



Biodiversity Enhancement Management Plan (BEMP)

Site Name:	Okell Drive
Date:	30.10.2025
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Report Author	Rhiannon Hobbs

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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.

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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	Demolition of the existing building, and the erection of a residential development.
Development Name and Address	Okell Drive, Knowsley L26 7XX
BNG Project Name and Address	Okell Drive, Knowsley L26 7XX
Author Organisation	Collington Winter Environmental Ltd
Landowner	Hampton Developments NW Ltd
Land Manager	Hampton Developments NW Ltd
Responsible person/organisation for creating or enhancing the habitat	Hampton Developments NW Ltd
Period covered by this management plan	30 Year Management and Monitoring
Planning authority	Knowsley Council
Planning reference (if applicable)	23/02832/FUL
BNG register reference (if applicable)	
Central OS grid reference	SJ 44069 86115
Metric revision/title	Statutory Biodiversity Metric – Okell Drive
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
All habitats are to be lost to facilitate development.
The following habitats are to be created: - Individual trees – 11 trees (equivalent to 0.0448 ha) - Mixed native scrub – 0.02 ha - Native hedgerow – 0.032 km
Timescales for Actions PB-B03
Start date unknown. Management and monitoring to cover 30 years.
Monitoring Requirements PB-B04
Monitoring visits at Years 1,3,5 and then every 5 years until 30 years has completed.
Required Consents and Licences PB-B05
N/A
Funding PB-B06
TBC
Legal Agreement PB-B07

TBC



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	Yes: ☐ No: ☒
Not delivered in phases.	

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		Rhiannon Hobbs		
Organisation		Collington Winter Environmental Ltd		
Responsibility	Start Date:	N/A	End Date:	N/A
Production of HMMP. Monitoring visits to be organised by the landowner and are not the ecologist’s responsibility to book.				
Statement of Competency				
This has been overseen by Katie Bird, Associate Director at Collington Winter Environmental Ltd, who holds over 9 years professional experience in ecological consultancy.				

Landowner or Land Manager PB-B10				
Name or Initials		Hampton Developments NW Ltd		
Organisation		Hampton Developments NW Ltd		
Responsibility	Start Date:	TBC	End Date:	TBC
The landowner will ensure that the HMMP is implemented by the operational organisation responsible.				
Statement of Competency				
The landowner has good knowledge of the site and its current management style.				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		TBC		
Organisation		TBC		
Responsibility	Start Date:	TBC	End Date:	TBC
The management organisation will be responsible for delivering all enhancements to the site and to deliver all maintenance for the 30 year period.				
Statement of Competency				
TBC				
LPA or Responsible LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		TBC		
Organisation		Knowsley Council		
Responsibility	Start Date:	TBC	End Date:	TBC
Monitoring reports and suggested actions will be provided for audit.				

Land Use Summary

Overview of Baseline Site Use PB-B13

The site currently comprises a disused country club building with associated parking and some areas of grassland.

Overview of Proposed Site Use PB-B14

Demolition of the existing building and construction of nine residential properties.



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
N/A – New habitat to be created	Individual Trees – Urban Tree	N/A	N/A	Moderate	27	Moderate condition to be achieved by targeting the following criteria: A, B, D, and F.
N/A – New habitat to be created	Heathland and Shrub – Mixed Scrub	N/A	N/A	Moderate	5	Moderate condition to be achieved by targeting the following criteria: B,C, D, and E.
N/A – New habitat to be created	Native Hedgerow	N/A	N/A	Moderate	5	Moderate condition to be achieved by targeting the following criteria: A1, B1, B2, C2, D1 and D2.

Creation, Enhancement and Management Targets and Prescriptions

Individual Trees

Creation and Management Summary (HD-T01)

Target Habitat Type:		Individual Trees (Moderate Condition – Created Habitat)				
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or at least 70% within the block are native species).	Yes	N/A	Select native species of trees to be incorporated into the development.	N/A	No management required to achieve this criterion.
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	N/A – Individual Trees automatically pass this criterion.	N/A	N/A – Individual Trees automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	No	N/A	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	N/A	No specific creation approach required to meet this criterion.	N/A	No pruning regime to be implemented through management.
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	N/A
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	N/A	Trees to be planted within vegetated areas according to the proposed landscape plan.	N/A	N/A

Creation and Management Methods (HD-T02)

Action	Timing	Prescriptions
General Tree Maintenance	Annual from Year 0	Check all trees for firmness and stability in the ground. Check and adjust tree ties, replacing if necessary. Top up bark mulch levels where necessary around the base of new trees, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. Where trees are in grass areas, remove weed growth by hand and retain a circle of bark mulch (approximate radius of 500 mm) to aid mowing and prevent damage to the main stem. Prune back any diseased or rotten wood (including the removal of main stems and limbs) back to sound wood as required. Remove all cut material from site.
Tree Watering	Apply water at a frequency of once per fortnight from April to the end of September (to a maximum of 15 visits). Increase watering frequency during any continuous hot weather lasting more than 7 days	Water trees during dry periods (being any period without substantial rainfall for 14 days or more), until trees are successfully established. Apply water at a frequency of once per fortnight from April to the end of September (to a maximum of 15 visits). Increase watering frequency during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the landowner and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.
Checking and removal of tree stakes and ties	Remove stakes between 4 to 6 years after planting. Review stakes annually from Year 0.	Review the need for tree stakes and ties annually for up to 6 years. Remove stakes and ties between 4 to 6 years after planting, but be sure trees are firm and stable. Stakes and ties removed shall be cut at ground level, below lowest grass height (to prevent snagging mower blades) or pulled from the ground and the post holes filled with suitable topsoil. If the tree is found to be weak or unstable after the stakes have been removed, then check the base of the tree for signs of rot. If rotten or unlikely to stabilise, remove the tree and replace. If the tree is free from rot or other cause of its instability, then re-instate a tree support, using 100 mm diameter chestnut stake and single tie. The stake should be pushed into the ground with a post rammer, to a depth of 600 mm and cut to one third the height of the tree. Fix the tree stem with a rubber tie and spacing device attached to at a point no more than 25-35 mm below the top of the post, in order to prevent chafing against the post in high winds. Remove old posts, ties and arisings and dispose of off-site.
Long-term tree surgery works	After 10-20 years of maintenance (or earlier if required).	After 10-20 years of maintenance (or earlier if required), newly planted trees will reach semi-maturity and at this time may be in need of corrective surgery. Trees should become subject to the annual Arboricultural Assessment.
Tree replacement and enhancement of tree cover	Annual from Year 0.	Any tree that dies or is necessarily felled, but which is not removed as part of a programme of tree removals, shall be replaced with a tree of appropriate species and stock size. Such replacement shall be with a tree of either the same or similar species as those existing. The option for replacing with a different species is to allow some flexibility avoiding problems encountered with 'Same Species Disease' and to ensure sustainable tree cover in the interests of visual amenity. Possible damage to drainage/services and adjoining building foundations must be considered before choosing a replacement tree species and location. Where alternative species are being considered, then the species should be suitable to the character of the location and adjoining trees. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of trees and tree groups, in the interests of the long-term sustainability of strategically important vegetation. Trees should be a minimum stock of standards (10-12 cm girth) and implemented and maintained in accordance with good horticultural practice. Replacement and enhancement planting is best undertaken during the planting season (November through to March, inclusive).

Mixed Scrub

Creation, Enhancement and Management Summary (GH-T01)

Target Habitat			Mixed Scrub (Moderate condition – created habitat)			
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	No	N/A	N/A	N/A	N/A
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes	N/A	No specific creation approach necessary to meet this criteria.	N/A	Rotational coppicing every 3-5 years
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA5) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	N/A	Appropriate non-native invasive species control measures should be adopted during construction including: - Learn to identify invasive species. - Survey the construction site and/or roadside for invasives “prior” to breaking ground or maintaining. - If found, mark & treat the site with herbicides two weeks prior to breaking ground or mowing. - Excavate the “seed-bank” and bury “deep” in a designated spoil zone. - Clean equipment “power wash” prior to moving onto and off from each construction site – to prevent the import and export of plant materials & seeds. - Never mow through invasive plants – it will only serve to “spread” viable plant fragments and seeds	N/A	Annual checks for invasive non-native species and removal by a suitably qualified contractor using industry best practice methods. Removal works to be completed while complying with working outside of bird nesting species or follow suited Precautionary Working Methods as above.

D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	yes	N/A	Selective thinning of scrub at the edges of the habitat to allow tall grasses to establish.	N/A	Annual pruning of habitat as required. Pruning works to be while complying with working outside of bird nesting species or follow suited Precautionary Working Methods as above.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	N/A	Scrub to be planted irregularly to create clearings, glades or rides.	N/A	Rotational coppicing every 3-5 years.

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

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

Action	Timing	Prescriptions
Thinning	Year 1 November - February	Thinning using hand tools or strimmers, avoiding hitting the ground where animals may be sheltering. No more than 10% scrub cleared in any one year. Rotational clearance to maintain varied structure and species diversity.
Planting	Year 1 and then as required determined by monitoring visits December - February	Planting mixed scrub species at a density of 2 plants per m2. Not all gaps need to be filled, creating openings and clearings is also beneficial. Shrubs to be planted as bare root whips and protected by appropriate tree guards.
Watering	As required	In periods of dry weather all trees/scrub will be regularly watered. The area around the base of each tree will be kept mulched to 50mm depth minimum and weed free to a minimum diameter of 1m. At the end of each growing season all trees shall receive an application of slow release fertiliser.
Check for presence of non-native invasive species.	Once a year minimum in late summer. Autumn cut can also be undertaken if required. Check for nesting birds will be required.	Removal of invasive species by hand/ with strimmers as required by certified contractor.
Scrub establishment	Years 2 – 5 then as required	Tree/shrub guards will also be checked and replaced where necessary, if suitably established the guards will be removed after five years (subject to the results of ecological monitoring surveys). During the establishment period (five years) all dead, dying or diseased trees/scrub specimens will be replaced with stock to the original specification. If the failure of the plant is due to disease and the disease is considered likely to re-occur then an alternative native species of local provenance may be used as a replacement with agreement with the LPA. The exact timing of the planting of replacement trees/scrub is dependent on the ground conditions; however, planting should take place between the months of December and February inclusive, this will allow the plants more time to establish a network of feeder roots before the onset of spring. Welded mesh tree guards and stakes will also be checked and replaced where necessary, if suitably established the stakes (and ties) will be removed after three years.

Hedgerow

Creation and Management Summary (HD-T01)

Target Hedgerow Type:		Native Hedgerow (Moderate Condition – Created Habitat)				
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A1	Height >1.5m average along length.	Yes	N/A	Planting whips and managing to ensure average height along length	N/A	Where sections of hedgerow become thin or fail, gap up hedgerows with an appropriate mix of species to an approximate density of 6 plants/linear metre, planted in a double staggered row during the planting season (November through to mid-March inclusive). Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge line taking due allowance for natural growth and regeneration of cut material. All plants should match those that the infill section will relate to.
A2	Width >1.5m average along length.	No	N/A	N/A	N/A	N/A
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	N/A	No specific creation approach is required to meet this criterion.	N/A	Management to target this and undertake cutting/ re-laying where required. This should target to meet the B3 criterion and therefore management such as planting with an appropriate mix of species to an approximate density of 6 plants/linear metre, planted in a double staggered row during the planting season (November through to mid-March inclusive) where gaps are found to be >0.5m
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	N/A	Planting whips to an approximate density of 6 plants/linear metre will ensure that the hedgerow is not gappy.	N/A	Where sections of hedgerow become thin or fail, gap up hedgerows with an appropriate mix of species to an approximate density of 6 plants/linear metre, planted in a double staggered row during the planting season (November through to mid-March inclusive). Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge line taking due allowance for natural growth and regeneration of cut

						material. All plants should match those that the infill section will relate to.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	No	N/A	N/A	N/A	N/A
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Yes	N/A	Undesirable vegetation to be removed before planting.	N/A	Management to include weeding of undesirable vegetation such as nettle and dock.
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Yes	N/A	Appropriate non-native invasive species control measures should be adopted during construction including: - Learn to identify invasive species. - Survey the construction site and/or roadside for invasives “prior” to breaking ground or maintaining. - If found, mark & treat the site with herbicides two weeks prior to breaking ground or mowing. - Excavate the “seed-bank” and bury “deep” in a designated spoil zone. - Clean equipment “power wash” prior to moving onto and off from each construction site – to prevent the import and export of plant materials & seeds. Never mow through invasive plants – it will only serve to “spread” viable plant fragments and seeds	N/A	Annual checks for invasive non-native species and removal by a suitably qualified contractor using industry best practice methods.
D2	Current damage	Yes	N/A	No specific creation approach required to meet this criteria.	N/A	Monitoring to check for any damage to hedgerow.

	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.					
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Creation and Management Methods (HD-T02)

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

Action	Relevant Features	Timing	Prescriptions
Gapping up	Onsite	Year 0 and then as required determined by monitoring visits.	Where sections of hedgerow have become thin or fail, gap up hedgerows with an appropriate mix of species to an approximate density of 6 plants/linear metre, planted in a double staggered row during the planting season (November through to mid-March inclusive). Gap up areas of less dense growth with additional plants as required to achieve a continuous hedge line taking due allowance for natural growth and regeneration of cut material. All plants should match those that the infill section will relate to
Rotational cutting	Onsite	Year 3 and then every 2 years in a rotational manner.	In accordance with guidance from HedgeLink: <i>“Cutting every two or preferably three years allows the hedgerow to develop the second- and third-year growth necessary for shrubs to flower and fruit. Combined with incrementally raising the cutting height, such rotational cutting will avoid putting undue stress on the hedgerow and keep it healthy.</i> <i>A practical and flexible alternative to the flail is the circular saw blade (top left) which can cut cleanly through much larger material (middle left) than the flail (bottom left). It is especially useful to re-shape overgrown hedgerows which have not been cut for many years, or to manage hedgerows on a much longer cutting rotation than is possible with flail mowers.”</i>
Weeding and general maintenance.	Onsite	Annual from Year 0	Remove any undesirable weeds by hand at the base of the hedgerow.
Removal of any non-native invasive species.	Onsite	Annual from Year 0	Removal to be undertaken by a certified contractor in accordance with industry best practice guidance.

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
	Mixed Scrub and Hedgerow	Presence of Invasive Species	Any invasive species identified during monitoring visits.	Removal of invasive species by certified contractor using industry best practice guidance.
	Individual Trees and Hedgerow	Newly planted trees failing to establish	10% of targeted number of newly planted trees found to be dead during years 1-10.	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
	Individual Trees and Hedgerow	Pests/ disease	10% or over of trees present within woodland showing signs of pests/ disease	Consult with arborist.
	Hedgerow	Overshading of canopy	More than 25% of understorey is bare/ failing to establish.	Rotational canopy thinning.
	Hedgerow	Over browsing from wildlife	10% of targeted number of newly planted trees found to be dead during years 1-10.	Consider re-introducing stakes/ tree guards. Planting additional trees.

2. 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)
Monitoring visits should be conducted by a Suitably Experienced and Qualified Ecologist who has experience undertaking Condition Assessments for Biodiversity Net Gain. The monitoring visits should be undertaken in Years 1, 3, 5, and then every 5 years until the 30-year period is concluded.
Monitoring visits will be undertaken on all habitats and all parcels in the above time period to assess the condition assessments using the methods listed in the table below.

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
Mixed scrub	To be undertaken on all parcels. Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m2. Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list Check for non-native invasive species	Years 1,3,5 then every 5 years. Surveys to be completed between May and August
Individual Trees	Identify any failed trees. Identify any pests/ diseases present. Undertake assessment as to maturity. Estimate % of canopy oversailing vegetation underneath.	Years 1,3,5 then every 5 years. Surveys to be completed between May and August
Hedgerow	Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m2. Estimate % of gaps Identify any invasive species present. Identify any browsing damage evident across the woodland parcel. Identify if any pests/ diseases are evident.	Years 1,3,5 then every 5 years. Surveys to be completed between May and August

Monitoring Reports

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

Monitoring Report Schedule MS-T02

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

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
TBC – The ‘Owner’	

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

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

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

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

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