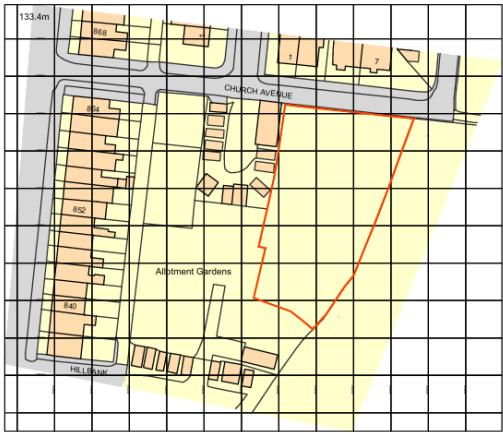
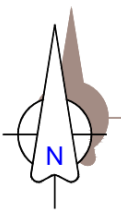


Habitat Management and Monitoring Plan

Site Name:	Land to the South of Church Avenue Middleton
Date:	14.04.26
Version:	01

Appendix 1: Location Plan



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NOTES
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT.
ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR, PRIOR TO
PLACING ORDERS OR COMMENCING ANY OF THE RELEVANT WORKS.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE PLAN AND THAT FOUND ON
SITE ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

Rev.	Date	Description
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A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lancs
PR3 3NB, Tel & Fax : (01772) 785719

Client

Mr C Brennan
JC Brennan Developments Ltd
9 Bluestone Drive,
Stockport,
Manchester SK4 3PX

Job/Scheme Title

ERECTION OF 5 DETACHED
HOUSES ON VACANT LAND

Drawing Title

LOCATION PLAN

Job/Scheme Number	Drawing Number
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0 7 5 8 / 9 3 Drawing No 0 0

Scale	Date	Drawn	Checked
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Author: Julie Wickington

Client: F125 – 2
Mr C Brennan

Version Control

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

Version	Issue Status	Prepared by / Date	Approved by / Date
Final Draft		JW 14.04.26	JW 14.04.26

Document Details

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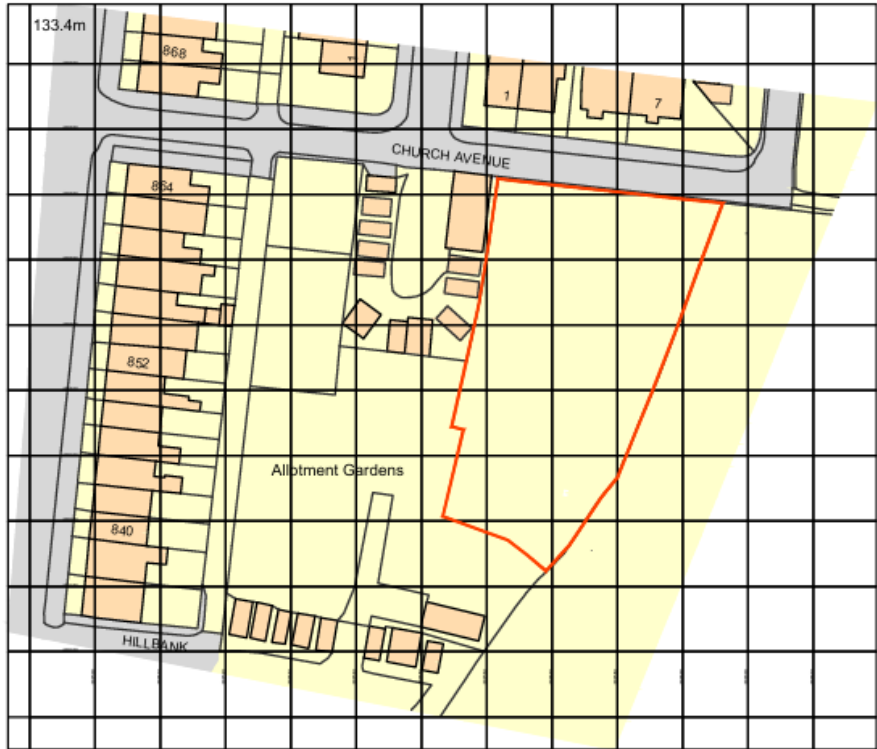
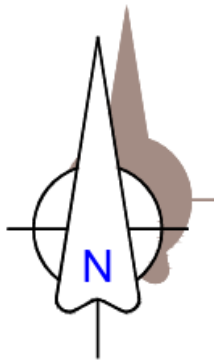
Project Background

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

Site Overview PB-B01	
Project type	On Site
Development Name and Address	Land to the South of Church Avenue Middleton
BNG Project Name and Address	As above
Author Organisation	Fieldology Works Ltd
Landowner	Mr Brennan
Land Manager	Mr Brennan
Responsible person/organisation for creating or enhancing the habitat	Mr Brennan
Period covered by this management plan	Start 2026 - End 2056 1 yearly review - 2026, 2027, 2028, 2029, 2030 5 Year Review - 2035, 2040, 2045, 2050, 2055/ 2056 NB: Assumption - development completed in 2026, Year 1 for HMMP commences 2026.
Planning authority	Rochdale Borough Council
Planning reference (if applicable)	25/00681/TDC1
BNG register reference (if applicable)	BNGREG-UP6DD-A6VPI
Central OS grid reference	SD 8857 0880
Metric revision/title	BNG metric CH rev 3
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: X ☐

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02			
	Habitat	Area	Target Condition
Habitats to be retained	Rural Tree	0.0936 ha	Moderate
Habitats to be created	Mixed Scrub	0.0180 ha	Moderate
	Rural Tree	0.1506 ha	Moderate
	Modified Grassland	0.0231 ha	Moderate
	Native Hedgerow	0.048 km	Good
	Non-native and ornamental hedgerow	0.01 km	Poor
Habitats to be enhanced	Species-rich native hedgerow	0.20 km	Good
Timescales for Actions PB-B03			
Summarise the key timescales for the actions covered by this HMMP.			
Year 1 - Planting of mixed scrub, rural trees, hedgerows and grassland. Enhancement of Species-rich native hedgerow commences			
Year 1 - 5 annual monitoring and adaptive management.			
5 yearly reviews 2035, 2040, 2045, 2050, 2055/ 2056			
Monitoring Requirements PB-B04			
Summarise the monitoring requirements set out within this HMMP			
The main monitoring requirements will be during the establishment phase, during years 1 - 5 This is to ensure that suitable establishment of the habitats created occurs, and adaptive management strategies can be taken as necessary.			
Required Consents and Licences PB-B05			
List the relevant consents and licences required as part of this HMMP.			
None as part of the works and client made aware of Wildlife and Countryside Act obligations via planning process.			
Funding PB-B06			
Provide an overview of how funding has been secured to deliver the HMMP.			
Funding to be supplied by the developer/land owner.			
Legal Agreement PB-B07			
Provide an overview of any legal agreements that secure the delivery of the HMMP.			
None required.			



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A.L.H. Design Services
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Client
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 9 Bluestone Drive,
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ERECTION OF 5 DETACHED
 HOUSES ON VACANT LAND

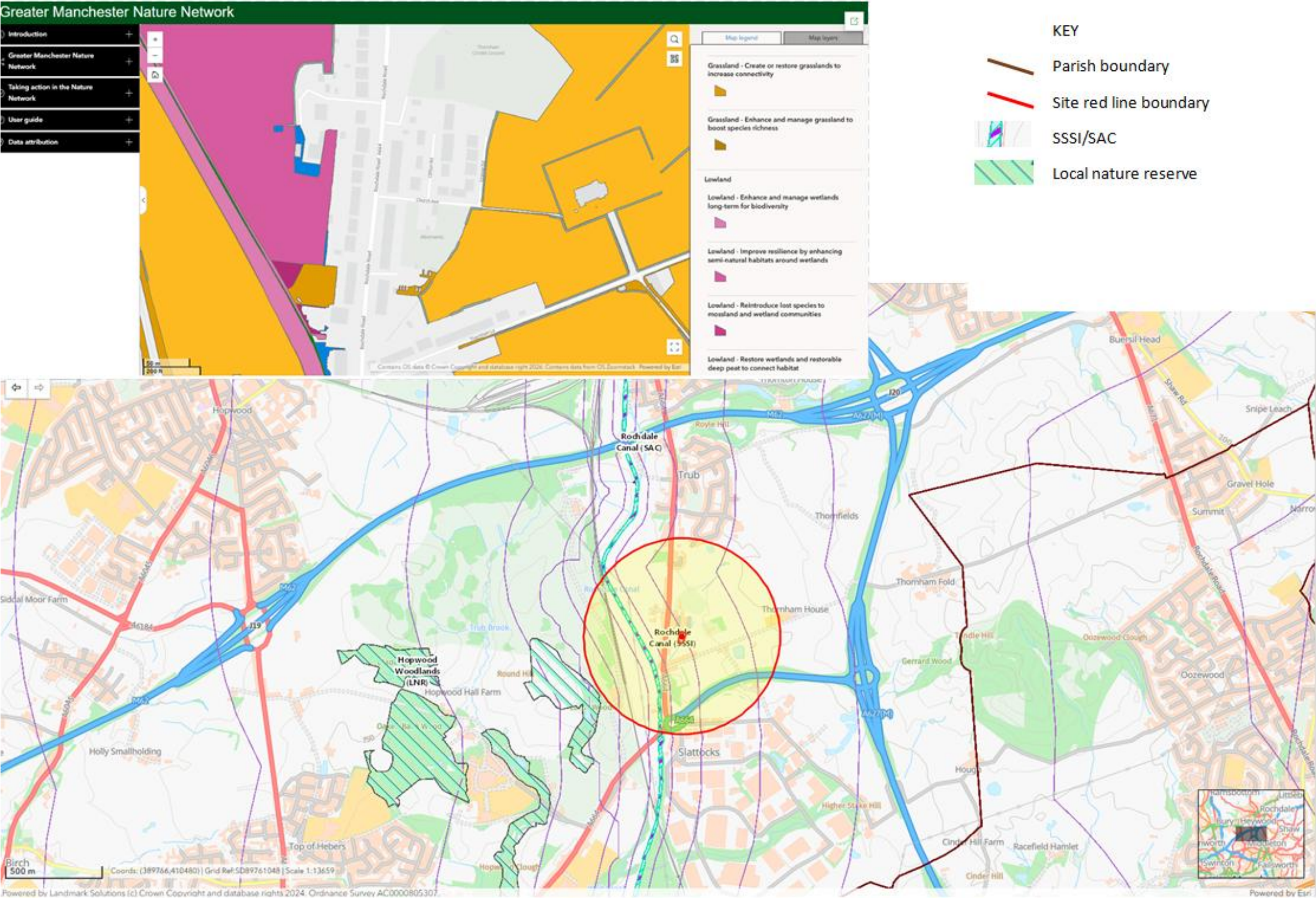
Drawing Title

LOCATION PLAN

Job/Scheme Number		Drawing Number	
0 7 5 8 / 9 3		Drawing No 0 0	
Scale	Date	Drawn	Checked
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Site Context Plan PB-F02 REFER TO APPENDIX 2 SITE CONTEXT PLAN

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



Phasing strategy

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

Yes: X No:

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

This management plan covers the site wide management plan.

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

Phasing Strategy

	Works					
	Protection	Creation	Establishment	Maintenance	Phase	Year from project start
Habitats to be retained						
Individual Rural Trees (14 No) 0.0936 Ha Moderate					Ph 1	
					Ph2	Yr 1 - 5
Habitats to be created					Ph 1	Yr 1
Mixed scrub (0.0180 ha) Moderate					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
					Ph 1	Yr 1
Rural Trees (0.1506 ha) 37 No. Moderate					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
					Ph 1	Yr 1
Modified Grassland (0.0231 ha) Moderate					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
					Ph 1	Yr 1
Native Hedgerow (0.043 km) Good					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
					Ph 1	Yr 1
Non-native and ornamental hedgerow 0.01 km Poor					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
Habitats to be enhanced					Ph 1	
Species rich-native hedgerow					Ph 2	Yr 1
					Ph 3	Yr 5 +

Habitats monitored in years 1 - 5, with a review of establishment with corrective action if required.

Roles and Responsibilities

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

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials		Julie Wickington		
Organisation		Fieldology Works Ltd		
Responsibility	Start Date:	14.04.26	End Date:	14.04.57
Fieldology Works Responsibilities Responsible for the production of the HMMP and subsequent monitoring reports				
Statement of Competency				
Julie has the following experience and qualifications Farmer all her life and project manager in charitable and public sectors - 27 years Facilitator for the East Lancashire Farming Group Competent Ecologist delivering Biodiversity Net Gain Appraisals. Qualifications MSc Human Ecology MA Countryside Management Diploma in Business Studies MA Town and Countryside Planning				

Landowner or Land Manager PB-B10				
Name or Initials		Mr C Brennan		
Organisation		74 Dickenson Road, Rusholme, Manchester, United Kingdom, M14 5HF		
Responsibility	Start Date:	14.04.26	End Date:	14.04.2057
Responsible for the overseeing of construction of the development.				
Statement of Competency				
Experienced land owner and land manager who will be able to oversee the work.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Mr C Brennan		
Organisation		74 Dickenson Road, Rusholme, Manchester, United Kingdom, M14 5HF		
Responsibility	Start Date:	14.04.26	End Date:	14.04.57
Responsible for the overseeing the maintenance and management.				
Statement of Competency				
Experienced land owner and land manager who will be able to oversee the maintenance and management.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials				
Organisation		Rochdale Borough Council		
Responsibility	Start Date:	14.04.26	End Date:	14.04.57

The review, auditing and, or, long-term of this HMMP.

Overview of Baseline Habitat

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

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

Habitat overview

MODIFIED GRASSLAND

Approximately 0.1481 ha of g4 modified grassland, 128 Tall sward, 518 neglected, 521 unmanaged) is located within the site. This is the site of an abandoned allotment with grasses growing on the fertile soil of the allotment, grasses cover almost 95 - 100% of the former laid out allotment. A species poor grassland has occurred through natural succession. The site also comprises overgrown raised beds, pathways, small to medium sized single and group of trees, boundary non-native hedgerow, post and wire and wooden fences, concrete, piles of tree branches, bases and garden sheds. Further secondary codes to describe the modified grassland include: 10—Scattered scrub, 16—tall Forbs; 207—Brash; 119—Green Lane and, 502—Seasonally wet. Further, two small garden sheds and a concrete base are on the Site. The modified grassland was assessed as scoring a ‘Poor’ condition based on passing 3 criteria.

- Species present in this habitat include: , Common Couch Grass (*Elytrigia repens*) A, Perennial Rye-grass (*Lolium perenne*) F, , Common Nettle (*Urtica dioica*) O, Soft Rush (*Juncus effusus* O, Broad leaved Dock (*Rumex obtusifolius*) O, Curled Dock (*Rumex crispus*) R, Creeping Buttercup (*Ranunculus repens*) R, Dandelion (*taraxacum officinale*) R, Daffodil (*Narcissus* sp.) R. Himalyan Balsam (*Impatiens glandulifera*) R and Hogweed (*Heracleum sphondylium*) R. Tris sp. (*Iris*) R; Marsh Marigold (*Caltha palustris*) R Total recorded species 13 No, Excluding the R (rare species) and Hamalayan Balsam the species representing the grassland habitat are 5 number.
- Vegetation structure is not varied, it is overgrown and not managed. Sward height is not varied, the green pathways account for <20% less than 7 cm and 80 - 90% is long and tussocky.
- Scattered scrub and Himalyan Balsam (*Impatiens glandulifera*) is present in the site.
- The habitat parcel does not contain different plant species that provide a range of invertebrates at different time of year. There is a limited diversity and number of flowering plants on the site. Those present include: Dandelion sp. (*Taraxacum officinale*), Daffodil sp. (*Narcissus*); *Iris* sp. (*Iris*); Marsh Marigold (*Caltha palustris*) - All rare on DAFOR scale.

INDIVIDUAL TREES – RURAL TREES

Approximately 0.1302 Ha of individual trees (201, young tre4es planted) are located within the site.

- Parcel 1 (H1) - Group 1 This group includes 21 oak trees and one rowan growing on the northern edge of the site. Some of the trees are becoming supressed as the trees self-thin as they grow. The trees are generally healthy with good form. 6 of these trees will be retained (1 medium oak and 3 small oaks, 15 trees will be removed 1 small Rowan and small oaks).
- Parcel 2 (H2) : Trees 2 to 4 These are fruit trees in the interior of the site. The trees in Group 2 are small apple trees. Trees 3 and 4 are cherries growing in the interior of the site.
- Parcel 3 (H3) Trees 6 to 16 These are individual oak trees and one copper beech growing along the boundaries in the southern part of the site. They are in good health and condition. Similarly, to the trees in Group 1, these trees have a life expectancy of greater than 40 years, Each group of trees scores a ‘Moderate’ condition. A non-native hedgerow (0.35km) Conifer sp. exists along the western boundary, note the condition has not been assessed.

URBAN LAND

The access to the site is from the highway (Church Avenue) a tarmacked road.

Overview of Proposed Site Use PB-B14
Summarise the site's anticipated uses, including proposed habitats, management regimes and intended land uses.

For the erection of 5no. dwelling houses with associated access, landscaping and car parking.

This HMMP will provide an outline for retention, enhancement and creation management prescriptions.

Site Context Photos PB-F03

Please include 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 ☐



Figure 1: Ariel view of the Site and red line planning application boundary.

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

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

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

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☐	The proposal will have a positive impact on the Site with the planting of 37 No. individual urban trees.
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☐	
Invasive Non-Native Species (INNS)	Are there any INNS present onsite that could affect the proposals?	☐	
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	X ☐	The proposed work is not perceived as a risk to any local designated sites or species in both directly or effecting supported habitat. See Appendix - Biological Records Plan - Sites and Species (BI-F01)
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document> If so, provide details on where it is located. .	X ☐	See Appendices Ecologist responsible for baseline surveys (BI-T03), Habitats (BI-T04), Baseline Habitats Plan (BI-F02), Baseline Distinctiveness and Condition Plan (BI-F03), Baseline Habitats Photos (BI-F04).
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	No public access.
Climate	Local climate conditions such as dry years and limited rain may impact on the establishment of the newly planted rural trees and species rich hedgerow.	☐	None of the proposed habitats are climate sensitive.
Geology and Topography		☐	No impact
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	No impact
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	None
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	None
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	None
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	None
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	None
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	None

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

Baseline and Environmental Information

Refer to Appendix 1 for the Baseline and Environmental Information.

2. Planned Management Activities

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

Management Plan Aims and Objectives PM-B01

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

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

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

Project Aim

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

Objectives

- 1. To retain 14 No. rural trees;
- 2. To plant 0.0180 ha of mixed scrub
- 3. To plant 37 No new rural trees
- 4. To create 0.0231 ha of modified grassland
- 5. To plant 0.048km of new native hedgerow
- 6. To plant 0.01km of non-native and ornamental hedgerow; and,
- 7. To enhance 0.20 km of species rich-native hedgerow

HMMP - Habitat creation and maintenance timescales

	Works				Phase	Year from project start
	Protection	Creation	Establishment	Maintenance		
Habitats to be retained						
Individual Rural Trees (14 No) 0.0936 Ha Moderate					Ph 1	
					Ph2	Yr 1 - 5
Habitats to be created					Ph 1	Yr 1
Mixed scrub (0.0180 ha) Moderate					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
					Ph 1	Yr 1
Rural Trees (0.1506 ha) 37 No. Moderate					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
					Ph 1	Yr 1
Modified Grassland (0.0231 ha) Moderate					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
					Ph 1	Yr 1
Native Hedgerow (0.043 km) Good					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
					Ph 1	Yr 1
Non-native and ornamental hedgerow 0.01 km Poor					Ph 2	Yr 2 - 5
					Ph 3	Yr 5 +
Habitats to be enhanced					Ph 1	
Species rich-native hedgerow					Ph 2	Yr 1
					Ph 3	Yr 5 +

Principles Informed by Design Stage

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

Design Principles Informed by Baseline Information PM-B02

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

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

Design principles

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

Habitat and Condition Targets PM-T01

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

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Individual Rural Trees	Individual Urban trees	9	Moderate	Moderate	N/A	Moderate condition will be targeted by achieving the following: Passes 3 or 4 criteria	
N/A	Mixed Scrub	5	N/A	Moderate	5 years	Moderate condition will be targeted by achieving the following: Passes 3 or 4 criteria	
N/A	Rural Trees	7	N/A	Moderate	27 years	Moderate condition will be targeted by achieving the following: Passes 3 or 4 criteria	
N/A	Modified grassland	10	N/A	Moderate	4 years	Moderate condition will be targeted by achieving the following: Passes 4 or 5 criteria including passing essential criterion A.	
N/A	Native Hedgerow	4	N/A	Good	12 years	Good condition will be targeted by achieving the following: No more than 2 failures in total; and No more than 1 failure in any functional group.	
N/A	Non-native and ornamental hedgerow	10	N/A	Poor	1 year	Poor condition will be targeted by achieving the following: Fails a total of more than 5 attributes; Or Fails both attributes in more then one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	
Species rich native hedgerow	Species rich-native hedgerow	2	Moderate	Good	2 years	Good condition will be targeted by achieving the following: No more than 2 failures in total; and No more than 1 failure in any functional group.	

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

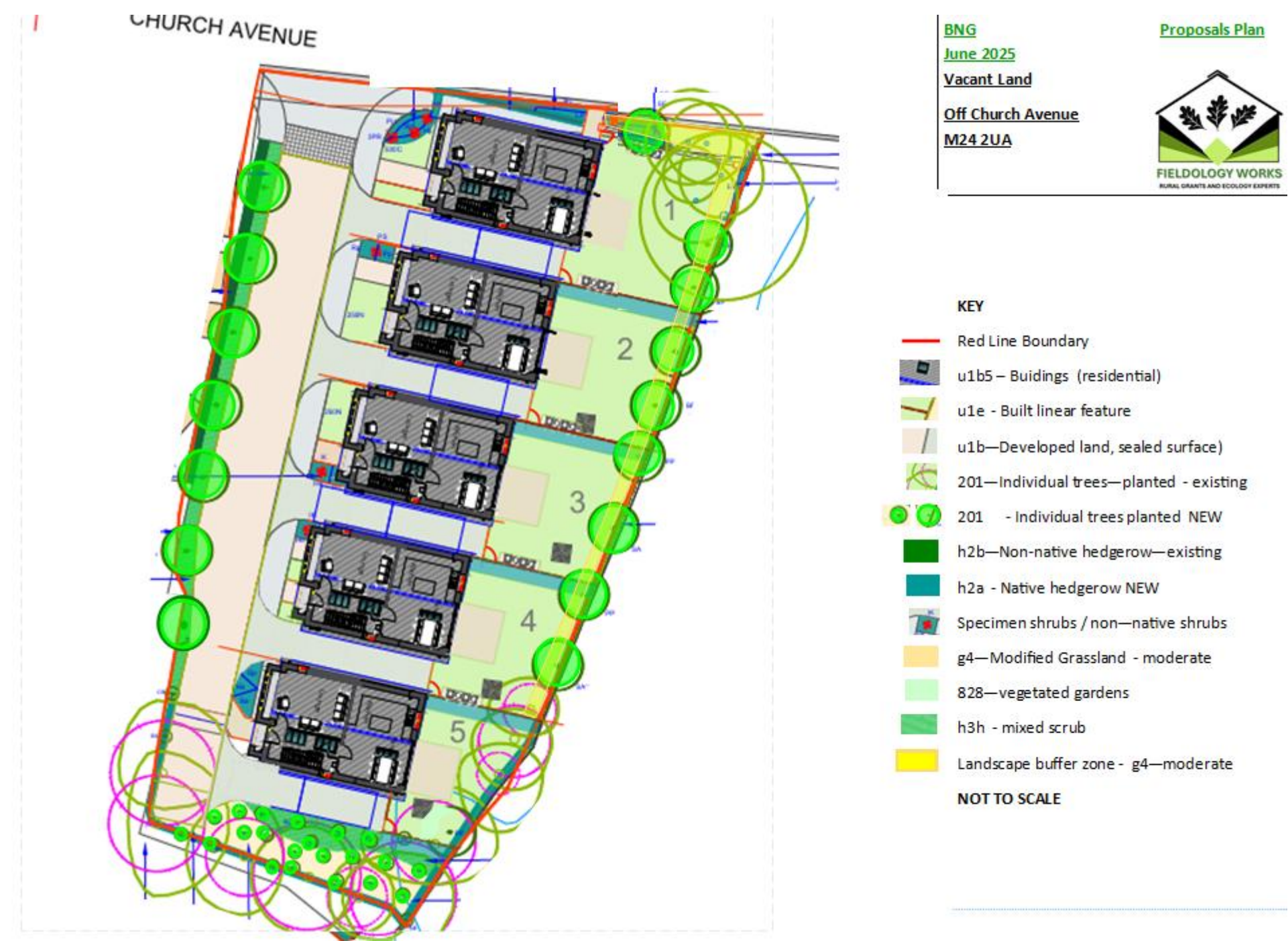
Habitat Retention

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

Measures to be Implemented to Protect Retained Habitats PM-03
Summarise the details of the habitats to be retained by the project. Use parcel references and clearly show these on the accompanying habitat retention plan. Set out how protective measures will be implemented and maintained to protect all retained habitats throughout the project. Set out any management measures that may be required to maintain or enhance their baseline condition. Individual trees will be retained 0.0936 ha refer to Appendix 4 for maintenance prescriptions. See 201 Individuals Trees Planted – existing shown on the Proposals Plan below (Appendix 3).
Specification of Protective Measures to be Used PM-04
Use this section to provide detailed technical specifications of any protective measures (for example fencing) to be implemented. The individual trees will be protected during construction with appropriate root protection zones.

Habitat Retention Plan PM-F01

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



Creation, Enhancement and Management Targets and Prescriptions

Refer to: Appendix 3 for Proposal Plan

Appendix 4: Individual Rural Trees

Appendix 5: Mixed Scrub

Appendix 6: Modified Grassland

Appendix 7: Hedgerows

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

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

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

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
Years 2 -5	Individual Urban Trees, Hedgerow and mixed shrubs	Rural trees fail to establish. Trigger will be declining trees showing signs of disease or stress with poor growing dying limbs. Initial establishment phase needs to include watering during first spring/summer growing season following planting to increase tree establishment and root development.	Trigger will be declining trees showing signs of disease or stress with poor growing dying limbs in years 2 – 3.	Visual inspection at least once or twice a year, with first year establishment watering (Spring – summer). If trees do not establish consider replanting specimens.
Years 2 – 5	Modified grassland	Modified grassland fails to establish/diversify. Trigger will be declining features such as signs of drought stress Initial planting phase should include time for grasses and flowers to set seed (after 15th July) to increase seed bank naturally.	Number of grassland and flower species remains the same as the baseline condition in Year 3.	Visual inspection at least once or twice a year. If species diversity is not increasing consider overseeding with specialist grassland mix.

3. Monitoring Schedule

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

Monitoring Strategy

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

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

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

Monitoring Methods and Intervals MS-T01

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

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

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Example: Other neutral grassland	To be undertaken on parcels 1, 3, 5 and 8.2 Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m². Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
Individual Urban Trees	Monitor tree canopy to record that the canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide. Monitor trees and record evidence of an adverse impact on tree health by human activities. Record the percentage of the tree canopy area oversailing vegetation beneath.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
Modified Grassland	Grassland to be monitored to view establishment and variation. Complete monitoring form and take a photographic record, review regime to ensues ‘moderate’ is established.	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August

Monitoring Reports

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

Monitoring Report Schedule MS-T02

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

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Fieldology Works	Bury Council

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

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	September or October	Report on results trees.
Y2	September	September or October	Report on results trees.
Y3	September	September or October	Report on results trees.
Y4	September	September or October	Report on results trees.
Y5	September	September or October	Report on results trees.
Y10	September	September or October	Report on results trees.
Y15	September	September or October	Report on results trees.
Y20	September	September or October	Report on results trees.
Y25	September	September or October	Report on results trees.
Y30	September	September or October	Report on results trees.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

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

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

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

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

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

Monitoring will feed into management to ensure a moderate level grassland is created. Establishment – monitoring needed to ensure suitable establishment – feedback into management plan in year 1-2, where additional seeding will occur if triggered.

Management – ongoing surveys through year 1 – 5 will monitor management strategy. If species diversity drops, cutting timing can be changed to suit species present or additional species can be added. If trees are not establishing in Year 2 / 3 consider replacing trees.

APPENDIX 1

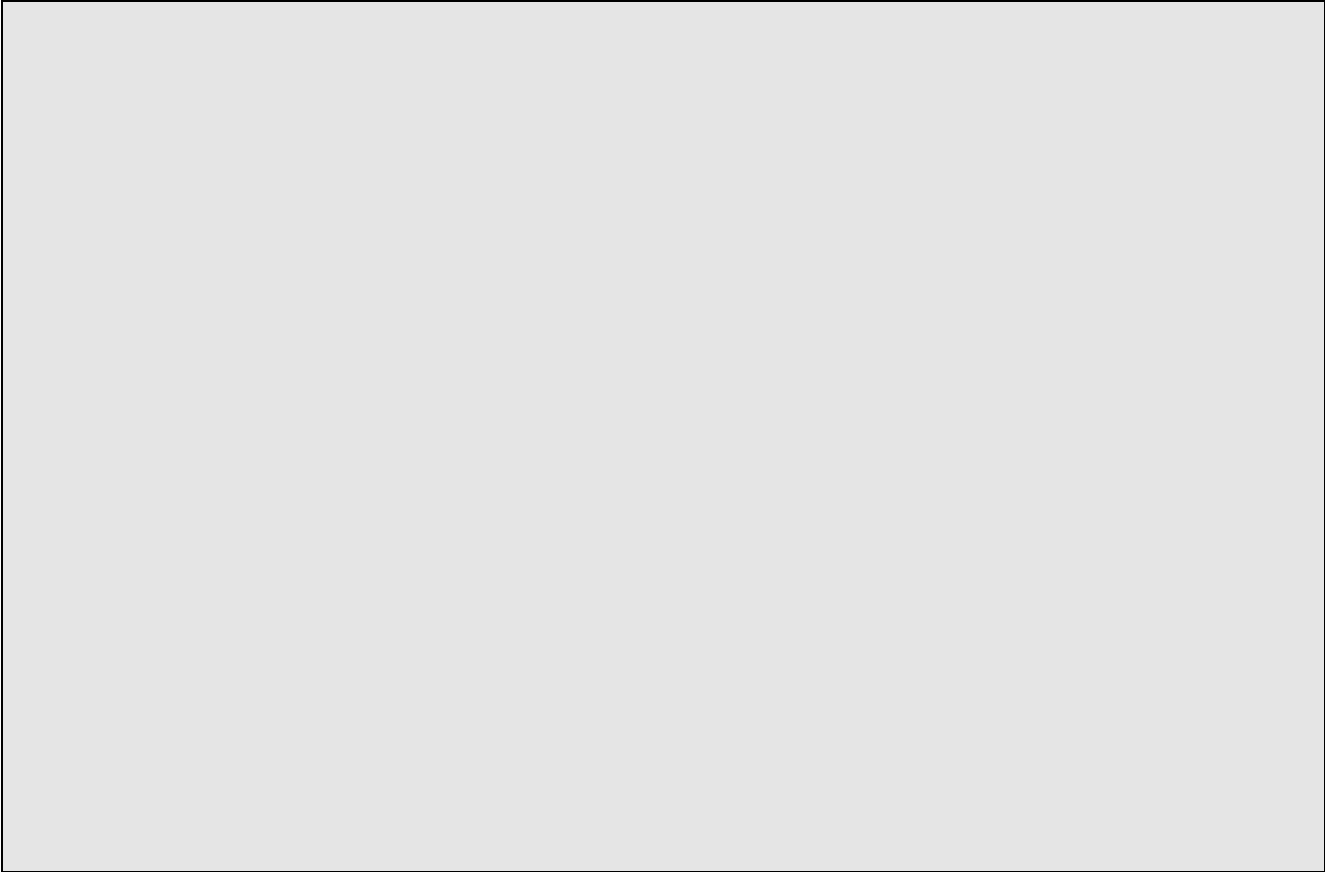
Biological Records

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

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

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

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



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Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Julie Wickington Qualifying member of CIEEM
Organisation	Fieldology Works
Survey Date	17 th October 2025
Statement of Competency	
Julie Wickington - Qualifying member of CIEEM Consultant Ecologist with 2 years of professional training and experience. BSc (Human Ecology), MSc (Countryside Management) and MA (Town and Country Planning). Attended several CIEEM training courses to complete the Statutory Metric and UK Hab Habitat Condition Assessment and BNG Habitat Condition Assessment. Undertaken a range of BNG Metric Habitat Condition Assessments and produce BNG Metric reports - 2024 Statutory Metric.	
Survey conditions and limitations	
Survey conditions for the habitat and condition assessment surveys. BNG Assessment Limitations – time of year Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The conclusions and recommendations detailed in this report are based upon the site redline and blueline boundaries (as appropriate) and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site red line boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required. Habitat areas (predevelopment) have been measured using online mapping, and therefore will not be completely accurate.	

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

Habitat Degradation

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

No

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

Baseline Habitat Descriptions and Condition

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

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

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
1	201	No	No	INDIVIDUAL TREES – RURAL TREES Approximately 0.1302 Ha of individual trees (201, young trees planted) are located within the site. - Parcel 1 (H1) - Group 1 This group includes 21 oak trees and one rowan growing on the northern edge of the site. Some of the trees are becoming suppressed as the trees self-thin as they grow. The trees are generally healthy with good form. 6 of these trees will be retained (1 medium oak and 3 small oaks, 15 trees will be removed 1 small Rowan and small oaks). - Parcel 2 (H2) : Trees 2 to 4 These are fruit trees in the interior of the site. The trees in Group 2 are small apple trees. Trees 3 and 4 are cherries growing in the interior of the site. - Parcel 3 (H3) Trees 6 to 16 These are individual oak trees and one copper beech growing along the boundaries in the southern part of the site. They are in good health and condition. Similarly, to the trees in Group 1, these trees have a life expectancy of greater than 40 years, Each group of trees scores a ‘Moderate’ condition. A non-native hedgerow (0.35km) Conifer sp. exists along the western boundary, note the condition has not been assessed.	Moderate	0.0488
2,3,4,5,6,8,10	g4	No	No	MODIFIED GRASSLAND Approximately 0.1481 ha of g4 modified grassland, 128 Tall sward, 518 neglected, 521 unmanaged) is located within the site. This is the site of an abandoned allotment with grasses growing on the fertile soil of the allotment, grasses cover almost 95 - 100% of the former laid out allotment. A species poor grassland has occurred through natural succession. The site also comprises overgrown raised beds, pathways, small to medium sized single and group of trees, boundary non-native hedgerow, post and wire and wooden fences, concrete, piles of tree branches, bases and garden sheds. Further secondary codes to describe the modified grassland include: 10—Scattered scrub, 16—tall Forbs; 207—Brash; 119—Green Lane and, 502—Seasonally wet. Further, two small garden sheds and a concrete base are on the Site. The modified grassland was assessed as scoring a ‘Poor’ condition based on passing 3 criteria. - Species present in this habitat include: , Common Couch Grass (Elytrigia repens) A, Perennial Rye-grass (Lolium perenne) F, , Common Nettle (Urtica dioica) O, Soft Rush (Juncus effusus O, Broad leaved Dock (Rumex obtusifolius) O, Curled Dock (Rumex crispus) R, Creeping Buttercup (Ranunculus repens) R, Dandelion (taraxacum officinale) R, Daffodil (Narcissus sp.) R. Himalyan Balsam (Impatiens glandulifera) R and Hogweed (Heracleum sphondylium) R. Tris sp. (Iris) R; Marsh Marigold (Caltha palustris) R Total recorded species 13 No, Excluding the R (rare species) and Hamalayan Balsam the species representing the grassland habitat are 5 number. - Vegetation structure is not varied, it is overgrown and not managed. Sward height is not varied, the green pathways account for <20% less than 7 cm and 80 - 90% is long and tussocky. - Scattered scrub and Himalyan Balsam (Impatiens glandulifera) is present in the site. - The habitat parcel does not contain different plant species that provide a range of invertebrates at different time of year. There is a limited diversity and number of flowering plants on the site. Those present include: Dandelion sp. (Taraxacum officinale), Daffodil sp. (Narcissus); Iris sp. (Iris); Marsh Marigold (Caltha palustris) - All rare on DAFOR scale.	Poor	0.0365

9	201	No	No	See above	Moderate	0.0936
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Hedgerows (BI-T05)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Length (km)
1	Species rich native hedgerow	No	Yes	Note placed in approved metric as an existing – but this is approved as a new planted hedgerow.	Moderate	0.2

Priority and Irreplaceable Habitats

Summary of Priority and Irreplaceable Habitats (BI-B07)
None present on site
Potential Constraints and Opportunities for Project (BI-B08)

Refer to **Appendix 9**



Baseline Habitats Photos (BI-F04)

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