

Landscape and Ecology Management Plan

Phases 1B and 2, St. Ann's New Neighbourhood

A Report to: Peabody Trust, Catalyst by Design and Hill Residential Limited

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Quality Assurance

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Declaration of Compliance

The information which we have prepared is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

Disclaimer

The contents of this report are the responsibility of Middlemarch Environmental Ltd. It should be noted that, whilst every effort is made to meet the client's brief, no site investigation can ensure complete assessment or prediction of the natural environment. Middlemarch Environmental Ltd accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

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1. Background and Context

1.1 Project Background

In May 2023 Peabody Trust, Catalyst by Design and Hill Residential Limited commissioned Middlemarch to produce a Landscape Ecology and Management Plan associated with Phase 1B and Phase 2 (referred to as the RMA1 boundary) of the St. Ann's New Neighbourhood development in Haringey, London.

St Ann's is a residential led, mixed use scheme providing up to 995 residential units with a hybrid planning application approved on 10th July 2022 (ref: HGY/2022/1833). Reserved Matters 1 (RMA 1) seeks detailed approval of the appearance, landscaping, layout and scale of Phases 1B and 2 of the outline component of the hybrid application.

Middlemarch has previously carried out suite of bat surveys at the St. Ann's Hospital site, findings of which are detailed in the following reports:

- Preliminary Bat Roost Assessment, Report RT-MME-155416-01 (2021);
- Dusk Emergence and Dawn Re-Entry Surveys, Report RT-MME-155416-02 (2021);
- Bat Surveys, Report RT-MME- 158642 (2022); and,
- Updated Bat Surveys, Report RT-MME-160950 (2023).

Additional ecological survey work to inform the hybrid application was carried out by Ecosulis in 2017 and London Wildlife Trust between 2019 and 2022 and was used to inform the Ecology Chapter of the Environmental Statement (ES) and strategic design for the wider site.

Middlemarch has also been commissioned to produce the following reports to support the RMA1 application, having regard to various conditions of the hybrid consent which requires the submission of a range of information relating to ecology:

- Ecological Mitigation Strategy (Report RT-MME-159856-01); and,
- Construction Ecological Management Plan (Report RT-MME-159856-03).

1.2 Purpose of Plan

This LEMP details the management aims and objectives for the site and prescribes detailed yearly actions to be taken by the site's managers to deliver gains for biodiversity as set out in the Ecological Mitigation Strategy (Report RT-MME-159856-01). This plan is designed to provide information regarding the long-term management (i.e., to continue for a period of no less than 30 years). This is a live document and should therefore be subject to periodic review. Based on the findings of annual monitoring, and the determined success of management prescriptions to achieve habitat target condition, the management may need to be adjusted in the future. Further detail on this process is outlined within Chapter 5.

1.3 Implementation and Delivery

Principal Contacts

Table 1.1 details the principal contacts associated with the site and delivery of the LEMP.

Principal Contact	Name and Contact Details
Landowner	Peabody
Principal Contractor	Hill Partnerships Limited

Table 1.1: Principal Contacts for the LEMP

Delivery and Funding

Peabody (or a third party appointed by Peabody) will manage the estate going forward.

1.4 Site Description and Context

Table 1.2 provides a brief summary of the site and its surroundings.

Attribute	Description
Location	St. Ann's Hospital, London Borough of Haringey
National Grid Reference	TQ 3246 8856
Site Area (ha)	2.39 ha (RMA1)
Topography	Flat
Land Cover (on site)	The RMA1 boundary is dominated by former hospital buildings and hardstanding, with areas of amenity grassland, shrubs and scattered trees located throughout the grounds. Mature woodland lies along the southern boundary of the site forming St Ann's Hospital Woods, Site of Importance for Nature Conservation (SINC).
Land Cover (site surrounds)	The site is surrounded by urban environments, dominated by high density housing and associated gardens. An active railway line runs along the southern boundary beyond St Ann's Hospital Wood. The remaining hospital site extends to the immediate north and east of the application site. Approximately 190 m north is Chestnuts Park comprising open green space and mature trees.

Table 1.2: Summary of Site and Surroundings

1.5 Ecological Context

The site's ecological context has been informed by the surveys and assessments referenced in Section 1.1.

Designated Sites

St. Ann's Hospital Wood SINC (Local) falls within the application site boundary at its southern extent. Tottenham Railside SINC (Borough) lies immediately adjacent to the southern boundary.

Habitats

The following habitat types were recorded within the RMA1 application boundary during the updated Phase 1 Habitat Survey (see Report RT-MME-159856-01) and are to be retained as part of the proposals:

- Semi-natural broadleaved woodland; and,
- Scattered trees.

These habitats have been incorporated into the soft landscaping for the development and will be subject to management in accordance with this LEMP.

All remaining habitats recorded during the updated Phase 1 Habitat Survey will be lost to accommodate the proposals. Refer to Chapter 4 and Appendix 3 of the EMS Report, RT-MME-159856-01, for further details.

Species

Table 1.3 summarises the species and species groups that are deemed to be a management consideration due to their confirmed or likely presence on or adjacent to the site.

Species / Species Group	Status on Site
Bats	Two bat roosts have been identified within the application boundary. The most recent survey work in 2023 identified five species of bat utilising the site. St Ann's Wood SINC to the south was identified as a key commuting and foraging habitat for the bats which will be retained. The landscape strategy also incorporates new roosting, foraging and commuting habitat bats.
Birds	The habitats on site, such as woodland, hedgerows, trees and shrub provide suitable nesting opportunities for a range of notable and more common bird species. Retained habitats (woodland and trees) and created habitats (once matured) are likely to continue to provide breeding opportunities for a number of bird species.
Invertebrates	Retention of the woodland on site will ensure that suitable habitat for stag beetle (deadwood) remains on site.
Terrestrial mammals – badger and hedgehog	The retained woodland on is likely to continue to provide potential sett building and foraging habitat for badger as well a suitable refugia and foraging habitat for hedgehog. Newly created habitat will provide additional opportunities for hedgehog.
Reptiles	There is a low risk of reptile presence on site. The woodland and off-site railway corridor has the potential to support this species group – particularly grass snakes. The creation of a 'transitional buffer zone' to include wildflower rich wet grassland (bioswale) will enhance the site for reptiles.

Table 1.3: Species Baseline

2. Landscaping Proposals

2.1 Habitat Retention and Creation

Table 2.1 summarises the landscape proposals (including habitat retention, enhancement and creation) that will be delivered as part of the proposed development at the site. This has been informed by Detail Planting Plans Phase 1B & 2 (N15302-A&S-ZZ-ZZ-DR-L-400(31-35) Rev 03 and the Planting Mix List (N15302-A&S-ZZ-ZZ-DR-L-40035 Rev 03) which provides planting specifications for proposed habitats. A separate drawing and associated planting schedule have been prepared for the proposed tree planting on site: Proposed Tree Overview Plan (15302-A&S-ZZ-ZZ-DR-L-40004).

Habitat creation works will be undertaken as part of the construction phase of the proposed development, and these habitats will form part of the overall landscaping proposals thereafter. Drawing C159856-03-01 shows the location and extent of all existing and proposed habitats and features within the site that will be subject to management in accordance with this LEMP.

Habitat / feature	Area (ha) / Length (km) / No.	Description
Retained/Enhanced habitats		
Semi-natural broadleaved woodland	Retained SINC area 0.03 ha (created)	Located along the southern site boundary forming St. Ann's Hospital Woodland (SINC). At the time of the Phase 1 Habitat Survey, this habitat was classed as being in Moderate condition. This habitat is to be retained and enhanced as part of the proposed development. The extent of the woodland will be increased through the creation of layered woodland habitat, including new native trees and woodland understorey species. A woodland edge mix (EM1) will also be planted along peripheral areas.
Scattered trees	6 no. (this excludes woodland trees)	Retention of trees as per detailed tree plans. At the time of the updated Phase 1 Habitat Survey (2023), the trees were classed as being in Moderate condition.
Created habitats		
Species-rich lawn	0.09 ha	Amenity grassland areas maintained as mown lawns. Use of turf or seeding will be dependent on the particular location or situation. Species Rich Lawn Turf by Wildflower Turf or Emorsgate EL1 flowering lawn mixture have been selected as potential options. Spring bulbs will be planted within the courtyard locations. Please refer to the Planting Mix List for further details.
Wildflower grassland	0.09 ha	Native wildflower rich and shade tolerant grasslands maintained as a long sward. Use of turf or seeding will be dependent on the particular location or situation. Potential options include: Landscape 34/Native Enriched Turf by Wildflower Turf as well as EM2 Standard Meadow Mix, EW3 Species General Meadow Mix and EW1 Woodland Mix from Emorsgate. Meadow bulbs will be planted within the courtyard locations. Please refer to the Planting Mix List for further details.

Table 2.1: Landscaping Proposals

Habitat / feature	Area (ha) / Length (km) / No.	Description
Wet grassland (swale)	0.08 ha	Creation of a large swale in the south-eastern portion of the site using either SuDs Turf by Wildflower Turf or Emorsgate EM8 meadow mix for wetlands. The grassland will be maintained as a long sward.
Rain gardens/biowales	0.06 ha	Planted bioretention areas, including native, flowering and shade tolerant species. Please refer to the Planting Mix List for full species schedule.
Introduced shrub	0.19 ha	Mixed shrub and groundcover planting (including herbaceous perennials, grasses and ferns). Species are predominantly ornamental. Please refer to the Planting Mix List (groundcovers, shrub mixes and hedges) for full species schedule.
Green wall/vertical planting	0.01 ha	Climbing plants on fence lines, including flowering and shade tolerant species. Please refer to the Planting Mix List.
Native hedgerow	0.17 km	Native hedgerows planted along the eastern and western site boundaries. Species comprise: guelder rose, hazel, dogwood, elder, midland hawthorn and holly.
Ornamental hedgerow	0.04 km	Edible shrub hedge within community growing area. Please refer to the Planting Mix List.
Green roofs	0.34 ha	Mix of biosolar and biodiverse green roofs, supporting a diverse mix of native species.
Scattered trees	c. 168 No.	A mix of large, medium and small trees, including native and non-native species. Please refer to the 'Proposed Tree Schedule' for further details.
Other features		
Bat boxes	Phase 1B: 6 No. Phase 2: TBC	Phase 1B: In accordance with the Natural England Licence (2023-65542-EPS-MIT) 2 x Habitat Boxes and 4 x Schwegler 2F and Schwegler 2F DFP boxes will be installed on site. Boxes on trees have already been erected. Further surveys and subsequent licence application to Natural England (if required) will inform the requirements for the provision of bat boxes in Phase 2. Please refer to Chapter 5 of the EMS (Report RT-MME-159856-01) for further details.
Bird Boxes	c.18 boxes	At least two building integrated nest-boxes suitable for starlings and two building integrated nest-boxes suitable for house sparrows on each block. Habitat boxes (or similar) are recommended. At least two hole-fronted nest boxes (such as Schwegler 1B Bird Box) suitable for species such as blue tit and great tit to be located on retained trees (five boxes were suggested in total for the entire site). Exact locations will be agreed on site by a suitably qualified ecologist during the construction phase.

Table 2.1: Landscaping Proposals

2.2 Habitat Establishment

Detailed ground preparation and habitat establishment measures are provided in the 'Soft Landscape Maintenance & Management Overview' (N15301-A&S-ZZ-ZZ-RP-L-40081-C01) document. The establishment period covers 24 months from the completion of planting. This LEMP details management measures for all habitats following the establishment period.

3. Management Aims and Objectives

Table 3.1 sets out the aims and management objectives for all habitats and features described in Table 2.1. A management map showing the location and extent of the management units detailed in this section is included on Drawing C159856-03-01.

Management Reference	Habitat Type/ Landscape Feature	Aim	Management Objectives
Grassland			
G1	Species-rich lawn	Create and establish 0.09 ha of amenity grassland and maintain in Moderate ecological condition. Reach target condition within 4 years*.	- No net loss of amenity grassland area. - Maintain grassland predominantly for its visual and amenity value.
G2	Wetland grassland (swale)	Create and establish 0.08 ha of new wet grassland and maintain in Moderate ecological condition. Reach target condition within 5 years*.	- No net loss in wetland grassland area. - Manage sward to promote high coverage of wildflowers. - Manage scrub and tall herb encroachment at <5% cover with no areas exceeding >0.25 ha. - Monitor and control the presence of any non-native invasive species. - Maintain area free of debris to ensure attenuation function.
G3	Wildflower grassland	Create and establish 0.09 ha of species-rich neutral grassland and maintain in Moderate ecological condition. Reach target condition within 5 years*.	- No net loss of species-rich grassland area. - Manage sward to promote high (>20%) coverage of wildflowers. - Manage scrub or tall herb encroachment at <5% threshold respectively.
Green Roofs			
GR1	Biodiverse green roofs	Create and establish 0.34 ha of biodiverse green roof and maintain in Good ecological condition. Reach target condition within 10 years*.	- No net loss in biodiverse green roof area. - Monitor and control the presence of any non-native invasive species. - Manage undesirable vegetation/leaf litter to ensure drainage outlets do not become blocked. - Manage sward to promote high coverage of wildflowers as well as maintain aesthetic value.

Management Reference	Habitat Type/ Landscape Feature	Aim	Management Objectives
Hedgerows			
H1	Native hedgerow	Plant and establish 0.17 km of native hedgerow and maintain in Moderate ecological condition. Reach target condition within 5 years*.	- No net loss of native hedgerow habitat. - Gap up and replace failed hedgerow stock. - Low intensity maintenance to create hedgerows with varied heights, widths and structures.
H2	Ornamental hedgerow	Plant and establish 0.04 km of ornamental hedgerow and maintain in at least Poor ecological condition. Reach target condition within 1 year*.	- No net loss of ornamental hedgerow habitat. - Gap up and replace failed hedgerow stock. - Management to maintain aesthetic/screening value.
Introduced Shrub			
IS1	Mixed shrub and groundcover planting (including herbaceous perennials, grasses & ferns)	Create and establish 0.19 ha of ornamental shrub planting and maintain in at least Poor condition. Reach target condition within 1 year*.	- No net loss of ornamental shrub planting. - Maintain ornamental shrubs for biodiversity and amenity value. - Prune shrubs to minimise encroachment into adjacent areas.
Green Wall / Vertical Planting			
GW1	Climbing plants	Create and establish 0.01 ha of vertical planting and maintain in at least Poor condition. Reach target condition within 1 year*.	- No net loss of vertical planting. - Maintain climbing plants for biodiversity and amenity value.
Rain Gardens / Bioswales			
RG1	Courtyards swales, wooded swale and bioretention tree pits	Create and establish SuDS features which will cope well with seasonal fluctuations in moisture levels, both drought and inundation. Reach target condition within 1 year*.	- Maintain SuDs features to balance biodiversity and functional requirements. - Monitor and control the presence of any non-native invasive species.
Trees			
T1	Trees (retained)	Maintain the category status and condition of all retained trees.	- No net loss of standard trees. - Replace all failed, damaged or diseased tree stock. - Monitor and review status of all retained trees and carry out remedial actions to minimise health and safety risks or overgrowth in public access areas.
T2	Trees (proposed)	Plant and establish all proposed new trees and maintain in Moderate ecological condition. Reach target condition within 27 years*.	- No net loss of new planted trees. - Replace all failed, damaged or diseased tree stock.

Management Reference	Habitat Type/ Landscape Feature	Aim	Management Objectives
			Monitor and review status of all planted trees and carry out remedial actions to minimise health and safety risks or overgrowth in public access areas.
Woodland			
W1	Woodland (retained)	Improve ecological condition of 0.28 ha of existing woodland and maintain in Fairly Good ecological condition. Reach target condition within 5 years*.	- No loss in woodland extent. - Maintain woodland structure by undertaking schedule of selective thinning. - Maintain cuttings in situ to increase presence of deadwood.
W2	Woodland planting	Create and establish 0.03 ha of new woodland habitat and maintain in Moderate ecological condition. Reach target condition within 30 years*.	- No net loss of created woodland extent. - Support growth of standard trees to allow the development of a distinct woodland canopy. - Promote development of woodland structure by rotational thinning/coppicing of shrub layer.
Other features			
F1	Bat/bird boxes	Erect bat and bird boxes and maintain in good physical condition.	- No net loss of bat and bird boxes from site. - Bat/bird boxes maintained in good condition and/or replaced where damaged.
Key: *Time to target condition based on Metric 3.0.			

Table 3.1: Aims and Management Objectives

4. Delivery Plan

Table 4.1 describes the management prescriptions that will be implemented throughout the life of the proposed development to ensure that the aims and management objectives set out in Chapter 3 are achieved. Management timings provide a guide as to the recommended months for carrying out the proposed activities.

Management Reference	Management Activity	Years	Recommended Month/s for Management												Notes
			J	F	M	A	M	J	J	A	S	O	N	D	
Grassland															
G1	Cut areas of formal grassland to height of 25-40 mm monthly/bi-monthly (or as required) during growing season and remove arisings. Leave uncut margins wherever possible to allow wildflowers to grow and provide habitat for many insects, birds and small mammals.	Twice Monthly (Years 3 - 30)				X	X	X	X	X	X				Provide a well-maintained landscaping area for visual and amenity benefits.
G2, G3	Traditional meadow management techniques will be implemented. Meadow grassland is not cut or grazed from spring until late July/August when a 'hay cut' is taken after flowering. Cut back with a scythe, petrol trimmer or tractor mower to approximately 50 mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow the re-growth through to late autumn/winter to approximately 50 mm and again in spring if needed.	Annually (Years 3 – 30)							X	X					To give the sown species an opportunity to flower. Cut from centre out to protect invertebrates and wildlife.
G1-G3	Carry out litter pick and monitor the condition of amenity areas as required.	As required (Years 3 – 30)	X	X	X	X	X	X	X	X	X	X	X	X	Provide a well-maintained landscaping area for visual and amenity benefits.
G2, G3	Use 'spot' treatments where necessary to control the spread of undesirable weed species if they exceed threshold levels.	As required (Years 3 – 30)						X	X	X	X				Treat species with an approved translocated herbicide and apply through a weed wiper or wand.

Management Reference	Management Activity	Years	Recommended Month/s for Management												Notes
			J	F	M	A	M	J	J	A	S	O	N	D	
G1 and G3	Bulbs should be divided and redistributed when they get too overcrowded.	Every 3-5 years (Years 3-30)									X	X			Divide once foliage has died back.
Green Roofs															
GR1	Strim wildflower grassland green roofs once during mid-summer, removing all cuttings.	Annually (Years 3-30)								X	X				The areas beneath solar panels should also be strimmed annually to ensure taller vegetation does not have a negative impact on the panel's efficiency.
	Removal of undesirable vegetation on the greened area twice yearly.	Biannually (Years 3 -30)			X						X				-
	Drainage outlets (including inspection chambers) and shingle/gravel perimeters to be cleared of vegetation, twice yearly.	Biannually (Years 3-30)			X						X				-
	Watering as required during prolonged dry periods.	As required (Years 3-30)				X	X	X	X	X	X				-
Hedgerows															
H1	Once established, cut 1/3 of informal species-rich hedgerows to a minimum height of 2 m high and 2 m wide on rotation.	Annually (Years 3 – 30)	X	X								X	X	X	Timing to avoid nesting bird season. To provide varying hedgerow structure for the benefit of biodiversity.
	Maintain a minimum 2 m wide buffer strip around hedgerows and cut ¼ of area on rotation.	Annually (Years 3- 30)									X	X			To promote a hedgerow 'ecotone' for use by small mammals, birds and invertebrates.
	Infill gaps or poor hedgerow structure with native woody species as required.	Annually (Years 3 to 30)									X	X	X		To ensure no net loss of hedgerow habitat.
H2	Once established, trim formal hedgerows to achieve/retain desired dimensions and form, leaving a well-balanced natural appearance. Pruning	Annually (Years 3 to 30)	X	X								X	X	X	Timing to avoid nesting bird season. To maintain amenity and landscape value of the hedgerows. Pruning

Management Reference	Management Activity	Years	Recommended Month/s for Management												Notes
			J	F	M	A	M	J	J	A	S	O	N	D	
	top of hedge as required to maintain desired height, while cutting the sides of hedge on alternate years, always leaving one side uncut for the benefit of wildlife. Collect and remove arisings.														times appropriate to species after flowering.
	Within food growing spaces regularly remove any plants that are poisonous or toxic, if there is high risk of consumption.	As required (Years 3-30)	X	X	X	X	X	X	X	X	X	X	X	X	-
Introduced Shrub															
IS1	Water shrub and planting beds to maintain healthy growth.	As required (Years 3 – 30)					X	X	X	X					No net loss of amenity areas.
	Prune vegetation to prevent overhanging on footpaths/hardstanding and achieve /retain desired dimensions and form, leaving a well-balanced natural appearance. Collect and remove arisings, for use in habitat piles as specified.	Annual (Years 3 – 30)	X	X								X	X	X	Pruning times to be appropriate to species, e.g. after flowering and avoiding the bird nesting season
	Regular check for health and performance; removal of dead and/or damaged limbs.	As required (Years 3-30)	X	X	X	X	X	X	X	X	X	X	X	X	-
	Top-up mulch to help keep planting beds clear of weeds.	Annually (Years 3 – 30)		X											-
	Within food growing spaces regularly remove any plants that are poisonous or toxic, if there is high risk of consumption.	As required (Years 3-30)	X	X	X	X	X	X	X	X	X	X	X	X	-
	Carry out litter pick and monitor the condition of amenity areas as required.	As required (Years 3 – 30)	X	X	X	X	X	X	X	X	X	X	X	X	Provide a well-maintained landscaping area for visual and amenity benefits.
Green Wall / Vertical Planting															
GW1	Species appropriate pruning to maintain desired form. Collect and remove arisings.	Annual (Years 3 – 30)	X	X								X	X	X	Pruning times to be appropriate to species, e.g. after flowering and avoiding the bird

Management Reference	Management Activity	Years	Recommended Month/s for Management												Notes
			J	F	M	A	M	J	J	A	S	O	N	D	
															nesting season
	Attach insecure growth to supporting wires or structures. Check and repair structures as necessary.	As required (Years 3 – 30)	X	X	X	X	X	X	X	X	X	X	X	X	-
	Water as required to maintain healthy growth.	As required (Years 3 – 30)					X	X	X	X					-
Raingardens / Bioswales															
RG1	Refer to the sections that covers new tree and shrub maintenance														
	Planting adjacent to SuDs infrastructure: regular inspection of inlets, outlets and control structures and vegetation management around components as required. Silt removal from catchpits, soakways and cellular storage. Top-up of granular material as required.	As required (Years 3 – 30)	X	X	X	X	X	X	X	X	X	X	X	X	-
Trees															
T1, T2	Minimum intervention strategy for trees. Tree condition to be reviewed annually to ensure no risk to public from damaged / dead trees.	Annually (Years 1 – 30)	X	X	X	X	X	X	X	X	X	X	X	X	Reasons of public health and safety.
Woodland															
W1 and W2	Minimal intervention strategy however, woodland will be thinned when deemed necessary.														- Timing to avoid the bird nesting season.
	Specific ecological operations as directed by London Wildlife Trust ecologists and local community organisations e.g. TCV. Regular review of ecological area to devise appropriate maintenance regimes.	As required (Years 1 -30)	X	X										X X	- Thinning of timber with a volume of over 5 m ³ in any one quarter will require a felling licence from the Forestry Commission. All trees proposed for removal should be checked by a suitably qualified ecologist prior to removal, to check for bat roost potential.
	Coppice ¼ of planted shrub/undershrub layer on 10-year rotation. Standard	Years 10, 20 and 30	X	X									X	X	To provide a more diverse, natural woodland structure.

Management Reference	Management Activity	Years	Recommended Month/s for Management												Notes
			J	F	M	A	M	J	J	A	S	O	N	D	
	trees to be left to grow to form distinctive woodland canopy.														Timing to avoid the bird nesting season.
	Regular inspection and removal of invasive non-native species.	Once annually (Years 3 – 30)	X	X	X						X	X	X	X	Removal protocol will be dependent on species identified. All cut vegetation should be removed from site by an appropriately licensed contractor and disposed of at an appropriate waste facility.
	Standing deadwood to be retained in situ where it can be demonstrated that it will not pose any risk to public health and safety.	As required (Years 1 -30)	X	X									X	X	To provide microhabitats within the existing woodland.
	Discrete habitat piles to be created using logs and brash arising from woodland management works. Locations to be agreed with ecologist.	As required (Years 1 -30)	X	X									X	X	To provide dead-wood habitat for invertebrates, fungi, small mammals and amphibians.
	Regular management to keep path clear of vegetation.	As required (Years 3 – 30)	X	X	X	X	X	X	X	X	X	X	X	X	-
	Tree condition to be reviewed annually to ensure no risk to public from damaged / dead trees.	Annually (Years 3 – 30)	X	X	X	X	X	X	X	X	X	X	X	X	Reasons of public health and safety.
Other Features															
F1	Inspect bat/bird boxes to establish any maintenance needs or replacement.	Annually (Years 3 - 30)										X			Bat boxes to be checked by a licensed bat worker.

Table 4.1: Management Prescriptions

5. Monitoring and Review

5.1 Overview

The LEMP will be subject to ongoing monitoring and review. This will ensure that:

- The provisions of the management actions are fulfilled in accordance with the terms of habitat management proposals; and,
- The management remains appropriate and adaptable to achieve the target habitat types and condition.

To inform this approach, Management Audits and Field Surveillance Visits will be completed throughout the management period to provide information about the delivery of the management works and the status of the habitats. All management actions will be monitored against management prescriptions or conservation objectives to demonstrate that the aims of the LEMP are being fulfilled.

5.2 Monitoring

A Field Monitoring Report will be compiled in Years 1, 3, 5 and every five years thereafter. The reports will be informed by the following:

- **Management Audits** – an audit of enhancement/management works undertaken by the site manager/landowner, including collation of evidence to demonstrate that the works have been carried out.
- **Field Surveillance Visits** – undertaken by a suitably qualified ecologist, comprising a habitat survey completed using a standard habitat survey method (e.g., UK Habitat Classification) and a habitat condition assessment using standardised condition criteria.

The results of the audits and surveillance visits will be used to establish if the target habitat type, extent and condition have been fulfilled within the timeframes set out in Table 3.1.

The party responsible for implementation of monitoring is Peabody and/or their appointed contractor/ecologist.

5.3 Management Review

A review of the LEMP will be undertaken in Years 1, 3, 5 and every five years thereafter to ensure that the target habitat or condition thresholds are being achieved. Information from the Field Monitoring Reports will feed into the management reviews to determine if the management actions proposed remain appropriate to achieve the aims of the plan and/or what, if any, adaptations will be needed to remediate any shortfalls. This could include amendments to the timings or prescriptions of the management plan, subject to the provision of evidence, to justify the relevant management change.

If requested, Field Monitoring Reports will be submitted to the Local Planning Authority for approval along with any proposed amendments to the management plan.

6. Drawings

Drawing C159856-03-01– Landscape and Ecology Management Plan (Middlemarch)



C159856-03-01

Legend

Hybrid Application Boundary

RMA1 Application Boundary

Trees

T1 Trees (retained)

T2 Trees (proposed)

Hedgerows

H1 Native hedgerow

H2 Ornamental hedgerow

Green Wall / Vertical Planting

GW1 Climbing plants

Grassland

G1 Species-rich lawn

G2 Wetland grassland (swale)

G3 Wildflower grassland

Green Roofs

GR1 Biodiverse green roofs

Introduced Shrub

IS1 Mixed shrub and groundcover planting (including herbaceous perennials, grasses & ferns)

Rain Gardens / Bioswales

RG1 Courtyards swales, wooded swale and bioretention tree pits

Woodland

W1 Woodland (retained)

W2 Woodland planting

Project

Phases 1B and 2,
St. Ann's New Neighbourhood

Drawing

Landscape and Ecology Management Plan

Client

Peabody Trust, Catalyst by Design and
Hill Residential Limited

Drawing Number

C159856-03-01

Revision

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Scale @ A3

1:750

Date

November 2023

Approved By

SB

Drawn By

RP

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