

Habitat Management and Monitoring Plan

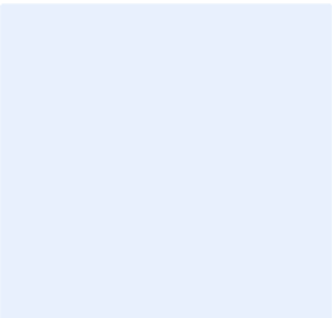
Site Name:	Hollingworth Road, Littleborough
Date:	28/01/2026
Version:	1



Author:



Client:



Template Document User Guide

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Template User Guide

You can use the Habitat Management and Monitoring Plan Template (HMMPT) for on-site or off-site biodiversity net gain projects. It is suitable for sites of varying sizes and complexity, from small and simple to large and complex. It provides a series of tables, figures and textboxes. Complete these to demonstrate how habitat creation, enhancement and management will be undertaken. Not every box will be relevant to every project. Omit those considered not relevant to your project, applying professional judgement.

Companion Document

The Companion Document contains templates for each broad habitat type used in the statutory biodiversity metric. It also assists authors in completing the ‘Environmental Information’, ‘Creation, Enhancement and Management’ and ‘Monitoring’ sections. To tailor the plan for your site, insert the relevant standardised forms from the Companion Document into your main HMMPT.

Site Baseline and Environmental Information

Considering the site's characteristics, choose the relevant baseline site conditions and background environmental information to include in your management plan. This is essential in informing the design of your project and shows the reviewer you have considered these in the proposals for the site. These include the proposed habitat creation and enhancement. Also, what is appropriate to include or exclude, or to point the reviewer to relevant information that has provided elsewhere as part of the application. Use the ‘Baseline and Environmental Checklist PB-T01’ to record relevant references, or reasons if not included.

HMMP Checklist (separate document)

This checklist is a summary of the HMMP Template headings. Author and reviewer can scan the list to check which HMMP details to include, or that have been included, in the submitted plan. You can also list and link to relevant supporting documents to accompany the templated details if required. This helps avoid duplication of information. The reviewer can then easily check which information to expect to see in the HMMPT and which to review in an alternative linked document.

Formatting

The HMMPT format is intended as a guide. The Template uses standard Microsoft Word formatting that has not be locked for editing. You can therefore adjust it to tailor your HMMP as required for the specific site and according to your preferences. For example, you can change text box sizes to reduce blank space in the template.

There are opportunities to provide and reference additional photographs and plans as separate appendices if required. Provide the reference number of the appropriate appendix, or location if included in a separate report, using the appropriate box within the template.

Text in grey is provided as a prompt. Replace grey text with your own words. Remember to change to black text then delete any remaining grey ‘prompt’ text.

You can delete blue text as this is for guidance purposes only.

Each text box in this HMMPT has a unique ID to assist reviewers. Do not change the reference code of any Boxes or Tables.

Supporting documents

- [HMMPT Companion Document](#)
- [Statutory Biodiversity Metric tools and guides](#)
- [Biodiversity Net Gain Guidance](#)

Using the Companion Document

The Companion Document includes additional boxes and tables that must be manually copied into this template using the copy-and-paste function. To streamline the copying and pasting process, you can minimise the heading by selecting the arrow on the left. Once the arrow is selected, when you copy, you will also copy any accompanying boxes or tables.

It is the author's responsibility to decide what additional information is appropriate to include.

Template published by Natural England.

We acknowledge the significant input from the HMMPT user-testers and production on Natural England’s behalf by FPCR Environment and Design.

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Version Control

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

Version	Issue Status	Prepared by / Date	Approved by / Date

Document Details

Provide ownership, copyright and licensing information within this table.

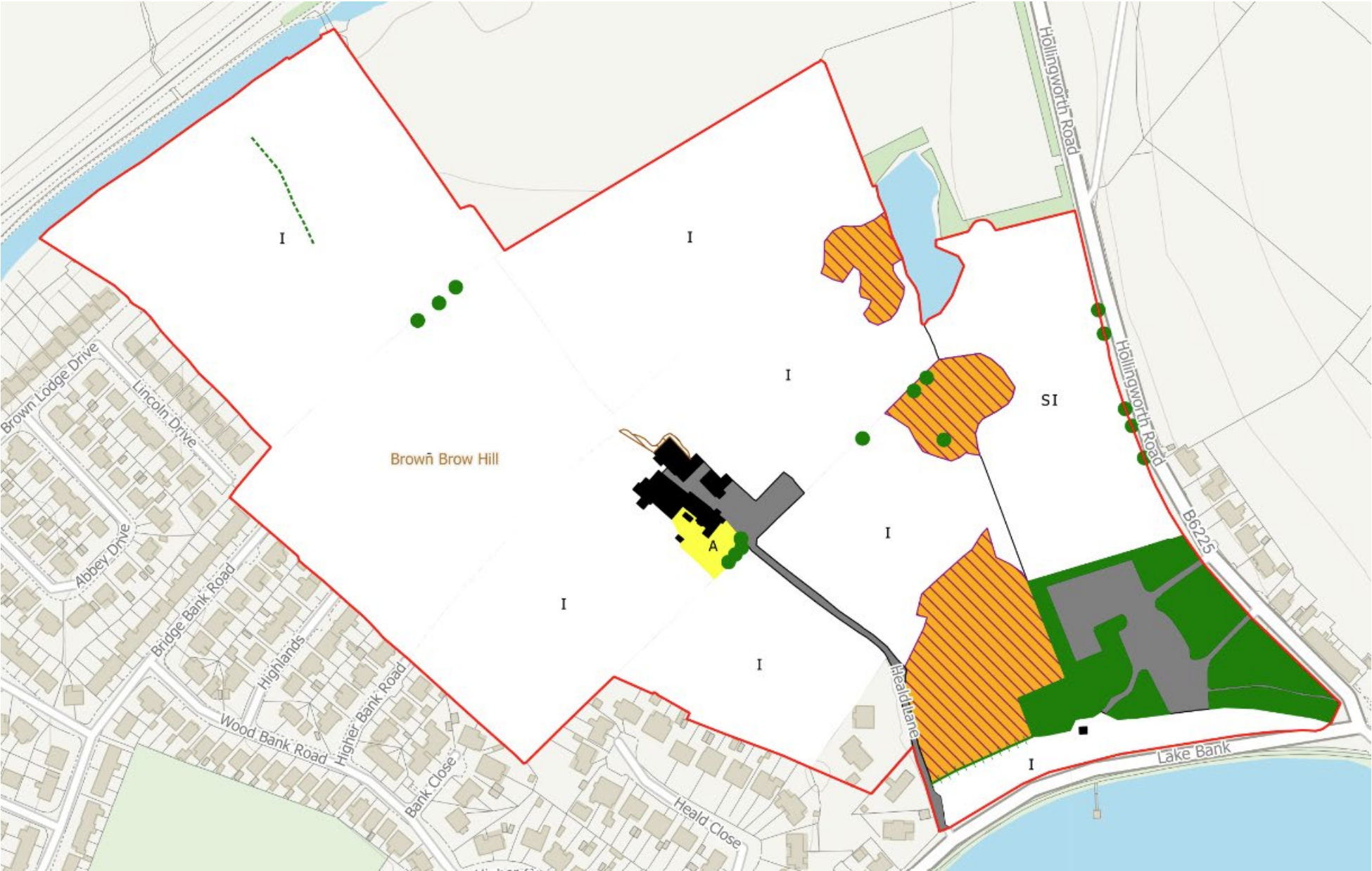
Authorship Details
Use this box to provide relevant details of document ownership by the author, such as company address, copyright or map licence information.

1. Project Background

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

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Land of Hollingworth Road, Littleborough, OL15 0DW
BNG Project Name and Address	Same as above
Author Organisation	Dunham Ecology
Landowner	Bloor Homes
Land Manager	Bloor Homes
Responsible person/organisation for creating or enhancing the habitat	Bloor Homes
Period covered by this management plan	2026-2056
Planning authority	Rochdale Borough Council
Planning reference (if applicable)	24/00581/HYBR
BNG register reference (if applicable)	N/A
Central OS grid reference for the actions covered by this HMMP	SD 93290 15476
Monitoring Requirements PB-B04	
Monitoring is to occur annually until each habitat has successfully established. After this point monitoring is required at years 5, 7, 10, 15, 20 and 30. Should any of these monitoring visits identify that any habitats enhanced or created are not on track to achieve their target condition.	
Required Consents and Licences PB-B05	

N/A
Funding PB-B06
Bloor Homes
Legal Agreement PB-B07
The delivery of the HMMP has been secured via condition of the hybrid planning application



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



Phasing strategy

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

Yes: ☒ No: ☐

The site will be constructed in two phases with the road infrastructure being first established and subsequently splitting the site into east and west parcels. The eastern side will be constructed first and is anticipated to be completed within 24 months. On the completion of the eastern parcel, works will commence on the western parcel with works again anticipated to be completed within 24 months.

Heras fencing, with silt fencing where required, will be in place to suitably separate the two parcels ensuring the habitats within the western parcel remain unimpacted during the works within the eastern parcel.

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09

Name or Initials		Leanne Russell, Lisa Campbell		
Organisation		Dunham Ecology		
Responsibility	Start Date:	January 2026	End Date:	February 2026

The ecologists identified above are responsible for the identification and collaboration of the habitat creation and management prescriptions included within this HMMP.

Statement of Competency

All ecologists of Dunham Ecology are members of the Chartered Institute of Ecology and Environmental Management (CIEEM). Lisa is the director of Dunham Ecology with over 15 years of experience in the industry. Leanne has been working as an ecological consultant since 2019.

Landowner or Land Manager PB-B10

Name or Initials		Bloor Homes		
Organisation		Bloor Homes		
Responsibility	Start Date:	February 2026	End Date:	2056

It is the responsibility for the landowner to implement the first year of the HMMP including habitat preparation and creation/enhancement. It is also the responsibility of the land owner to instruct a suitable management company to take responsibility of the HMMP from year 2 – 30.

Statement of Competency

Bloor Homes was established in 1989 and has since become one of few housebuilders that have in-house landscape designers that work with ecology and arboriculture consultants to ensure their developments protect and enhance housing development sites for biodiversity.

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

Name or Initials		Landscape contractors instructed by Bloor for initial implementation and first year of establishment.		
		Management Company instructed by Bloor for the remaining years of the management plan.		
Organisation		TBC		
Responsibility	Start Date:	2026	End Date:	2056

The management company instructed on the project will be responsible for the management of habitats from year 2 – 30. It is the responsibility of the management company to suitably manage all habitats enhanced and created whilst also ensuring intervention is taken as soon as possible if habitats are not on track to reaching their target condition. It will be the responsibility of the management company to produce and submit management reports to the LPA at the agreed timestamps which are to include the current tracking of habitats and information of any intervention that has taken place or is required.

Statement of Competency

The management company to be instructed by Bloor will have adequate experience in the creation and management of habitats relevant to the project.

[DOCUMENT TITLE]

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BIODIVERSITY NET GAIN - HABITAT MANAGEMENT AND MONITORING PLAN

Contents

Project Background

Planned Management Activities

Monitoring Schedule

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		TBC		
Organisation		Rochdale Borough Council		
Responsibility	Start Date:	2026	End Date:	2056
The responsible person for the review and acceptance of this HMMP will be a suitably qualified ecologist at Rochdale Borough Council. Ongoing involvement of the LPA will include the review and acceptance of subsequent management reports.				

Land Use Summary

Overview of Baseline Site Use PB-B13
The Hollingworth Road site dominated by agricultural use encompassing heavily grazed pasture (modified grassland) with minimal species diversity. Three areas of marshy grassland (other neutral grassland) are present within the site and were identified as having higher species diversity than the grazed pasture. Woodland is present at the southeastern corner of the site, this habitat is to be retained. Scattered trees are present throughout the site with many appearing to be remnants of former hedgerows. The site includes the farmyard with farmhouse, barns, associated hardstanding, access track and areas of ruderal habitat surrounding. In addition, further hardstanding is present to the south-eastern corner of the site where the current Hollingworth Road Country Car Park is located.
Overview of Proposed Site Use PB-B14
The proposals are for the development of 312 residential dwellings, associated landscaping, public open space, urban drainage features and a primary school. Habitats proposed are as follows: Other neutral grassland – inclusive of tussock grassland, meadow and seasonally wet grassland; Modified grassland – amenity and turfed areas Mixed scrub – native shrub Sustainable urban drainage features – with reed planting, wetland mix planting and edge habitat Species-rich and ornamental hedgerows 149 individual trees (excluding those within private gardens) The initial habitat creation and 12-month management (including time taken for habitat creation) is to be carried out by the instructed landscape contractor. Subsequent monitoring and management is to be carried out by the instructed management company.



Site Context Photos PB-F03

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



☐ Reference:



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

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

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

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	The residual effects for all relevant designated/protected sites that would occur during the construction and operational phase after mitigation are as follows: Rochdale Canal SAC/SBI (International designation/County designation) – Negligible South Pennine Moors SAC/SPA (International designation) – None Hollingworth Lake SBI (County designation) – Negligible All other LWS (County designation) – Negligible	☐	Stantec- Proposed Development at Hollingworth Road and Rakewood Road, Littleborough – Environmental Statement, Volume 2: Hollingworth Road Land Parcel
Protected and Notable Species	The residual effects for all relevant protected/priority species that would occur during the construction and operational phase after mitigation are as follows: Badgers (Local importance) – Negligible Bats (Local importance) – Minor beneficial Breeding birds (Local importance) – Minor beneficial Over-wintering birds (Negligible importance at baseline) – Minor beneficial Amphibians (Local importance) – Minor beneficial Hedgehog (Local importance) – Negligible Brown hare (Local importance) – Negligible	☐	Stantec- Proposed Development at Hollingworth Road and Rakewood Road, Littleborough – Environmental Statement, Volume 2: Hollingworth Road Land Parcel
Invasive Non-Native Species (INNS)	N/A		
Biological Records Plan - Sites and Species	N/A	☐	
Baseline Habitats Survey	Baseline habitat descriptions and corresponding condition assessment have been submitted as part of the planning application.	☐	TG Report No. 11833_R07_NB
Public Access	The site currently has public access. Retention of such access and the increase of access through the provision of further footpaths and cycle paths is proposed. The expected footfall in accessible areas has been reflected in the target conditions for grassland areas, with such areas targeting a maximum of ‘Moderate’ condition.	☐	Stantec- Proposed Development at Hollingworth Road and Rakewood Road, Littleborough – Environmental Statement, Volume 2: Hollingworth Road Land Parcel
Climate	Climate change is not expected to impact the retention of baseline habitats or the achievement of target conditions for created/enhanced habitats.	☐	Stantec- Proposed Development at Hollingworth Road and Rakewood Road, Littleborough – Environmental Statement, Volume 2: Hollingworth Road Land Parcel

Geology and Topography	The site is variable in topography and characteristic of the surrounding landscape. The habitats proposed are suitable for the sites topography and are expected to succeed within the landscape.	☐	Stantec- Proposed Development at Hollingworth Road and Rakewood Road, Littleborough – Environmental Statement, Volume 2: Hollingworth Road Land Parcel
Agricultural Land Status	The site is currently dominated by agricultural land including in areas where ‘Other neutral grassland’ is proposed. This HMMP details prescriptions that are required to successfully achieve neutral grassland from improved grassland, including and commencing with soil testing to determine the nutrient levels of the baseline soil.	☐	Stantec- Proposed Development at Hollingworth Road and Rakewood Road, Littleborough – Environmental Statement, Volume 2: Hollingworth Road Land Parcel
Soils and Substrates	Soil testing has not yet been carried out within the site but has been recommended within this HMMP to determine habitat creation measures.	☐	Stantec- Proposed Development at Hollingworth Road and Rakewood Road, Littleborough – Environmental Statement, Volume 2: Hollingworth Road Land Parcel
Contaminated Land	Ground investigations identified potential continuation risk however, primary, secondary and tertiary mitigation measures have been identified to reduce risks to negligible.	☐	Stantec- Proposed Development at Hollingworth Road and Rakewood Road, Littleborough – Environmental Statement, Volume 2: Hollingworth Road Land Parcel
Hydrology and Drainage	The site is located within Flood Zone 1. Mitigation measures detailed below, along with proposed drainage strategy reduce flood risk to Negligible.	☐	Stantec- Proposed Development at Hollingworth Road and Rakewood Road, Littleborough – Environmental Statement, Volume 2: Hollingworth Road Land Parcel
Flood Risk Zones	The site is designated as Flood Zone 1. Sustainable drainage systems (SuDs) and seasonally wet grasslands have been included in the post-development designs to alleviate ground water and provide surface water management solutions.	☐	Stantec- Proposed Development at Hollingworth Road and Rakewood Road, Littleborough – Environmental Statement, Volume 2: Hollingworth Road Land Parcel
Landscape Character and Designations	The site is designated for residential allocation including approximately 300 homes and a primary school (‘Policy JP Allocation 20: Land North of Smithy Bridge’) within the Places for Everyone (‘PfE’). The site is also designated as Green Belt (‘Policy JP-G9’) within the PfE. The site is located within National Character Area (NCA) 36: Southern Pennines. None of these designations present a constraint to the habitat types proposed.	☐	Stantec- Proposed Development at Hollingworth Road and Rakewood Road, Littleborough – Environmental Statement, Volume 2: Hollingworth Road Land Parcel
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	
Historic Environment and Earth Heritage	The site is expected to have an overall minor permanent effect on the significance of the historic landscape, however, there will be no impact on any designated heritage asset.	☐	Stantec- Proposed Development at Hollingworth Road and Rakewood Road, Littleborough – Environmental Statement, Volume 2: Hollingworth Road Land Parcel
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	

Baseline and Environmental Information

See the Companion Document pages 3-20 for the baseline and environmental information insert forms.

The HMMPT Companion Document contains a template for each environmental information category. Use these templates to set out how you have considered relevant constraints and opportunities as part of the design process, to promote the success of this management plan. Copy in the relevant templates from the Companion Document for each environmental information category to be included. Optional: Include these sheets at the end of your plan or as an appendix, referencing the location in Table PB-T01 above.

2. Planned Management Activities

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

Management Plan Aims and Objectives PM-B01

This HMMP details the measures to be undertaken to ensure the proposed development increases the biodiversity value of the site. Baseline habitats are relatively uniform whereas the proposed habitats are substantially more diverse and are expected to create a more favourable environment for flora and fauna as well as providing ecosystem services to the future residents and the wider environment.

The objectives of this HMMP are as follows:

Objective 1: To ensure enhanced and created habitats achieve their target condition whilst ensuring retained habitats are not adversely impacted and their baseline habitat is retained;

Objective 2: To provide maintenance monitoring prescriptions to ensure interventions are clear and submitted to the LPA for a minimum of 30 years;

Objective 3: To detail an example list of observations that may require adaptive management during the course of the 30 years;

Objective 4: To detail the roles and responsibilities for the delivery of this management plan.

Principles Informed by Design Stage

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

Design Principles Informed by Baseline Information PM-B02

Habitats have been retained where possible with particular focus on retaining habitats of higher distinctiveness (woodland and trees). Whilst large areas of grassland are to be removed to facilitate the development, these are of poor condition and have been intensively grazed. Substantial cover of grassland of higher distinctiveness and of better condition are to be created which will greatly increase the diversity of the site. Drainage and flooding issues have been alleviated through the creation of drainage features and grasslands that are designed to be seasonally inundated which will both create diverse habitats whilst also protecting the wider site from flooding occurrences. Benefits for wildlife using the site have been extensively incorporated within the design with an extensive wildlife corridor spanning the length of the site, furthermore, the increased diversity of habitats within the site will provide both shelter and food resources.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant ‘Area’, ‘Hedgerow’, and ‘Watercourse’ types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Grassland	Other neutral grassland	N/A	Modified - poor condition	Moderate	10	Moderate condition will be targeted by achieving a pass in criteria A, B, C and D.	Moderate condition is targeted in this area as access to the public is considered to prevent Good condition from being reached.
Grassland	Modified grassland	N/A	N/A	Poor	1	Poor condition will be targeted by achieving a pass in criteria C, E, F and G.	Areas of amenity grassland and turf are expected to only achieve poor condition due to mowing regime and human impacts.
Urban	Developed land; sealed surface	N/A	N/A	N/A - Other	0	N/A	Areas of hardstanding and buildings/
Heathland and shrub	Mixed scrub	N/A	N/A	Moderate	5	Moderate condition will be targeted by achieving a pass in criteria A, B and C.	Native shrub is to be planted as buffers to some areas of seasonal wetlands and tussock grasslands.
Grassland	Other neutral grassland (seasonal wetland)	N/A	N/A	Good	10	Good condition will be targeted by achieving a pass in criteria A, B, C, D and E.	Good condition is considered achievable in these areas as they will be fenced off and protected for footfall impacts.
Grassland	Other neutral grassland (tussock)	N/A	N/A	Good	10	Good condition will be targeted by achieving a pass in criteria A, B, C, D and E.	Good condition is considered achievable in these areas as they will be fenced off and protected for footfall impacts.
Grassland	Other neutral grassland (meadow)	N/A	N/A	Moderate	5	Moderate condition will be targeted by achieving a pass in A, B, C and D.	Moderate condition is targeted in this area as access to the public is considered to prevent Good condition from being reached.
Individual trees	Rural trees (Small)	N/A	N/A	Moderate	27	Moderate condition will be targeted by achieving a pass in A, B, C, D and F.	Trees are to be planted in proposed POS areas.

Urban	Sustainable drainage system	N/A	N/A	Good	5	Good condition will be targeted by achieving a pass in A, B, C, E1 and E2.	SuDS features are to be planted with marginal mixes, aquatic mixes and reed bed species.
Native species-rich hedgerow		H1 – H11	N/A	Moderate	5	Moderate condition will be targeted by achieving a pass in B1, B2, C1, C2, D1 and D2.	Hedgerows are to be planted around the site forming divisions between grasslands and development.

Habitat and Condition Targets Further Comments

N/A

Habitat Retention and Enhancement

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

Measures to be Implemented to Protect Retained Habitats PM-03

Habitats to be retained in their baseline condition are as follows:
0.47 ha of ‘Developed land; sealed surface’;
0.46 ha of ‘Lowland mixed deciduous woodland’ in Poor condition;
9 trees in Poor condition; and
0.07 km of Native hedgerow in Poor condition.

Trees and hedgerows including roots and branches are to be protected with suitable barriers.

The area of grassland to the north of the site, south of Rochdale Canal is to be enhanced to ‘Other neutral grassland’ of Moderate condition.

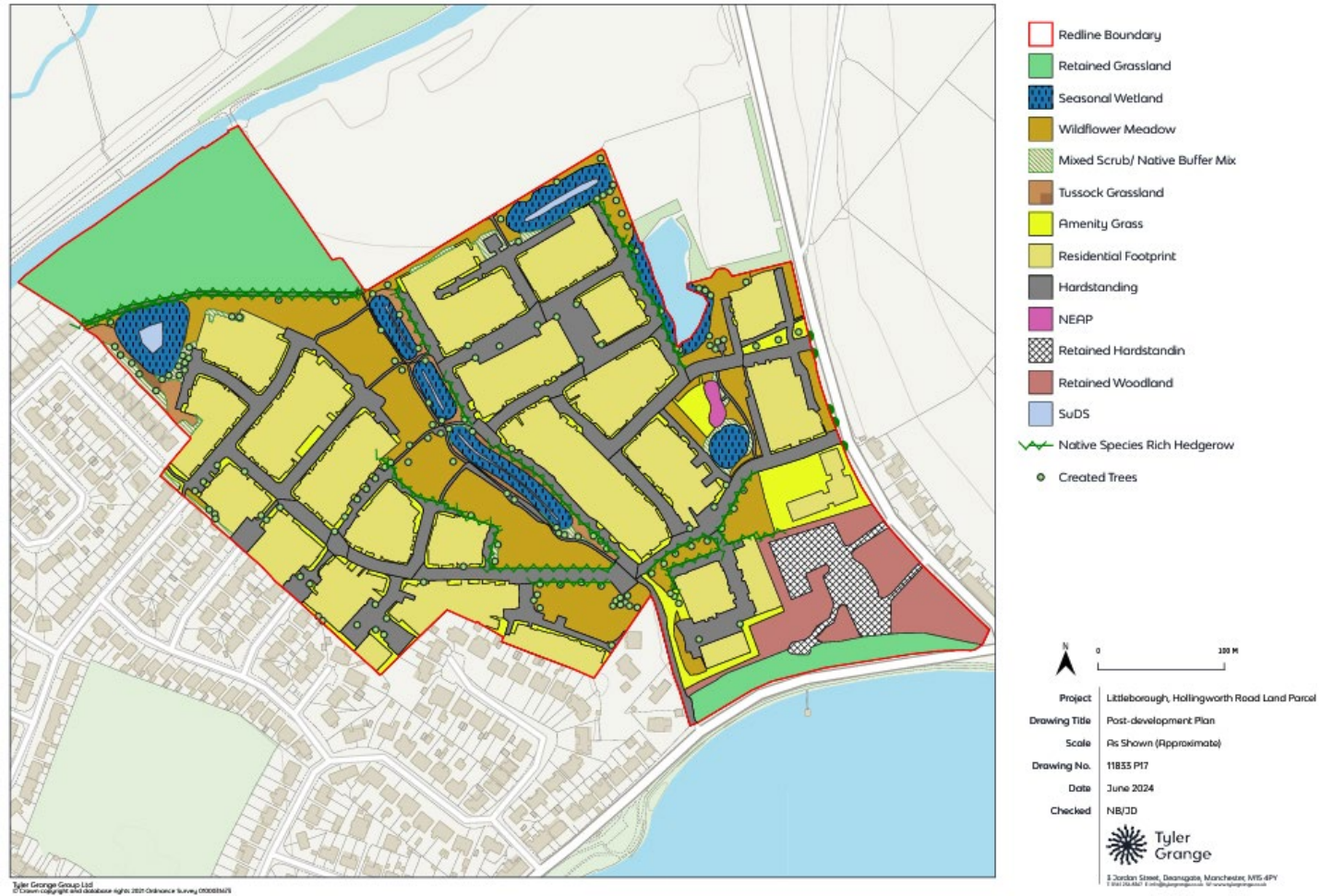
Specification of Protective Measures to be Used PM-04

Hedges and trees will be protected with 2m x 3.5m Heras fencing panels with scaffold stabiliser struts every third panel and vertical scaffold pole driven 0.6m into the ground between each panel.

A wildlife corridor through the POS and enhanced grassland to the north is to be retained through the site during construction activities. To protect these areas, fencing is to be in situ separating these areas as well as the retained woodland to the south east of the site, to prevent impacts during the construction phase of the development.

Habitat Retention Plan PM-F01

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



General Habitat Management Prescriptions

General management (GL-B02)

All creation and management prescriptions are to be carried out in accordance with the latest BS 4428 Code of Practice for General Landscape Operations and BS 8545 Trees from Nursery to Independence in the Landscape as well as inline with the ‘Site Landscaping Specification & Schedule’ produced by Bloor Homes.

No planting is to be carried out when ground is waterlogged, frost-bound or in the event of cold winds;

Watering of all planted areas is to be undertaken as necessary to ensure establishment and successes of plants – trees require at least 30 gallons when watered and shrubs are to be watered to full ground capacity;

All planted areas are to be kept litter and weed free at all times;

Mulch is to be replaced/topped up as required;

Failed stands are to be removed and replaced as soon as possible;

Failed seed settlement is to be cleared and re-seeded as soon as possible; and

Any damaged/unhealthy stands/plants are to be pruned where possible to ensure health of the individual and habitat.

Creation and Management Targets and Prescriptions

Modified Grassland – Amenity Grassland and Turf Grassland

Action	Relevant Parcels	Timing	Prescriptions
Ground preparation	All MG areas	Year 0: May - September	Cultivate topsoil to a minimum depth of 150mm; Remove weeds and competitive growth by hand or spot treat with non-residual based herbicide where necessary; Remove any debris and/or stones that are >25cm diameter; Harrow and rake the soil incorporating pre-seeding/pre-turfing fertiliser at 50 g/m ²
Seeding	Amenity Grassland areas	Year 0: March – April (September if required and weather conditions are suitable)	Seeding with Emorsgate EG22 wear tolerant turfgrass mixture sown at 25g/m ² in Amenity Grassland areas.

	Turf areas	Year 0: As soon as possible after clearance to prevent growth within the area. Avoid unsuitable weather	Turf rolls to be laid during suitable weather conditions avoiding frosty or exceptionally dry conditions and laid with staggered joints, well butted together with close contact with the soil; and Turf is to be watered immediately upon laying.
First year establishment	All MG areas	Year 1: March - September	Carry out first cut when growth has exceeded 50mm, cut down to 40mm and remove all arisings from site; Cut every 7-10 days during the growing season, cut down to 50mm removing all arisings; and Control weeds over the growing season months by hand pulling or sport treatment with non-residual based herbicide.
Continued management		Year 2-30: March – September	Cut fortnightly during the growing season to 40mm; and Control weeds over the growing season months by hand pulling or sport treatment with non-residual based herbicide. Timing and abundance of cuts during the growing season should be amended where required if 50mm height is reached rapidly post-cut.

Modified Grassland – Amenity Grassland Species List (GL-T03)

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

Common Name	Scientific Name	% Cover	Comments
Common Bent	<i>Agrostis capillaris</i>	5	100% Grass Composition
Red Fescue	<i>Festuca rubra</i>	50	
Perennial Ryegrass	<i>Lolium perenne</i>	25	
Smooth-staked Meadow-grass	<i>Poa pratensis</i>	20	

Other Neutral Grassland

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

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

Action	Relevant Parcels	Timing	Prescriptions
Ground clearance and preparation to suitable nutrient levels	All ONG parcels	Year 0: May - September	*Soil testing is recommended before the commencement of the below prescriptions, this will determine the number of growing seasons required for nutrient stripping. Should more than one season be required the first 5 steps below are to be repeated until the desired nutrient level is achieved. Cut monthly between May and September, removing all arisings from the site to begin nutrient stripping; Cultivate topsoil to a minimum depth of 150mm – areas designed to be swales may require a deeper topsoil removal to create a depression, this is to be agreed with the drainage contractor; Remove weeds and competitive growth by hand or spot treat with non-residual based herbicide where necessary; Remove any debris and/or stones that are >25cm diameter; Carry out final cut and arising removal in September; Harrow and rake the soil incorporating pre-seeding fertiliser at 50 g/m²; and Rotavate the soil to prepare for seeding.
Seeding	All ONG parcels	Year 1: March – April (September if required and weather conditions are suitable)	Seed with seed mix required for location (see below) at density of 4g/m²; and Rake seeds into soil and ensure seeds are appropriately bedded in but not entirely covered by soil. Seed mixes: Emorsgate EM3 Special General Purpose Meadow Mixture in wildflower areas and the retained grassland field to the north sown at 4 g/m² in; Emorsgate EM8 Meadow Mixture for Seasonally Wet soils in seasonal wetlands areas sown at 4 g/m² in areas designed to function as swales; and Emorsgate EM10 Meadow Mixture for Seasonally Wet soils in tussock grassland areas sown at 4 g/m² in the POS areas surrounding swales.
Prevent grass-dominant growth	All ONG parcels	Year 2: Monthly April – September	Control grass and weed growth with monthly cuts during first growing year to allow for slower-growing species to establish; and Remove arisings from the site following cutting.
Continued management	All ONG parcels	Year 3-30: Hay cut in July/August, Autum cut/s in September - November	Control weeds annually over the spring/summer months by hand pulling or sport treatment with non-residual based herbicide; Follow traditional meadow cutting methodology by carrying out a hay cut to 40mm with all arising removed from site in August; and Carry out a second cut with machinery between September and November – this can be increased to two cuts if grasses are dominating during the summer months.

			Years 1-5 are crucial for the successful establishment of ONG, annual monitoring during these years should influence the number of cuts carried out between spring and autumn. If grasses are dominating the sward, increase the number of cuts ensuring arisings are removed to enable wildflower species to establish.
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Other Neutral Grassland - Wildflower Meadow Species List (GH-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	% Cover	Comments
Yarrow	<i>Achillea millefolium</i>	0.80	20% Wildflower Mix
Agrimony	<i>Agrimonia eupatoria</i>	0.20	
Betony	<i>Betonica officinalis</i>	1.20	
Common Knapweed	<i>Centaurea nigra</i>	2	
Greater Knapweed	<i>Centaurea scabiosa</i>	0.40	
Wild Carrot	<i>Daucus carota</i>	1	
Viper’s-bugloss	<i>Echium vulgare</i>	0.60	
Meadowsweet	<i>Filipendula ulmaria</i>	0.20	
Hedge Bedstraw	<i>Galium album</i>	0.80	
Lady’s Bedstraw	<i>Galium verum</i>	1.20	
Meadow Crane’s-bill	<i>Geranium pratense</i>	0.60	
Field Scabious	<i>Knautia arvensis</i>	0.20	
Oxeye Daisy	<i>Leucanthemum vulgare</i>	1	
Musk Mallow	<i>Malva moschata</i>	0.20	
Black Medick	<i>Medicago lupulina</i>	0,40	
Sainfoin	<i>Onorychis viciifolia</i>	0.20	
Wild Parsnip	<i>Pastinaca sativa</i>	0.20	
Salad Burnet	<i>Poterium sanguisorba ssp sanguisorba</i>	0.60	
Cowslip	<i>Primula veris</i>	1	
Selfheal	<i>Prunella vulgaris</i>	1.60	
Meadow Buttercup	<i>Ranunculus acris</i>	1.60	
Bulbous Buttercup	<i>Ranunculus bulbosus</i>	0.60	
Yellow Rattle	<i>Rhinanthus minor</i>	0.40	

Common Sorrel	<i>Rumex acetosa</i>	0.40	
Red Campion	<i>Silene dioica</i>	0.80	
Ragged Robin	<i>Silene flos-cuculi</i>	0.20	
Bladder Campion	<i>Silene vulgaris</i>	1	
Dandelion	<i>Taraxacum officinale</i>	0.20	
Tufted Vetch	<i>Vicia cracca</i>	0.40	
Common Bent	<i>Agrostis capillaris</i>	8	80% Grasses
Crested Dogstail	<i>Cynosurus cristatus</i>	28	
Red Fescue	<i>Festuca rubra</i>	24	
Smaller Cat’s-tail	<i>Phleum bertolonii</i>	4	
Smooth-stalked Meadow-grass	<i>Poa pratensis</i>	16	

Other Neutral Grassland – Seasonal Wetland Species List (Seasonal Wetland Grassland) (GH-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	% Cover	Comments
Yarrow	<i>Achillea millefolium</i>	0.80	20% Wildflower Mix
Agrimony	<i>Agrimonia eupatoria</i>	0.40	
Wild Angelica	<i>Angelica sylvestris</i>	0.20	
Betony	<i>Betonica officinalis</i>	1.60	
Common Knapweed	<i>Centaurea nigra</i>	3.00	
Pignut	<i>Conopodium majus</i>	0.20	
Meadowsweet	<i>Filipendula ulmaria</i>	0.50	
Lady’s Bedstraw	<i>Galium verum</i>	1.50	
Meadow Vetchling	<i>Lathyrus pratensis</i>	0.20	
Rough Hawkbit	<i>Leontodon hispidus</i>	0.20	
Oxeye Daisy	<i>Leucanthemum vulgare</i>	1	

Birdsfoot Trefoil	<i>Lotus corniculatus</i>	0.20	
Greater Birdsfoot Trefoil	<i>Lotus pedunculatus</i>	0.10	
Ribwort Plantain	<i>Plantago lanceolata</i>	1.60	
Cowslip	<i>Primula veris</i>	0.80	
Selfheal	<i>Prunella vulgaris</i>	2.00	
Meadow Buttercup	<i>Ranunculus acris</i>	2.00	
Common Sorrel	<i>Rumex acetosa</i>	0.50	
Ragged Robin	<i>Silene flos-cuculi</i>	1.00	
Dandelion	<i>Taraxacum officinale</i>	0.40	
Tufted Vetch	<i>Vicia cracca</i>	1.00	80% Grasses
Common Bent	<i>Agrostis capillaris</i>	8	
Star Sedge	<i>Carex echinata</i>	4.80	
Crested Dogstail	<i>Cynosurus cristatus</i>	32.00	
Red Fescue	<i>Festuca rubra</i>	17.60	
Meadow Barley	<i>Hordeum secalinum</i>	1.60	
Smaller Cat's-tail	<i>Phleum bertolonii</i>	9.60	
Smooth-stalked Meadow-grass	<i>Poa pratensis</i>	6.40	

Other Neutral Grassland – Seasonal Wetland Species List (Tussock Grassland) (GH-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	% Cover	Comments
Yarrow	<i>Achillea millefolium</i>	0.60	20% Wildflower Mix
Agrimony	<i>Agrimonia eupatoria</i>	0.60	
Common Knapweed	<i>Centaurea nigra</i>	2.40	
Greater Knapweed	<i>Centaurea scabiosa</i>	0.60	

Wild Carrot	<i>Daucus carota</i>	1.60	
Wild Teasel	<i>Dipsacus fullonum</i>	1.60	
Meadowsweet	<i>Filipendula ulmaria</i>	0.60	
Hedge Bedstraw	<i>Galium album</i>	1.40	
Meadow Crane's-bill	<i>Geranium pratense</i>	0.60	
Oxeye Daisy	<i>Leucanthemum vulgare</i>	1.00	
Musk Mallow	<i>Malva moschata</i>	0.40	
Ribwort Plantain	<i>Plantago lanceolata</i>	1.20	
Salad Burnet	<i>Poterium sanguisorba spp sanguisorba</i>	0.80	
Selfheal	<i>Prunella vulgaris</i>	1.00	
Meadow Buttercup	<i>Ranunculus acris</i>	1.20	
Red Campion	<i>Silene diocia</i>	1.20	
Bladder Campion	<i>Silene vulgaris</i>	1.60	
Dandelion	<i>Taraxacum officinale</i>	0.40	
Upright Hedge-parsley	<i>Torilis japonica</i>	0.60	
Tufted Vetch	<i>Vicia Cracca</i>	0.60	
Meadow Foxtail	<i>Alopecurus pratensis</i>	4.00	80% Grasses
Upright Brome	<i>Bromopsis erecta</i>	8.00	
Grey Sedge	<i>Carex divulsa ssp divulsa</i>	4.00	
Crested Dogstail	<i>Cynosurus cristatus</i>	20.00	
Cocksfoot	<i>Dactylis glomerata</i>	4.00	
Sheep's-fescue	<i>Festuca ovina</i>	4.00	
Strong-creeping Red Fescue	<i>Festuca rubra ssp rubra</i>	16.00	
Yorkshire Fog	<i>Holcus lanatus</i>	4.00	
Timothy	<i>Phleum pratense</i>	8.00	
Smooth-stalked Meadow-grass	<i>Poa pratensis</i>	4.00	

Meadow Fescue	<i>Schedonorus pratensis</i>	4.00	
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Species-rich Native Hedgerow

Creation and Management Methods (HD-T02)

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

Action	Relevant Features	Timing	Prescriptions
Ground preparation	All Hedges	Year 0: September - November	Rotavate ground for hedge planting to a minimum depth of 300mm; and Clear areas of all debris and any stones >25mm in diameter.
Planting	Native Hedgerow	Year 0-1: November - February	Native hedgerows are to be planted in 450mm x 300mm trenches in double staggered rows; Backfill with excavated material incorporating general purpose slow-release fertiliser at 100gm/m ² ; and Plants to be fitted with either a plastic spiral rabbit guard with bamboo cane or a suitable tree shelter and stake.
Planting	Ornamental Hedgerow	Year 0-1: November - February	Ornamental species to be planted in single rows; Backfill with excavated material incorporating general purpose slow-release fertiliser at 100gm/m ² ; and Plants to be fitted with either a plastic spiral rabbit guard with bamboo cane or a suitable tree shelter and stake.
Planting	All Hedges	Year 0-1: November - February	All plants to be watered immediately after planting; and Bark mulch to be applied to all areas.
First year establishment	All Hedges	Year 1: March – September	Maintain a weed free area around the base of hedges during the growing season; Prune hedges to 1.2m height ensuring hedges are cut back from the pavement; Ornamental hedges are to be ‘topped’ to form level hedges; Any damaged branches to be pruned back to healthy wood; and Remove all arisings from the site.
Continued management	All Hedges	Year 2-30: March – September	Carry out the above measures ensuring that pruning is rotated between branch collars.

Native Hedgerow Species Lists (SC-T03)

Common Name	Scientific Name	No. of Whips	Comments
Field maple	<i>Acer campestre</i>	956	60-80cm in height, transplant, seed raised

Hazel	<i>Corylus avellana</i>	719	60-80cm in height, transplant, seed raised
Hawthorn	<i>Crataegus monogyna</i>	959	60-80cm in height, transplant, seed raised
Holly	<i>Ilex aquifolium</i>	247	3L pot
Blackthorn	<i>Prunus spinosa</i>	956	60-80cm in height, transplant, seed raised
Dog rose	<i>Rosa canina</i>	956	60-80cm in height, transplant, seed raised

Mixed Scrub

Creation and Management Detailed Methods (SC-T02)

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

Action	Relevant parcels	Timing	Prescriptions
Ground preparation	Native shrub	Year 0: September - November	Rotavate ground for shrub planting to a minimum depth of 300mm; and Clear areas of all debris and any stones >25mm in diameter.
Planting	Native shrub areas	Year 0-2: November - February	Native shrub are to be planted in 450mm x 300mm trenches in double staggered rows; Backfill with excavated material incorporating general purpose slow-release fertiliser at 100gm/m ² ; Seed area with a tussock seed mix (eg. Emorsgate EM10); Plant up 25% of the area with the species mix (detailed below); and Plants to be fitted with either a plastic spiral rabbit guard with bamboo cane or a suitable tree shelter and stake.
Planting	Native shrub area	Year 3: November - February	Plant up 25% of the area with the species mix (detailed below); Plants to be fitted with either a plastic spiral rabbit guard with bamboo cane or a suitable tree shelter and stake; and Remove weeds by hand pulling or spot treatment where necessary.
Planting	Native shrub areas	Year 5: November – February	Plant up 25% of the area with the species mix (detailed below); Plants to be fitted with either a plastic spiral rabbit guard with bamboo cane or a suitable tree shelter and stake; and Remove weeds by hand pulling or spot treatment where necessary.
Continued maintenance	Sensory mix areas	Year 1-30: March – September	Maintain a weed free area around the base of shrubs during the growing season; Prune to desired height and width; Any unhealthy are dead stock to be removed and replaced; Any damaged branches to be pruned back to healthy wood plants; and

			Remove all arisings from the site.
Continued maintenance	Native shrub areas	Year 6-30: March - September	Restructure the scrub planting enabling a mix of age classes to establish by managing on a rotational cut removing 30% of closed canopy scrub every 2 years enabling 75% of scrub cover: 25% grass cover; and Remove dead branches where necessary with pruning back to healthy wood.

Scrub Species Lists – Native Shrub (SC-T03)

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

Common Name	Scientific Name	No. of Whips	Comments
Hazel	<i>Corylus avellana</i>	541	60-80cm height, transplant
Dogwood	<i>Cornus sanguinea</i>	434	60-80cm height, transplant
Spindle	<i>Euonymus europaeus</i>	541	60-80cm height, transplant
Holly	<i>Ilex aquifoloum</i>	117	60-80cm height, 3L pot
Common privet	<i>Ligustrum vulgare</i>	222	60-80cm height, transplant
Guelder rose	<i>Viburnum opulus</i>	327	60-80cm height, transplant

Sustainable Drainage System (SuDS)

Creation and Management Detailed Methods (UR-T02)

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

Action	Relevant Parcels	Timing	Prescriptions
Ground preparation	All SuDS	Year 0:	Remove vegetation growth and topsoil before excavating to a suitable depth as agreed with drainage contactors; Fill the bottom of the depression with large crushed rocks; and Lay a suitable membrane over the rocks before covering with more gravel.
Planting	All SuDS	Year 0 – 1: September - April	Cover gravel with enough topsoil to allow plug plants to be bedded; and Plant mixes as detailed in species lists below (marginal mix, aquatic mix and reed bed) with the aquatic and marginal mix species being planted together in groups of 5
First year establishment	All SuDS	Year 1: March -September	Ensure sloping sides have been maintained;

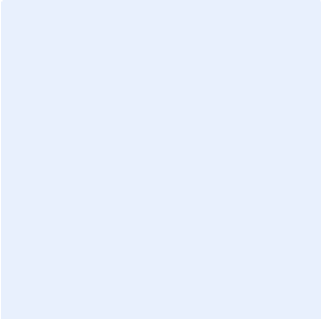
			Monitor the establishment of species planted for filtration and wildlife; Confirm success of drainage function, unblocking outfall/soakaway where required; Remove any weeds and unwanted species where required
Continued management	All SuDS	Year 2-30: March - September	Ensure sloping sides have been maintained; Monitor the establishment of species planted for filtration and wildlife; Unblocking outfall/soakaway where required; Top up/reinstate gravel when required; and Remove any weeds and unwanted species where required.

SuDS Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	No. of Plugs	Comments
Water plantain	<i>Alisma plantago-aquatica</i>	53	Marginal mix. 50cc minimum pot, plug, established root 2-3 months minimum.
Marsh marigold	<i>Caltha palustris</i>	53	Marginal mix. 50cc minimum pot, plug, established root 2-3 months minimum.
Yellow iris	<i>Iris pseudacorus</i>	53	Marginal mix. 50cc minimum pot, plug, established root 2-3 months minimum.
Common rush	<i>Juncus effusus</i>	53	Marginal mix. 50cc minimum pot, plug, established root 2-3 months minimum.
Hard rush	<i>Juncus inflexus</i>	53	Marginal mix. 50cc minimum pot, plug, established root 2-3 months minimum.
Purple loosestrife	<i>Lythrum salicaria</i>	53	Marginal mix. 50cc minimum pot, plug, established root 2-3 months minimum.
Water mint	<i>Mentha aquatica</i>	53	Marginal mix. 50cc minimum pot, plug, established root 2-3 months minimum.
Water forget-me-not	<i>Myosotis scorpioides</i>	53	Marginal mix. 50cc minimum pot, plug, established root 2-3 months minimum.
Greater spearwort	<i>Ranunculus lingua</i>	53	Marginal mix. 50cc minimum pot, plug, established root 2-3 months minimum.
Hornwort	<i>Ceratophyllum demersum</i>	177	Aquatic mix. 20cc minimum pot, plug, established root.

Spike water milfoil	<i>Myriophyllum spicatum</i>	265	Aquatic mix. 27cc minimum pot, bunched & weighted.
Broad-leaved pondweed	<i>Potamogeton natans</i>	148	Aquatic mix. 0.5L pot, full pot.
Common reed	<i>Phragmites australis</i>	46	Reed bed. 50cc minimum pot, plug, established root 2-3 months minimum.
Narrowleaf cattail	<i>Typha angustifolia</i>	46	Reed bed. 50cc minimum pot, plug, established root 2-3 months minimum.



Individual Trees

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

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

Action	Relevant Features	Timing	Prescriptions
Ground preparation	All tree locations	Year 0: September - November	Tree pits are to be excavations of a minimum 1m x 1m x 600mm with well scarified sides ensuring the base of the pit is undisturbed unless required
Planting	All tree locations	Year 0: November - February	Trees are to be planted in pits, with subsoil and subsequently topsoil layered in 150mm increments with incorporated compost (follow diagram shown on ‘Site Landscaping Specification & Schedule’); All trees are to be watered with a minimum of 30 gallons of water immediately after planting; Trees are to be secured with stakes and those in the POS area are to be fitted with a bio-degradable hessian tie; Each tree is to be fitted with an irrigation or aeration system around the root ball and linear root barriers where required; and Bark mulch is to be applied to all tree pits to a depth of 75mm.
First five-year establishment	All tree locations	Year 1-5: Throughout the year	Maintain weed free areas around trees during growing season; Check ties and stakes throughout the growing season and twice annually outside of this time; and Prune dead limbs where required.

Continued management	All tree locations	Year 6-30: Throughout the year	Remove ties/guards/stakes upon establishment of trees; Maintain weed free areas around trees during growing season; and Prune dead limbs where required.
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Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

The following measures will be used to assess the establishment and progression of habitats enhanced and created:

- Photos taken at ground preparation, planting and subsequent monitoring stages;
- Detailed species lists taken from year 2 onwards, with invasive species highlighted;
- Habitat condition assessment undertaken to compare against target condition criteria; and
- A narrative of each habitat detailing the current state and projection for target condition.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

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

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Modified grassland	Estimate percentage of bare ground, making note if cover exceeds 10% of grassland cover; Estimate cover of bramble present, making note if exceeds 20% of grassland cover; Identify any bracken and/or non-native species if present; and Collect a botanical species list across grassland to check against target species list.	Year 1 will detail the completion/progression of ground preparation and habitat creation. Subsequent monitoring from years 2-5, then in year 7, 10, 15, 20 and 30. Surveys to be completed between May and August
Other neutral grassland	Undertake botanical quadrat sampling to detail number and density of species per m² and include sward diversity; Estimate percentage of bare ground, making note if outside 1-5% range; Estimate percentage of bramble and bracken cover making note if cover exceeds 5% and 20% respectively; and Collect a botanical species list across grassland to compare against target species list for each specific area; In tussock and seasonal wetland areas, identify any invasive non-native plant species and/or any species indicative of suboptimal condition, making note if any exceed 5% cover.	Year 1 will detail the completion/progression of ground preparation and habitat creation. Subsequent monitoring from years 2-5, then in year 7, 10, 15, 20 and 30. Surveys to be completed between May and August
Mixed scrub	Estimate the cover of native species; Identify the number of woody species present; Identify the number of age classes present; Identify any non-native plant species if present and estimate the cover of species indicative of suboptimal condition, making note if cover is more than 5% of area; and Collect a detailed species list to check against target species list. Take note of any species that are not well established.	Year 1 will detail the completion/progression of ground preparation and habitat creation. Subsequent monitoring from years 2-5, then in year 7, 10, 15, 20 and 30. Surveys to be completed between May and August
SuDs	Identify the diversity of vegetation and detail any benefits for wildlife; Ensure drainage systems are unblocked and system is working effectively; Identify any non-native plant species if present and estimate the cover of species indicative of suboptimal condition, making note if cover is more than 5% of area; and Collect a detailed species list to check against target species list and to determine native origin and benefits to wildlife. Take note if any species that are expected to be present are absent.	Year 1 will detail the completion/progression of ground preparation and habitat creation. Subsequent monitoring from years 2-5, then in year 7, 10, 15, 20 and 30. Surveys to be completed between May and August
Individual trees	Identify species present and ages of individual stands – ensuring guards/stakes have been removed at appropriate times; Assess the health of all trees noting any negative impacts resulting from human activity;	Year 1 will detail the completion/progression of ground preparation and habitat creation. Subsequent monitoring from years 2-5, then in year 7, 10, 15, 20 and 30.

	Determine the extent of canopy that is oversailing vegetation; and Assess the suitability of trees for wildlife.	Surveys to be completed between May and August
Hedgerows	Estimate the height and width of the hedgerow along with the gap between the ground and base of the canopy; Determine the extent of undisturbed ground along the hedgerow, noting the presence of any invasive non-native species; and Take note of any stands that have failed and/or are damaged/unhealthy, including that due to pruning regime.	Year 1 will detail the completion/progression of ground preparation and habitat creation. Subsequent monitoring from years 2-5, then in year 7, 10, 15, 20 and 30. Surveys to be completed between May and August

Monitoring Reports

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

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Management company to be instructed by Bloor Homes	Rochdale Borough Council

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

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September or October	October or November	Report on results of initial habitat creation
Y2	September or October	October or November	Report of the establishment of species, any failures and remedial interventions undertaken.
Y3	September or October	October or November	Report of the establishment of species, any failures and remedial interventions undertaken.
Y4	September or October	October or November	Report on the current condition of the habitat, any failures and remedial interventions undertaken.
Y5	September or October	October or November	Report on the current condition of the habitat, any ongoing management amendments.

			Include details of progression towards target condition.
Y7	September or October	October or November	Report on current condition of the habitat and progression towards target condition.
Y10	September or October	October or November	Report on current condition of the habitat and progression towards target condition.
Y15	September or October	October or November	Report on current condition of the habitat and progression towards target condition.
Y20	September or October	October or November	Report on current condition of the habitat and progression towards target condition.
Y30	September or October	October or November	Report on the condition of habitats to confirm the successful creation/enhancement to target conditions

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

During the first 1-5 years, it is essential that any failed stands are replaced immediately to ensure the success of the habitat, should continued failure occur, assessment into the species planted and any underlying causes are identified. Any failures after this time are to be removed, however, reference to time to target condition should be reviewed and plants/stands older in age may be required for planting.

As detailed within the ONG prescriptions, soil testing may identify higher nutrient levels than expected. The creation and monitoring regime is to be amended accordingly to ensure a suitable soil neutrality is achieved and subsequent habitat establishment is enabled.

Pruning and watering regimes are to be adjusted as necessary, particularly during times of drought, substantial frost and/or increased rainfall, with management actions being adjusted where necessary. Identification of these amendments should be during monitoring visits but also during day-to-day observations, including if residents report any adverse conditions of habitats to the management company. A point of contact should be made available for residents and/or contractors within the site.

Invasive species are to be dealt with as soon as possible due to the adverse impact they have on other species and the habitat establishment implications that may occur. In addition, any species mix amendments needed to ensure habitat success, for example within the SuDs, should be carried out as soon as identified, with management prescriptions amended where required.

Robust monitoring is essential, both positive and negative assessments are to be relayed to the LPA with detailed interventions to reverse negative reactions, where required. In the event of substantial failure of a habitat and risk of the target condition not being reached, agreement between the LPA and the management company is required for the subsequent interventions.