



BIODIVERSE
CONSULTING

HOLLINS CROSS LANE

**LANDSCAPE, BIODIVERSITY AND
ECOLOGICAL MANAGEMENT PLAN**

FOR: DS & CO DEVELOPMENTS LIMITED

REF: BIOC25-429 | V1.0

CLIENT	PROJECT	
DS & Co Developments Limited 61 Rodney Street Liverpool Merseyside L1 9ER	Project Name:	Hollins Cross Lane
	Project code:	BioC25-429
	Prepared by:	Adam Humphreys MBiol
	Authorised by:	Jon Lynch MSc ACIEEM
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DOCUMENT CONTROL

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1 INTRODUCTION

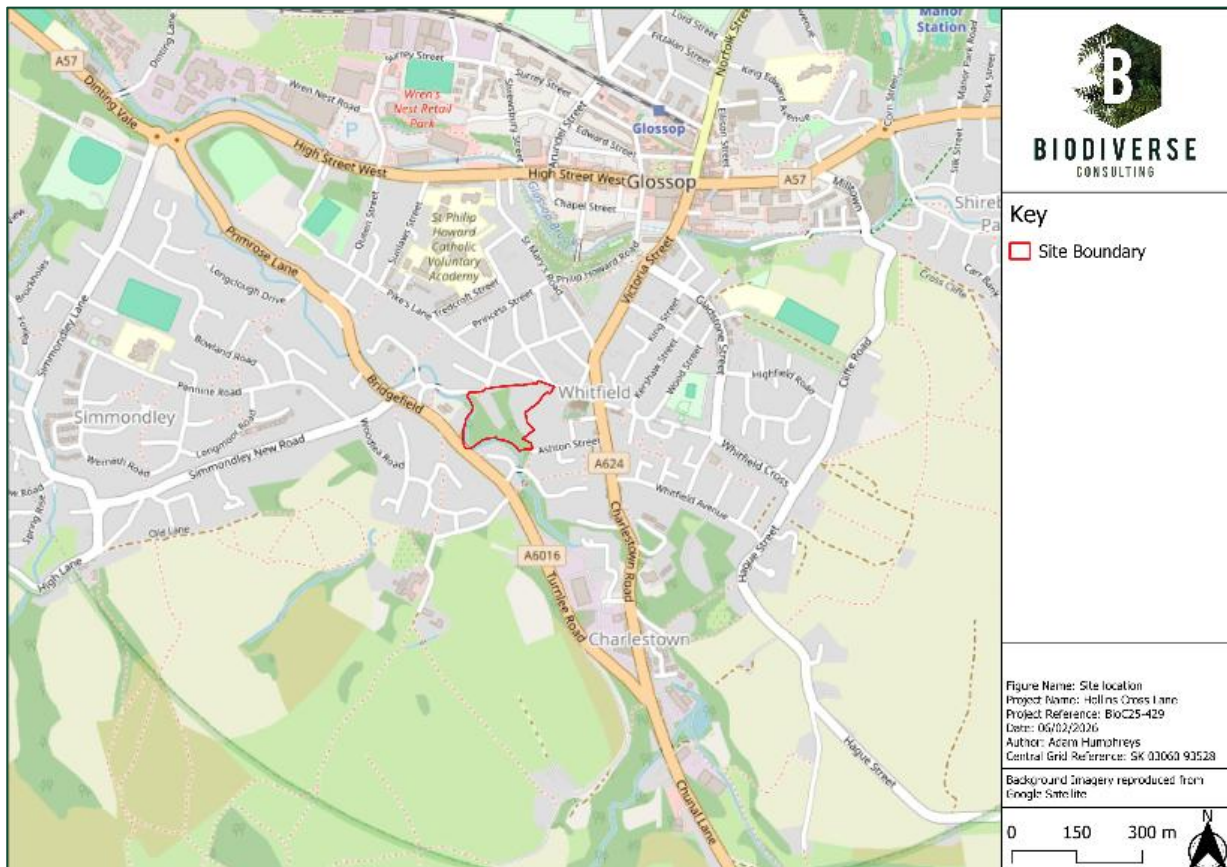
1.1 CONTEXT

This Landscape Biodiversity and Ecological Management Plan (LBEMP) is informed by the post development habitat map (Appendix B). Methodologies within the LBEMP are in line with the Landscape Structure Plan¹ where available.

1.2 SITE LOCATION & DESCRIPTION

The Site is located south of Hollin Cross Lane, Glossop, SK13 8JH at an approximate central grid reference of SK 03060 93528 as illustrated in Figure 1. The Site currently consists of a former care facility. There are three buildings, along with woodland, grassland and scrub habitats. Long Clough Brook borders the Site to the south.

FIGURE 1: SITE LOCATION



¹ Landscape Structure Plan. Tba Landscape Architects. 2023.

1.3 ROLES AND RESPONSIBILITIES

The implementation of habitat creation, enhancements and ongoing management will be undertaken by the Site operator (DS & Co Developments Limited) or a suitably qualified landscape contractor or ecological contractor appointed by the Site operator.

1.4 PLAN OBJECTIVES

The objectives of this plan are to discharge planning condition 22 associated with application reference HPK/2023/0025 as requested by High Peak Borough Council:

'No development hereby approved shall be commenced (including any site clearance, site stripping, site establishment, formation of new access(es), installation of any drainage infrastructure or groundworks) until a Landscape, Biodiversity and Ecological Management Plan (LBEMP) and Woodland Management Plan for the approved site (plan ref. site layout plan ref: 5417_1100 Rev P18) has been submitted to and approved in writing by the Local Planning Authority giving details of the proposed creation, maintenance, management and development, including timescales and delivery mechanisms for all landscaping / wildlife habitats and associated structures / features within the approved site to achieve biodiversity net gain in accordance with Biodiversity Metric 4.0 (or its successor). The scheme shall include full and accurate locations of existing and any proposed new habitats; technical specifications, timescales and phasing for the creation of any new habitats; 5-year establishment and aftercare management prescriptions for any newly created habitats and a minimum 30-year maintenance and management operations for all habitats throughout the approved site to be monitored and reviewed every 5 years. The scheme shall be fully implemented in accordance with the details and timescales so approved.

Reason: - To ensure appropriate landscape / woodland management in the interests of visual amenity, the character and appearance of the Conservation Area and nature conservation and to comply with Policies, EQ5, EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.'

1.5 DEVELOPMENT PROPOSALS

The development proposal comprises the partial demolition and conversion of building B1, as well as the complete demolition of buildings B2 and B3 (see Appendix B for the current Site plan). The Site will be redeveloped to include 24 dwellings, access, parking and landscaping.

1.6 POST DEVELOPMENT HABITAT PROPOSALS

The development proposals include a combination of habitat retention, enhancement and creation as follows:

1.6.1 Habitat Retention

The following habitats will be retained within the current development proposals:

- 0.772ha Lowland Mixed Deciduous Woodland
- 0.2199ha Urban Tree
- 0.0163ha Urban Tree
- 0.288km Other Rivers and Streams

1.6.2 Habitat Enhancement

The following habitats will be enhanced within the current development proposals:

- 0.076ha Lowland Mixed Deciduous Woodland in Moderate condition to Good condition

1.6.3 Habitat Creation

The following habitats will be created within the current development proposals:

- 0.272ha Other Woodland; Broadleaved in Poor condition
- 0.025ha Modified Grassland in Poor condition
- 0.275ha Vegetated Gardens
- 0.0163ha Urban Tree in Poor condition
- 0.025ha Introduced Shrub
- 0.576ha Developed Land. Sealed Surface
- 0.353km Native Hedgerow in Poor condition

1.7 LIMITATIONS

The baseline and corresponding biodiversity units has been calculated using a combination of the initial baseline survey in the Ecological Assessment (Ecology Solutions, 2020) and the updating PEA survey by Biodiverse Consulting (March 2026) including the condition assessments.

Previous survey work by Ecology Solutions was not sufficiently detailed/recent to address the condition requirements to prove an achievement of minimum no net loss. This is a significant limitation and was addressed by an updating Site visit in March 2026.

2 BIODIVERSITY NET GAIN

The following section details a summary of Biodiversity Net Gain (BNG) for this Site in accordance with Biodiversity Metric 4.0 (or its successor), as required by condition 22. The application precedes statutory BNG and therefore not required to achieve a 10% biodiversity net gain. Instead, a “*minimum no net loss and wherever possible net gain*” is targeted in accordance with Policy EQ5 of the High Peak Local Plan (2016).

The baseline has been calculated using data from the original baseline map from the Ecological Assessment (Ecology Solutions, 2020) and the condition assessment of habitats in Biodiverse Consulting’s updating survey (March 2026). A section of woodland due to be retained has been cleared in the centre of the Site. Cleared habitats have been assumed to be the same condition as remaining habitat of the same type and therefore have no impact on the metric calculations. In accordance with the Statutory Metric User Guide², the underlying Modified Grassland habitat beneath retained trees in the north of the Site has been considered lost. The retained trees are absorbed as part of the created woodland.

High strategic significance has been assigned to any newly created/enhanced habitats covered by mapped measures on the Derbyshire Local Nature Recovery Strategy- Local Habitat Map³ and general unmapped measures stated in the Derbyshire Local Nature Recovery Strategy⁴.

Unmapped measures:

Woodlands and Trees (Lowland Mixed Deciduous Woodland, Other Woodland; Broadleaved, Urban Trees)

- Priority WT-3 – New woodland creation delivers more, bigger and better-connected woodland, maximising ecosystem service benefits.
 - Measure 026 – Take opportunities to create new woodlands for example around new residential developments, new employment land use, and mineral extraction sites, as part of managed change to improve the area for people and wildlife.
- Priority WT-6 – Urban trees become more common throughout towns and cities, for amenity, urban shading and air quality benefits as well as biodiversity.
 - Measure 035 – Incorporate trees into street scene, open spaces, amenity areas, gardens and public open spaces in new developments and existing urban areas.

² The Statutory Biodiversity Metric User Guide. [The Statutory Biodiversity Metric](#).

³ Derbyshire Local Nature Recovery Strategy- Local Habitat Map. [Derbyshire Mapping Portal](#).

⁴ Derbyshire Local Nature Recovery Strategy. [Thriving-with-Nature-the-Derbyshire-LNRS.pdf](#).

2.1 BIODIVERSITY METRIC

TABLE 1: SUMMARY OF BASELINE HABITATS WITH CALCULATED
HABITAT UNITS

HABITAT TYPE	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	HABITAT UNITS
Introduced Shrub	N/A	No local strategy	0.019	0.04
Other Neutral Grassland	Poor	No local strategy	0.379	1.52
Modified Grassland	Moderate	No local strategy	0.099	0.40
Mixed Scrub	Poor	No local strategy	0.144	0.58
Developed Land; Sealed Surface	N/A	No local strategy	0.272	0.00
Developed Land; Sealed Surface	N/A	No local strategy	0.083	0.00
Lowland Mixed Deciduous Woodland	Moderate	No local strategy	1.021	12.25
Urban Tree	Good	No local strategy	0.2199	2.64
Urban Tree	Moderate	No local strategy	0.0692	0.55
Total Habitat Units within baseline:				17.97

TABLE 2: SUMMARY OF BASELINE WATERCOURSES WITH
CALCULATED WATERCOURSE UNITS

WATERCOURSE TYPE	CONDITION	STRATEGIC SIGNIFICANCE	LENGTH (km)	WATERCOURSE UNITS
Other Rivers and Streams	Moderate	No local strategy	0.288	1.50
Total Watercourse Unites within baseline:				1.50

**TABLE 3: SUMMARY OF POST-DEVELOPMENT ONSITE HABITATS
WITH CALCULATED HABITAT UNITS**

HABITAT TYPE	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	HABITAT UNITS
HABITAT RETAINED				
Lowland Mixed Deciduous Woodland	Moderate	No local strategy	0.772	9.26
Urban Tree	Good	No local strategy	0.2199	2.64
Urban Tree	Moderate	No local strategy	0.0163	0.13
HABITAT ENHANCED				
Lowland Mixed Deciduous Woodland	Moderate – Good	Formally identified in local strategy	0.076	1.13
HABITAT CREATED				
Other Woodland; Broadleaved	Poor	Formally identified in local strategy	0.272	1.05
Modified Grassland	Poor	No local strategy	0.025	0.05
Urban Tree	Poor	Formally identified in local strategy	0.0163	0.05
Vegetated Garden	N/A	No local Strategy	0.275	0.53
Introduced Shrub	N/A	No local strategy	0.025	0.05
Developed Land; Sealed Surface	N/A	No local strategy	0.431	0.00
Developed Land; Sealed Surface	N/A	No local strategy	0.145	0.00
Total Habitat Units onsite post-development:				14.89

**TABLE 4: SUMMARY OF POST-DEVELOPMENT ONSITE HEDGEROWS
WITH CALCULATED HEDGEROW UNITS**

HEGDEROW TYPE	CONDITION	STRATEGIC SIGNIFICANCE	LENGTH (km)	HEDGEROW UNITS
HEDGEROW CREATED				
Native Hedgerow	Poor	No local strategy	0.353	0.68
Total Hedgerow Units onsite post-development:				0.68

**TABLE 5: SUMMARY OF POST-DEVELOPMENT ONSITE
WATERCOURSES WITH CALCULATED WATERCOURSE UNITS**

WATERCOURSE TYPE	CONDITION	STRATEGIC SIGNIFICANCE	LENGTH (km)	WATERCOURSE UNITS
WATERCOURSE RETAINED				
Other Rivers and Streams	Moderate	No local strategy	0.288	1.50
Total Watercourse Units onsite post-development:				1.50

2.2 BNG SUMMARY

Total Net Habitat Unit Change: -3.08 equating to a 17.12% loss.

Total Net Hedgerow Unit Change: 0.68 gain. No units in the baseline to calculate a percentage gain.

Total Net Watercourse Unit Change: 0.00 equating to 0% gain/loss.

In order to achieve no net loss, 3.08 habitat units would be required. However, in order to satisfy trading rules, the following units will be required:

- 1.85 units of high distinctiveness Lowland Mixed Deciduous Woodland
- 1.52 units of medium distinctiveness grassland
- 0.58 units of medium distinctiveness heathland and shrub
- 0.37 units of medium distinctiveness Individual Trees

Therefore, a total of 4.32 habitat units will be required to achieve no net loss. There is limited scope to make up this unit deficit onsite, so the purchase/allocation of offsite units from a registered Biodiversity Gain Site (BGS) is recommended.

3 HABITAT RETENTION

The following section details onsite habitat retention methods and considerations for the habitats proposed to be retained onsite. These methods are designed to guide the retention of habitats in conjunction with methodologies used by contractors undertaking habitat creation.

3.1 LOWLAND MIXED DECIDUOUS WOODLAND

The woodland currently consists of several mature tree species including sycamore *Acer pseudoplatanus*, ash *Fraxinus excelsior*, lime *Tilia* sp., horse chestnut *Aesculus hippocastanum*, birch *Betula* sp., goat willow *Salix caprea*, elm *Ulmus* sp., maple *Acer* sp., beech *Fagus sylvatica*, holly *Ilex aquifolium*, elder *Sambucus nigra* and hawthorn *Crataegus monogyna* as per the findings of the Ecological Assessment¹.

Considerations:

- No pruning, lopping, felling or severance of roots is to take place without prior consent of the local authority or unless in compliance with specifications of the Aboricultural Impact Assessment (AIA) & Method Statement⁵ (MG/6004/AIA&AMS/REV C/JAN23).
- Ground levels within protected areas must neither be raised nor excavated unless in compliance with specifications of the method statement.

Retention Methodology:

- Tree and vegetation removal will occur prior to erection of protective fencing.
- Areas to be retained will be marked out appropriately. Heras fencing and/or tree protection fencing to be placed around retained areas to provide additional protection during construction as described in Section 5.6 of the AIA². Fenced areas treated as Construction Exclusion Zones.
- A 2m buffer zone for retained woodland will be marked out to provide additional protection. All works, plant, and personnel will be excluded from this area.
- Tree protection fencing to remain in situ during all demolition works.
- Wooden garden and perimeter fencing within the root protection area (RPA) of retained trees will be installed as described in the method statement².

3.2 URBAN TREES

Individual trees onsite consist of beech, small-leaved lime *Tilia cordata* and willow *Salix* sp.

Considerations:

⁵ Aboricultural Impact Assessment & Method Statement. Tba Landscape Architects. 2020.

- No pruning, lopping, felling or severance of roots is to take place without prior consent of the local authority or unless in compliance with specifications of the Aboricultural Impact Assessment (AIA) & Method Statement⁶ (MG/6004/AIA&AMS/REV C/JAN23).

Retention Methodology:

- Tree and vegetation removal will occur prior to erection of protective fencing.
- Tree protection fencing to remain in situ during all demolition works.
- Wooden garden and perimeter fencing within the root protection area (RPA) of retained trees will be installed as described in the method statement².

3.3 OTHER RIVERS AND STREAMS

Considerations:

- Ground levels within protected areas must neither be raised nor excavated unless in compliance with specifications of the method statement to prevent additional runoff.
- Designated areas for vehicles to be washed down away from any watercourses.

Retention Methodology:

- Maintain a minimum buffer distance of 5m from the top of the bank for construction activities to prevent damage to bank habitat.
- Fencing or barriers to be erected along the buffer zone.
- Reduce land disturbance to minimize erosion and runoff.
- Cover any excavated areas to prevent silt entering the watercourse.

⁶ Aboricultural Impact Assessment & Method Statement. Tba Landscape Architects. 2020.

4 HABITAT ENHANCEMENT

The following section details onsite habitat enhancement methods and considerations. These methods are designed to guide the enhancement of habitats in conjunction with methodologies used by contractors undertaking habitat creation.

4.1 LOWLAND MIXED DECIDUOUS WOODLAND

0.076ha of Lowland Mixed Deciduous Woodland will be enhanced from Moderate to Good condition. 0.076ha of a native woodland mix will be planted within retained woodland in the western Site parcel.

Considerations:

- Cultivation near established trees will not dig too deep as to damage or disturb root systems.
- Seed best sown in autumn or early spring.
- All new planting will be protected by spiral rabbit guards, with bio-degradable mulch mats and mulch mat pins.

Enhancement Methodology:

- Native Woodland Mix and Native Shrub Mix (see Appendix E)
 - Planting to be carried out as described in BS 4438: 1989 section 7 Amenity tree planting, section 8 Woodland planting and section 9 Planting of shrubs, herbaceous and bulbs.
 - Plants will be planted at the same depth, or slightly deeper, as which they were grown.
 - Roots will not be bent, broken or forced into inadequate pits.
 - Plants will be upright, firmed in and wind resistant.
 - Pots and root wrappings will be carefully removed prior to planting.
 - Plants will be planted at the specified centres.

5 HABITAT CREATION

The following section details onsite habitat creation methods and considerations. These methods are designed to guide the creation of habitats in conjunction with methodologies used by contractors undertaking habitat creation.

5.1 MODIFIED GRASSLAND

Considerations:

- Turf will be extra-quality meadow turf complying to BS 3969 and laid in accordance with BS 4428 section 6.
- Turf will be approved by the Landscape Architect.
- Turf will be laid when weather and soil conditions are suitable, preferably autumn or early winter. No turf will be laid in exceptionally dry or frosty weather.
- Turf delivered at appropriate intervals to avoid stacking for long periods of time.
- A roller will not be used in creation.
- Turf will not be laid within 300mm of any tree trunk.

Ground Preparation:

- Soil will be cultivated to a minimum depth of 100mm.
- Weeds, stones and refuse larger than 50mm will be removed.

Creation Methodology:

- No turf will be laid until soil preparation has been completed.
- Turves will be laid in consecutive rows with broken joints, closely butted and to the correct level.
- Turves laid off planks over previously laid turf.
- Finely sifted topsoil will be applied and brushed into the joints.
- Inequalities will be adjusted by raking or packing fine soil under the turf.
- Turf edges and margins will be laid with whole turves.
- Turves adjoining buildings, walls or fences will be taken to the face of the structure.

5.2 OTHER WOODLAND; BROADLEAVED

Species: Planting of native tree species including heavy standard common hornbeam *Carpinus betulus*, common whitebeam *Sorbus aria*, small-leaved lime *Tilia cordata* and extra heavy standard small-leaved lime.

Considerations:

- If soil improvers are to be added, spent mushroom compost or similar will be rotovated into the top 150mm. Fertilisers will be raked into the top 25mm.
- All plant material will comply with minimum requirements in BS 3936: part 1, specification for trees and shrubs and part 4, specification for forest trees; BS 4043, recommendation for transplanting semi-mature trees and BS 5236 recommendations for cultivation and planting trees in the advanced nursery stock category. Any plant material not meeting the requirements will be rejected.
- All plant material to be planted between November and March outside of frosty, snowy or waterlogged conditions.
- Up to 30% of trees will not establish and so supplementary planting over the first three years is required.

Ground Preparation:

- Grading and cultivation in accordance with BS 4428:1989 section 4. Subsoil broken up to a depth of 150mm prior to receiving topsoil.
- Subsoil graded by tractor and blade grader for large areas or small mechanical grader or hand for small areas.
- Subsoil deposited on low lying areas. Imported fill material will be approved by the Landscape Architect.
- Topsoil will conform to BS 3882: 2015 and approved by Landscape Architect. Soil free of weeds, roots, pests, disease, debris and foreign matter.
- Topsoil will be deposited on protected ground avoiding damage to onsite habitats.
- The formation layer will be cleared of foreign artifacts greater than 75mm. Areas to be seeded covered by 100mm of topsoil and areas to be planted covered with 400mm. Topsoil spread evenly and final level will be 25mm above adjacent hard areas.

Creation Methodology:

- Planting areas rotovated to a depth of 225mm.
- Trees will conform to BS: 3936 and be planted in tree pits of the corresponding size:
 - Feathered trees – 900 x 900 x 450 up to 3m high

- Selected standards- 1000 x 1000 x 600 up to 4.25m high
- Heavy/Extra heavy standards- 1200 x 1200 x 600

The bottom of the pits will be backfilled with subsoil. The top 300mm will be backfilled with topsoil.

- Compost will be approved before delivery and backfilled mixed with topsoil to the following specifications:
 - Feathered trees- 40 Litres
 - Selected standards- 60 Litres
 - Heavy/Extra heavy standards- 80 Litres
- Tree stakes of a minimum 75mm diameter driven into the tree pits prior to backfilling and planting with the following above ground heights:
 - Feathered trees- 750mm (one tie)
 - Selected standards- 900mm (two stakes, one tie each)
 - Heavy/Extra heavy standards- 1200mm (two stakes, one tie each)
- Ties for bareroot trees of the approved standard:
 - Feathered trees- 04
 - Selected standards- Type L1
 - Heavy/Extra heavy standards- Type L3
- For rootball and container grown trees, 50mm rubber tree belts will be used:
 - Feathered trees- one belt
 - Selected standards- two belts
 - Heavy/Extra heavy standards- two belts
- Trees set upright at the same depth as grown in the nursery, roots spread (bareroot), subsoil followed by topsoil backfilled.
- 75mm of medium grade pulverised bark mulch spread to form a continuous layer covering the bed. Whips and transplants mulched in 300mm diameter circles.
- Native shrub mixes to be planted in identified areas of created woodland including species such as hazel *Corylus avellana*, hawthorn, holly, blackthorn *Prunus spinosa*, English oak *Quercus robur*, purging buckthorn *Rhamnus cathartica*, rowan *Sorbus aucuparia* and common wayfaring tree *Viburnum lantana* creating a varied understory vegetation structure.

- Native woodland seed mixes (EW1 Woodland Mix) will be sown within created woodland consisting of wildflowers and grasses following methods below (see Appendix E for species specification). 1m wide close mown grass edges adjacent roads and footpaths seeded with grass mix A22 (see Appendix E for specification).
 - EW1 Woodland Mixture, Emorsgate seeds.
 - Clear unwanted vegetation from areas to be sown.
 - Sow seeds evenly across the surface by machine or by hand.
 - Do not cover the seed.
 - Establishment may vary.
 - 1m wide close mown grass edges adjacent roads and footpaths seeded with A22 grass mix, Germinal seeds (see Appendix E).

5.3 VEGETATED GARDEN

See above methods for Modified Grassland Section 5.1 for laying of turf in front gardens of dwellings.

5.4 INTRODUCED SHRUB

0.025ha of Introduced Shrub/ornamental planting will be planted predominantly around proposed buildings in the centre of the Site to produce well-maintained landscape features.

Species: Specified in the Landscape Structure Plan¹.

Considerations:

Ornamental planting will require:

- Good drainage to prevent waterlogging, particularly for species sensitive to saturated soils.
- Mulching to conserve moisture and suppress weeds in the first 2–3 years.
- Temporary watering regime during establishment in dry periods.
- If necessary protective fencing shall be erected where other adjacent works are in progress to reduce risk of damage.

Ground Preparation:

As per general ground preparation set out in Other Woodland; Broadleaved Section 5.2.

Creation Methodology:

- Planting to be carried out as described in BS 4438: 1989 section 7 Amenity tree planting, section 8 Woodland planting and section 9 Planting of shrubs, herbaceous and bulbs.
- Plants will be planted at the same depth, or slightly deeper, as which they were grown.
- Roots will not be bent, broken or forced into inadequate pits.

- Plants will be upright, firmed in and wind resistant.
- Pots and root wrappings will be carefully removed prior to planting.
- Plants will be planted at the specified centres.

5.5 URBAN TREES

Required Species:

Trees will be native. Species specified in the Landscape Structure Plan¹, including field maple *Acer campestre*, English oak, rowan and small-leaved lime.

Considerations:

- Trees will adapt to natural conditions. Additional watering will only be required during a particularly long dry spell or if trees are planted out of the tree planting season (October to March inclusive).
- Up to 30% of trees will not establish and therefore supplementary planting over the following three years will be required.

Creation Methodology:

- Advanced nursery stock trees or larger will be planted within the optimal tree planting season (October to March inclusive).
- Suitable wooden stakes with biodegradable guards will be used to support and protect the trees.
- Weeds will be controlled around the base of the trees by applying organic mulch (10cm depth in a 50cm buffer around trees). To be applied early summer until trees are successfully established (minimum 3 years). Mulch will not be applied to trees within ONG to prevent nutrient enrichment.

5.6 NATIVE HEDGEROW

Hedgerows are a boundary line of continuous trees or shrubs less than 5m in width made up of at least 80% native woody species. Native Hedgerows in Poor condition to a combined length of 0.353km will be created onsite.

Species: One native hedgerow type will comprise of common beech (75%) and holly (25%). The native hedgerow mix comprises field rose *Rosa arvensis* (10%), dog rose *Rosa canina* (10%), holly (20%), hazel (25%) and hawthorn (35%).

Considerations:

- Undisturbed ground measuring no less than 1 m wide will be present along at least one side of the hedgerow for at least 90% of the hedgerow length.

- Hedgerows will only be pruned/cut back when necessary to prevent risks to public health, damage to property, or if they are blocking footpaths or roads.

Creation Methodology:

- Advanced nursery stock trees/shrubs or larger will be planted within optimal planting season (October to March inclusive).
- The planting area will be prepared by clearing existing vegetation along the planned length of the hedgerow to limit competition.
- Hedgerow trees/shrubs planted in double staggered rows.
- Biodegradable spiral guards will be used to protect newly planted hedgerow.
- Weeds will be controlled around the base of the new hedgerow by applying organic mulch (10cm depth 50cm either side of hedge). To be applied in early summer (by May, latest) until plants are successfully established (min. 3 years). No mulch will be applied to ONG as this will increase fertility of the soil.

6 MANAGEMENT & MONITORING STRATEGY

The following section details the management and monitoring methods for the habitats proposed to be created onsite with detailed management and monitoring schedule located in Appendix F.

6.1 GENERAL MANAGEMENT

The following management practices are recommended throughout the Site to protect created habitats from harmful management practices:

- Weed control will be undertaken using non-chemical interventions including mulching and hand pulling. Where deemed necessary, the spot application of eco-friendly herbicides may be used, avoiding areas containing waterbodies/courses.
- All imported subsoil is to confirm to BS 8601 – 2013 Subsoil standard. Topsoil to confirm to BS 3882: 2015 standard. Ensure topsoil is free of aggressive weed species: Included in the Weeds Act, Section 2 or the Wildlife and Countryside Act Schedule 9, part II.
- Care will always be taken when maintaining habitats to avoid damage or disturbance to protected species such as breeding birds.
- Arisings and/or cuttings created by maintenance will need to be removed and disposed of offsite or in a suitable location such as a designated compost heap.
- During Site clearance and management, wood logs (including deadwood) will be used to create wildlife refugia in a suitable location (e.g. along or within scrub boundaries).
- All areas are to be monitored for invasive species and appropriate action taken to remove if found.
- All areas to be monitored for fly-tipping, rubbish, and litter annually (both construction and post-construction phases) with appropriate action taken to remove if found.

6.2 MODIFIED GRASSLAND

Modified Grassland created onsite will require management and monitoring to maintain Poor condition. Poor condition is achieved by passing 3 or fewer criteria or 4-6 criteria (excluding criteria A).

Aim:

TABLE 1: GRASSLAND CONDITION ASSESSMENT INDICATORS

CRITERIA	INDICATOR	CRITERIA PASSED
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A	6-8 vascular plants per m ² present including at least 2 forbs (Must be passed to achieve moderate or good condition).	N
B	Varied sward height (at least 20% less than 7cm and at least 20% more than 7cm).	N
C	Scrub accounts for less than 20% of total area.	Y
D	Physical damage less than 5% of total area.	Y
E	Bare ground between 1% and 10%.	N
F	Bracken accounts for less than 20%.	Y
G	Absence of invasive non-native plant species.	Y

Management:

- Any scorched turf along with dead, diseased or damaged plants will be replaced.
- All beds kept weed free through cultivation and/or approved herbicides.
- Initial cut carried out when first growth is apparent, blades set 20mm above ground.
- Cutting will continue at appropriate intervals during the growing season and maintain 40mm high sward.
- Watering, weeding, cutting, repair of erosion and re-seeding as necessary to establish a uniform and healthy stand of grass.

Monitoring:

- Habitat will be monitored for controlled and/or invasive species annually and appropriate action taken to remove if found.
- Inspect all grassland areas for encroaching scrub. Remove scrub through cutting, pulling or spot treatment in areas with over 5 m² of continuous cover or if the overall cover is greater than 5% of the total grassland area.
- Inspect all grassland areas for excessive coverage of undesirable weeds such as nettles. Thistles and docks. Remove through cutting, pulling or spot treatment in areas with over 5 m² of continuous cover or if the overall cover is greater than 5% of the total grassland area.

6.3 LOWLAND MIXED DECIDUOUS WOODLAND/ OTHER WOODLAND; BROADLEAVED

Management and monitoring of Other Woodland; Broadleaved will be informed by the Management Plan (Woodland & Open Space)⁷, Ref: MG/6004/MP.

Aim:

Table 2 displays the required indicators for created woodland condition on Site. To meet Poor condition, the woodland will have a condition assessment score of less than 26.

TABLE 2: WOODLAND CONDITION ASSESSMENT INDICATORS

CRITERIA	INDICATOR	AIM	SCORE
A	Age distribution of trees	One age-class (young/semi-mature/mature) present.	2
B	Wild, domestic and feral herbivore damage	No significant browsing damage in woodland.	3
C	Invasive plant species	Invasive species present with <10% cover.	2
D	Number of native tree species	5 or more native tree or shrub species across woodland parcel.	3
E	Cover of native tree and shrub species	> 80% of canopy trees and 50 - 80% of understory shrubs are native.	3
F	Open space within woodland	Woodland >10ha and has >20% open space present.	3
G	Woodland regeneration	1 or 2 classes only present in woodland.	1
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback.	2
I	Vegetation and ground flora	No recognisable woodland NVC plant community at ground layer present.	1
J	Woodland vertical structure	One or less storey across all survey plots.	1
K	Veteran trees	No veteran trees present in woodland.	1

⁷ Management Plan (Woodland & Open Space). Tba Landscape Architects. 2020.

CRITERIA	INDICATOR	AIM	SCORE
L	Amount of deadwood	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	1
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
Total Score:			25

Retained woodland areas undergoing enhancement measures will aim to achieve a score of 2 for both vegetation and ground flora, and woodland vertical structure. Therefore, reaching the 26-threshold score and achieving Moderate condition.

Management:

- The woodland needs to be protected from wild, domestic, and feral herbivore damage. If excessive damage is detected during monitoring, measures such as barbed-wire fencing will be used to protect the woodland.
- Open space within the woodland will be at 10–20% cover. This target will be met through planting up excessive open space with native species or felling excessive woodland cover as required.
- At least 2 native shrub species will be planted within the woodland to fill excessive open space, or open space may need to be created through felling.
- Woodland will be allowed to regenerate naturally; this may require felling to create open spaces. Consider coppicing some trees to promote regeneration as a mixture of stool sprouts and seedling regeneration. Trees suitable for coppicing include Hazel, Beech and Birch.

Monitoring:

- Habitat will be monitored for controlled and/or invasive species annually and appropriate action taken to remove if found.
- Monitor for significant browsing damage from herbivores.
- Monitor percentage of open space within woodland.
- Tree health will be monitored for pests, diseases, and crown dieback. An expert will be consulted on management practices should tree health be compromised.
- Amount of deadwood will be monitored with 25% of woodland containing deadwood.

6.4 VEGETATED GARDEN

Vegetated gardens will be managed by the contractor up until the handover of responsibility to the householder.

Management:

- All beds to be weed free by cultivating and using approved herbicides.
- Beds forked over as necessary to keep soil loose with no hollows.
- Prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.
- Sufficient watering to maintain healthy growth.
- Site kept free of litter.
- Initial grass cutting when blades are set 20mm above ground. Grass will continue to be cut at appropriate intervals and maintain 40mm until handed over to the householder.

6.5 INTRODUCED SHRUB

Aim:

- Shrubs show healthy growth with little evidence of dieback, pest damage, or nutrient stress.
- Planted areas remain free of invasive weeds and competitive grasses.
- Ornamental planting contributes to site amenity and biodiversity through flowering, fruiting, and structural diversity.

Management:

- All planting beds are to be kept weed free at all times. An appropriate weedkiller is to be applied at the beginning of the growing season and any weeds spot treated with an appropriate weedkiller. Initial weedkiller application to be undertaken during mid/late Spring each year.
- During weeding and maintenance operations do not incorporate mulch into the underlying soil.
- Each autumn rake over the slate mulch to provide a neat and tidy appearance.
- Top mulch to be applied in Year 3.
- On one occasion per year the soil at edges of planting beds shall be reduced to 50mm below the adjacent hard or grass surface. The resulting soil shall be removed. Care shall be taken to ensure that the bed edges against grass areas are well defined.

- Pruning and trimming of vigorous species as necessary through the year. In all cases dead, diseased and damaged material shall be removed. All arisings from pruning shall be shredded and removed from Site as green waste.
- Where necessary remove growth encroaching onto footpaths, roads, hard areas, grassed areas, signs, lights, sightlines and other features.

Monitoring:

- Inspect plants to check survival rates, plant health, and overall condition of beds.
- Inspect plantings for sucker growth, and unsuitable/atypical growths and feathers on stems and remove at the point of origin.
- Areas where weedkiller has been applied are to be checked once a month in season.
- Check for signs of pest or disease during annual inspections and manage accordingly.

6.6 URBAN TREES

Retained and planted Urban Trees throughout the Site will require management to ensure they are protected and healthy whilst meeting poor, moderate and good condition. The following sets out the UKHab condition assessment criteria for Urban Trees.

Aims:

To achieve poor condition, the habitats must pass less than 3 of the criteria detailed in Table 3 and must pass 3 or 4 criteria to achieve moderate condition. To achieve good condition, Urban Trees must pass a 5 or 6 condition criteria.

TABLE 3: URBAN TREES ASSESSMENT CRITERIA

URBAN TREES
The tree is a native species.
The tree canopy is predominantly continuous.
The tree is mature.
There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use.
Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, loose bark or ivy.
More than 20% of the tree canopy area is oversailing vegetation beneath.

Management:

- Remove tree guards for planted trees at the 5-year mark and dispose appropriately as they can start to hamper growth or pollute the environment.
- Trees will only be pruned/cut back when necessary to prevent risks to public health, damage to property or if they are blocking footpaths or roads.
- Branches produced from tree management will be used to create deadwood habitat and shelters within woodland.

Monitoring:

- Inspect tree guards for damage, ensuring they are upright and in sound condition annually.
- Inspect and replace dead or missing trees annually.
- Habitat will be monitored for controlled and/or invasive species annually and appropriate action taken to remove if found.

6.7 NATIVE HEDGEROW

The created Native Hedgerow on Site will require management to ensure they meet Poor condition. The following sets out the UKHab criteria for Poor Native Hedgerow.

Aims:

- Gaps in the hedgerow canopy make up less than 10% of the total length, and no single canopy gap exceeds 5m.
- There is at least 1m of undisturbed ground with perennial vegetation along one side of the hedgerow for at least 90% of the length.
- Over 90% of the hedgerow and adjacent undisturbed ground is free of invasive plant species (as listed in Schedule 9 [WCA] 1981⁸) and recently introduced species.
- Over 90% of the hedgerow or undisturbed ground is free of damage caused by human activities.

Management:

- During the first 2 to 3 years of a hedgerow being planted, it should be cut annually to ensure the development of bushy growth low down in the hedge. Dead plants should also be replaced in autumn, over the first few years. Thereafter they should be maintained to a 2m width and 3m height.
- After the first 2 to 3 years it is optimal to cut on a two or (preferably) a three year cycle, as most tree or shrub flowers are produced on year old twigs, which annual cutting removes, resulting in no flowers, berries or nuts being produced.

⁸ Schedule 9 invasives. Wildlife and Countryside Act, 1981. Available from: [Wildlife and Countryside Act 1981](#).

- It is best to cut in January or February and if this is not feasible, cut as late as possible in autumn. The bird breeding season from 1st March to 31st July should always be avoided.
- It is advised that to ensure losses are minimised hedgerows are watered where required in the first summer and weeds controlled by spreading a layer of mulch.
- Plant up gaps in hedgerow with native species when necessary.

Monitoring:

- Inspect hedgerow annually for gaps along length.
- Inspect ground flora surrounding hedgerow annually for signs of disturbance and nutrient enrichment.
- Inspect ground flora surrounding hedgerow annually for damage and invasive species.
- Hedgerow tree health will be monitored for pests, diseases, and crown dieback. An expert will be consulted on management practices should tree health be compromised.

6.8 HABITAT MONITORING AND ADAPTIVE MANAGEMENT

The Site will be monitored the first four-years post-planting with annual defect checks to assess defects replacements and monitor the landscape establishment. After two, and four years post planting inspections by an ecologist are required, to ensure that management is being undertaken in accordance with this management plan.

If monitoring identifies that the required aims and objectives of the LBEMP are not being met (e.g. failure to establish species diversity thresholds, presence of invasive species, or significant mortality of planted stock), remedial action will be implemented.

Any required changes to management practices will be agreed in writing with the Local Planning Authority prior to implementation.

Management of the Site will be reviewed on a five-yearly basis for the lifetime of the development to ensure aims and objectives are being met.

Where review identifies that amendments or additional operations are required, revised management plans will be prepared and submitted to the LPA for written approval. The current management plans will remain in effect until approval of the revised plan is confirmed.

Any remedial measures required to achieve the aims set out in this LBEMP, including any which deviate from this management plan, will be provided to the Site manager and maintenance team in a written report to be submitted within two weeks of completion of the monitoring visit. The monitoring report will also be sent to the Local Planning Authority for information.

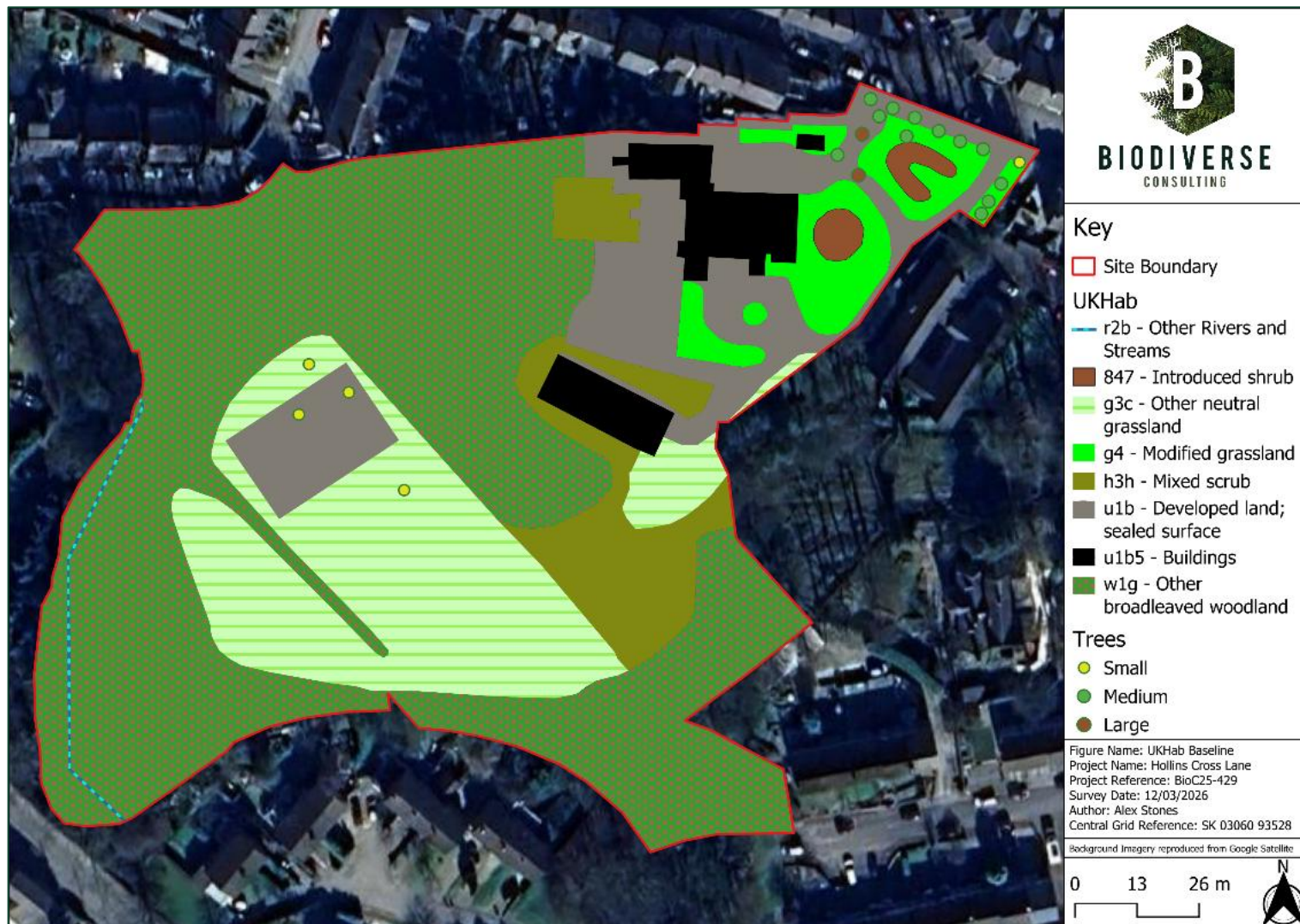
For all habitats mentioned within this report, a general monitoring schedule has been developed as detailed below. These inspections and checks are to encompass all created habitats, i.e. hedgerow, planted trees, Introduced Shrub (Planting Beds) and Native Scrub (Native Blocks).

General Monitoring:

- A detailed inspection will be made at the end of the first practical year of maintenance, and a final defects report will be issued. This will include progress on all biodiversity recommendations.
- Annual defects check to be made in following 4 years to assess defects replacements.
- Ecologist to receive annual Landscape reports and undertake inspections in Year 4 with additional inspections if the landscape report raises issues.

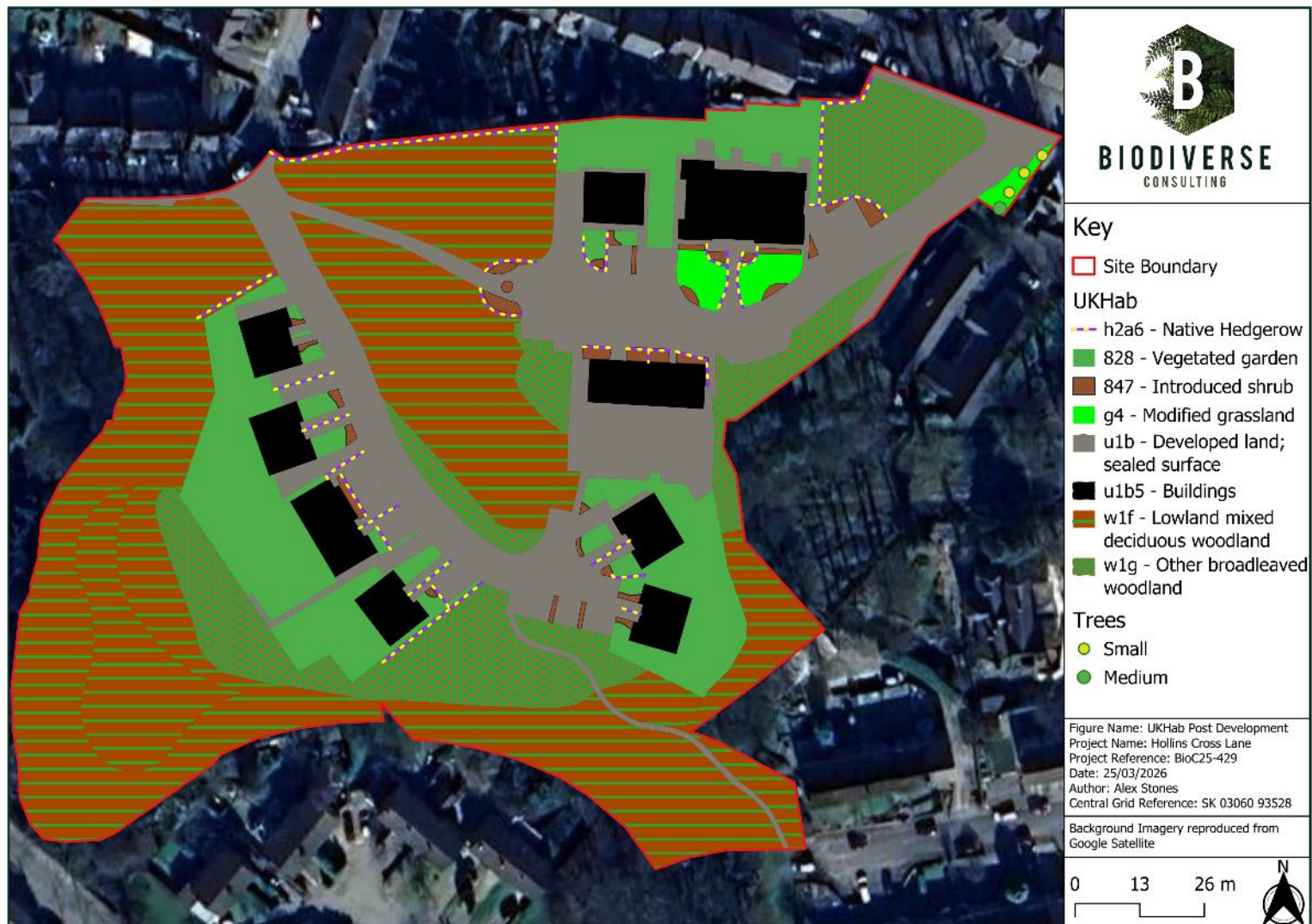
APPENDICES

APPENDIX A – BASELINE HABITAT MAP

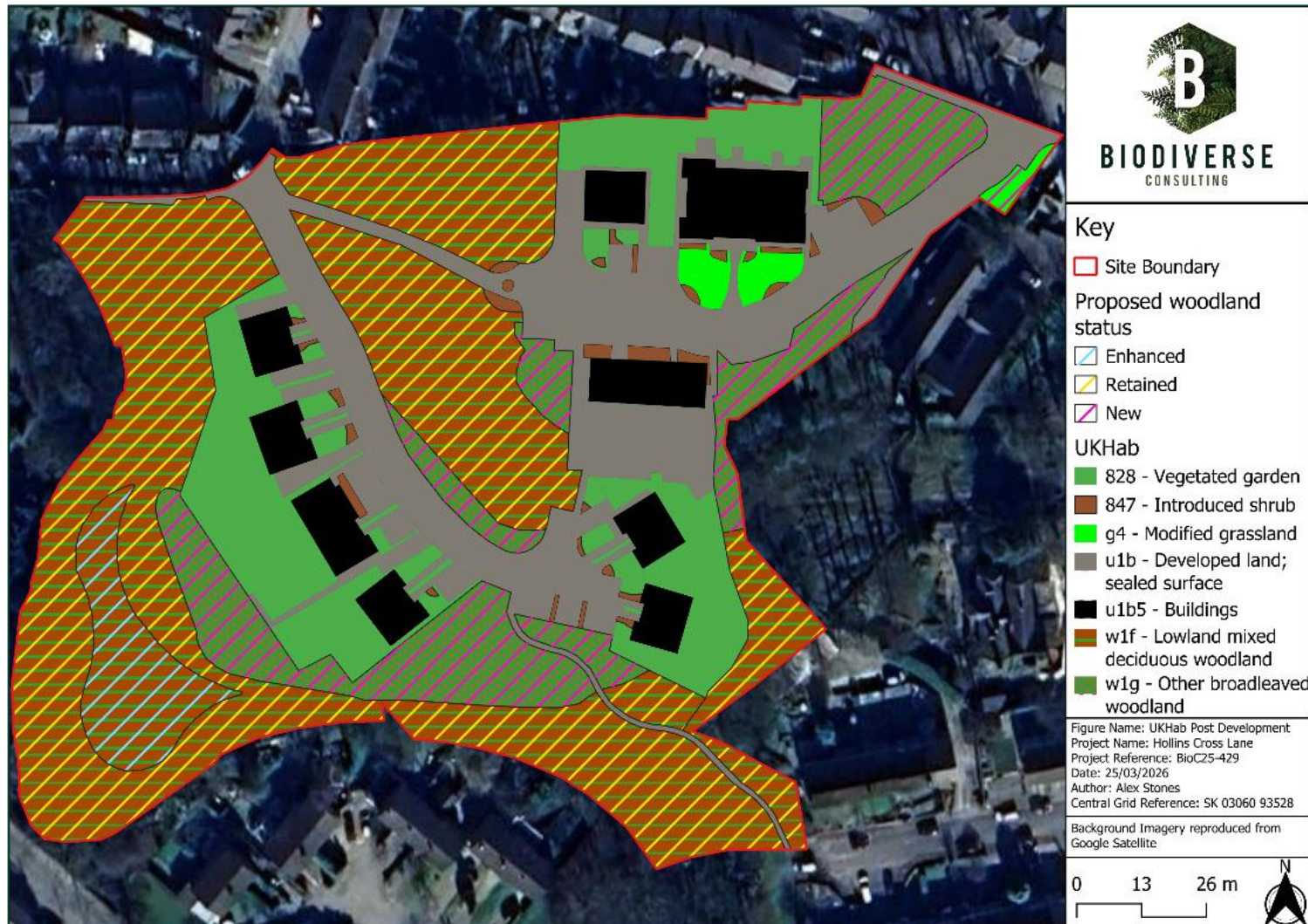




APPENDIX B – POST-DEVELOPMENT HABITAT MAP



APPENDIX C – RETAINED HABITAT MAP





APPENDIX D – LANDSCAPE PROPOSALS

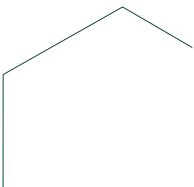




APPENDIX E – SEED AND PLANTING COMPOSITIONS

EW1 WOODLAND MIX (EMORSGATE SEEDS)

WILDFLOWERS (20%)		
COMMON NAME	SCIENTIFIC NAME	COMPOSITION (%)
Garlic mustard	<i>Alliaria petiolate</i>	1.00
Ramsons	<i>Allium ursinum</i>	1.00
Wild angelica	<i>Angelica sylvestris</i>	0.50
Lesser burdock	<i>Arctium minus</i>	0.40
Foxglove	<i>Digitalis purpurea</i>	4.00
Hemp-agrimony	<i>Eupatorium cannabinum</i>	0.10
Meadowsweet	<i>Filipendula ulmaria</i>	0.80
Hedge bedstraw	<i>Galium album</i>	1.60
Water avens	<i>Geum rivale</i>	0.40
Bluebell	<i>Hyacinthoides non-scripta</i>	4.00
Gladdon	<i>Iris foetidissima</i>	0.20
Selfheal	<i>Prunella vulgaris</i>	1.60
Meadow buttercup	<i>Ranunculus acris</i>	0.40
Red campion	<i>Silene dioica</i>	3.00

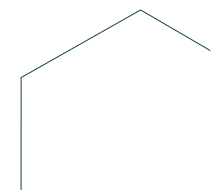




Tufted vetch	<i>Vicia cracca</i>	1.00
GRASSES (80%)		
Common bent	<i>Agrostis capillaris</i>	4.80
Crested dogstail	<i>Cynosurus cristatus</i>	28.00
Cocksfoot	<i>Dactylis glomerata</i>	6.00
Tufted hair-grass	<i>Deschampsia cespitosa</i>	1.60
Red fescue	<i>Festuca rubra</i>	20.00
Yorkshire fog	<i>Holcus lanatus</i>	9.60
Wood meadow-grass	<i>Poa nemoralis</i>	6.00
Rough-stalked meadow-grass	<i>Poa trivialis</i>	4.00

GRASS MIX A22 (GERMINAL SEEDS)

COMMON NAME	SCIENTIFIC NAME	COMPOSITION (%)
Corsica perennial ryegrass	<i>Lolium perenne</i>	30.00
Charlotte slender creeping red fescues	<i>Festuca rubra litoralis</i>	35.00
Eg restitus perennial ryegrass	<i>Lolium perenne</i>	20.00
Highland browntop bentgrass	<i>Agrostis castellana</i>	5.00

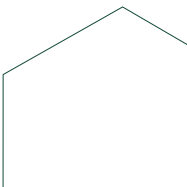


**NATIVE SHRUB MIX- TO BE PLANTED IN GROUPS OF 5-10**

COMMON NAME	SCIENTIFIC NAME	COMPOSITION (%)
Hazel	<i>Corylus avellana</i>	20
Hawthorn	<i>Crataegus monogyna</i>	30
Holly	<i>Ilex aquifolium</i>	10
Blackthorn	<i>Prunus spinosa</i>	20
Field rose	<i>Rosa arvensis</i>	5
Dog rose	<i>Rosa canina</i>	5
Guelder rose	<i>Viburnum opulus</i>	10

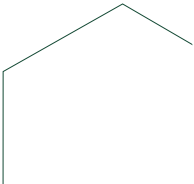
NATIVE WOODLAND MIX

COMMON NAME	SCIENTIFIC NAME	COMPOSITION (%)
Alder	<i>Alnus glutinosa</i>	10
Silver birch	<i>Betula pendula</i>	10
Hazel	<i>Corylus avellana</i>	10
Hawthorn	<i>Crataegus monogyna</i>	20
Holly	<i>Ilex aquifolium</i>	10
Wild cherry	<i>Prunus avium</i>	5
Blackthorn	<i>Prunus spinosa</i>	5





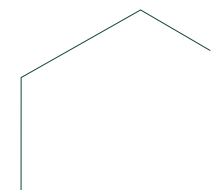
English oak	<i>Quercus robur</i>	10
Purging buckthorn	<i>Rhamnus cathartica</i>	5
Rowan	<i>Sorbus aucuparia</i>	10
Common wayfaring tree	<i>Viburnum lantana</i>	5





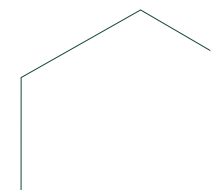
APPENDIX F – MANAGEMENT AND MONITORING SCHEDULE

HABITAT	MANAGEMENT AND MONITORING SCHEDULE	
MODIFIED GRASSLAND	MANAGEMENT YEAR 1	MANAGEMENT (YEARS 2, 3, 4, 5, 10, 15, 20, 25, 30)
	- Scorched, dead, diseased or damaged plants will be replaced. - Beds kept weed free. - Initial cut when blades set 20mm above ground. - Cutting will continue at appropriate intervals to maintain 40mm high sward. - Watering, weeding, cutting, repair of erosion and re-seeding as necessary.	- Scorched, dead, diseased or damaged plants will be replaced. - Beds kept weed free. - Cutting will continue at appropriate intervals to maintain 40mm high sward. - Watering, weeding, cutting, repair of erosion and re-seeding as necessary.
	MONITORING YEAR 1	MONITORING (YEARS 2, 3, 4, 5, 10, 15, 20, 25, 30)
	- Monitored for controlled and/or invasive species and appropriate action taken to remove if found. - Inspect all grassland areas for encroaching scrub. Remove scrub by approved means. - Inspect all grassland areas for excessive coverage of undesirable weeds such as nettles. Remove by approved means.	- Monitored for controlled and/or invasive species and appropriate action taken to remove if found. - Inspect all grassland areas for encroaching scrub. Remove scrub by approved means. - Inspect all grassland areas for excessive coverage of undesirable weeds such as nettles. Remove by approved means.
	MANAGEMENT YEAR 1	MANAGEMENT (YEARS 2, 3, 4, 5, 10, 15, 20, 25, 30)



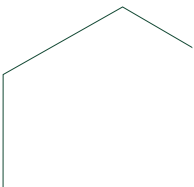


OTHER WOODLAND; BROADLEAVED	- Plant native trees between November and March, replanting any non-established saplings. - Native shrub species will be planted within the woodland. - Woodland seed mixes sown within woodland. - Weeds will be controlled around the base of the trees by applying organic mulch (10cm depth in a 50cm buffer around trees), this will also assist with water retention. This will be applied in early summer until trees are successfully established (minimum 3 years).	- If excessive damage is detected during monitoring by browsers, measures such as barbed-wire fencing will be implemented. - Open space within the woodland will be at 10–20% cover. - At least 2 native shrub species will be planted within the woodland. - Woodland will be allowed to regenerate naturally.
	MONITORING YEAR 1	MONITORING (YEARS 2, 3, 4, 5, 10, 15, 20, 25, 30)
	- Monitor for controlled and/or invasive species annually and take appropriate action to remove if found. - Monitor for significant browsing damage from herbivores.	- Monitored for controlled and/or invasive species annually and appropriate action taken to remove if found. - Monitor for significant browsing damage from herbivores. - Monitor percentage of open space within woodland. - Tree health will be monitored for pests, diseases, and crown dieback. - Amount of deadwood will be monitored with 25% of woodland containing deadwood.
INTRODUCED SHRUB	MANAGEMENT YEAR 1	MANAGEMENT (YEARS 2, 3, 4, 5, 10, 15, 20, 25, 30)
	Water newly planted shrubs during dry periods.	All planting beds are to be kept weed free at all times.



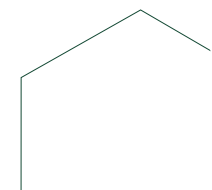


	• Replace any failed or damaged plants. • Remove litter, weeds, and invasive species from planting beds. • Prune as necessary according to species type during October – March. • Remove weeds during April - August. • Aeration if necessary, during July – August.	• During weeding and maintenance operations do not incorporate mulch into the underlying soil. • Each autumn rake over the slate mulch to provide a neat and tidy appearance. • Top mulch to be applied in Year 3. • On one occasion per year the soil at edges of planting beds shall be reduced to 50mm below the adjacent hard or grass surface. The resulting soil shall be removed. • Pruning and trimming of vigorous species as necessary through the year. • Where necessary remove growth encroaching onto footpaths, roads, hard areas, grassed areas, signs, lights, sightlines and other features.
	MONITORING YEAR 1	MONITORING (YEARS 2, 3, 4, 5, 10, 15, 20, 25, 30)
	• Monitor survival rates and replace failed shrubs. • Monitor for evidence of pest or disease. • Monitor for invasive or undesirable species within planting beds.	• Inspect plants to check survival rates, plant health, and overall condition of beds. • Inspect plantings for sucker growth, and unsuitable/atypical growths and feathers on stems and remove at the point of origin. • Areas where weedkiller has been applied are to be checked once a month in season.



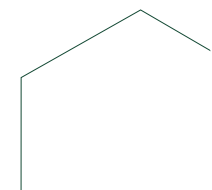


		Check for signs of pest or disease during annual inspections and manage accordingly.
NATIVE HEDGEROW	MANAGEMENT YEAR 1	MANAGEMENT (YEARS 2, 3, 4, 5, 10, 15, 20, 25, 30)
	- April – July, remove weeds until hedge establishes. Thereafter as necessary. - Aeration if necessary. - Water as necessary during drought periods. - Replace defective hedge plants as appropriate in October.	- Remove weeds as necessary. - Top up slate mulch in Year 3. - Aeration if necessary. - Water as necessary during drought periods. - Replace defective hedge plants as appropriate in October. - Trim hedges in September/October to maintain a height of 1.20m.
	MONITORING YEAR 1	MONITORING (YEARS 2, 3, 4, 5, 10, 15, 20, 25, 30)
	- Monthly checks to include health/disease/pest etc and remedial measures. - Habitat will be monitored for controlled and/or invasive species.	- Monthly checks to include health/disease/pest etc and remedial measures. - Habitat will be monitored for controlled and/or invasive species.
URBAN TREES	MANAGEMENT YEAR 1	MANAGEMENT (YEARS 2, 3, 4, 5, 10, 15, 20, 25, 30)
	Trees pruned/cut back if necessary monthly and after high winds.	- Trees pruned/cut back when necessary. - Replace defective trees as necessary each year. - Aeration if necessary. - Cut ties loose and remove stakes in Year 3. - Remove weeds for first three years.



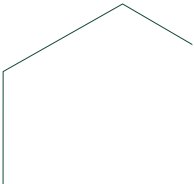


		Apply foliar or liquid fertiliser if necessary during March in first two years. Water as necessary during drought periods, regularly in dry periods during first two years of establishment.
	MONITORING YEAR 1	MONITORING (YEARS 2, 3, 4, 5, 10, 15, 20, 25, 30)
	- Inspect and replace dead or missing trees. - Habitat will be monitored for controlled and/or invasive species. - Check trees refix upright as necessary. May – August, check for weeds and remove as necessary.	- Inspect tree guards for damage, ensuring they are upright and in sound condition monthly during 1st year. Every two months in year two and remove in year 3. - May – August, check for weeds and remove for 1st three years. - Inspect and replace dead or missing trees annually. Habitat will be monitored for controlled and/or invasive species.
ALL HABITATS	MANAGEMENT YEAR 1	MANAGEMENT (YEARS 2, 3, 4, 5, 10, 15, 20, 25, 30)
	Clear all litter on every visit for landscape maintenance minimum monthly from soft landscape areas.	Clear all litter on every visit for landscape maintenance minimum monthly from soft landscape areas.
	MONITORING YEAR 1	MONITORING (YEARS 2, 3, 4, 5, 10, 15, 20, 25, 30)
	A detailed inspection will be made at the end of the first practical year of maintenance, and a final defects report will be issued. This will	Annual defects checks to be made in following 4 years to assess defects replacements.





	include progress on all biodiversity recommendations.	Ecologist to receive annual Landscape reports Ecologist to undertake inspections in Year 4 with additional inspections if the landscape report raises issues.
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BIODIVERSE

CONSULTING

Dissington Hall
Dalton
Newcastle upon Tyne
NE18 0AD

www.biodiverseconsulting.co.uk