

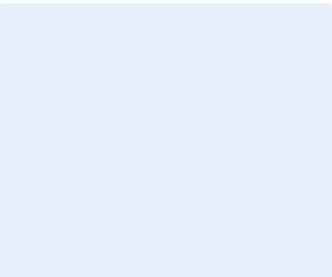
Habitat Management and Monitoring Plan

Site Name:	Ramsden Farm, off Round Thorn Road, Middleton M24 1ZB
Date:	13/06/2026
Version:	2.0



Author: Victoria Burrows
B.Sc. (Hons) M.Sc.
CEnv MCIEEM

Client: Ramsden Farm
Developments



Template Document User Guide

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Version Control

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

Version	Issue Status	Prepared by / Date	Approved by / Date
1.0	Final draft for submission to LPA	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM 14/04/2026	Rebecca Bayley B.Sc. (Hons) 15/05/2026
2.0	Final draft for submission to LPA following consultation comments	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM 13.06.2026	ERAP

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
Completed by ERAP (Consultant Ecologists) Ltd on behalf of Ramsden Farm Developments. ERAP (Consultant Ecologists) Ltd company address: Building N2, Chorley Business and Technology Centre, East Terrace, Euxton Lane, Euxton, Chorley PR7 6TE Ramsden Farm Developments company address: Unit 6, 3a Eagar Street, Newton Heath, Manchester M40 1EP

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	Ramsden Farm, off Round Thorn Road, Middleton M24 1ZB
BNG Project Name and Address	N/A
Author Organisation	ERAP (Consultant Ecologists) Ltd
Landowner	Ramsden Farm Developments
Land Manager	Ramsden Farm Developments
Responsible person/organisation for creating or enhancing the habitat	Ramsden Farm Developments
Period covered by this management plan	Start in 2026, end in 2056 with a 5 year update in 2031
Planning authority	Rochdale Council
Planning reference (if applicable)	24/00924/FUL
BNG register reference (if applicable)	N/A
Central OS grid reference	SD 87702 05393
Metric revision/title	Statutory Metric version 1.0.3 of the metric published 23rd July 2024
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

Retained Habitats

Habitat 1: Seeded wildflower grassland in good condition (0.0115ha)

Habitat 8: Two small trees in poor condition (0.0081ha)

Habitat 9: Six small trees in moderate condition (0.0277ha)

Created Habitats

Habitat A: Buildings (0.0489ha)

Habitat B: Hardstanding (0.0688ha)

Habitat C: Vegetated garden (0.2093ha)

Enhanced Habitats

Habitat 3: Wooded belt enhanced from poor to moderate (0.0981ha)

Habitat 4: Neutral grassland enhanced from poor to moderate (0.0331ha)

Habitat 5: Neutral grassland with Broom enhanced from poor to moderate (0.0177)

Habitat 6: Neutral grassland enhanced from moderate to good (0.0857ha)

Habitat 7: Bramble scrub enhanced to mixed scrub in moderate condition (0.0044ha)

Habitat 10: Neutral grassland enhanced from poor to moderate condition (0.4450ha)

Timescales for Actions PB-B03

On-site habitat creation will be dependent upon completion of specific areas of development; it is intended however that the habitat creation outside of the developed area is completed in Year 1.

Monitoring Requirements PB-B04

Monitoring on an annual basis of each habitat as assessed against the target Condition Assessments presented for the first 5 years. The frequency of monitoring will be reviewed following the first 5 years.

Required Consents and Licences PB-B05

No specific consents or licenses are required other than those associated with planning permission for the site.

Funding PB-B06

Landowner.

Legal Agreement PB-B07

Legal agreements to secure the delivery of the HMMP will be agreed in association with the planning permissions for the site.



Key to Map Symbols

-  Additional habitat enhancement area (on site)
-  Land ownership
-  Site boundary

Figure 1:
Aerial Image of the Site and Surrounds

Project Name:
Ramsden Farm, Middleton M24 1ZB

Central Grid Ref: SD 87702 05393	Reference No. ERAP Ltd. 2024-242
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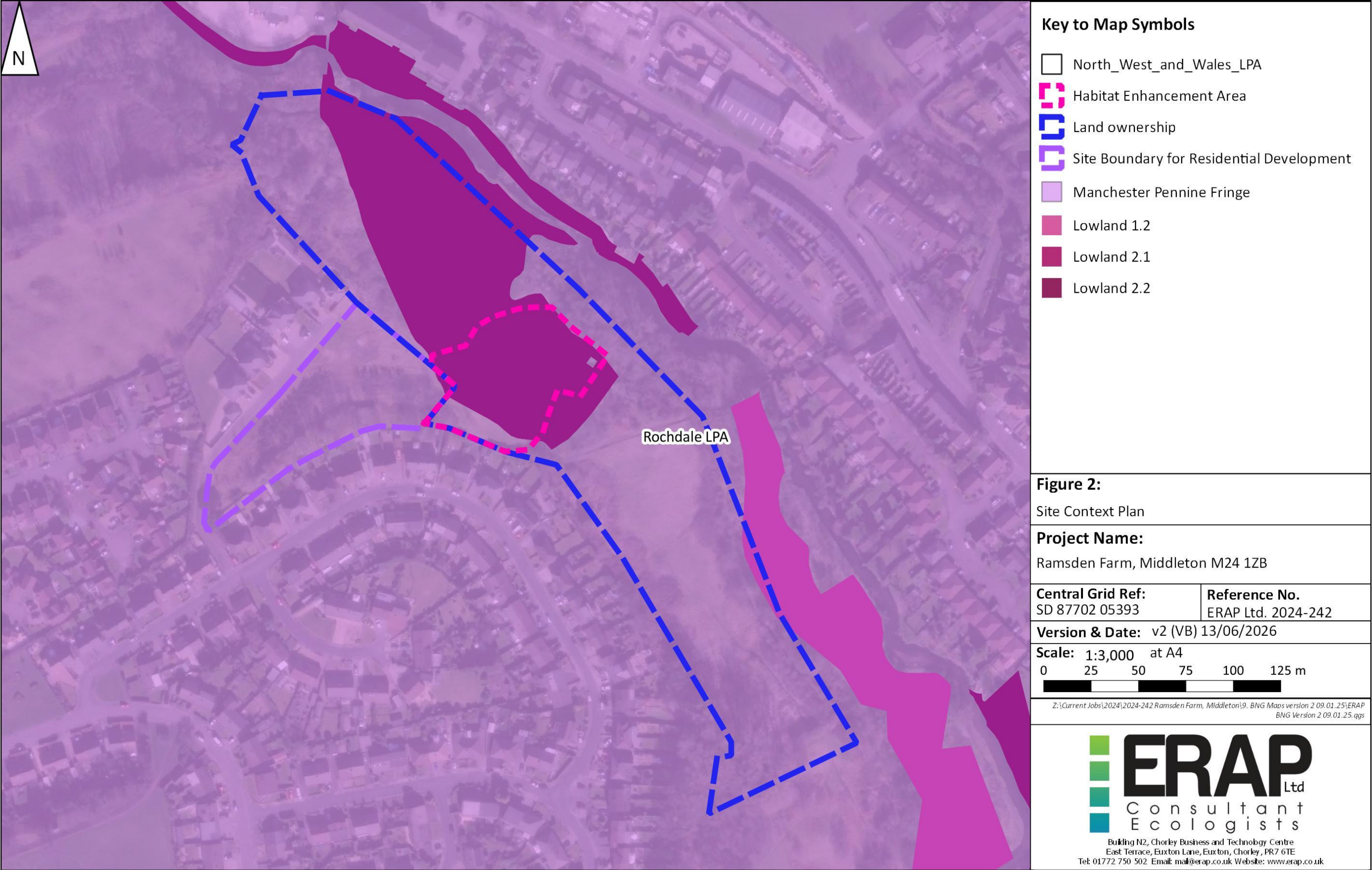
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BNG Version 2 09.01.25.qgs



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



Phasing strategy

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

Yes: ☐ No: ☒

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

Roles and Responsibilities

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

Ecologist or Other Professional Responsible for HMMP PB-B09

Name or Initials		Victoria Burrows		
Organisation		ERAP (Consultant Ecologists) Ltd		
Responsibility	Start Date:	14/05/2026	End Date:	TBC

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

Statement of Competency

In 2000, I obtained a first class degree (B.Sc. (Hons)) in Environmental Biology from The University of Manchester and have since (2001) gained a distinction in an M.Sc. entitled ‘Ecological and Environmental Sciences’ at Lancaster University.

I have been employed as an ecologist by ERAP (Consultant Ecologists) Ltd since 2002. I progressed to Principal Ecologist and, in 2017, I became Director of ERAP (Consultant Ecologists) Ltd.

In 2005, I upgraded from an Associate to a Full Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and achieved Chartered Environmentalist (CEnv) status in May 2009.

Landowner or Land Manager PB-B10

Name or Initials		Kevin Kelly		
Organisation		Ramsden Farm Developments		
Responsibility	Start Date:	14/05/2026	End Date:	TBC

Ramsden Farm Developments is responsible for the implementation of this HMMP; the responsibility will then be passed to the new property owners.

Statement of Competency

Ramsden Farm Developments is a responsible development company who has attended to matters like this before.

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

Name or Initials		Kevin Kelly		
Organisation		Ramsden Farm Developments		
Responsibility	Start Date:	14/04/2026	End Date:	TBC

Ramsden Farm Developments is responsible for the implementation of this HMMP; the responsibility will then be passed to the new property owners.

Statement of Competency

Ramsden Farm Developments is a responsible development company who has attended to matters like this before – this process has occurred at the existing new properties at Ramsden Farm (north side of the road).

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		TBC		
Organisation		Rochdale Council		
Responsibility	Start Date:	14/04/26	End Date:	TBC

Land Use Summary

Overview of Baseline Site Use PB-B13
The total site area is 1.0228 hectares. The site comprises an area of land that was previously used as a site compound during the construction of the existing four detached properties at Ramsden Farm. Since the completion of construction, the ground has been levelled and areas have been seeded with a wildflower grassland. Along the southern margin of the site is a steep mound colonised by secondary woodland of Sycamore with the Bramble understorey. The site is bordered by existing development to the south and west. The access road to the existing four properties lies to the north. Land to the east comprises a mosaic of unmanaged grassland Bramble scrub, Indian Balsam, mixed scrub and scattered trees leading down to Wince Brook which is over 90 metres away from the site boundary.
Overview of Proposed Site Use PB-B14
The development comprises the construction of three new detached residential dwellings and associated landscaping. Retained Habitats Habitat 1: Seeded wildflower grassland in good condition (0.0115ha) Habitat 8: Two small trees in poor condition (0.0081ha) Habitat 9: Six small trees in moderate condition (0.0277ha) Created Habitats Habitat A: Buildings (0.0489ha) Habitat B: Hardstanding (0.0688ha) Habitat C: Vegetated garden (0.2093ha) Enhanced Habitats Habitat 3: Wooded belt enhanced from poor to moderate (0.0981ha) Habitat 4: Neutral grassland enhanced from poor to moderate (0.0331ha) Habitat 5: Neutral grassland with Broom enhanced from poor to moderate (0.0177) Habitat 6: Neutral grassland enhanced from moderate to good (0.0857ha) Habitat 7: Bramble scrub enhanced to mixed scrub in moderate condition (0.0044ha) Habitat 10: Neutral grassland enhanced from poor to moderate condition (0.4450ha)

Site Context Photos PB-F03

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

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



Habitat 1: Seeded wildflower grassland



Habitat 8: Small trees



Habitat 9: Small trees



Habitat 3: Wooded belt



Habitat 4: Other neutral grassland



Habitat 5: Other neutral grassland with Broom



Habitat 6: Other neutral grassland



Habitat 10: Other neutral grassland

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		☐	No impacts on statutory / non-statutory designated sites.
Protected and Notable Species		☐	No presence or proximity of specific species on or near the site present any constraints or opportunities to the project design.
Invasive Non-Native Species (INNS)	Indian Balsam plants are present on the margins of the habitat enhancement area (not within the proposed construction site)	☒	To avoid duplication, baseline information is located in a separate document: <i>2024-242 Ramsden Farm, Middleton M24 1ZB. Updated Walkover Survey and Search for Invasive Non-native Species</i> (ERAP (Consultant Ecologists) Ltd, 2026)
Biological Records Plan - Sites and Species		☐	The presence of designated sites or specific species on or near the site do not present any constraints or opportunities to the proposals.
Baseline Habitats Survey		☒	To avoid duplication, baseline information is located in a separate document: <i>2024-242 Ramsden Farm, Middleton M24 1ZB. Ecological Survey and Assessment.</i> (ERAP (Consultant Ecologists) Ltd, 2025)
Public Access		☐	Site lies wholly within private land, no public access required.
Climate		☐	It is not considered that local climate conditions and, or, climate change are likely to impact the target habitat retention, creation or enhancement.
Geology and Topography		☐	Any geological or topographical constraints or opportunities have been identified.
Agricultural Land Status		☐	The site does not support any land favourable for agricultural management.
Soils and Substrates		☐	Soils and substrates do not present any constraints or opportunities.
Contaminated Land		☐	To our knowledge no contaminated land is present.
Hydrology and Drainage		☐	The site hydrology does not present any constraints or opportunities.
Flood Risk Zones		☐	It is understood the site is not within a flood risk zone.
Landscape Character and Designations		☐	The landscape character of the site does not present any constraints or opportunities.

Historic Land Use		☐	The historic land use does not present any constraints or opportunities,
Historic Environment and Earth Heritage		☐	No historic environment designations have been identified.
Other – please specify		☐	No other environment information is considered necessary for the completion of this HMMP.

Baseline and Environmental Information

Refer to *2024-242b Ramsden Farm, Middleton M24 1ZB. Assessment of Biodiversity Net Gain* (ERAP (Consultant Ecologists) Ltd, 2025), hereafter the ‘BNG Report’ for information relating to the baseline and environmental information for the site.

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2. Planned Management Activities

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

Management Plan Aims and Objectives PM-B01

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

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

- a. Achieve the habitat enhancement measures proposed as part of the planning application and Assessment of Biodiversity Net Gain (BNG) to promote and secure long-term benefits for biodiversity, particularly fauna associated with the retained and enhanced habitats;
- b. Take measures to ensure the successful establishment and growth of planting and to take appropriate long-term management measures to ensure the satisfactory appearance and sustainability of vegetation. To ensure that landscape components are replaced, augmented and / or improved over time as appropriate;
- c. Detail the conservation objectives for the site and habitats within the site;
- d.. Provide information of the long-term management of the habitats within the site;
- f. Provide details relating to the funding mechanisms and responsibilities relating to the management and monitoring operations proposed; and
- g. Satisfy the requirements of conditions relating to the planning consent and the requirements of the BNG report.

Principles Informed by Design Stage

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

Design Principles Informed by Baseline Information PM-B02

The proposals have sought to compensate for losses as a result of the development by the enhancement of habitats to improve their condition. This approach has contributed to satisfying the statutory BNG and trading rules requirements

Other habitats to be created are complementary to the retained and enhanced habitats and are appropriate to the long-term use and conditions at the site.

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
Area Habitat 3: Wooded belt (woodland)	Woodland	3	Poor	Moderate	Standard time to target condition from the statutory biodiversity metric	Refer to Table 7.3 of the BNG Report. ‘Moderate’ condition will be retained via ensuring condition assessment criterion C is upgraded from 1 to 3 points, D is upgraded from 2 to 3, G is upgraded from 1 to 2, H is upgraded from 2 to 3, L is upgraded from 1 to 2 and M is upgraded from 1 to 2. This equates to an improvement from 21 points to 26 points. It is recognised that the BNG report states 19 points but Criterion F should have been recorded as 3 points as the woodland is below 10ha.	For all habitats – this HMMP refers to the statutory version of the BNG Metric and its associated condition assessment criteria.
Area Habitat 4: Other neutral grassland	Other neutral grassland	4	Poor	Moderate	Standard time to target condition from the statutory biodiversity metric	Refer to Table 7.5 of the BNG Report. ‘Moderate’ condition will be retained via ensuring condition assessment criteria A, C, D, and F are achieved.	For all habitats – this HMMP refers to the statutory version of the BNG Metric and its associated condition assessment criteria.
Area Habitat 5: Other neutral grassland	Other neutral grassland	5	Poor	Moderate	Standard time to target condition from the statutory biodiversity metric	Refer to Table 7.5 of the BNG Report. ‘Moderate’ condition will be retained via ensuring condition assessment criteria A, D and E are achieved.	For all habitats – this HMMP refers to the statutory version of the BNG Metric and its associated condition assessment criteria.
Area Habitat 6: Other neutral grassland	Other neutral grassland	6	Moderate	Good	Standard time to target condition from the statutory biodiversity metric	Refer to Table 7.5 of the BNG Report. ‘Good’ condition will be retained via ensuring condition assessment criteria A, C, D, E and F are achieved.	For all habitats – this HMMP refers to the statutory version of the BNG Metric and its associated condition assessment criteria.
Area Habitat 7: Bramble scrub	Mixed scrub	7	Condition assessment N/a	Moderate	Standard time to target condition from the statutory biodiversity metric	Refer to Table 7.6 of the BNG Report. ‘Moderate’ condition will be achieved via ensuring condition assessment criteria A, C and D are achieved.	For all habitats – this HMMP refers to the statutory version of the BNG Metric and its associated condition assessment criteria.
Area Habitat 10: Other neutral grassland	Other neutral grassland	10	Poor	Moderate	Standard time to target condition	Refer to Table 7.7 of the BNG Report.	For all habitats – this HMMP refers to the statutory version

					from the statutory biodiversity metric	'Moderate' condition will be retained via ensuring condition assessment criteria A, B, D and F are achieved.	of the BNG Metric and its associated condition assessment criteria.
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Habitat and Condition Targets Further Comments

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

It is assumed that all landscape planting at the site has been carried out in accordance with *TBA Landscape Architects, 2025. Ramsden Farm, Roundthorn Road, Middleton. Landscape Proposal. 7515.02 Rev C, Ashton-under-Lyne: TBA Landscape Architects.*

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

Habitat Retention

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

Measures to be Implemented to Protect Retained Habitats PM-03

Area Habitat 1: Seeded wildflower grassland in good condition. An area of other neutral grassland / seeded wildflower grassland at the site is already in good condition. The management to be applied at enhanced and adjacent Habitats 4, 5, 6 and 10 will be applied at Habitat 1.

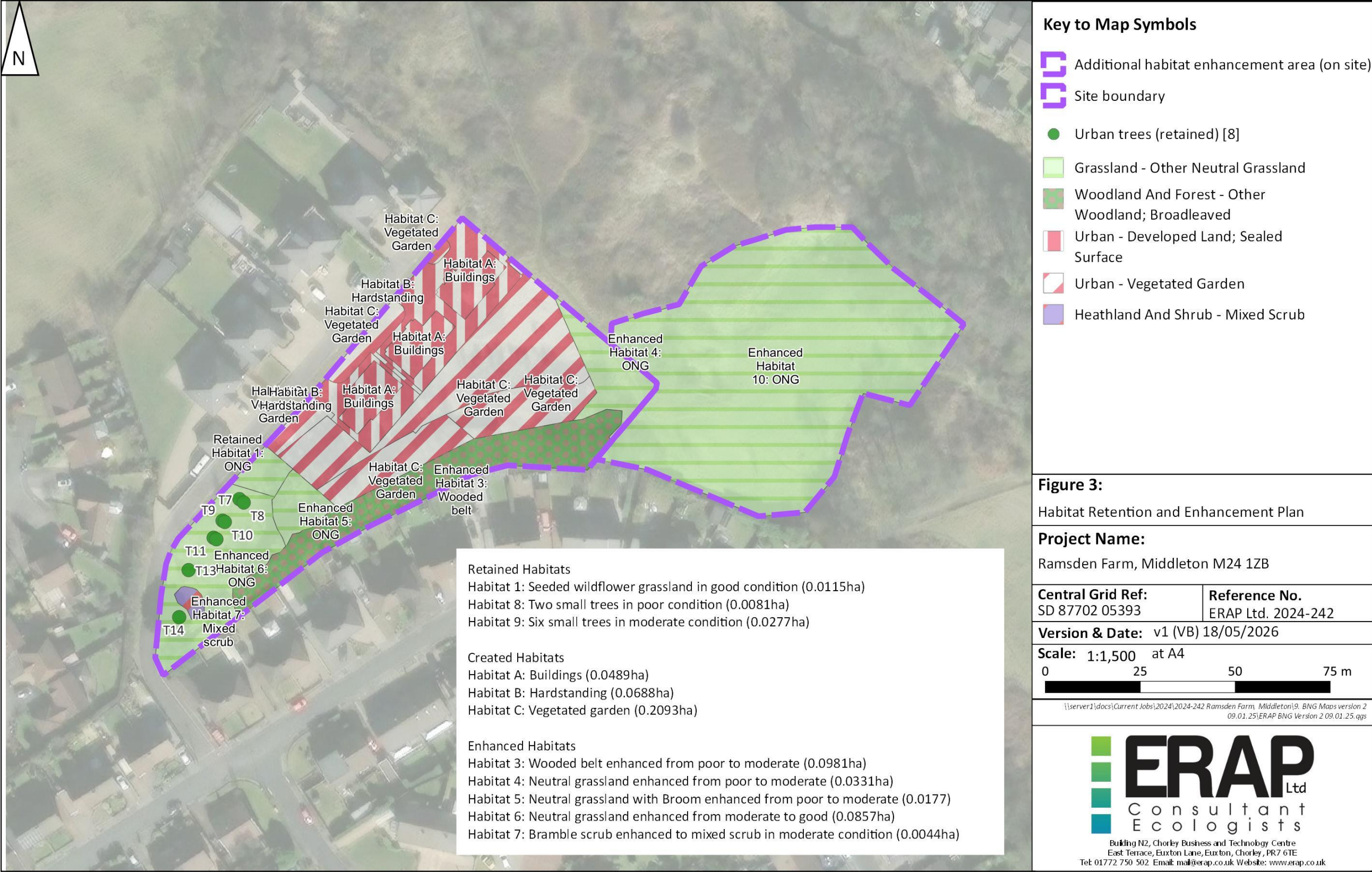
Habitat 8: Two small trees in poor condition and Habitat 9: Six small trees in moderate condition will be retained; their condition will remain unchanged,

Specification of Protective Measures to be Used PM-04

The habitats to be retained will be protected during the construction period by the implementation of temporary demarcation fencing.

Habitat Retention Plan PM-F01

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



Creation, Enhancement and Management Targets and Prescriptions

Woodland

Creation, Enhancement and Management Summary (WO-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 24. Woodland

For each condition row, delete the condition targets that aren’t being targeted as necessary.

Target Habitat:			Habitat 3: Wooded Belt (woodland)				
Condition Assessment Criteria			Target Score	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	Age distribution of trees	Two age classes present	2	All (whole)	N/a	N/a	Retain all trees.
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	3	All (whole)	N/a	N/a	No grazing management to be introduced.
C	Invasive plant species	No invasive species present in woodland	3	All (whole)	N/a	Removal / eradication of Franchet’s Cotoneaster and Cherry Laurel.	Monitor for and control INNS, if detected.
D	Number of native trees species	Five or more native tree or shrub species found across woodland parcel	3	All (whole)	N/a	Plant additional native shrub species such as Rowan, Holly, Elder and Hazel.	Selective removal / control of Sycamore and other non-native species to encourage light and facilitate establishment of planted native trees and shrubs.
E	Cover of native tree and shrub species	<50% of canopy trees and <50% understorey shrubs are native	1	All (whole)	N/a	Plant additional native shrub species such as Rowan, Holly, Elder and Hazel.	Selective removal / control of Sycamore and other non-native species to encourage light and facilitate establishment of planted native trees and shrubs.
F	Open space within woodland	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.	3	All (whole)	N/a	N/a	No actions required as woodland is <10ha

G	Woodland regeneration	One or two classes only present in woodland	2	All (whole)	N/a	Selective removal of Sycamore to encourage natural regeneration of self-seeded native trees and shrubs.	Selective removal of Sycamore to encourage natural regeneration of self-seeded native trees and shrubs.
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	3	All (whole)	N/a	Management to remove diseased trees.	Remove diseased trees.
I	Vegetation and ground flora	No recognisable NVC plant community at ground layer present.	1	All (whole)	N/a	N/a	No uplift likely to be achieved based on planted origin of woodland.
J	Woodland vertical structure	Two storeys across all survey plots	2	All (whole)	N/a	N/a	No uplift likely to be achieved.
K	Veteran trees	No veteran trees present in woodland	1	All (whole)	N/a	N/a	No uplift possible.
L	Amount of deadwood	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.	2	All (whole)	N/a	Conserve trees which have deadwood / retain deadwood as part of management	Conserve trees which have deadwood / retain deadwood as part of management
M	Woodland disturbance	Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground	2	All (whole)	N/a	Removal of existing litter / tipped materials. Protection from further damage and from public access / fly tipping secured by presence of development.	Remedial actions to remove litter, as needed. Control species indicative of nutrient enrichment by encouraging colonisation of native woodland herbs.

Additional Management Prescriptions (WO-B01)

Creation of dead wood habitat piles from arisings during management will provide opportunities for colonisation by invertebrates, fungi and small mammals.

Woodland

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

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

Action	Relevant Parcels	Timing	Prescriptions
Removal / Control of Franchet's Cotoneaster and Cherry Laurel	All (whole)	October / November	Franchet's Cotoneaster and Cherry Laurel to be cut down to stump level and stumps removed or treated.
Selective removal of Sycamore (particularly self-seeded)	All (whole)	October / November	Voids created by selective removal of young / self-seeded Sycamore to be planted with native tree and shrub species, see below.
Plant additional native shrub species such as Rowan, Holly, Elder and Hazel.	All (whole)	Planting season (November to February inclusive)	Trees and shrubs to be planted as advised by landscape architect.
Removal of litter, debris and tipped materials	All (whole)	October / November	All extraneous materials to be removed, checked for wildlife and appropriately disposed of.
Removal of diseased / poorly trees	All (whole)	October / November	Removal to be advised by arborist
Identify trees with deadwood / developing deadwood to be retained	All (whole)	October / November	To be advised by arborist

Woodland Species Lists (WO-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
See below			

Other Supporting Information

Supporting Information (WO-B02)

Existing woodland species list will be adjusted as outlined below:

Strikethrough = To be removed, **Bold** = To be planted

Plant Species List for Mixed Woodland (Habitat 3)

Scientific Name	Common Name	DAFOR ¹	Cover	Notes
Woody Species				
-	Ornamental Conifer species	LA	5%	
<i>Acer campestre</i>	Field Maple	F	5%	
<i>Acer pseudoplatanus</i>	Sycamore	A*	40%	Selective removal
<i>Corylus avellana</i>	Hazel	F	5%	To be planted
<i>Cotoneaster franchetti</i>	Franchet's Cotoneaster	VLA	1%	
<i>Crataegus monogyna</i>	Hawthorn	F	5%	
<i>Cytisus scoparius</i>	Broom	F	2%	
<i>Fraxinus excelsior</i>	Ash	F	10%	
<i>Ilex aquifolium</i>	Holly	F	2%	To be planted
<i>Ilex aquifolium</i>	Holly	O	2%	
<i>Picea</i> sp.	Blue Spruce	R	1%	
<i>Prunus laurocerasus</i>	Cherry Laurel	LA	5%	
<i>Prunus</i> sp.	Cherry species	LF	5%	
<i>Prunus spinosa</i>	Blackthorn	LF	2%	

<i>Sambucus nigra</i>	Elder	F	2%	To be planted
<i>Sorbus aucuparia</i>	Rowan	F	5%	To be planted
<i>Syringa</i> sp.	Lilac species	LA	5%	
Herb Species				
<i>Arrhenatherum elatius</i>	False Oat-grass	F	5%	
<i>Holcus lanatus</i>	Yorkshire-fog	F	10%	
<i>Holcus mollis</i>	Creeping Soft-grass	LA	10%	
<i>Phalaris arundinacea</i>	Reed Canary-grass	R	<1%	
<i>Poa trivialis</i>	Rough Meadow-grass	F	5%	
<i>Rubus fruticosus</i> agg.	Bramble	A*	70%	
¹ Key to DAFOR: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare, V=Very, L=Local and *denotes a constant species				

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Target Habitat			Other neutral grassland			
			Relevant to Habitat 1: Retained at good condition, Habitat 4: Enhanced from poor to moderate, Habitat 5: Enhanced from poor to moderate, Habitat 6: Enhanced from moderate to good and Habitat 10: Enhanced from poor to moderate condition			
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	1,4, 5, 6, and 10	N/a	Continuation of management at Habitat 1. Management to enhance and maintain species diversity and to avoid scrub encroachment. Targeting MG6 Lolium perenne - Cynosurus cristatus grassland of the NVC which areas of MG1a Arrhenatherum elatius – Festuca rubra sub-community.	Cutting shall be undertaken, with a flail mower or strimmer, when flowering is over, annually during September to October. All cuttings shall be raked up and removed. Cutting should be sufficient to control tree, scrub and Bramble encroachment. If monitoring indicates that encroachment is occurring then trees and shrubs and scrub to be removed by a chainsaw / brush cutter as appropriate.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	10	N/a	Cutting regime to secure the parameters of least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm.	Cutting regime to secure the parameters of least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm.
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	1,4 and 6		The management regime will allow for areas of bare ground.	The management regime should ensure that areas of bare ground are present. This can be secured by attraction of rabbits (the grasslands are on sandy soils) and / or by physical removal of vegetation to create bare areas (perhaps 5 x 0.5m by 0.5m areas in Habitats 1, 4 and 6).
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes	1,4, 5, 6 and 10	N/a	Control of scrub. For initial enhancement of Habitat - all areas of Broom to be removed.	The mowing regime should ensure that neither species encroaches these areas. If Bramble or Bracken is encroaching the grassland then species-specific management may be required, and / or a revision to the mowing regime.

E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	1, 5 and 6		Regular monitoring required to maintain condition and to identify presence of invasive plant species.	Regular (annual) monitoring to ensure absence. if the presence of any invasive non-native species (INNS) is detected then a specialist contractor will be employed to eradicate that species.
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	Yes	1, 4, 6, and 10	N/a	Cutting regime and remove of scrub as described above will facilitate proliferation of species diversity.	Cutting shall be undertaken, with a flail mower or strimmer, when flowering is over, annually during September to October. All cuttings shall be raked up and removed

Additional Management Prescriptions (GH-B01)

Broom removal in Habitat 5 required initially – this will involve chainsaws and removal of all arisings. Broom is likely to have self-seeded / see bank will be present in the grassland so monitoring and control of Broom encroachment will be required in first few years.

Grassland (Medium, High, and Very High Distinctiveness)

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

Action	Relevant Parcels	Timing	Prescriptions
Subsequent Cuts	1, 4, 5, 6, and 10	September to October.	Hereafter cutting shall be undertaken, with a flail mower or strimmer, when flowering is over, annually during September to October. All cuttings shall be raked up and removed.

Grassland (Medium, High, and Very High Distinctiveness) Species Lists (GH-T03)

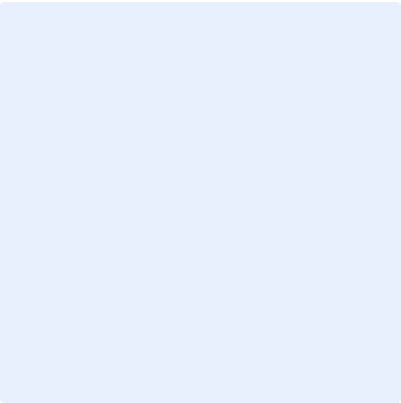
N/a

Other Supporting Information

Supporting Information (GH-B02)

N/A

What Does Success Look Like? (GH-F01)



Scrub

Creation, Enhancement and Management Summary (SC-T01)

Target Habitat:		Habitat 7: Bramble scrub enhanced to mixed scrub in moderate condition				
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation approach	Enhancement Approach	Management Approach
A	Habitat is representative of UKHab description (where in its natural range). There are at least three woody species, with no one species comprising more than 75% of the cover (except common juniper, sea buckthorn or box, which can be up to 100% cover).	Yes	7	N/a	Habitat will be planted to a mixture of native species.	Monitoring will ensure that no one species attains a greater than 75% cover – if this occurs then thinning and replanting will be required, and consideration of a revised cutting regime to prevent one species becoming dominant.
B	There is a good age range – all of the following are present: seedlings, young shrubs and mature shrubs.	No	7	N/a	N/a	Not considered feasible for the duration of this management plan.
C	There is an absence of invasive non-native species listed on Schedule 9 of <i>Wildlife and Countryside Act 1981</i> (as amended) and undesirable species make up less than 5% of ground cover.	Yes	7	N/a	Appropriate measures will be undertaken during the planting phase of the habitat.	Regular monitoring will be undertaken to ensure INNS remain absent from the habitat. If they become established then a specialist contractor will be employed for their eradication.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and / or herbs present between the scrub and adjacent habitat(s).	Yes	7	N/a	Where feasible at the site joined up management will ensure that grassland habitats adjacent to the scrub are kept tall and infrequently mown.	Infrequent (i.e. once yearly) mowing at grassland habitat adjacent to the scrub.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	7	N/a	N/a	Not considered feasible for the duration of this management plan or for the area of mixed scrub proposed.
Additional Management Prescriptions (SC-B01)						
N/A.						

Scrub

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

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

Action	Relevant parcels	Timing	Prescriptions
Ground Preparation	7	Prior to planting, see below.	Planting areas shall be rotoverted to a depth of 225mm in the original ground, or where the ground is compacted, ripped and rotoverted. Pick off stones, bricks, timber and all other debris arising which have any dimensions greater than 50mm and remove off site to tip. Do not cultivate across any drain where the stone is flush with the ground surface. All plant material should comply with the minimum requirements in BS 3936-1: 1992 Specification for trees and shrubs and BS 3936-4: 2007 Specification for forest trees. Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.
Planting	7	All plant material shall generally be planted between November and March in open cool weather.	Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting. The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 section 7 Amenity tree planting, section 8 Woodland planting and section 9 Planting of shrubs, herbaceous and bulbs. All plants shall be planted at same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure.
Cutting Back	7	Outside the bird nesting season (i.e. between September and April inclusive).	Cutting shall be completed as directed by the monitoring of the habitat, and only if required due to a single species becoming dominant and / or disease within the shrubs.
Replanting	7	All plant material shall generally be planted between November and March in open cool weather.	All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

Scrub Species Lists (SC-T03)

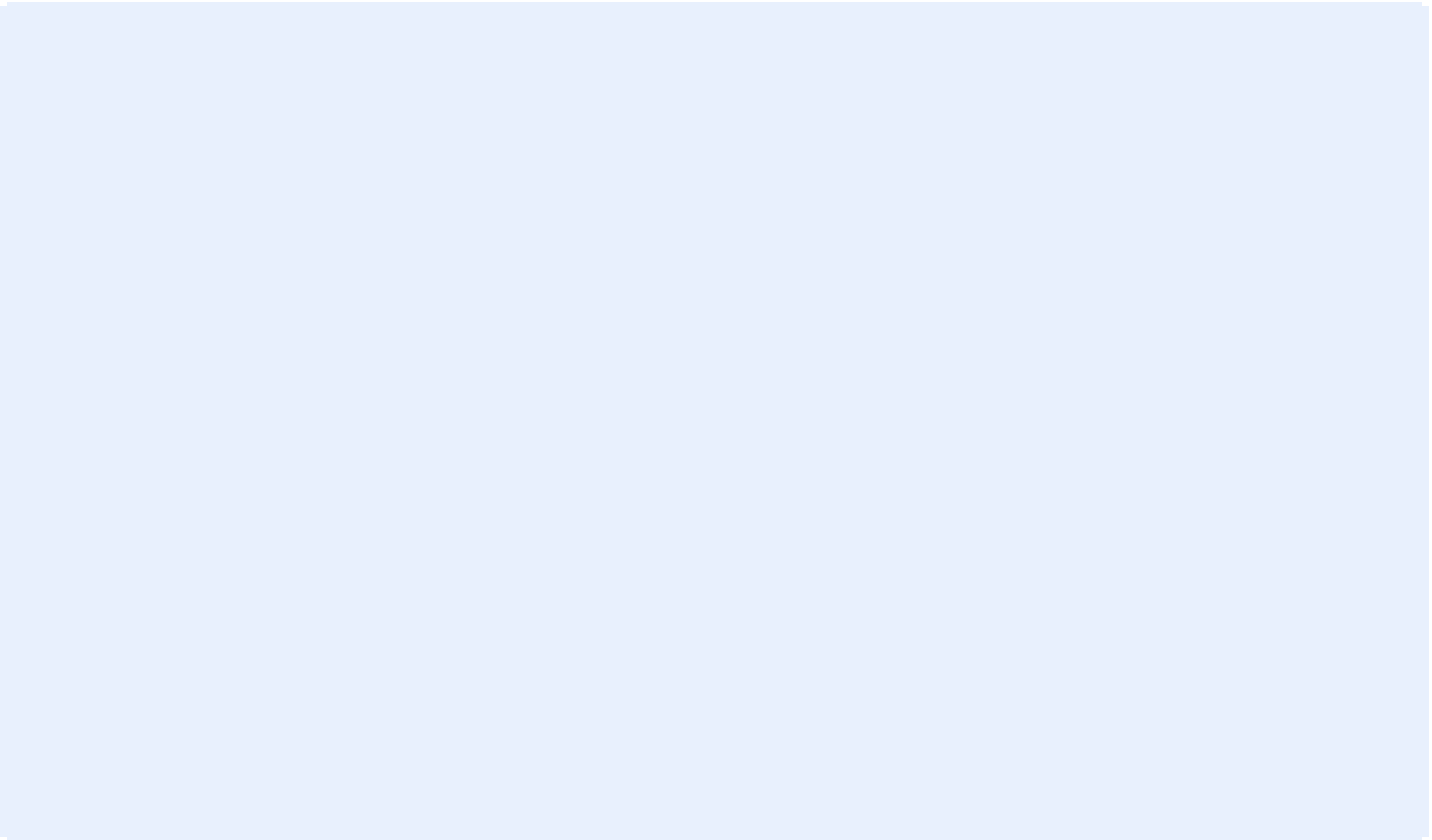
Provide a detailed species list for the habitat to be created.

Common Name	Scientific Name	Abundance / %	Comments
Hazel	<i>Corylus avellana</i>	20%	
Hawthorn	<i>Crataegus monogyna</i>	50%	
Blackthorn	<i>Prunus spinosa</i>	5%	
Dogwood	<i>Cornus sanguinea</i>	10%	
Guelder-rose	<i>Viburnum opulus</i>	10%	
Holly	<i>Ilex aquifolium</i>	5%	

Other Supporting Information

Supporting Information (SC-B02)
N/A.

What Does Success Look Like? (SC-F01)



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

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

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
14/04/2026	Grasslands	Enhanced and managed grassland fail to establish	Abundance of tall-forbs instead of (for example) a diversity of wildflower species or areas of bare ground during years 1 to 10.	Determine reasons for failure and reseed.
14/04/2026	Shrubs at mixed scrub Trees in woodland	Newly planted trees and shrubs failing to establish	10% of targeted number of newly planted trees and shrubs found to be dead during years 1 to 10.	Plant a larger number of trees and shrubs initially as contingency against some losses in the early years. Undertake a second round of planting, replacing failed specimens on a like-for-like basis.

3. Monitoring Schedule

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

Monitoring Strategy

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

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

Monitoring Methods and Intervals MS-T01

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.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Woodland (Habitat 3)	Walk woodlands and cross- reference to score under criterion A to M.	Annually from years 1 to 5, then every 5 years. Surveys to be completed between May and August.
Other Neutral Grassland (Habitats 1, 4, 5, 6 and 10)	To be undertaken on all areas of other neutral and modified grassland. Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m ² . Estimate percentage of bare ground, Bramble and Bracken cover. Collect a botanical species list across grasslands to check against target species list.	Annually from years 1 to 5, then every 5 years. Surveys to be completed between May and August.
Trees (Habitats 8 and 9)	To be undertaken at all areas of retained trees. Monitor the health of trees and shrubs when in full leaf to determine their health.	Annually from years 1 to 5, then every 5 years. Surveys to be completed between May and August.
Mixed scrub (Habitat 7)	Monitor the health of shrubs when in full leaf to determine their health.	Annually from years 1 to 5, then every 5 years. Surveys to be completed between May and August.
All habitats	Monitor for the presence or absence of INNS.	Annually from years 1 to 5, then every 5 years. Surveys to be completed between May and August.

Monitoring Reports

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

Monitoring Report Schedule MS-T02

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

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Suitably qualified Ecologist (initially ERAP (Consultant Ecologists) Ltd for Ramsden Developments and then future property owner and their appointed Ecologist	Suitably qualified Ecologist (initially ERAP (Consultant Ecologists) Ltd for Ramsden Developments and then future property owner and their appointed Ecologist

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	October	September or October	Report on results of initial grassland, woodland and scrub enhancement measures.
Y2	October	September or October	As above
Y3	October	September or October	Report on results of initial grassland, woodland and scrub enhancement measures.
Y4	October	September or October	As above
Y5	October	September or October	As above
Y10	October	September or October	As above. Review of HMMP to assess frequency of monitoring

			required between Years 10 to 30.
Y10 to Y30	September	September or October	As required in accordance with assessment at Y10.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

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

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