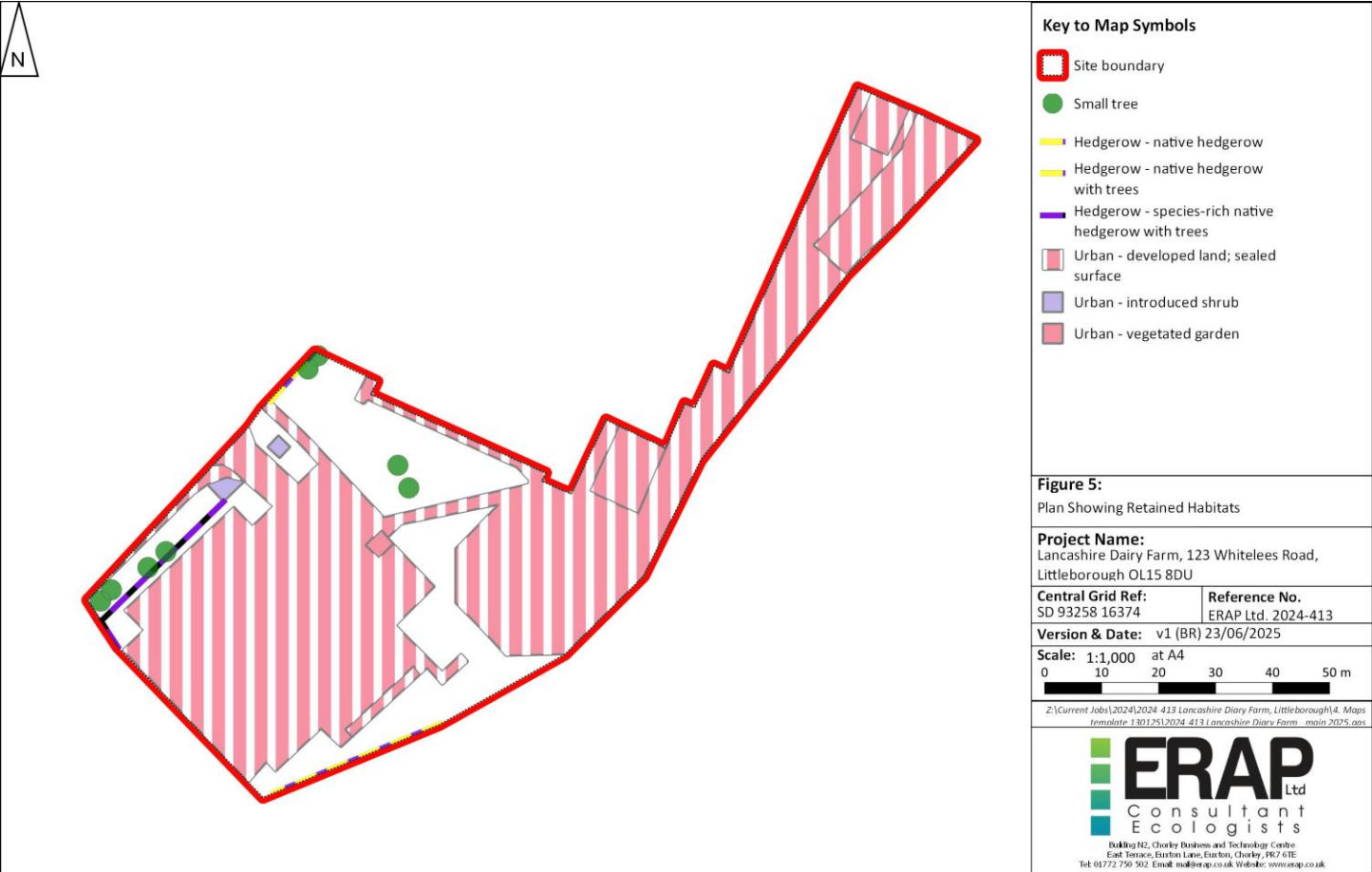
The habitats will be managed as they currently are to ensure their condition remains the same in the long term.

Specification of Protective Measures to be Used PM-04

Recommendations for the protection of these habitats are presented at Section 5.2 of the ecology report.

Habitat Retention Plan PM-F01

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



Creation, Enhancement and Management Targets and Prescriptions

Grassland (Low Distinctiveness): Enhanced from ‘Poor’ to ‘Moderate’ Condition

Creation, Enhancement and Management Summary (GL-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 5. Grassland Low

Target Habitat:		Habitat 1: Modified Grassland enhanced from ‘Poor’ to ‘Moderate’ Condition;				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	There are 6 to 8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in below). 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 (excluding those listed below), please review the full UKHab description to assess whether the grassland should instead 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. Plant Species: Creeping Thistle (<i>Cirsium arvense</i>), Spear Thistle (<i>Cirsium vulgare</i>), Curled Dock (<i>Rumex crispus</i>), Broad-leaved Dock (<i>Rumex obtusifolius</i>), Common Nettle (<i>Urtica dioica</i>), Creeping Buttercup (<i>Ranunculus repens</i>), Greater Plantain (<i>Plantago major</i>), White Clover (<i>Trifolium repens</i>) and Cow Parsley (<i>Anthriscus sylvestris</i>).	Yes	1	Mowing will seek to enhance plant species diversity, and areas may be oversown with Yellow-rattle (<i>Rhinanthus minor</i>)	N/A	The grassland will be mown regularly as a lawn, but not too short (25 to 70mm, keeping in mind the requirement for criterion B below). To permit flowering, mowing will be relaxed from late June. Mowing will resume again when the sward gets untidy (after 4 to 8 weeks). Heavy quantities of cuttings should be collected and removed from site
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	1	N/A - Not targeted	N/A	N/A
C	Any scrub present accounts for less than 20% of total grassland area (some scattered scrub such as Bramble may be present). Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	No	1	N/A - Not targeted	N/A	N/A
D	Physical damage 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	1	Suitable mowing regime should ensure physical damage from mowing / poaching will be avoided.	N/A	If excessive trampling is damaging the sward then low level fencing or signage may be required.
E	Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens.	No	1	N/A - Not targeted	N/A	N/A

	For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover					
F	Cover of Bracken less than 20%.	Yes	1	Suitable mowing regime should ensure encroachment from Bracken will be avoided.	Continued mowing at the habitat will prevent the encroachment of scrub.	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 Wildlife and Countryside Act 1981 (as amended). This is assessed for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement	Yes	1	Suitable mowing regime and regular monitoring should ensure encroachment from INNS will be avoided.	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)

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

Action	Relevant Parcels	Timing	Prescriptions
Mowing	1	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	1	Can be completed at any time.	Any defects such as shrinkage, ponding, sparse germination or disease shall be made good and re-seeded or re-turfed 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.
Ensuring Plant species diversity – oversowing within herb species	1	If monitoring suggests that plant species diversity is not being enhanced by the mowing regime	Oversowing at an appropriate time of year, including species such as Yellow-rattle (<i>Rhinanthus minor</i>), which will reduce the vigour of grass species within the sward, will increase the plant species diversity of the grassland, and may be required if monitoring indicates that Criterion A.

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

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

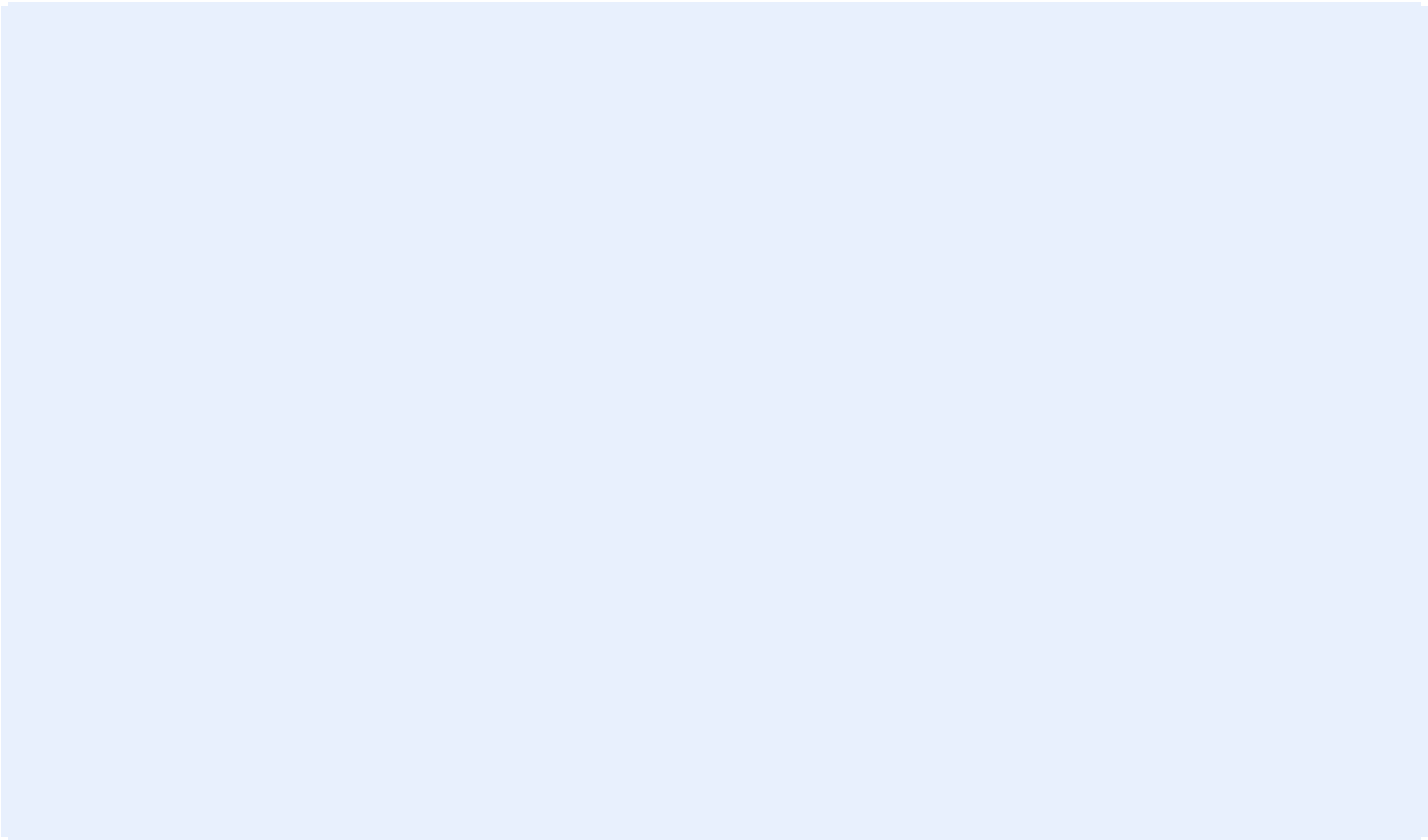
The specification of ay overseeding (if required) will be determined at a later date following the results of the ongoing monitoring at the grassland.

Common Name	Scientific Name	Abundance / %	Comments
N/A			

Other Supporting Information

Supporting Information (GL-B02)
N/A.

What Does Success Look Like? (GL-F01)



Individual Trees

Creation, Enhancement and Management Summary (UT-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat.
Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 9.
Individual Trees

Target Habitat:		Habitat F: Proposed urban trees				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
1.	The tree is a native species (or more than 70% within the block are native species)	No	B	N/A	N/A	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.	Yes	B	Ensuring the tree is maintained in a good, healthy condition.	N/A	Monitoring to assess tree health, and undertaking remedial works where necessary.
3.	More than 50% of trees are mature or veteran.	No	B	Not feasible within the timeframe of this HMMP.	N/A	Not feasible within the timeframe of this HMMP.
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.	Yes	B	Ensuring the tree is maintained in a good, healthy condition.	N/A	Monitoring to assess tree health, and undertaking remedial works where necessary.
5.	Micro-habitats for birds, mammals and insects are present e.g. presence of deadwood, cavities, ivy or loose bark	No	B	Not feasible within the timeframe of this HMMP.	N/A	Not feasible within the timeframe of this HMMP.
6.	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	B	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)

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

Action	Relevant Features	Timing	Prescriptions
Ground Preparation	F	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.
Stakes and Tree Ties	F	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, Tree ties, 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, and Heavy standards/Extra heavy standards - two belts.
Planting	F	All plant material shall generally be planted between November and March in open cool weather.	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 The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

Mulching	F	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	F	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)

Provide a detailed species list for the habitat to be created

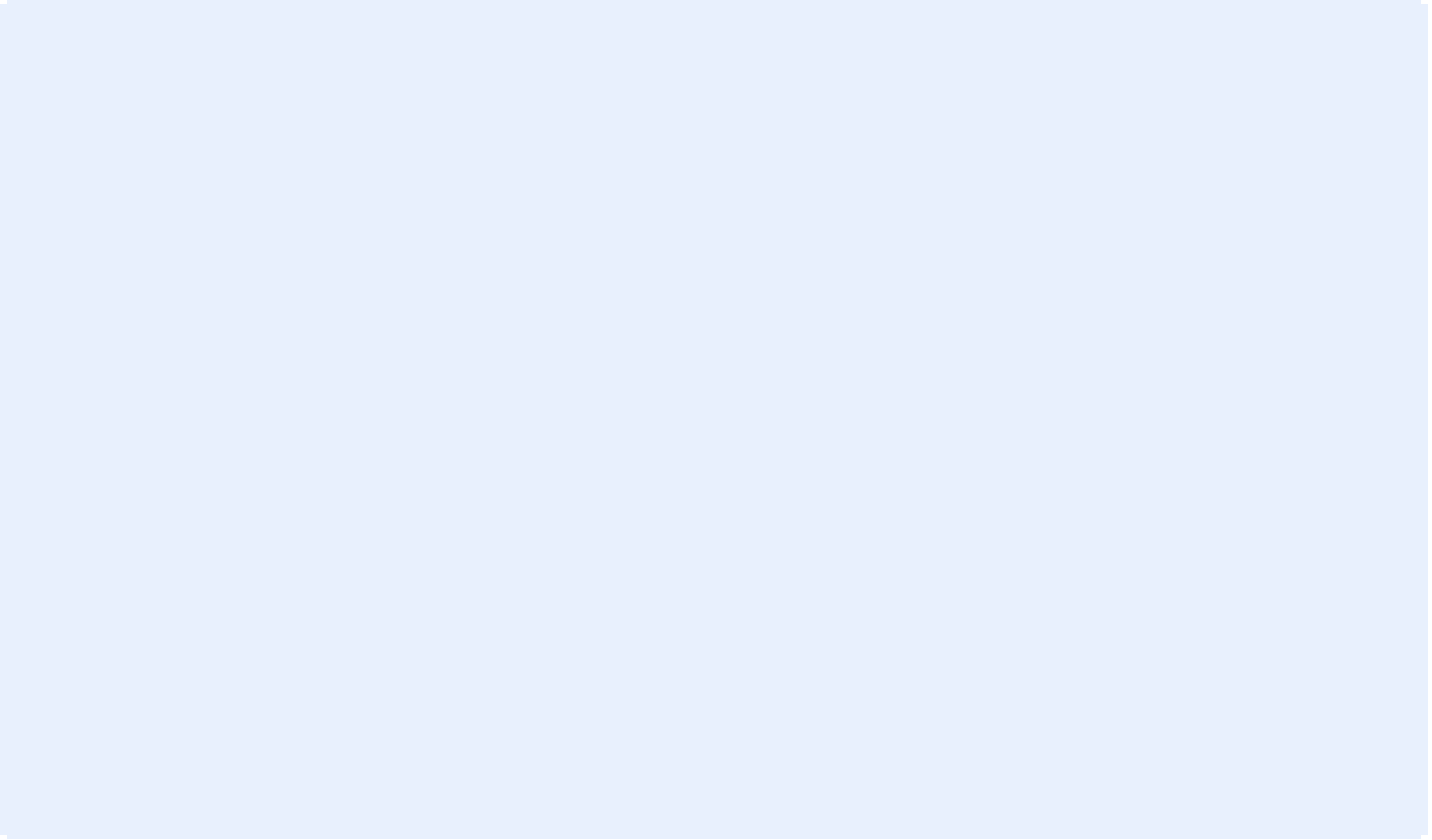
Common Name	Scientific Name	Abundance / %	Comments
Field Maple	<i>Acer campestre</i>		
Hornbeam	<i>Carpinus betulus</i>		
Hawthorn	<i>Crataegus monogyna</i>		
Sweet Gum	<i>Liquidambar styraciflua</i> ‘slender silhouette’		
Rowan	<i>Sorbus aucuparia</i>		

Other Supporting Information

Supporting Information (UT-B02)

It is confirmed that the trees will, given the management prescriptions above, attain a ‘Moderate’ condition whether they are native species or not. It is recommended that native species are used where this is feasible.

What Does Success Look Like? (UT-F01)



Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Target Hedgerow Type:			Habitat C: New hedgerow			
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A1	Height >1.5m average along length.	No	G	N/A	N/A	N/A
A2	Width >1.5m average along length.	No	G	N/A	N/A	N/A
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	G	Allow natural growth of species with limited intervention.	N/A	Limit cutting of hedgerow to essential maintenance.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	G	Hedgerow planting will allow for creation of a continuous hedgerow.	N/A	Monitor hedgerow and plant any gaps with suitable hedgerow species.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	Yes	G	Management of other habitats within this HMMP will secure this criterion.	N/A	Management of other habitats within this HMMP will secure this criterion.
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	G	Management of other habitats within this HMMP will secure this criterion.	N/A	Management of other habitats within this HMMP will secure this criterion.
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on	Yes	G	See above for management specifications relating to ground preparation.	N/A	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.

	Schedule 9 of WCA) and recently introduced species.					
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	G	See above for management specifications relating to ground preparation.	N/A	Regular (annual) monitoring and make good any areas of damage.
E1	Tree class (applicable to hedgerows with trees only) There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 – 50m of hedgerow.	N/A	N/A	N/A	N/A	N/A
E2	E2. Tree health (applicable to hedgerows with trees only) At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	N/A	N/A	N/A	N/A	N/A

Additional Management Prescriptions (HD-B01)

N/A

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

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

Action	Relevant Features	Timing	Prescriptions
Preparation	G	2 to 3 weeks prior to planting, ideally between November and March	Mark area for hedgerow creation and clear vegetation along route.
Planting	G	Ideally between November and March	Plant shrubs in groups of five of the same species using notch planting.
First Year	G	Summer	Weed around the base of the shrubs.
First Autumn / Winter	G	November to March	Replace any dead shrubs.
First Spring	G	Spring following planting	Cut the shrubs down to 45-60cm above ground.
Subsequent Management	G	November to March	Replace any dead shrubs.

Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Hazel	<i>Corylus avellana</i>	20%	
Hawthorn	<i>Crataegus monogyna</i>	30%	
Holly	<i>Ilex aquifolium</i>	10%	
Blackthorn	<i>Prunus spinosa</i>	20%	
Field-rose	<i>Rosa arvensis</i>	10%	
Dog-rose	<i>Rosa canina</i>	10%	

Other Supporting Information

Supporting Information (HD-B02)

Please use this space to provide any additional information where relevant.

What Does Success Look Like? (HD-F01)



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

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

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
01/06/2027	Grasslands	Grassland habitats are not in accordance with condition assessment criteria, including plant species diversity.	Low plant species diversity, encroachment by Bracken, invasive plant species present.	Determine reasons for failure, consider altering mowing regime, and consider INNS specialist to control any invasive plant species which may have colonised the site.
01/06/2027	Trees and hedgerow	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 Company.

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
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 and Hedgerow	To be undertaken at all areas of tree and hedgerow planting. Monitor the health of trees and shrubs when in full leaf to determine their health. Monitor the grassland immediately adjacent to the scrub to ensure it provide a suitable edge.	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, tree and scrub creation measures.
Y2	September	September or October	As above
Y3	September	September or October	Report on results of establishing grassland, tree and scrub creation measures.
Y4	September	September or October	As above
Y5	September	September or October	As above
Y10	September	September or October	As above

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

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

The management company 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.