

Habitat Management and Monitoring Plan

Site Name:	Land adj. Carter Plantation
Date:	21/08/2026
Version:	V1.0

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Client: Paul Matthews
Architectural



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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
V1.0	Final Version for Issue	Ashleigh Brentnall 04/08/2026	Joe Travis 21/08/2026

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
Habitat Works Ltd - Suite 12, Westleigh House, Wakefield Road, Denby Dale, HD8 8QJ

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, additional landholdings.
Development Name and Address	Carter Plantation Thick Hollins Road, Meltham, Kirklees, West Yorkshire, HD9 4JG
BNG Project Name and Address	Carter Plantation – Biodiversity Net Gain Assessment.
Author Organisation	Habitat Works Ltd.
Landowner	Richard Turner
Land Manager	Richard Turner
Responsible person/organisation for creating or enhancing the habitat	Richard Turner
Period covered by this management plan	30 years from construction of the development
Planning authority	Kirklees Council
Planning reference (if applicable)	N/A
BNG register reference (if applicable)	N/A
Central OS grid reference	SE 11155 08841
Metric revision/title	Statutory Biodiversity Metric
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
<p>Habitats to be retained include ‘Urban – Developed land; sealed surface’, ‘Urban – Buildings’, ‘Urban – Artificial unvegetated, unsealed surface’ and ‘Grassland – Modified grassland’.</p> <p>It is anticipated that the proposals will see the partial loss of existing ‘Grassland – Modified grassland’.</p> <p>Habitats to be created include ‘Urban – Developed land; sealed surface’, ‘Urban – Buildings’, ‘Individual trees – Rural tree’, ‘Urban – Artificial unvegetated, unsealed surface’ and ‘Grassland – Modified grassland’.</p>
Timescales for Actions PB-B03
Construction of the habitats during the construction phase, with monitoring checks in years 1, 5, 10, 15, 20, 25 and 30 after completion.
Monitoring Requirements PB-B04
Monitoring checks in years 1, 5, 10, 15, 20, 25 and 30 after completion.
Required Consents and Licences PB-B05
N/A
Funding PB-B06
Will be agreed by Richard Turner.
Legal Agreement PB-B07
N/A



Phasing strategy



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

Yes: ☐ No: ☒

N/A

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		Ashleigh Brentnall		
Organisation		Habitat Works Ltd.		
Responsibility	Start Date:	TBC	End Date:	TBC
Complete HMMP based on best knowledge Make informed decisions on best course of action for Site management Use guidance to inform frequency of Site visits post management commencement				
Statement of Competency				
Ashleigh has worked in Ecology for over two years and has been working with Biodiversity Net Gains since becoming mandatory, and as such, is well versed in the metric and its suitable use. Habitat Works as a company undertakes habitat creation and management and is well versed in the methodologies outlined within this document.				

Landowner or Land Manager PB-B10

Name or Initials	Richard Turner
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Organisation		Richard Turner		
Responsibility	Start Date:	TBC	End Date:	TBC
Richard Turner will be responsible for the implementation of this HMMP, either by themselves or through an appointed party.				
Statement of Competency				
TBC				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Richard Turner		
Organisation		Richard Turner		
Responsibility	Start Date:	TBC	End Date:	TBC
Richard Turner will be responsible for the implementation of this HMMP, either by themselves or through an appointed party.				
Statement of Competency				
TBC				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		TBC		
Organisation		Kirklees Council		
Responsibility	Start Date:	TBC	End Date:	TBC
TBC				

Land Use Summary

Overview of Baseline Site Use PB-B13

The Site is located off Thick Hollins Road, Meltham and is adjacent to Carter Plantation. The Site is comprised of a single ‘Urban – Buildings’, ‘Developed land; ‘Sealed surface’, ‘Artificial unvegetated; unsealed surface’, and short-sward ‘Grassland - Modified grassland’.

Overview of Proposed Site Use PB-B14

The proposals are for the construction of an agricultural building.

Proposed habitats for the Site include: ‘Urban – Buildings’, ‘Developed land; ‘Sealed surface’, ‘Artificial unvegetated; unsealed surface’, and short-sward ‘Grassland - Modified grassland’.

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.](#)



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

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

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

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☒	Noted below. No designated sites close to the Site, impacts constrained to the Site boundary. No impacts anticipated.
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☒	No impacts considered likely during site visit by ecologist on day of the survey. No protected species resident on the Site and not considered likely to be impacted by the proposals
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	None present during site visit
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	Noted below, none present close to the Site
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	Habitat Works (2026) ‘Paul Matthews Architectural Carter plantation V2.0 – Biodiversity Net Gain Assessment’.
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	No public access
Climate	Are local climate conditions and, or climate change likely to impact the target habitat retention, creation or enhancement?	☐	No, habitats included are common and widespread across the United Kingdom, and will likely not be impacted by climate change in the lifespan of this HMMP, or in the years following its completion.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	No, the site boundary comprised habitats that are similar to those that are proposed post development, and as such it is not considered that the geology and topography will have an impact on the proposed habitats within this HMMP.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	No, the land is not currently agricultural, nor is the proposed land use post development.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	No, the site boundary comprised habitats that are similar to those that are proposed post development, and as such it is not considered that the soil and substrates will have an impact on
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	Not applicable
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	No, the site boundary comprised habitats that are similar to those that are proposed post development, and as such it is not considered that the hydrology and drainage will have an impact on the proposed habitats within this HMMP
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	Site is not within a flood risk zone
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	No, the Site is in the semi-urban outskirts of Stafford
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	No historic land use is considered relevant to the proposals
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	No historic environment and earth heritage is considered relevant to the proposals
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	

Biological Records

Designated Sites (BI-T01)

Provide a concise summary of the designated features within the designated sites that could be affected by the project. Categorise any potential impacts from the project, whether positive, negative, or negligible, as determined by your professional judgement.

Site Name	Designation	Distance from Project Site	Potential Impact from Project
N/A	N/A	N/A	N/A
Summary of Designated Sites (BI-B01)			
N/A			
Constraints and Opportunities for Project (BI-B02)			
N/A			

Protected and Notable Species (BI-T02)

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

Species	Dates	Conservation Status	Distance of Closest Record	Potential Impact from Project
No individual protected or notable species is considered to be resident or reliant on the Site currently, potential for nesting birds to be present in individual trees to be removed, however this will be undertaken outside of nesting bird season or have a nesting bird check prior to clearance and therefore will not impact any nesting birds.				

Summary of Protected and Notable Species (BI-B03)
No protected species were considered to be resident on the Site.
Constraints and Opportunities for Project (BI-B04)

Although not specifically targeted by the proposed landscaping options, thought has been given to establish habitats that will benefit locally present protected species.

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	Ashleigh Brentnall
Organisation	Habitat Works Ltd.
Survey Date	10 th February 2026
Statement of Competency	
Since 2023, Ashleigh has had experience in a professional capacity as an Ecological Consultant carrying out a variety of surveys including preliminary ecological appraisals and species-specific surveys.	
Survey conditions and limitations	
No limitations were encountered during the survey.	

Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30 th January 2020? (BI-B05)
None noted during the site visit. Historical aerial photography indicated no habitats have been purposefully degraded on the Site.
If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)
N/A

Baseline Habitat Descriptions and Condition

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

Habitats (BI-T04)

Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
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Urban – Developed land, sealed surface (u1b)	No	No	Habitat which cannot be condition assessed by definition.	N/A - Other	0.14
Urban – Artificial unvegetated, unsealed surface (u1c)	No	No	Habitat which cannot be condition assessed by definition.	Condition Assessment N/A	0.06
Grassland – Modified grassland (g4)	No	No	The grassland has poor species diversity and is considered to represent modified grassland in poor condition. The grassland achieves 4 out of 7 criteria when assessed against the Biodiversity Metric Condition Assessment criteria for modified grassland and lacks the average of 6-8 vascular plant species per m2 which is a pre-requisite to achieving moderate or good condition.	Poor	0.09

Hedgerows (BI-T05)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Length (km)
None present						

Watercourses (BI-T06)

Feature Refs	Habitat Type and Code	Irreplaceable	Priority	Description and condition justification	Condition	Area ha
None present						

Priority and Irreplaceable Habitats

Summary of Priority and Irreplaceable Habitats (BI-B07)
None present
Potential Constraints and Opportunities for Project (BI-B08)
N/A



Provide a range of photographs representative of the baseline. Add additional pages for photos as required.



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 project aims to provide the construction of an agricultural building. The management plan aims to ensure habitat areas establish well, are maintained appropriately with management prescriptions chosen to maximise ecological benefit and gains through the use of appropriate timings, management techniques and strategy to ensure spaces provide and then maintain their value to wildlife over the course of the management plan.

Principles Informed by Design Stage

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

Design Principles Informed by Baseline Information PM-B02

The project aims to provide the construction of an agricultural building with the aim of also maximising biodiversity gains on the Site, whilst balancing the practical needs of the development.

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
N/A	Individual trees - Urban tree		Moderate	Moderate	27	Moderate condition individual trees will be targeted by achieving a pass in criteria A, B D and F. Criteria C and E will not be targeted but may still be achieved in some cases.	Although not specifically targeted, there is potential for criteria C and E to be passed with the land use of the Site.

Habitat and Condition Targets Further Comments							
N/A							

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

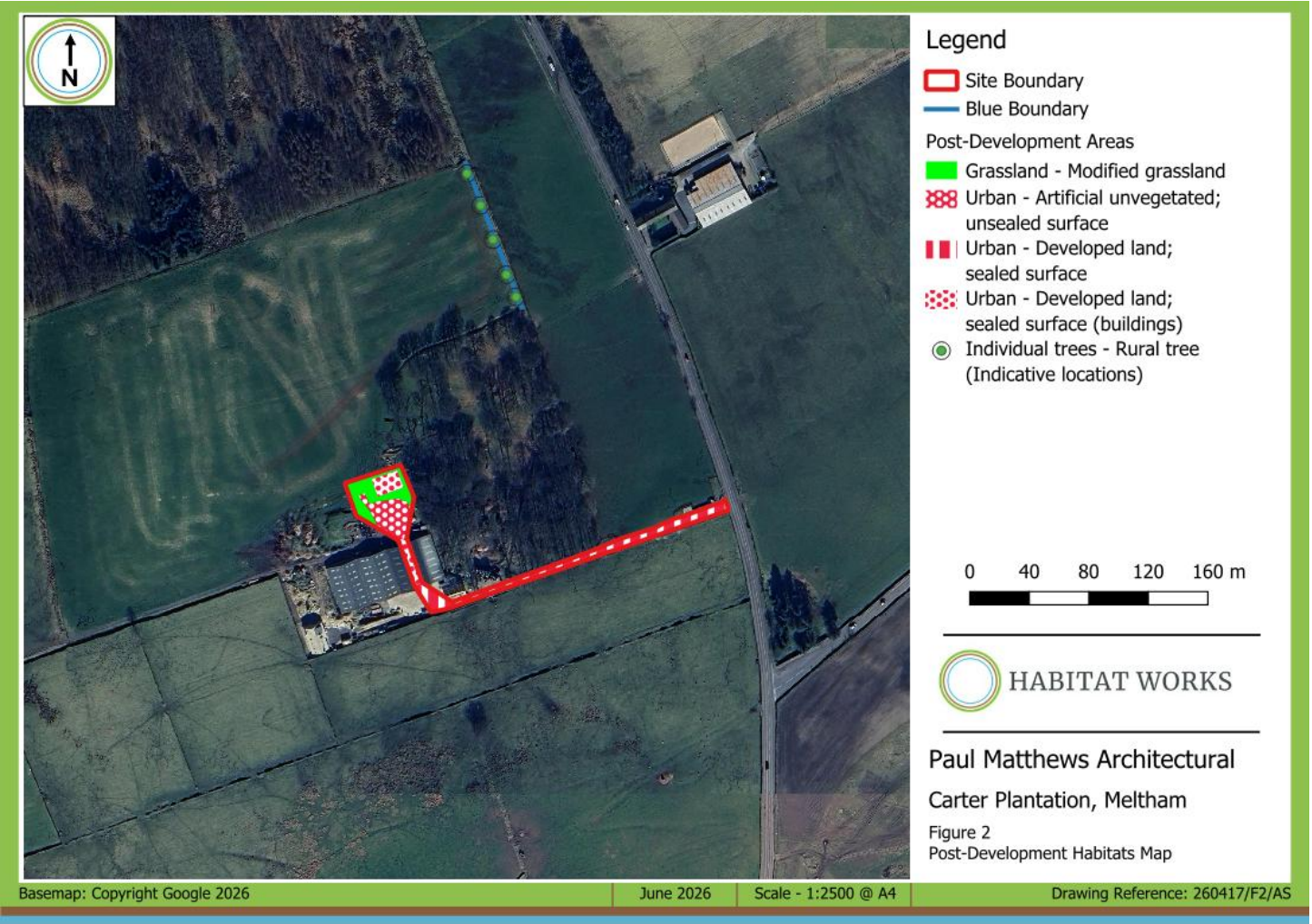
0.07 ha of modified grassland is to be retained in the baseline condition. This habitats currently score 'poor' on the Statutory Biodiversity Metric habitat condition assessment sheets, and as such, do not require ongoing maintenance to keep this condition.

Specification of Protective Measures to be Used PM-04

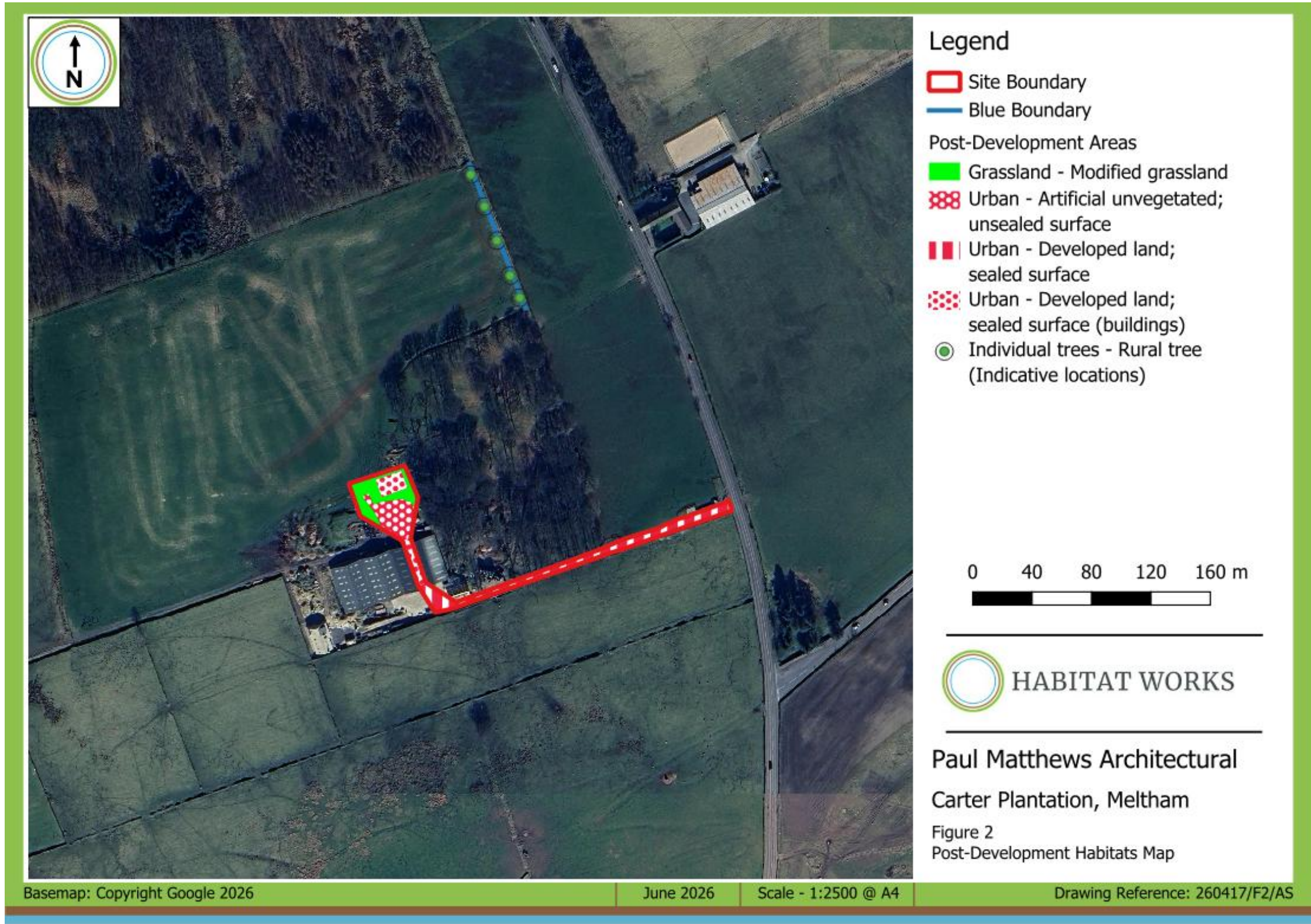
N/A

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.](#)



Habitat Creation, Enhancement and Management Plan EM-F01



Individual Trees

Creation, Enhancement and Management Summary (UT-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 9. Individual Trees

Target Habitat:		Rural tree (moderate condition)				
Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes		Planting of mostly native species only	N/A	N/A
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes		N/A – Individual trees automatically pass this criterion	N/A	N/A
C	The tree is mature (or more than 50% within the block are mature).	No		N/A	N/A	N/A
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes		No management of trees during HMMP period	N/A	N/A
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No		N/A	N/A	N/A
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes		All trees to be planted within grassland habitats	N/A	N/A

Additional Management Prescriptions (UT-B01)	
N/A	

Individual Trees

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

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

Action	Relevant Features	Timing	Prescriptions
Planting of individual trees		Autumn-early Spring	A mix of native tree species will be planted with guards and canes where appropriate.
Health check of planted trees		Three years following planting	Re-planting of any trees which failed to establish. Consideration given to the removal of guards/supports if trees are mature enough to survive without aid.

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Comments
Pedunculate Oak	<i>Quercus robur</i>	
Rowan	<i>Sorbus aucaparia</i>	
Silver Birch	<i>Betula pendula</i>	
Field maple	<i>Acer campestre</i>	

Other Supporting Information

Supporting Information (UT-B02)
Mix of trees listed above to be planted, no non-native trees will be planted.

What Does Success Look Like? (UT-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
Ongoing	Individual trees	Newly planted trees failing to establish	Any trees failing to establish following planting	Plant a larger number of trees 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 as required.

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)
Detailed methodology is outlined below to ensure that habitat criteria for each proposed habitat is monitored and met, allowing ample time to undertake measures in the event that the habitat is struggling to meet one or more of the required criterion. Photographs will be taken from the same viewpoint on each habitat, which will allow visual comparison of the habitats throughout the monitoring period. These will be noted via a grid reference to ensure they are in the same location.

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
Individual trees – Urban tree	To be undertaken on all planted Individual trees Check the number of individual trees and their health, confirming that it has established following planting	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August

	Check the percentage of the tree canopy that is oversailing vegetations beneath	
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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
Richard Turner	LPA

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

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	September or October	Individual trees creation measures.
Y5	September	September or October	Report on results of ongoing individual trees establishment.
Y10	September	September or October	Report on results of ongoing individual trees establishment.
Y15	September	September or October	Report on results of ongoing individual trees establishment.
Y20	September	September or October	Report on results of ongoing individual trees establishment.
Y25	September	September or October	Report on results of ongoing individual trees establishment. Moderate condition Individual trees should be nearing target condition.

Y30	September	September or October	Report on individual trees and confirming all have reached target condition.
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Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Regular monitoring of individual trees will give early indication of whether the condition criteria are likely to be met. Monitoring methodology has been created to find any potential criteria that may not be passed as early as possible, allowing the necessary steps to be undertaken to rectify.