



CLIENT: INDURENT MANAGEMENT LIMITED
SITE: LAND TO THE EAST OF MOORGATE POINT, KNOWSLEY
DATE: MARCH 2026
DOCUMENT: HABITAT MANAGEMENT AND MONITORING PLAN

Associated Figures:

JN00457_DW04 BNG Proposals Plan

Associated Documents:

JN00457_D03 Moorgate Point BIA Rev02

Non-Technical Summary

- 1.1 A Habitat Management and Monitoring Plan (HMMP) has been prepared for the new Indurent Park development in Knowsley, known as Moorgate Point. It explains how new and existing habitats — such as grassland, trees, shrubs and hedgerows — will be created, looked after, and checked over the next 30 years.
- 1.2 Key measures include sowing wildflower grassland, planting new trees and hedgerows, controlling weeds and invasive plants, and carrying out regular maintenance such as mowing, pruning and thinning. An ecologist will monitor the site at set intervals to ensure habitats are developing as planned, with any problems corrected accordingly.
- 1.3 These provisions are in line with the information given in the Soft Landscape Works Maintenance and Management Proposals – 10 Years produced by BCA Design (shown on 2465-25-10 Rev 09 – Landscape Concept Proposal) and deliver on site habitats in accordance with the JN00457_D03 Moorgate Point Biodiversity Impact Assessment (BIA) produced by SKE.

Background

- 1.4 SK Environmental Solutions Limited (SKE) was commissioned by Indurent Management Limited to produce a Habitat Management and Monitoring Plan (HMMP) to discharge Condition 17 of the planning permission granted in relation to a proposed commercial development on an existing site east of Moorgate Point, Knowsley (ref: 25/00464/FUL).
- 1.5 The land, hereafter known as the 'site' extends to approximately 4.48 ha and is shown by the red line boundary on Figure 1, below. It is located at an approximate central grid reference of SJ 42556 97216 and nearest postcode of L33 7AQ.



Figure 1 – Site Boundary Plan

- 1.6 A full Biodiversity Net Gain (BNG) assessment of the proposed development was completed as part of the original submission by SKE and is detailed in JN00457_D03 Indurent Park Preston Biodiversity Impact Assessment (BIA).
- 1.7 The purpose of the HMMP is to set out the management practices and monitoring requirements necessary for habitats to achieve their targeted conditions, as described in the BIA report. These result in an onsite net loss of 11.26 habitat units (-78.62%) and 0.94 watercourse units (-100%), with a net gain of 2.99 hedgerow units (no percentage calculated). This will cover the full 30-year period over which BNG applies. The habitat improvement works detailed in this report will be implemented no later than the first planting and seeding season following the completion of the development.
- 1.8 As the landowner, Indurent Management Limited will take overall responsibility for ensuring the completion of the management practices specified in this report. It is expected that this will be delivered through the employment of a maintenance contractor who is suitably qualified to understand and implement the provisions of this plan. A suitable ecological consultant (such as SKE) should also be appointed to undertake the specified monitoring requirements. The landowner, as the party responsible for funding the proposals, reserves the right to contract other suitable professionals, at any point during the 30-year period, to deliver the measures detailed in this report.

Planning History

1.9 The Decision Notice relating to the development (ref: 25/00464/FUL) states:

“Prior to commencement of development, a Habitat Management and Monitoring Plan (the HMMP) shall be prepared in accordance with the approved BNG metric and the finalised Biodiversity Gain Plan (and submitted alongside the Biodiversity Gain Plan). These documents shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The submission must include:

- A non-technical summary;*
- Overview of legal agreement, funding and project;*
- Roles and responsibilities for implementation of the HMMP (habitat works, management, monitoring);*
- Description and evaluation of features to be managed (including protection of those being retained);*
- The aims and objectives of management including target condition criteria and details of the relevant habitats, in line with the approved BNG metric and Biodiversity Gain Plan;*
- Appropriate management prescriptions for achieving aims and objectives, including over the period of 30 years, in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of habitat works;*
- Preparation of a work schedule (including any adaptive management);*
- The monitoring methodology and frequency in respect of the created or enhanced medium distinctiveness habitat to be submitted to the Local Planning Authority.*

These monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.”

Habitat Proposals – Management and Monitoring

1.10 Proposed habitats described in the sections below align with the Moorgate Point Biodiversity Impact Assessment and are shown on JN00457_DW04 BNG Proposals Plan. Management prescriptions are in line with, and are to be read in conjunction with, those given in the Soft Landscape Works Maintenance and Management Proposals – 10 Years (shown on 2465-25-10 Rev 09 – Landscape Concept Proposal) produced by BCA Design, which contains details regarding the scheduling of works through that period.

Modified grassland

1.11 New areas of modified grassland are to be created as margins to roads and parking areas, as well as adjacent to the turning head created on the site access road, to the southeast of the site.

- 1.12 These areas are to be managed for their amenity value. They are to be created through the laying of turf (such as Rolawn Medallion or similar) and are expected to be largely uniform and species-poor. Therefore, they are classified as achieving poor condition with no specific condition criteria targeted. However, it is expected that these areas should still pass condition criteria C, F and G of the relevant condition assessment sheet (see Figure 2, below).

A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)².
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.
G	There is an absence of invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴).

Figure 2 – Modified grassland condition criteria

- 1.13 These areas are to be regularly mown throughout the year to maintain a clean, short sward with excessive arisings removed from the site. The amenity grassland will be watered and re-seeded as required, with application of fertiliser and herbicide where needed.
- 1.14 In line with the temporal multiplier of the statutory metric, it is anticipated that the areas of modified grassland will take approximately one year to reach target condition.

Other neutral grassland

- 1.15 Areas of species-rich grassland are to be planted along the northern and western boundaries of the site, as well as in the area surrounding the attenuation basin to the southeast of the site. These are classified as other neutral grassland, however, given the highly urbanised environment in which they will be located, only poor condition is considered appropriate for these areas, with condition criterion A not targeted. Condition criteria B, D and E of the relevant condition assessment sheet (see Figure 3, below) will be targeted by the management applied to this area, which should also ensure the delivery of criterion F.

Condition Assessment Criteria	
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens².
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.
E	Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.
Additional Criterion - must be assessed for all non-acid grassland types	
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.

Figure 3 – Other neutral grassland condition assessment criteria

- 1.16 These areas are to be sown with a species-rich grassland mix (such as DLF Trifolium Pro Flora 8 or similar) in either spring or autumn, in line with manufacturer recommendations. The sward will be cut three times in the first year (timings for these cuts, dependent on sowing season, are given in the Soft Landscape Works Maintenance and Management Proposals).
- 1.17 In subsequent years, two cuts will be taken, one in early spring and one in early autumn. Cuts will be to a length of 40-70 mm and all excessive arisings will be removed from site. Where

possible, at least one-third of the total area of species-rich grassland should remain uncut each year, in order to create tussocky habitat which provides shelter for invertebrates or small mammals over winter. The uncut area should change year to year.

- 1.18 No fertiliser or pesticides will be applied to areas of species-rich grassland.
- 1.19 In line with the temporal multiplier of the statutory metric, it is anticipated that the other neutral grassland will take approximately two years to reach target condition.

Sustainable drainage system

- 1.20 An attenuation basin is to be created at the southeastern corner of the site. Management of this area is to target condition criteria C, E1 and E2 of the relevant condition assessment sheet (see Figure 4, below), with moderate condition achieved. Condition criterion D shown below is not relevant to this habitat type.

Condition Assessment Criteria	
Core Criteria - must be assessed for all urban habitat types :	
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land :	
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:	
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.

Figure 4 – Sustainable drainage system condition assessment criteria

- 1.21 Once the basin is constructed, suitable aquatic vegetation is to be sown around the margins. Species composition and planting specification are shown in Figure 5 below, taken from the 2465-25-10 Rev 09 – Landscape Concept Proposal plan.

AQUATIC/MARGINAL PLANTING AREAS

(300mm depth low nutrient cohesive clay/subsoil material onto waterproofing layer or substrate to Engineers specification) Plant species listed below to be planted into a minimum of 200mm depth indigenous cohesive low-nutrient sub-soil. Size of plant stock to be 90cc plugs/bare root, planted at 4 plants per m² by hand. Plants should be planted in the correct location and water depth to suit the requirements of each specific species.

%	Species	Common Name	Size
10%	<i>Caltha palustris</i>	Marsh marigold	9cm pot
10%	<i>Filipendula ulmaria</i>	Meadowsweet	9cm pot
10%	<i>Galium palustre</i>	Marsh bedstraw	9cm pot
10%	<i>Lythrum salicaria</i>	Purple Loosestrife	9cm pot
10%	<i>Mentha aquatica</i>	Water mint	9cm pot
10%	<i>Myosotis scorpioides</i>	Water-forget-me-not	9cm pot
10%	<i>Ranunculus sceleratus</i>	Celery-leaved buttercup	9cm pot
10%	<i>Scrophularia auriculata</i>	Water Figwort	9cm pot
10%	<i>Sparganium erectum</i>	Branched Bur Reed	9cm pot
10%	<i>Veronica beccabunga</i>	Brooklime	9cm pot

Figure 5 – Aquatic marginal vegetation planting specification

- 1.22 Once established, regular inspections of the marginal planting, along with the rest of the attenuation basin, will be undertaken to ensure that colonisation of the area by non-native invasive plant species is quickly identified and addressed. Excessive or dominant vegetation growth around the inlet or outlet headwalls will be removed to prevent blockage.
- 1.23 In line with the temporal multiplier of the statutory metric, it is anticipated that the sustainable drainage system will take approximately three years to reach target condition.

Ornamental shrubs

- 1.24 Areas of non-native, ornamental shrub are created and maintained for their visual appeal and not directly for their biodiversity value. As only a single, universal condition exists for this habitat, there are no such criteria that need to be met in order for this habitat to deliver its assessed biodiversity value.
- 1.25 As these areas are not being managed for biodiversity and no specific condition criteria are being targeted, this report does not require any specific management be adopted in order to deliver the calculated biodiversity uplift. As long as the areas of shrub exist, they comply with what is stated within the BNG calculation.
- 1.26 Ongoing management of areas of introduced shrub should consider the potential presence of nesting birds within this habitat, with maintenance works such as pruning undertaken outside of the nesting bird season (March to August inclusive).
- 1.27 In line with the temporal multiplier of the statutory metric, it is anticipated that areas of ornamental shrub will take approximately one year to reach target condition.

Individual trees

- 1.28 Forty-three new individual trees are to be planted on the site. Of these, six are of native species with the remaining thirty-seven comprising non-native species or cultivars. All trees will automatically pass condition criteria B and F of the relevant condition assessment sheet (see Figure 6, below), while the six native species will also pass condition criterion A. Native species will therefore achieve moderate condition while the non-native / cultivar trees will achieve poor condition.

A	The tree is a native species (or at least 70% within the block are native species).
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).
C	The tree is mature (or more than 50% within the block are mature) ¹ .
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.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.

Figure 6 – Individual trees condition assessment sheet

- 1.29 Tree planting methods are in accordance with the Soft Landscape Works Maintenance and Management Proposals and landscape plans. Trees will be subject to ongoing light pruning as required by health and safety considerations. All trees will be periodically inspected by an arboriculturist and any dead or diseased specimens replaced as required.
- 1.30 Although the temporal multiplier of the statutory metric suggests that moderate condition is only likely to be achieved 27 years from planting (10 years for poor condition), it is considered that criteria A, B and F are delivered immediately upon planting.

Hedgerows and bare ground

- 1.31 A total of 718m of species-rich native hedgerow and 231m of ornamental hedgerow is to be planted on site. Given the urban landscape into which the native species-rich hedgerow is to be planted, it is not considered that anything other than poor condition for this is appropriate. No specific condition criteria are therefore targeted. Only a single, universal condition exists for ornamental hedgerows, there are no such criteria that need to be met in order for this habitat to deliver its assessed biodiversity value.
- 1.32 Hedgerow species are to be planted in line with methods set out in the Soft Landscape Works Maintenance and Management Proposals and landscape plans. For the first two years from planting, hedgerows should be subject to trimming three times a year to promote healthy growth and maintain hedge structure. Cutting should be undertaken sensitively during the breeding bird season. Hedges should be grown to a height of 1 – 1.5m.
- 1.33 From year 3, species-rich, native hedges should be cut on a biennial basis with no more than 50% cut during any single year to allow for habitat continuity. Trimming should take place ideally during late winter to maximise food and cover availability for wildlife and also avoid detrimental effects on breeding birds. Should any infilling of the hedgerow be required, this should be allowed to grow up to the height of the adjacent hedgerow sections. Ornamental hedges will continue to be cut three times a year.
- 1.34 The area of ground beneath the hedgerow should be kept free of other vegetation, such as ruderals and brambles, to facilitate the establishment of the hedgerow, and will continue in subsequent years. Where hedgerows are bounded on both sides by developed land, the area beneath the hedgerow is mapped as 'bare ground'.
- 1.35 The bare ground beneath the hedgerow is likely to fail all relevant attributes and consequently achieves poor condition.
- 1.36 In line with the temporal multiplier of the statutory metric, it is anticipated that all hedgerows and bare ground will take approximately one year to reach target condition.

Monitoring

- 1.37 Ecological monitoring visits will be conducted on all habitats in years 2, 3 and 5 and every five years thereafter. A total of seven visits is therefore recommended, as a visit in year 30 is not considered necessary as this represents the end of the site's 'lifetime' as a biodiversity gain site.
- 1.38 Given the range of habitats being improved by the above management prescriptions, it is considered that late spring to mid-summer is the optimal time of year in which to undertake the monitoring visit. This visit will comprise an assessment of each habitat parcel using the relevant condition assessment sheet, to track the delivery of the targeted criteria for each.
- 1.39 Should the findings of this assessment indicate that a habitat parcel is not on track to achieve its target condition within the expected timeframe, or should any other, unforeseen impediment to a habitat parcel achieving its target condition be identified, then the management prescriptions for that parcel may be adapted or added to, in order to best avert the risk of the establishment / improvement of that habitat failing.
- 1.40 Upon completion of monitoring of the site in a given year, a monitoring report will be submitted to the LPA by no later than November that same year, either by the landowner or the suitably

qualified ecologist who undertook the monitoring. This report will detail the findings of the monitoring survey, and the assessed condition of each habitat parcel at the time of the visit, along with any alterations that have been made to the management of any habitat parcel in light of the results of the survey.

Risk Register and Remedial Measures

- 1.41 Table 1 below details potential risks associated with the creation and enhancements of the habitats as outlined in the above report, along with proposed remedial actions, to ensure habitats remain on track for their targeted conditions.

Table 1 – Risk Register

Risk	Habitat Type	Remedial Action
Newly planted trees failing to establish	Individual trees, hedgerows	Replacement like-for-like planting should any individual tree fail to establish.
Encroachment of non-native species (e.g. Himalayan balsam)	All	Adopt removal measures as appropriate, should INNS (e.g. giant hogweed, Japanese knotweed, Himalayan balsam) colonise.
Bramble encroachment	Mixed scrub, introduced shrub	Cutting and removal of bramble from these areas using hand tools, outside of the breeding bird season, will be undertaken should bramble encroachment occur.
Scrub encroachment	SUDS and grassland habitats	Targeted cutting and removal of woody vegetation from these areas using hand tools.
Weed encroachment	All	Remove unwanted weed growth manually or by suitable herbicide treatment.

- 1.42 Should the findings of a monitoring assessment indicate that a habitat parcel is not on track to achieve its target condition within the expected timeframe, for a reason not foreseen in the table above, then other responsive remedial actions may be implemented, in order to best avert the establishment / improvement of that habitat failing. The implementation of any such remedial actions will be detailed in the subsequent monitoring report, including on their efficacy, if sufficient time has passed for this to be determined.

Biodiversity Unit Score – Net Change

- 1.43 The proposals detailed above yield an onsite **net loss of 11.26 habitat units (-78.62%) and 0.94 watercourse units (-100%) and a net gain of 2.99 hedgerow units (no percentage calculated)**, in line with the Moorgate Point Biodiversity Impact Assessment.

DRAWINGS

KEY:

 Red Line Boundary

INDIVIDUAL TREES

 Proposed Small Urban Tree

HEDGEROWS

 Non-native and ornamental hedgerow

 Species-rich native hedgerow

HABITATS

 Artificial unvegetated, unsealed surface

 Developed land; sealed surface

 Introduced shrub

 Modified grassland

 Other neutral grassland

 Sustainable drainage system

 Bare ground

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