



Land Off Cowm Top, Castleton

Landscape and Habitat Creation Management Plan (LHCMP)

Prepared For: Barratt Homes Manchester

Document Reference: 11247.002

March 2026

Version 5.0

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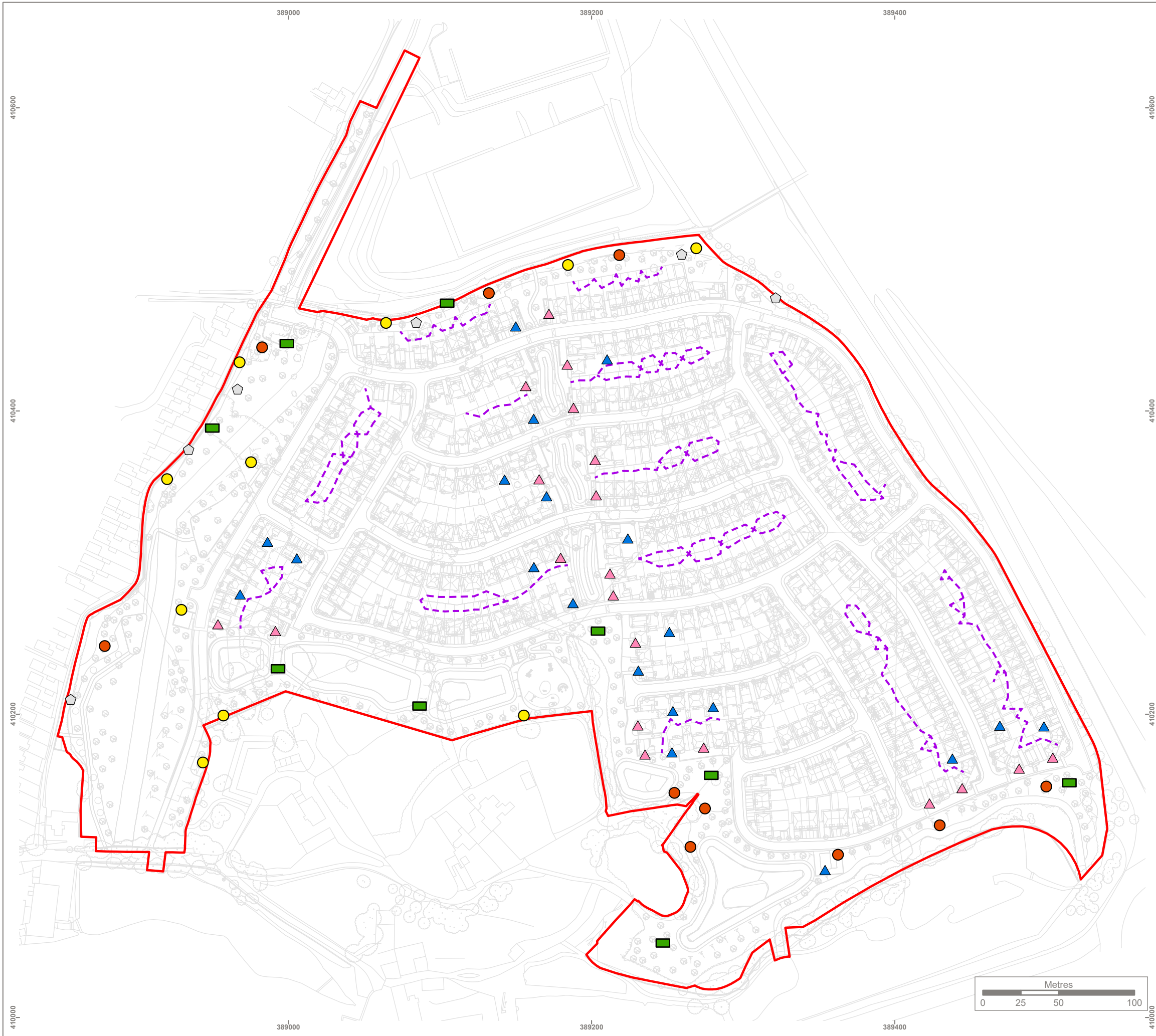
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Date	August 2025
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Approved	Peter Bonney

Amendment History					
Version	Date	Modified by	Check/ Approved by	Reason	Status
1.0	15/08/25	CT	MFW/PB	Issued for comment.	Superseded
2.0	10/09/25	CT	MFW	Updated to align with client comments.	Superseded
3.0	20/02/26	HW	SB/RCM	Updated to include for ecological enhancement features added since adoption of Homes for Nature Guidance Document.	Superseded
4.0	05/03/26	SB	GD	Updates following client comment.	Superseded
5.0	13/03/26	SB	GD	Updated to include latest Planting Plans.	Issued

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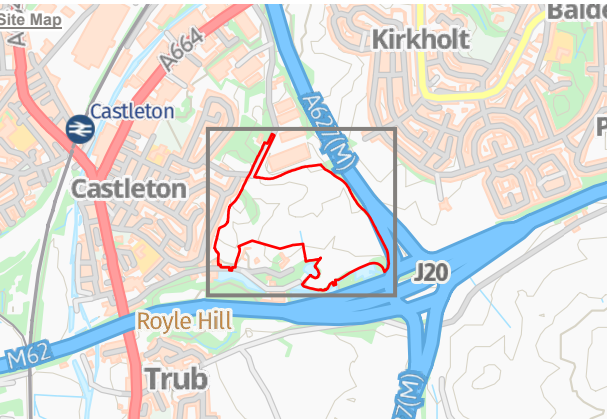
Site boundary

Biodiversity Enhancement Type

- Eco Kent Bat Box (20)
- Ibstock Bat Brick B (20)
- Vivara Pro Barcelona WoodStone® Open Nest Bird Box (10)
- Vivara Pro Seville 28mm WoodStone® Nest Bird Box (10)
- Amphibian Hibernacula (9)
- Hedgehog House (6)
- Hedgehog Highway

A single Manthorpe Swift Brick will also be installed on the northern or eastern aspect of every new house. A total of 436 swift bricks are to be installed across the site.

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Contains data from OS Zoomstack.
Proposed development TRO1902_PP01_P4_Planting Plan and Schedule provided by PGLA Ltd.



A	Feature location changes.	MW	RW	06/03/2026
Rev	Description	Drawn	Approved	Date



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Project
Cowm Top, Rochdale

Title
Biodiversity Enhancement and Management Plan

Drawing Number
G11247.001A

Drawn	Checked	Approved	Scale	Date
MW	BJ	RW	1:2,500 @ A3	13/03/2026

The conclusions and recommendations contained in this document are based upon information gathered by TEP and provided by third parties. Information provided by third parties and referred to herein has not been independently verified by TEP, unless otherwise expressly stated in the document.

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

Site Overview

Site Name and Address	Cowm Top, Castleton, Rochdale, Greater Manchester, OL11 2PU.
Central OS Grid Reference	SD 89126 10375.
Central w3w	///fully.lend.pirate.
Project Type	Residential development with up to 445 dwellings with associated access, car parking, landscaping and infrastructure.
Landowner / Organisation Responsible for Habitat Creation	Barratt Homes Manchester.
Land Manager or Management Company Responsible for Long-Term Management	Residents Management Company (Via S106 Agreement).
Author	The Environment Partnership (TEP) Ltd.
Planning Authority	Rochdale Borough Council.
National Landscape Character Area	National Character Area 54 – Manchester Pennine Fringe.
BNG Metric Reference	TEP ref: 29072024 (TEP ref: BNG Assessment – 8666.004).
Irreplaceable Habitats	None present within LHCMP.

Summary of LHCMP

Habitats to be Retained, Created and Enhanced	The below habitats will be retained, created and enhanced: ■ Retained Trees (Groups); ■ Retained Hedgerow; ■ Proposed Trees (POS); ■ Tree Woodland Planting (Whip Planting); ■ Proposed Hedge; ■ Proposed Amenity Grassland; ■ Enhanced Wildflower Grass and Created Wildflower Grass; ■ Proposed Marginal Planting (Wet and Dry Mix); and ■ Sustainable Urban Drainage Systems (SuDs).
Timescales for Actions	Establishment period estimated 0-5 years. LHCMP period minimum 30 years.
BNG Monitoring Requirements	Habitat condition monitored against UK Habitat criteria in years 2, 3, 5, 7, 10, 15, 20, 25, 27 and 30.
LHCMP Update Requirements	The LHCMP will be informally reviewed on an annual basis to ensure management prescriptions appropriate to the habitats on site particularly during the establishment period. The LHCMP will undergo a formal review every 5 years to ensure the plan is meeting the changing needs of the Site.
Required Consents and Licences	None associated with the Site.
Funding	Service charges to appointed management organisation via residents' management company.
Legal Agreement	S106 Agreement - Payments for offsite contributions will be made to named parties as per the agreement by Barratt Homes Manchester.

Contents

1.0	Introduction	7
2.0	Overview of Baseline Site.....	9
3.0	Planning, Development and BNG Rationale	12
4.0	Roles and Responsibilities.....	14
5.0	Management Intentions and Operations	17
6.0	Habitat Monitoring and Review Schedule	47

Tables

Table 1: BNG Target Condition Criteria for Proposed Trees.....	21
Table 2: Baseline and Target BNG Condition Criteria for Tree Woodland Planting (Whip Planting).....	23
Table 3: BNG Target Condition Criteria for proposed Hedge	27
Table 4: BNG Target Condition Criteria for Proposed Amenity Grassland.....	29
Table 5: BNG Target Condition Criteria for Enhanced Wildflower Grass.....	31
Table 6: BNG Target Condition Criteria for Proposed Wildflower Grass (Moderate).....	35
Table 7: BNG Target Condition Criteria for Proposed Wildflower Grass (Good).....	36
Table 8: BNG Target Condition Criteria for Marginal Planting	38
Table 9: BNG Target Condition Criteria for SuDS	41
Table 10: Key Measures for Monitoring Habitat Features: Proposed Trees and Whip Planting 48	
Table 11: Key Measures for Monitoring Habitat Features: Proposed Hedgerow	49
Table 12: Key Measures for Monitoring Habitat Features: Proposed Grassland and Marginal Planting (Modified and Other neutral grassland)	49
Table 13: Key Measures for Monitoring Habitat Features: Proposed SuDs	51

Appendices

Appendix A: Landscape Maintenance Schedules

Appendix B: Legislation Context

Appendix C: BNG Monitoring Schedule

Drawings

Drawing 1: Planting Plans, Specification and Details (PGLA Landscape Architects ref: TRO1902.PP02-PP04.00 P1)

Drawing 2: Proposed UK Habitat Plan (TEP ref: G8666.009D)

Drawing 3: Biodiversity Enhancement and Management Plan (TEP ref: G11247.001A)

1.0 Introduction

Purpose of the LHCMP

- 1.1 This LHCMP has been produced by The Environment Partnership (TEP) Limited on behalf of Barratt Homes Manchester. The LHCMP provides a framework for supporting the delivery of Biodiversity Net Gain (BNG) at Cowm Top, Castleton (hereby referred to as the 'Site').

Scope of the LHCMP

- 1.2 This LHCMP sets out a coordinated, overarching approach to the management of the habitats, open space and landscaping within the Site. At a strategic level, the LHCMP will be used to guide decision making and management interventions, as well as monitoring mechanisms to ensure the successful establishment of each habitat across a 30-year period. At an operational level, the LHCMP will be used to inform the day-to-day practical landscape maintenance operations.
- 1.3 This LHCMP relates solely to the management and maintenance of Public Open Space (POS) landscape elements; any on-plot landscape or ecological features within private residential curtilages are excluded (including integrated bat and bird boxes).
- 1.4 This LHCMP has been informed by the design proposals, ecological baseline and Arboricultural information and should be read in conjunction with the following documents:
- Planting Plans, Specification and Details (PGLA Landscape Architect ref: TRO1902.PP02-PP04.00 P1);
 - Biodiversity Net Gain Design Stage Report (TEP ref: 8666.004);
 - Ecological Assessment (TEP ref: 8666.002);
 - Biodiversity Enhancement and Management Plan (TEP ref: 11247.003);
 - Biodiversity Enhancement and Management Plan (TEP ref: G11247.001A);
 - Arboricultural Impact Assessment (TBA Landscape Architects ref: MG/5934/AIA&AMS/REV A/SEP22); and
 - Drainage Strategy, page 16 and 17 (ref: H8544-BAH-XX-XX-RP-DR-300560-P08).

- 1.5 This LHCMP has been informed by British Standard 8683:2021 Process for Designing and Implementing BNG and BNG Good Practice Principles for Development, A Practical Guide¹.

Structure of the LHCMP

- 1.6 The LHCMP comprises the following chapters:
- Chapter 2.0 provides an overview of the Site's baseline landscape and ecological features;
 - Chapter 3.0 provides details of the Site's planning, development and BNG rationale and commitment;
 - Chapter 4.0 includes roles and responsibilities for the long-term management of the Site;
 - Chapter 5.0 details the management intentions and maintenance operations associated with the delivery of BNG; and
 - Chapter 6.0 sets out how the success of the LHCMP will be monitored, reviewed and updated over time.
- 1.7 The following appendices are included and support this LHCMP:
- Appendix A provides a table of maintenance operations;
 - Appendix B summarises relevant legislation; and
 - Appendix C is the BNG monitoring schedule and summary of the BNG commitment for the Site.
- 1.8 The following drawings are included and support this LHCMP:
- Planting Plans, Specification and Details (PGLA Landscape Architect ref: TRO1902.PP02-PP04.00 P1);
 - Proposed UK Habitats Plan (TEP ref: G8666.009D); and
 - Biodiversity Enhancement and Management Plan (TEP ref: G11247.001A).

¹ Biodiversity Net Gain (BNG) Good practice principles for development. A practical guide. <https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf>

2.0 Overview of Baseline Site

Site Location

- 2.1 The Site lies approximately 2.8km south of Rochdale town centre. The Site is bounded by Cripple Gate Lane and industrial units to the north, A627(M) to the east, industrial and residential units along Trows Lane and the M62 to the south and residential dwellings along Leander Drive to the west.

Land Use Summary

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

Table 1: Summary of Baseline Environmental Information

Baseline Feature	Feature Description Relevant to LHCMP
Baseline Habitat Survey	Baseline habitats are illustrated in Phase 1 drawing (TEP ref: G8666.007). Baseline habitats comprised a mix of semi-improved grassland, modified grassland, plantation woodland and dense continuous scrub.
Ecological Surveys	Further details are provided in the Ecological Assessment (TEP ref: 8666.002). Surveys comprised of the following: ■ Phase 1 Habitat Survey (TEP, 2019); ■ Breeding Bird Survey (TEP, 2019); ■ Reptile Surveys (TEP, 2019); and ■ Preliminary Bat Roost Assessment (TEP, 2022).
Environmental Designations	The following designated sites (Site of Biological Importance (SBI), Special Area of Conservation (SAC) and Local Nature Reserve (LNR) are located within 2km of the Site: ■ 627M by Tandle Hill SBI - 30m to the east of the Site; ■ Rochdale Canal SAC - 0.6 km to the west of the Site; ■ Sudden Brook West SBI - 1.6km to the east of the Site ■ Hopwood Woodland LNR - 1.7km to the south of the Site; ■ Lords Wood SBI - 1.8km to the southwest of the Site; and ■ Oozewood Flushes SBI - 1.9km to the southwest of the Site.
Landscape Character Designations	National Character Area 54 – Manchester Pennine Fringe

Protected and Notable Species ²	<u>Native Bluebell</u> The native bluebell (<i>Hyacinthoides non scripta</i>) was identified within an established hedgerow along the southern boundary of the Site. Details regarding the locations of bluebell can be found within the Ecological Assessment (TEP ref: 8666.002). <u>Bats</u> Bat species common pipistrelle, soprano pipistrelle, daubentons, and noctule were recorded within 1km of the Site. A Preliminary Bat Roost Assessment was conducted by TEP (2022) and noted several trees with potential to support roosting bats. Further details are provided within the Bat Activity Report (TEP ref: 7403.02.004).																								
Protected and Notable Habitats	No trees on site were identified to be protected by tree preservation order or located within a conservation area.																								
Invasive Non-Native Species (INNS)	Himalayan balsam and Japanese knotweed were identified on Site as displayed on the Phase 1 Habitat Map (TEP ref: 8666.007). The Himalayan balsam is widespread across the Site, whilst the identified Japanese knotweed is limited to a single stand along the proposed access road to the north of the Site.																								
Climate	The following climate data is based on the Met Office³ data for the climate period 1991-2020 at – Climate Station: <table> <tr> <td>Days of rain per year</td><td>170 days</td></tr> <tr> <td>Average annual rainfall</td><td>82mm</td></tr> <tr> <td>Wettest month</td><td>December</td></tr> <tr> <td>Driest month</td><td>April</td></tr> <tr> <td>Average annual temperature</td><td>10.31°C</td></tr> <tr> <td>Warmest month</td><td>July</td></tr> <tr> <td>Coldest month</td><td>January</td></tr> <tr> <td>Average annual hours of sunshine</td><td>9.1hrs</td></tr> <tr> <td>Sunniest month</td><td>July</td></tr> <tr> <td>Prevailing winds</td><td>West</td></tr> <tr> <td>Days of air frost</td><td>44 days</td></tr> <tr> <td>Frostiest month</td><td>January</td></tr> </table>	Days of rain per year	170 days	Average annual rainfall	82mm	Wettest month	December	Driest month	April	Average annual temperature	10.31°C	Warmest month	July	Coldest month	January	Average annual hours of sunshine	9.1hrs	Sunniest month	July	Prevailing winds	West	Days of air frost	44 days	Frostiest month	January
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² Further information of legislative requirements for protected species is included in Appendix B

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

Geology and Topography	Geology and topography information was gathered via BGS Geology Viewer ⁴ . The site comprises of grey mudstone, siltstone and pale grey sandstone commonly with mudstones containing marine fossils. Up to 650m thick in the north Staffordshire coalfield and 720m thick in Lancashire.
Agricultural Land Status	Review of the regional agricultural land classification maps ⁵ the site is detailed as non-agricultural land and land that is predominantly in urban use.
Soils and Substrates	Review of the soilscape viewer ⁶ described identifies the site in soilscape 10 which is summarised as freely draining slightly acid sandy soils.
Contaminated Land	The site is not situated on a historic landfill.
Hydrology and Drainage	There are a number of interconnected fishing lakes and ponds situated to the south of the site associated with Rochdale and District angling society. Trub brook runs from the western most lake and continues west under the existing industrial facilities before heading south.
Flood Risk Zones	Review of the GOC flood risk summary details that the site has a very low chance of flooding from surface woodland yearly and between 2040 and 2060. The Site is also detailed as very low for flooding from rivers and seas.
Historic Environment and Land Use	None detailed for the Site.

⁴ BGS Geology Viewer – available from

https://geologyviewer.bgs.ac.uk/?_ga=2.81651735.140819144.1724234248-152679021.1724234248

⁵ Natural England Access to Evidence – Regional Agricultural Land Classification Maps – available from

<https://publications.naturalengland.org.uk/category/5954148537204736>

⁶ Land Information System Soil Scape Viewer – available from <https://www.landis.org.uk/soilscales/>

3.0 Planning, Development and BNG Rationale

- 3.1 Full planning application was approved by Rochdale Borough Council in October 2022 (application ref: 22/01190/FUL) for the residential development of up to 445 dwellings with associated access, car parking, landscaping and infrastructure at the Site.

Planning Condition

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

“Prior to the occupation of the development a site-wide Landscape and Habitat Creation and Management Plan (LHCMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LHCMP shall include the following:

- a. aims, objectives and duration of the management plan;*
- b. phasing of delivery;*
- c. ecological trends and constraints on site that might inform or influence landscape and habitat creation and management;*
- d. description and evaluation of features to be created and/or managed;*
- e. a scheme for pollinators, reptile and amphibian refugia;*
- f. a scheme for bird nesting and bat roosting boxes, suitable for a range of species;*
- g. management options for achieving aims and objectives;*
- h. maintenance schedules for all landscaped areas (excluding private gardens);*
- i. prescriptions for management actions;*
- j. details of the body or organisation responsible for implementation of the plan; and*
- k. provisions for monitoring and remedial measures.*

The LHCMP should set out how the above aims, objectives and measures will seek to minimise the identified net loss of biodiversity and achieve a net gain in biodiversity (habitat enhancement) on-site, and include details of any legal and/or funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The LHCMP should also set out (where the results from monitoring show that conservation aims and objectives of the Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme”.

Section 106 Agreement

- 3.3 This LHCMP has been written to meet the requirements of the Section 106 Agreement.

BNG

- 3.4 Developers are required to deliver a BNG minimum of 10% to ensure the natural environment is in a measurably better condition than it was pre-development.

- 3.5 The National Planning Policy Framework (NPPF) (December 2024), states that:

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

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

- 3.6 BNG is measured in biodiversity units (BU). BU are allocated to each existing habitat present on a site based on their condition, distinctiveness, and strategic significance.

- 3.7 The Department for Environment Food & Rural Affairs' (DEFRA) Biodiversity Metric Calculation Tool is used to:

- Quantify and score the baseline BU on site for each habitat;
- Identify and score the BU's to be lost due to the proposed development; and
- Identify and score the BU's to be retained, enhanced and created.

Baseline Calculation

- 3.8 A baseline biodiversity calculation of the Site was undertaken (TEP, 2022) in line with Phase 1 habitat survey assessment methods (JNCC, 2010) /UK Habitat Classification User Manual (2020) and the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

- 3.9 The BNG commitment has been calculated using DEFRA's Biodiversity Metric 4.0 Calculation Tool (TEP ref: 29072024) and is outlined in the BNG report (TEP ref: 8666.004).

4.0 Roles and Responsibilities

During Construction

- 4.1 Barratt Homes, along with several other residential developers, has signed up to the Homes for Nature commitment, under which the installation of ecological features must be reported as part of their obligations. The reporting process is required annually, within the same month in which Barratt originally signed up to the commitment, as set out in the accompanying [Guidance Document](#).

Defects Period

- 4.2 During the defects liability period, landscape maintenance and replacement of failed planting will be completed by the landscape contractor who has implemented the scheme.

Practical Completion

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

Long-Term Management

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

Mechanism to Secure Delivery

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

Health and Safety

- 4.8 Management of the Site must be in line with all legislation relating to health and safety and the environment. A review of the relevant legislation affecting site management is at Appendix B.
- 4.9 Barratt Homes Manchester will retain ultimate responsibility for the health and safety of the Site until such time as the open space and landscaping associated is transferred to a managing organisation(s). The Site will be subject to informal inspections and a formal annual inspection. Whenever the Site is visited, any deficiencies in safety provision will be noted and acted upon.
- 4.10 The appointed management organisation is responsible for complying with the provisions of the Health and Safety at Work Act 1974. All machinery and apparatus brought onto the Site shall be safe and maintained to a standard that will not breach provisions within the Health and Safety at Work Act 1974 or any other statutory obligations.
- 4.11 The management organisation shall be adequately trained and sufficiently competent to carry out maintenance operations without causing a Health and Safety risk to themselves or other users of the Site.
- 4.12 All works shall be undertaken in accordance with the relevant codes of practice. Appropriate machinery shall be used inclusive of adequate personal protective equipment to avoid harm to themselves or any other persons.

Biosecurity

- 4.13 The management organisation should have a sufficient awareness of new and ongoing biosecurity threats, and the necessary precautions to avoid their spread should be undertaken on sites where they are known or suspected.
- 4.14 New findings of suspected non-indigenous plant pests and diseases should be reported to the Plant Health and Seeds Inspectorate or Forestry Commission - Forest Research Tree Health Diagnostic and Advisory Service or both.

Management Plan Reviews

Informal Review

- 4.15 The landowner and/or the appointed managing organisation will undertake an informal review of the maintenance operations annually to ensure that the maintenance operations are meeting the original management objectives and responding to the developing needs of the Site.

4.16 Informal reviews will identify the need for additional maintenance operations and inform future management decisions. This can be achieved by:

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

Formal Review

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

BNG Monitoring

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

5.0 Management Intentions and Operations

Management Objectives

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

- To ensure new planting establishes to create a high-quality landscaping scheme to provide an attractive and desirable setting to the development;
To ensure the scheme is successfully maintained;
- To safeguard and enhance the biological integrity of the Site and to support off-site features including the existing ponds to the South;
- To improve existing habitats and achieve BNG;
- To ensure that retained and newly created habitats within the open spaces and wildlife corridor are managed to enhance their biodiversity and connectivity as foraging and commuting habitat for high value wildlife; and
- To comply with legal obligations and constraints.

Landscape Elements

5.2 The Site will comprise the following landscape elements as shown on the Planting Plans, Schedules and Details (PGLA ref: TRO1902.PP01.00 P2).

Habitats associated with BNG:

- Retained Trees (Groups);
- Retained Hedgerow;
- Proposed Trees (POS);
- Tree Woodland Planting (Whip Planting);
- Proposed Hedge;
- Proposed Amenity Grassland;
- Enhanced Wildflower Grass and Created Wildflower Grass;
- Proposed Marginal Planting (Wet and Dry Mix); and
- Sustainable Urban Drainage Systems (SuDs).

Ecological features not associated with BNG:

- Amphibian / Reptile Refugia;
- External Bat Boxes;
- External Bird Nesting Boxes; and
- Hedgehog Houses and Highways.

- 5.3 This chapter details management intentions for each element listed above.
- 5.4 The current habitat condition and target condition of habitats associated with BNG (as detailed within the Biodiversity Metric Calculator 4.0 (TEP ref: 29072024) are included alongside key issues which require addressing to achieve the target condition. These are indicative only and based on site assessment and landscape drawings and will be re-evaluated based on As Built Drawings at completion of the landscape scheme.
- 5.5 The condition of each habitat will be reviewed during the audit process to ensure they are on track to achieve the anticipated target condition and BU. Ongoing monitoring will ensure adaptive management can be undertaken in good time if required. BNG monitoring requirements are included in Chapter 6 and a monitoring schedule is included in Appendix C.

General Management Principles

Site Inspections

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

Tree Risk Management Strategy

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

Site Cleansing

- 5.11 A litter pick of the Site will be carried out monthly (and will include the SuDs). All litter will be removed and disposed of in an authorised manner.

Chemical Use and Weeding

- 5.12 It should be recognised that plants considered as weeds can provide suitable habitat for invertebrates.
- 5.13 Ragwort and thistles are important food sources pollinators, provide seeds for birds and habitat for a range of invertebrates. Weeding should be an adaptive process. Monitoring of habitats will identify occurrence of problem species and if any species is becoming over-dominant or problematic appropriate action should then be taken.
- 5.14 Weed control where feasible should be undertaken by hand pulling, however in certain instances herbicide may be the most effective measure to remove unwanted species. Where herbicide application is undertaken this should be in small, controlled areas and should only target the undesirable species. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.
- 5.15 Consideration would need to be given to the fact that chemicals can prevent growth of grasses and woody species in landscape schemes.

Retained Trees (Groups)

Management Intentions

- 5.16 Retained tree groups and individual trees will ensure established habitat can be retained and enhanced on site, whilst contributing to a diverse canopy structure which will be supplemented by tree planting. The retention of mature and semi-mature trees will support the Site's BNG commitments by meeting the necessary habitat condition scores required to reach the target condition. It should be noted that only a small number of retained trees are present on Site but will still contribute to the on-site BNG.

Tree Survey

- 5.17 A trained arboriculturist will carry out an inspection of mature trees within or adjacent to the Site to check for damage and disease and to maintain appropriate height clearances for safe public use. The survey will be carried out every three years or following a storm.

- 5.18 It should be noted that this should only be conducted for trees specified within the boundary of the Site. Trees situated off-site but fall within the boundary should be liaised with the adjacent landowner prior to any works being conducted.
- 5.19 The current moderate condition will be maintained and not enhanced as part of the On-site BNG aspirations. The current woodland criteria scored a total of 30 points, achieving moderate condition. Maintenance work should only be conducted following the tree survey if retained trees become a health and safety issue for public use.

Retained Hedgerows

Management Intentions

- 5.20 Retained hedgerows will be maintained for their ecological value, by continuing to provide suitable habitats for foraging and commuting wildlife. Facing up all retained hedgerows will encourage dense growth; this will form continuous lengths of hedgerow that will help screen the proposed development.

Hedgerow Cutting

- 5.21 Hedgerows will be cut in an 'A' shape to maintain a wide base for bird nesting and roosting. Hedgerow cutting will be cut on a rotational basis with one third cut every three years to retain foraging and sheltering opportunities. If possible, a 1m grass strip of species rich tussock grass will be left uncut next to the hedgerow to increase habitat potential and increasing connectivity. The grass strip is to be cut simultaneously with the hedge cutting regime. Arisings will be collected and removed from Site.
- 5.22 Any removal of hedgerows will be carried out outside of the bird nesting season (between March and August inclusive). Should removal works be required inside the bird nesting season an assessment will be undertaken by a suitably qualified ecologist before any works commence. Arisings will be collected and removed from Site.
- 5.23 Additional hedgerow cutting may be required from a health and safety perspective should there be a good growing season.

Proposed Trees

Management Intentions

- 5.24 The establishment of proposed tree planting will support and diversify the groups and individual structure across the Site. The planting of heavy standard and standard trees will provide additional suitable foraging and commuting habitat for various wildlife species including bats and birds. The addition of proposed tree planting will

also support and enhance the Sites amenity and aesthetic value by providing seasonal foliage.

- 5.25 Tree planting will be subject to additional maintenance during the establishment period (for the first 5 years) and thereafter managed to encourage healthy development.

Table 1: BNG Target Condition Criteria for Proposed Trees

Individual Trees UKHab Community: Urban Tree		Target Condition: Moderate	Time to Achieve Target Condition: 27Yrs
Condition Assessment Criteria		Proposed	Management Intentions
A	Tree is a native species (70% in block are native)	Pass	Implemented trees are detailed on the planting schedules and consist predominantly of native tree species.
B	Tree canopy is predominantly continuous	Fail	n/a
C	Tree is mature (50% within block is mature)	Fail	n/a
D	Little or no evidence of adverse impact on tree health	Pass	Review damage of implemented trees and adapt management as required to reduce and manage any adverse damage to tree.
E	Natural ecological niches	Fail	n/a
F	20% of tree canopy area is oversailing	Pass	Management will allow oversailing vegetation and will be managed to 20%.

Maintenance Operation

Weed Control

- 5.26 To reduce excessive competition, a weed free area will be retained around all proposed tree planting. This will be maintained to a diameter of 0.5m around the base of the trees. Mulch will be replenished annually to a depth of 75mm.
- 5.27 During year 5 after the initial establishment of all proposed tree planting, the maintenance of a weed free base can be discontinued.

Re-firming

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

Stakes and Ties

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

Pruning

- 5.31 Proposed trees will require pruning of diseased and overlapping branches to maintain a desirable shape as well as to maintain health and vigour. Pruning and thinning of trees will be in accordance with BS 7370-4:1993 Recommendations for Maintenance of Soft Landscape (Other Than Amenity Turf).
- 5.32 Crown pruning is desirable, and any dead or severely damaged trees will be felled and replaced accordingly.

Replacement of Failed Planting

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

Fertiliser

- 5.35 Apply slow-release multi-purpose plant food and soil improver in Autumn during the first 5 years after planting.

- 5.36 Any bark or other weed suppressant should be carefully removed/lifted, and fertiliser applied direct to the top layer of soil at the manufactures recommended rate.

Post Establishment Maintenance

- 5.37 See Retained Trees (Groups).

Tree Woodland Planting (Whip Planting)

Management Intentions

- 5.38 Native whip planting is proposed along a number of the Site boundaries. The native whip planting will also provide suitable terrestrial habitat and wildlife value to the Site and screening for the development.

Table 2: Baseline and Target BNG Condition Criteria for Tree Woodland Planting (Whip Planting)

Woodland UKHab Community: Other woodland' broadleaved		Target Condition: Moderate	Time to Achieve Target Condition: 15yrs
Condition Assessment Criteria		Proposed	Management Intentions
A	Age distribution of trees	2	Develop at least two age classes.
B	Wild, domestic, and feral herbivore damage	2	Review damage where relevant and implement appropriate management interventions where applicable i.e. protective fencing, etc. Replacement of failed planting as required if damage is extensive.
C	Invasive plant species	3	Remove identified INNS via an approved method statement. Long-term management will monitor the presence of INNS species to ensure control and removal as necessary.

Woodland UKHab Community: Other woodland' broadleaved		Target Condition: Moderate	Time to Achieve Target Condition: 15yrs
D	Number of native tree species	2	Implemented species mixes will include native species following the detailing planting schedule long-term management will review species composition so that no one species form a monoculture.
E	Cover of native tree and shrub species	2	Implemented species mixes will include native species as detailed on the planting schedule long-term management will review species composition so that no one species form a monoculture.
F	Open space within woodland	1	Review of woodland density will inform appropriate management interventions i.e. thinning of woodland areas.
G	Woodland regeneration	2	Ensure that regeneration includes all three classes present in woodland. Trees 4-7cm diameter at breast height (dbh), saplings are present and good amount of coppiced growth is managed on a rotation
H	Tree health	3	Remove any diseased trees, particularly of note is the management of ash dieback in woodland 3 and 4. Monitor woodland to ensure tree mortality is <10% with no pests, disease or crown die back.

Woodland UKHab Community: Other woodland' broadleaved		Target Condition: Moderate	Time to Achieve Target Condition: 15yrs
I	Vegetation and ground flora	2	Increase seeding and bulb planting within all woodland compartments and manage tree density, opening areas up to encourage a more diverse ground flora or if possible, a recognisable National Vegetation Classification (NVC) plant community.
J	Woodland vertical structure	2	Provide a more complex habitat by creating three or more stories across all woodland compartments. Thinning and coppicing existing trees and allow natural regeneration.
K	Veteran trees	1	Not relevant or applicable for the Site.
L	Amount of deadwood	2	Promote deadwood habitat and facilitate approximately 25-50% in all compartments through habitat piles, standing deadwood and retaining dead branches and stumps.
M	Woodland disturbance	2	Continuous disturbance effecting tree health will require appropriate intervention where required to ensure viable tree health, could include protective fencing as required.

Weed Control

- 5.39 Within the first five years of establishment, a bark mulch layer will be replenished around the base of all young plants to suppress weed growth and will be maintained to a depth of 75mm.
- 5.40 Once a height of 3-5m has been achieved, approximately within year 5 of establishment mulching can then be phased out.

Re-firming

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

Stakes, Ties and Rabbit guards

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

Pruning

- 5.44 Pruning will be undertaken to clear deadwood, promote healthy growth and produce desired growth of flowers, fruit, foliage or winter colour as appropriate. Dead, broken, damaged, diseased branches will be removed. Pruning will also include for clearing out crossing branches and branches growing toward the middle of the plant. Pruning will be carried out between December and February.
- 5.45 Any plants subject to vandalism or storm damage should be pruned straight away.
- 5.46 In the long-term, consideration will be given to active management, e.g., cyclical thinning and coppicing to create greater structural diversity.

Watering

- 5.47 Young single stem trees (whips) planted during the dormant season will need little or no watering. This will allow the tree to naturally acclimatise to the location and will encourage roots to spread down in search of water.
- 5.48 Watering may be required during periods of drought in the first couple of years following planting. Water should be applied to the base of the tree and should not be in excess of 20 litres every other day, as required, between April and September.

Replacement of Failed Planting

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

Constraints

- 5.51 Any works required will be undertaken outside of the bird nesting season, between September and February. Should any works be required within the bird nesting season (March to August inclusive) an assessment will be undertaken by a suitably qualified ecologist before any works commence.

Proposed Hedge

Management Intentions

- 5.52 Proposed hedge planting will comprise native species and are proposed to replace the potential loss of those on the Site. Native hedgerows are proposed to provide additional screening for residential units. These proposed lengths of native hedgerow will support a number of terrestrial species by extending the wildlife corridors throughout the Site.

Table 3: BNG Target Condition Criteria for proposed Hedge

Hedgerows UKHab Community: Species- rich Native Hedgerow		Target Condition: Good	Time to Achieve Target Condition:
Condition Assessment Criteria		Proposed	Management Intentions
A1	Height (>1.5 average along length)	Pass	Maintain hedgerows at a height of >1.5m average along its/their length
A2	Width (>1.5 average along length)	Pass	Maintain a closed canopy along minimum of >90% of the hedgerow length.
B1	Gap (Between ground and base of canopy <0.5m for >90% of length)	Pass	Prevent gaps developing along the base of the hedgerow and overseed with a native hedgerow mix;
B2	Gaps make up <10% of total length; and no canopy gaps >5m	Pass	Monitor implemented planting and gap plant area as required for dense growth.
C1	Undisturbed ground and perennial vegetation	Pass	Provide buffer areas along hedgerows of undisturbed ground with perennial vegetation via seeding mixes.

Hedgerows UKHab Community: Species- rich Native Hedgerow		Target Condition: Good	Time to Achieve Target Condition:
C2	Nutrient-enriched perennial vegetation	Fail	n/a
D1	Invasive and neophyte species	Pass	INNS are identified as present within the site. Management will focus on removing all INNS and monitoring for future infestations.
D2	Current damage (>90% free of damage)	Pass	Create and maintain buffer strips (Where plausible) along the length of the hedgerows and their associated flora. Gap plant if required to reduce damage.

Weed Control

- 5.53 To reduce excessive competition, a weed free area will be retained around hedgerow plants to a diameter of 0.5m around the base. Mulch will be replenished annually to a depth of 75mm.

Protective Guards

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

Re-firming

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

Replacement of Failed Planting

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

Hedgerow Cutting

- 5.59 Formative ‘facing up’ the hedgerow will establish dense branch growth annually in September.
- 5.60 The first cut to newly planted hedgerows is recommended within year 3 (dependant on growth) and will consist of ‘facing up’ either side of the hedge. All hedge cuts must be undertaken using appropriate hand or power tools. Mechanical methods of management, where appropriate, will be used in favour of machinery.
- 5.61 All proposed hedgerow situated within POS should be managed to a height of 1.5m and should be cut at the same time as the sides as required.

Proposed Amenity Grassland

Management Intentions

- 5.62 Areas of amenity grassland will feature across the Site and will be managed to maintain a tidy appearance as well as facilitating safe public usage. Formal hard landscaped pathways will be implemented within the western aspect of amenity grassland and is expected to sustain high recreational usage; this will enhance the site’s amenity value and support the on-site BNG commitments.

Table 4: BNG Target Condition Criteria for Proposed Amenity Grassland

Grassland Low UKHab Community: Modified Grassland		Target Condition: Poor	Time to Achieve Target Condition: 1yr
Condition Assessment Criteria		Proposed	Management Intentions
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description	Fail	n/a
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail	n/a

Grassland Low UKHab Community: Modified Grassland		Target Condition: Poor	Time to Achieve Target Condition: 1yr
C	Some scattered scrub (Including bramble) may be present, but scrub accounts for less than 20% of total grassland area.	Fail	n/a
D	Physical damage is evident in less than 5% of total grassland area.	Pass	Monitor damage area of grassland and overseed as required to allow new growth to occur in damaged area.
E	Cover of bare ground is between 1% and 10%, including localised areas.	Fail	n/a
F	Cover of bracken is less than 20%	Pass	None identified on-site, where bracken begins to establish adaptive management will be required to manage areas.
G	Absence of INNS	Fail	n/a

Maintenance Operations

Grass Cutting

- 5.63 The grass will be kept as medium 'walk on' length of 35-50 mm. Arisings will be removed and disposed of appropriately.

Cultivating and Re-seeding

- 5.64 Any bare ground will be cultivated and re-seeded as required to successfully establish sward. This will be carried out as required but should be conducted between August and October if required.

Weed Control

- 5.65 Weed control will be undertaken annually between April and September and where feasible should be undertaken by hand pulling and should remove all noxious weeds such as docks, thistles, nettles, ragwort and willowherb.

- 5.66 In certain instances, herbicide maybe the most effective measure to remove unwanted species. Where herbicide application is needed this should be in small, controlled areas and should only target the undesirable species. Shields should be used as appropriate to prevent drift into sensitive areas. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.

Enhanced Wildflower Grass

Management Intentions

- 5.67 The existing neutral grassland will be enhanced to create a wildflower meadow on site. The enhancement will create a rich and diverse vegetation that will provide habitat and amenity value to the Site.

Table 5: BNG Target Condition Criteria for Enhanced Wildflower Grass

Grassland Med High and V.High UKHab Community: Other neutral grassland		Current Condition: Poor	Target Condition: Moderate	Time to Achieve Target Condition: 10yrs
Condition Assessment Criteria		Baseline	Proposed	Management Intentions
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description	Fail	Pass	Long-term management and monitoring will review the species composition to ensure no one species is establishing and that this reflects the UKHab description.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail	Fail	n/a

Grassland Med High and V.High UKHab Community: Other neutral grassland		Current Condition: Poor	Target Condition: Moderate	Time to Achieve Target Condition: 10yrs
C	Cover of bare ground is between 1% and 5%, including localised areas.	Fail	Pass	Review and adapt management as required to reduce bare ground coverage to between 1% and 5%.
D	Cover of bracken is less than 20% and scrub is less than 5%	Pass	Pass	Where bracken is identified this will be managed to ensure it is less than 20%.
E	Combined cover of species is less than 20% and cover of scrub is less than 5%	Fail	Pass	Surrounding landscape elements and encroaching vegetation will be reviewed to ensure scrub is managed less than 20% of total area of the grassland.
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type.	Fail	Fail	n/a

Capital Works to Grassland Areas

Establishment

Year One

- 5.68 The initial cut should be to a height of 25mm in March, this will provide sufficient height to allow scarification of the grassland for the initial seeding works. All arisings should be removed prior to seeding.
- 5.69 Once the existing grass has been cut to the specified height, the proposed wildflower meadow areas can then be scarified to remove any moss or thatch and break up compacted soil to assist the successful establishment of the wildflower seed.

- 5.70 Once scarified, the grass can be sown with the specified mix at the appropriate sowing rates between March and May, either by hand or mechanical methods. Once sown, the seed will need to be worked into the sward through scarification grooves, this can be conducted using a flat backed rake. The inclusion and establishment of yellow rattle (*Rhinanthus minor*) is pivotal in assisting the establishment of a wildflower meadow by breaking down the dominant grass species.
- 5.71 If further seeding is required, then this should be carried out during periods of suffice warmth and moisture typically between March to May and August to October.
- 5.72 Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, and they will die before the year is out. Weed control will be undertaken where feasible to perennial weed species by hand pulling as they start to flower but before they set any seed.
- 5.73 Following spring sowing, the first cut of the meadow should be carried out in August to a height of 75mm, with all arising removed. The young meadow shall then be maintained by mowing through to the end of March of the following year.

Year Two

- 5.74 Lush spring growth may require cutting to remove the first flush of grass growth which should be completed in April with a suitable mower to approximately 50mm in height.
- 5.75 To establish good floral diversity, the wildflower meadows will be cut in July to a height of 75mm using a scythe, heavy duty strimmer, or other suitable mower. Arisings will be dried and turned to disperse seeds following cutting and then lightly raked off and removed within 7 days of the cut to prevent nutrient enrichment and retain the desired species composition.
- 5.76 A further cut in autumn will assist in removing excessive grass growth and encouraging flowers. Mow with a rotary or other suitable mower to 50-75mm which will leave the grass short through the winter. If any cut produces significant quantities of material this should be removed.
- 5.77 Failed seed or any bare ground will be cultivated and re-seeded as required. This will be carried out twice annually between March to May and August and October.

Post establishment

- 5.78 By year three the wildflower meadow should have established a structurally diverse sward of grass and wildflower species. If this is not the case, and the meadow is presenting lush grass growth again in spring then the year two prescriptions should be implemented again until the desired composition has been achieved.

- 5.79 Once established, the grass will be cut to a height of 150mm (approx.) annually in September.
- 5.80 To minimise disturbance to terrestrial habitat it is recommended that areas are cut in sections on a rotation to ensure areas of uncut vegetation are retained as refuge for amphibians and small mammals.
- 5.81 Arisings will be lightly raked off and removed to prevent nutrient enrichment and retain the desired species composition.
- 5.82 Grass cutting will be avoided between mid-March and August (inclusive) to prevent risk of disturbance and destruction to nesting birds.
- 5.83 Great care will be taken to avoid damaging refugia hidden in the grass.
- 5.84 Weed control will be undertaken annually between April and September and where feasible should be undertaken by hand pulling and should remove all noxious weeds such as docks, thistles, nettles, ragwort and willowherb as they flower and before they set seed.

Fertiliser Use

- 5.85 Fertiliser is prohibited within any of the wildflower areas to conserve the development of a diverse sward.
- 5.86 In certain instances, herbicide maybe the most effective measure to remove unwanted species. Where herbicide application is needed this should be in small, controlled areas and should only target the undesirable species. Shields should be used as appropriate to prevent drift into sensitive areas. Herbicides should comply with the Control of Pesticides Regulations as amended (1997) and be on the current list of approved products.

Proposed Wildflower Grass

Management Intentions

- 5.87 Proposed wildflower grass will be implemented within certain aspects of the proposed development. The establishment of quality wildflower meadow will considerably contribute to the Site's BNG commitments by the inclusion of various perennial species, diversifying the plant species across the Site for the benefit of wildlife and site users.

Table 6: BNG Target Condition Criteria for Proposed Wildflower Grass (Moderate)

Grassland Med High and V.High UKHab Community: Other neutral grassland		Target Condition: Moderate	Time to Achieve Target Condition: 5yrs
Condition Assessment Criteria		Proposed	Management Intentions
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description	Pass	Long-term management and monitoring will review the species composition to ensure no one species is establishing and that this reflects the UKHab description.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail	n/a
C	Cover of bare ground is between 1% and 5%, including localised areas.	Pass	Review and adapt management as required to reduce bare ground coverage to between 1% and 5%.
D	Cover of bracken is less than 20% and scrub is less than 5%	Pass	Where bracken is identified this will be managed to ensure it is less than 20%.
E	Combined cover of species is less than 20% and cover of scrub is less than 5%	Pass	Surrounding landscape elements and encroaching vegetation will be reviewed to ensure scrub is managed less than 20% of total area of the grassland.

Grassland Med High and V.High UKHab Community: Other neutral grassland		Target Condition: Moderate	Time to Achieve Target Condition: 5yrs
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type.	Fail	n/a

Table 7: BNG Target Condition Criteria for Proposed Wildflower Grass (Good)

Grassland Med High and V.High UKHab Community: Other neutral grassland		Target Condition: Good	Time to Achieve Target Condition: 10yrs
Condition Assessment Criteria		Proposed	Management Intentions
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description	Pass	Long-term management and monitoring will review the species composition to ensure no one species is establishing and that this reflects the UKHab description.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail	n/a

Grassland Med High and V.High UKHab Community: Other neutral grassland		Target Condition: Good	Time to Achieve Target Condition: 10yrs
C	Cover of bare ground is between 1% and 5%, including localised areas.	Pass	Review and adapt management as required to reduce bare ground coverage to between 1% and 5%.
D	Cover of bracken is less than 20% and scrub is less than 5%	Pass	Where bracken is identified this will be managed to ensure it is less than 20%.
E	Combined cover of species is less than 20% and cover of scrub is less than 5%	Pass	Surrounding landscape elements and encroaching vegetation will be reviewed to ensure scrub is managed less than 20% of total area of the grassland.
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type.	Pass	The implemented seeding mix will comprise of a diverse species mix. Management should monitor the establishment of wildflower species amongst the sward.

Maintenance Operations

Grass Cutting

- 5.88 The wildflower sward will be cut to a height of no less than 150mm every 6-8 weeks between April and September in the first year.
- 5.89 From year two onwards, the grass will be cut annually once seed heads have dropped in late September.
- 5.90 Two thirds of the grass will be cut in a semi-random rotational pattern (working outwards or from one side to the other). Within this area, the cut height will vary in random patches/swathes between 300mm and a minimum 150mm.
- 5.91 Arisings will be left in situ for 24 hours to allow flower seed to disperse. The arisings will then be raked and removed from the Site to prevent nutrient enrichment and to retain the desired species composition.

- 5.92 Grass cutting will be avoided between mid-March and August (inclusive) to prevent risk of disturbance and destruction to nesting birds.

Cultivating and Re-seeding

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

Weed Control

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

Fertiliser Use

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

Proposed Marginal Planting (Wet and Dry)

Management Intention

- 5.97 The intention is to maintain and promote structural and botanical diversity of wet and dry marginal vegetation, that will support and enhance the implementation of the proposed SUDS within the development. The establishment of wet marginal grassland areas will support local wildlife species and support the sites BNG commitments.

Table 8: BNG Target Condition Criteria for Marginal Planting

Grassland Med High and V.High UKHab Community: Other neutral grassland	Target Condition: Moderate	Time to Achieve Target Condition: 5 Yrs
Condition Assessment Criteria	Proposed	Management Intentions

Grassland Med High and V.High UKHab Community: Other neutral grassland		Target Condition: Moderate	Time to Achieve Target Condition: 5 Yrs
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description	Pass	Long-term management and monitoring will review the species composition to ensure no one species is establishing and that this reflects the UKHab description.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail	n/a
C	Cover of bare ground is between 1% and 5%, including localised areas.	Pass	Review and adapt management as required to reduce bare ground coverage to between 1% and 5%.
D	Cover of bracken is less than 20% and scrub is less than 5%	Pass	Where bracken is identified this will be managed to ensure it is less than 20%.
E	Combined cover of species is less than 20% and cover of scrub is less than 5%	Pass	Surrounding landscape elements and encroaching vegetation will be reviewed to ensure scrub is managed less than 20% of total area of the grassland.
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type.	Fail	n/a

Maintenance Operations

Cutting

- 5.98 The SuDs basins and banks will be cut to a height of 150mm (approx.) annually in September.
- 5.99 Arisings will be lightly raked off and removed to prevent nutrient enrichment and retain the desired species composition.
- 5.100 Grass cutting will be avoided between mid-March and August (inclusive) to prevent risk of disturbance and destruction to nesting birds.
- 5.101 Great care will be taken to avoid disturbance to amphibians or damaging refugia hidden in the grass.

Cultivating and Re-seeding

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

Weed Control

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

Fertiliser Use

- 5.105 Fertiliser is not to be applied to the grassland in order to conserve the development of a diverse sward.

SuDs

Management Intention

- 5.106 SuDs are basins designed to temporarily fill during times of high rainfall or flooding but have the added benefit of providing habitats for amphibians and other invertebrates as well as being a source for education. Two SUDs basins are proposed within the southern aspect with an additional feature running vertically through the

centre of the Site, they will hold areas of permanent water which will be supplemented with proposed reed planting to enhance the BNG value of the swales. The establishment of SUDS will help support local wildlife species and the Sites BNG aspirations.

Table 9: BNG Target Condition Criteria for SuDs

SuDs UKHab Community: Wetlands, Reedbeds		Target Condition: Moderate	Time to Achieve Target Condition: 7yrs
Condition Assessment Criteria		Proposed	Management Intentions
A	The water table is at or near the surface throughout the year. This could be open water or saturation of soil at the surface.	Fail	n/a
B	The parcel represents a good example of its specific habitat type.	Fail	n/a
C	The water supplies to the wetland are of good water quality, with clear water.	Pass	The SuDs system and reedbed are not artificially watered and will only fill during periods of rainfall and will naturally attenuate throughout the sites attenuation system.
D	Cover of scrub and scattered trees are less than 10%	Pass	The cover of scrub and scattered trees will be monitored with adaptive management implemented to ensure this is less than 10%.
E	Cover of bare ground is less than 5%.	Pass	Management will monitor bare ground and form additional planting as required to reduce bare ground to less than 5%.
F	There is an absence of INNS and species indicative of suboptimal condition.	Pass	INNS are identified on site is present within site. Management will focus on removing all INNS and monitoring for future infestations.

SuDs UKHab Community: Wetlands, Reedbeds		Target Condition: Moderate	Time to Achieve Target Condition: 7yrs
I	The reedbed has diverse structure with between 60% and 80% reed.	Pass	Reedbeds implemented will require monitoring to ensure a diverse structure. Adaptive management should be implemented as required to create diversity.

Maintenance Operations

Inspections and Remedial Measures

- 5.107 A visual inspection will be carried out as part of the monthly site inspection (this will include surface water pipes, manholes, catchpits, ditches and swales and flow controls). This will include an inspection of the SuDs for any signs of pollutants - if filled with water (e.g., scum, excessive algal growth and discolouration), extent of vegetation zones, presence of invasive species and presence of rubbish and debris. Instruct a CCTV survey if required. Remove rubbish and debris as required.
- 5.108 If pollutants are detected these should be reported directly to the managing organisation who is responsible for the maintenance of the SuDS. The managing organisation will have appropriate protocols in place to deal with such issues..
- 5.109 Options for remedial action will be discussed with the landowner and appropriate authorities. However, if there is an emergency involving contaminants or flood risk, the following authorities should be notified immediately:

Emergency Contact Details for Relevant Authorities

United Utilities (Water/Wastewater Emergencies & Pollution Reports)

Emergency (24/7): 0345 672 3723

Pollution Reporting: 0345 672 3723

Website: <https://www.unitedutilities.com/>

Environment Agency (Environmental Incidents / Pollution / Flood Risk)

Incident Hotline (24/7): 0800 80 70 60

Floodline (Flood Warnings & Advice): 0345 988 1188

General Enquiries: 03708 506 506

Website: <https://www.gov.uk/government/organisations/environment-agency>

Lead Local Flood Authority (Leicestershire County Council – LLFA)

Relevant for surface water, groundwater, and ordinary watercourse flooding.

Phone: 0116 305 0001 (Highways & Flood Reporting)

Address: County Hall, Leicester Rd, Leicester, LE3 8RF

Website: <https://www.leicestershire.gov.uk/environment-and-planning/flooding-and-drainage>

- 5.110 In the event invasive or harmful species are identified, a treatment plan will be drawn up; spot treatment or pulling by hand will be the preferred method. Any other remedial actions will be implemented accordingly.

SuDs Mowing

- 5.111 When not in operation the SUDS should be mown following the same prescription as marginal planting. This comprises of mowing the SUDS basins to a height of 150mm (approx.) annually in September.
- 5.112 Arisings will be lightly raked off and removed to prevent soil nutrient enrichment and retain the desired species composition.
- 5.113 Grass cutting will be avoided between mid-March and August (inclusive) to prevent risk of disturbance and destruction to nesting birds.
- 5.114 Great care will be taken to avoid disturbance to amphibians or damaging refugia hidden in the grass.

Herbicide Use

- 5.115 Use of herbicides near or within the basins will be avoided.

See Drainage Strategy, page 16 and 17 (ref: H8544-BAH-XX-XX-RP-DR-300560-P08) for further information on maintenance responsibility.

Amphibian / Reptile Refugia

Management Intention

- 5.116 Amphibian refuge features will be maintained in a viable condition to ensure they provide winter refuge. These features are located within and around the site boundaries, offering sheltered connectivity between the refuge and suitable habitats.

Maintenance Operations

Inspections and Remedial Measures

- 5.117 Amphibian refuge features will be inspected during the monthly site inspections to ensure they are in a viable condition. Deadwood arising from routine maintenance

operations will be incorporated into these habitat piles to enhance their ecological value over time.

- 5.118 In the event the condition of the refuge feature deteriorates to a point that maintenance cannot ensure its viability, a new refuge feature will be recreated nearby. The existing refuge feature will be maintained in situ in its existing condition.
- 5.119 Grass or shrub atop the refuge features and within 0.5m of the refuge features will be left uncut to avoid disturbance to the refuge feature.

External Bat Boxes

Management Intention

- 5.120 External bat boxes (Eco Kent Bat Box) will be maintained in a viable condition to provide roosting habitat throughout the year. External bat boxes will be of the types that are generally maintenance free, as recommended in the Biodiversity Enhancement and Maintenance Plan (TEP ref: 11247.003).

Maintenance Operations

Inspections and Remedial Measures

- 5.121 External bat boxes will be inspected from the ground to ensure they remain in viable condition. This will be undertaken annually and will be completed during the routine monthly site inspection in November.
- 5.122 Where any external bat box is found to be damaged, it will be replaced a similar model prior to the following February.
- 5.123 In the event that the bat box is occupied by wasp or hornets, the box will either be relocated to a safe place away from regularly accessed public places or be removed from site, as desired, and a replacement box will be installed.

External Bird Nesting Boxes

Management Intention

- 5.124 External bird boxes (Vivara Pro Barcelona WoodStone® Open Nest Box and Vivara Pro Seville 28mm WoodStone® Nest Box) will be maintained in a viable condition to provide nesting habitat throughout the year. External bird boxes will be of types where the front of the box can be removed for easy cleaning, as recommended in the Biodiversity Enhancement and Maintenance Plan (TEP ref: 11247.003).

Maintenance Operations

Inspections and Remedial Measures

- 5.125 External bird boxes will be inspected from the ground to ensure they remain in viable condition. This will be undertaken annually and will be completed during the routine monthly site inspection in November.
- 5.126 External bird boxes will be cleaned of any residual nest material and debris. This will be done in situ without adjustment to position or orientation of the box by removal of the inspection panels. In the event the nest box is occupied (by bird, bat or other animal), the box will be closed without cleaning and cleaning will be delayed until the following year. In the event that a bird is occupying the nest box, the advice of an Ecologist will be sought. In the event that the box is occupied by wasp or hornets, the box will be removed to a safe place away from regularly accessed public places and a replacement box will be installed.
- 5.127 Where any bird box is found to be damaged, it will be replaced a similar model prior to the following February.

Hedgehog House

Management Intention

- 5.128 Hedgehog houses (Larch Hedgehog House) will be maintained in a viable condition so as to function to provide shelter and winter refuge to hedgehogs. Hedgehog houses will be located in quiet, dry, and shrub covered areas, which provide sheltered connectivity between the refuge feature and other suitable habitats.
- 5.129 Hedgehog highways will be maintained in a viable condition so as to function to provide a coherent movement network and reduce the risk of entrapment. Hedgehog highways will be located around the perimeter of each plot to maintain continuous connectivity between gardens, public greenspace and retained scrub corridors as recommended in the Biodiversity Enhancement and Maintenance Plan (TEP ref: 11247.003). Purchaser will be made aware of the hedgehog highways and will be requested to keep these openings clear and unobstructed, ensuring they remain functional throughout the life of the development. Keeping access points open supports local biodiversity and the continued health of hedgehog populations.

Maintenance Operations

Inspections and Remedial Measures

- 5.130 Hedgehog houses will be inspected during the monthly site inspections to ensure they are in a viable condition.

- 5.131 Where any hedgehog house is found to be damaged, it will be replaced by a similar model preferably between April to July.
- 5.132 Hedgehog highways will be inspected during the monthly site inspections to ensure they are in a viable condition.
- 5.133 Where any hedgehog highways are found to be damaged or blocked, they will be replaced or cleared to ensure hedgehog movement.

6.0 Habitat Monitoring and Review Schedule

BNG Monitoring

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

Responsibility

- 6.4 As part of practical completion and prior to handover to the agreed management organisation a full site walkover will be completed by the management company and/or a suitably qualified representative. The purpose of the site walk over will be to ensure all new and enhanced landscape and habitat features are implemented to the required standards and where required habitat enhancements have been completed or are underway.
- 6.5 The managing organisation will be responsible for undertaking the informal and formal reviews of this LHCMP and updating management and maintenance operations to ensure the long-term success of the habitats and compliance with BNG commitments.
- 6.6 Monitoring reports will be submitted to the local authority at appropriate intervals to demonstrate the management organisations success in delivering the required BNG or if habitats are not achieving the predicted target conditions, reasoning as to why and details of appropriate management actions required to amend management and maintenance operations.

Habitats

- 6.7 Habitats which contribute to BNG on site will require monitoring by a suitably qualified and competent person at the required intervals derived from the UK Habitat Condition Assessment Criteria in accordance with the UK Habitat Definitions.
- 6.8 Monitoring will be conducted via a walkover survey and/or ecological assessment for each habitat type at the frequency as detailed in the BNG monitoring program included in the table below and detailed in Appendix C.
- 6.9 Adaptive management maybe required if habitats are not on track to achieve target condition. Routine monitoring will review key measures to ensure habitats are on track and note trigger points where intervention maybe considered necessary.
- 6.10 The table below provides an overview of the post development habitats and the associated BUs they provide through either retained, enhanced or created habitats. The table also includes the anticipated timeframe when the target condition will be achieved. Further information on monitoring schedules is included in Appendix C.

Table 10: Key Measures for Monitoring Habitat Features: Proposed Trees and Whip Planting

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
n/a	Urban Tree - Moderate	1,3,5,10,15,20,25 and 27	27 Years
n/a	Broadleaved woodland - moderate	1,3,5,10 and 15	15 Years
Key Measures Ensure the species selected are developing into a mixed broadleaved woodland and no one species is failing. Consider replacing with alternative species if failure rates of a particular species are high. Review the need for thinning for first thinning in year 10 and developing ground flora. Seeds may colonise the ground flora naturally from the surrounding landscape, but consideration will be given to bulb planting and seeding as detailed in management operations to enhance woodland.			
Trigger	Action	When	
INNS identified	Complete a full INNS Survey of the Site and record all invasive species. Develop a suitable management plan for the treatment and eradication of INNS.	INNS Survey to be completed between April and September when plants are identifiable	

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
Diverse canopy has not developed	Review the establishment of planting, including all proposed trees in POS and whip planting.		10 years or more

Table 11: Key Measures for Monitoring Habitat Features: Proposed Hedgerow

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
n/a	Species-rich native hedgerow - Good	1,3,5,10 and 12	12 Years
Key Measures Ensure plantings are establishing well and filling out. Replace any failed plants and remove supports if required. Monitor natural damage from wildlife species including rabbits (Review guards and repair/replace as required). Ensure management is maintaining a minimum height and width of 1.5m with the base of the hedge left slightly wider (A shape) to provide nesting opportunities.			
Trigger	Action	When	
Hedgerow does not meet height and width requirements	Review cutting regime and/or consider additional planting.	During dormant season October - March	
More than 20% of new planting is failing	Replace failed plants with a suitable alternative species	Planting should commence during the dormant season	
Herb layer species not establishing as expected	Identify which plants are failing and over sow or amend seed mix	Monitor first few years after initial sowing. Sow in Oct after hedge cutting	

Table 12: Key Measures for Monitoring Habitat Features: Proposed Grassland and Marginal Planting (Modified and Other neutral grassland)

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
n/a	Modified grassland - Poor	1 st Year	1 st Year
Other neutral grassland - Poor	Other neutral grassland - Moderate	1,3,5 and 10	10 Years

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
n/a	Other neutral grassland - Moderate	1,2,3 and 5	5 Years
n/a	Other neutral grassland - Good	1,3,5 and 10	10 Years

Key Measures

First reviews will consist of ensuring management and grass cutting operations are being undertaken as detailed in this management plan. Cutting and collecting in the first year is vital to reduce nutrients within the soil (All grassland and marginal planting)

Monitoring in years 2 and 3 will focus on recording species diversity within the sward to review what species are present and if additional overseeding is required. Yellow rattle should be distributed evenly across the fields and addition sowing of yellow rattle seeds should be undertaken if required (Meadow grass only)

Sward heights will be monitored during each survey visit along with the distribution of species diversity and prevalence of weed species; this may be undertaken by quadrant surveys. If required, the grassland areas will be over sown in autumn as detailed in this management plan (Walk on length for modified grassland and higher level for meadow and marginal planting).

Trigger	Action	When
Less than 10 plant species per m2 present within the sward (Meadows)	Scarify and oversow with additional wildflower seed. If persistent failing of a particular species occurs undertake soil sampling and amend species list.	Autumn
Bare ground coverage (All grass)	Review all areas of bare ground to calculate the percentage cover and adapt management as required to reduce bare ground as required via over seeding.	Summer
Grass continually managed to the same height	Review LHCMP and implement a cyclical mowing regime to develop differential heights within the sward	During hay and autumn cuts

Table 13: Key Measures for Monitoring Habitat Features: Proposed SuDs

Baseline Habitat Condition	Target Habitat Condition	Monitoring Interval	Anticipated timeframe to achieve BNG
n/a	Reedbeds: Moderate	1,3,5 and 7	7 Years
Key Measures Review the establishment of planting for the SUDs including areas of reed (Marginal planting will support SUDS). The review will also examine the quality of the water (During period of heavy rainfall and how the water is attenuating through the site). Ensure the grassland, reed and marginal planting is establishing well with minimal undesirable species including a review of the success of invasive species management within the areas of reed and SUDs.			
Trigger	Action	When	
Establishment and structure of planting	Replace failed plants with a suitable alternative species, or thin if needed.	Planting should commence during the dormant season	
Review water quality	Ensure the water attenuating and if it not review structure.	Monitor first few years after initial implementation.	

Ecological Features

- 6.11 The ecological features proposed within the Site will be maintained as part of the ongoing landscape management and maintenance regime set out in this LCHMP. The key measures described in the table below will enable the landowner and/or managing organisation to assess the effectiveness of maintenance operations relating to these ecological features and determine whether their management is meeting the long-term objectives for the Site.

Table 14: Key Measures for Monitoring

Feature	Key Measures
Site wide	Is the landscape establishing well and attractive to residents and wildlife overall? Is the Site in a clean and tidy condition? Is public access to the Site maintained?

Feature	Key Measures
	Are there any health and safety hazards / deficiencies which require rectification? Does the Site comply with the relevant environmental and health and safety legislation (as set out in Appendix C of this Plan)? Are there any instances where planting is repeatedly failing? If so, has an arboricultural consultant or landscape architect been consulted with to specify an alternative species?
Amphibian / Reptile Refugia	Carry out inspection to check condition and remove blockages from access points.
External Bat Boxes	Inspect bat boxes to ensure they are in situ and report any missing or damaged boxes to an ecologist.
External Bird Nesting Boxes	Inspect bird boxes to ensure they are in situ and report any missing or damaged boxes to an ecologist.
Hedgehog Houses	Any houses missing or damaged must be reported to an ecologist.

Appendix A: Landscape Maintenance Schedules

✓

Works not to be carried out in these months

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

[illegible]

✓

Works not to be carried out in these months

[illegible]

Key



Works to be carried out in these months



Works not to be carried out in these months

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

Activity	Frequency per Annum	Years	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
Relocation of external bat box occupied by wasps or hornets as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External Bird Nesting Boxes														
Inspect the bird boxes to ensure they are in a viable condition.	12	All years											✓	
Removal of residual nest material and debris.	As required	All years											✓	
Relocation of bird box occupied by wasps or hornets as required.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replacement of damaged bird boxes.	As required	All years	✓										✓	✓
Hedgehog Houses														
Inspect the hedgehog houses to ensure they are in a viable condition.	12	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replacement of damaged hedgehog houses.	As required	All years				✓	✓	✓	✓					
Replacement and clearance of hedgehog highways.	As required	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Monitoring and Review														
Formal site inspections by managing organisation	4	All years			✓			✓			✓			✓
Annual site meeting with stakeholders	1	All years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Formal review of management plan and maintenance operations.	0.2	Every 5 years	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

Appendix B: Legislation Context

Summary of Relevant Legislation

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

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

Legislation	Obligations
Amphibians	Great crested newts (GCN) are protected under Schedule 5 of the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species Regulations 2017 (as amended). Under this legislation it is an offence to intentionally kill, injure or capture GCN. It is also an offence to intentionally or recklessly damage, destroy or obstruct access to places used by GCN for shelter or protection or to disturb them whilst they are occupying these habitats.
Birds	All UK wild birds are protected while at the nest under the Wildlife and Countryside Act (1981). Effectively, this means that if removal of habitats (which can include buildings, trees, hedges, scrub and grassland) cannot be timed to avoid the bird breeding season (March to August inclusive), then a survey by a suitably experienced ecologist will be required to ensure no nesting birds will be affected. There is generally no process to gain a licence to disturb nesting birds; therefore, if active nests are present works will need to avoid the area of the nest until the young have fledged.
Bats	Bats and their roosts are protected under Schedule 5 of the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species Regulations 2017 (as amended).
Badgers	Badgers and their setts are safeguarded under the Protection of Badgers Act (1991). Under this legislation it is illegal to interfere, damage or destroy a sett, obstruct access to a sett, or disturb a badger whilst it is occupying a sett.
Hedgehogs	Hedgehogs are S41 species of principal importance under the NERC Act (2006).
Brown hare	Brown hares are listed as a S41 species of principal importance under the NERC Act (2006).

Appendix C: BNG Monitoring Schedule



 Habitat Condition Assessment
 Target Condition Date
 Reporting to the LPA

Habitat Condition Monitoring					Years																														
Landscape Feature	Statutory BNG Metric Habitat Feature Reference	Current Condition	Target Condition	Timeframe	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Area Habitats																																			
Proposed Trees	Urban Trees	-	Moderate	27yrs																															
Whip Planting (Woodland)	Broadleaved woodland	-	Moderate	15yrs																															
Amenity Grassland	Modified Grassland	-	Poor	1st Year	*																														
Proposed Wildflower Meadow	Other neutral grassland	Poor	Moderate	10yrs											*																				
Proposed Wildflower Meadow	Other neutral grassland	-	Moderate	5yrs							*																								
Proposed Wildflower Meadow	Other neutral grassland	-	Good	10yrs											*																				
Marginal Planting	Other neutral grassland	-	Moderate	5yrs						*																									
SuDs	Wetland, Reedbeds	-	Moderate	7yrs								*																							
Hedgerows																																			
Proposed Hedgerows	Species-rich native hedgerow	-	Good	12yrs												*																			

Reporting	Years																																	
HMMP updates																																		
BNG Condition Assessment Report and updated HMMP to be submitted to the LPA																																		

EXAMPLE: Habitat Condition Monitoring Assessment Sheet

Date of Assessment:		Assessment number:				
Landscape Feature	Parcel Ref	Statutory BNG Metric Habitat Feature Reference	Baseline Condition	Target Condition	Monitoring Interval	Anticipated Timeframe to Achieve BNG Target

Condition Assessment summary:

Progress towards UKHab and condition summary (is the habitat on course to meet or has met target condition):

Adaptive management: Any proposed changes to management:

Drawings

Drawing 1: Planting Plans, Specification and Details (PGLA
Landscape Architects ref: TRO1902.PP02-PP04.00 P1)

Drawing 2: Proposed UK Habitat Plan (TEP ref: G8666.009D)

Drawing 3: Biodiversity Enhancement and Management Plan
(TEP ref: G11247.001A)