

Habitat Management and Monitoring Plan

Site Name:	Land between 7 and 37 Arthur Lane, Ainsworth
Date:	23/09/2025
Version:	A



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MSc CEcol MCIEEM



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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
A	FINAL	Verity Webster 23/09/2025	

Document Details

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Authorship Details

This document is for use by Mr G Spillard only.



Verity Webster

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1. Project Background

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Land between 7 and 37 Arthur Lane, Ainsworth, Bolton, BL2 5PW
BNG Project Name and Address	As Above
Author Organisation	Verity Webster Ltd
Landowner	Mr G Spillard
Land Manager	Mr G Spillard
Responsible person/organisation for creating or enhancing the habitat	Mr G Spillard
Period covered by this management plan	March 2025 – March 2055 Annual monitoring will take place in years 1, 3 and 5 (2026, 2028, 2030), then subsequently 5-year monitoring checks will take place in 2035, 2040, 2045, 2050 and 2055
Planning authority	Bury Metropolitan Borough Council
Planning reference (if applicable)	Application no. 70641
BNG register reference (if applicable)	NA
Central OS grid reference	SD758107
Metric revision/title	Statutory Site Metric, May 2024. Rev A
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
The survey site comprises modified grassland with a previously removed leylandii hedgerow on the western boundary. There is a short section of native hedgerow on the eastern boundary adjacent to Arthur lane. 0.0613ha of modified grassland will be lost to account for construction of the agricultural building and access. 0.015km of native hedgerow will be removed to allow access. To achieve biodiversity net gain, 22 small native trees will be planted and 0.04km of native hedgerow will be created.
Timescales for Actions PB-B03
Habitat creation will take place in spring of 2025. In year 1 the establishment of the newly planted small trees will be reviewed.
Monitoring Requirements PB-B04
Monitoring will take place every five years. This will comprise condition assessment of the trees and grassland.
Required Consents and Licences PB-B05
Planning permission
Funding PB-B06
The owner of the site Mr Spillard will fund the management of the planting.
Legal Agreement PB-B07
The HMMP will form part of a planning condition.



- The Survey Site
 - g 33 line of trees
(Removed leylandii)
 - h2a native hedgerow
 - g4 Modified grassland
- Google Maps
- OSM Standard



 The Survey Site
OSM Standard

Phasing strategy

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

Yes: ☐ No: ☒

Habitat creation will take place from October 2025.

22 small trees will be sown in Autumn. These will comprise elm (*Ulmus* sp.). rowan (*Sorbus aucuparia*), wild cherry (*Prunus avium*), hazel (*Corylus avellana*), alder (*Alnus glutinosa*) and holly (*Ilex aquifolium*). These species are of benefit to native invertebrates.

A native species hedgerow (0.04km) will be planted along the western boundary. This will be composed predominantly of hawthorn (*Crataegus monogyna*) with occasional holly (*Ilex aquifolium*) and dogwood (*Cornus sanguinus*).

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		Ecologist: Verity Webster		
Organisation		Verity Webster Ltd		
Responsibility	Start Date:	30/05/2024	End Date:	1/10/2025

The ecologist Verity Webster BSc MSc CEcol MCIEEM produced the HMMP. She will not be responsible for implementation of the proposals. The site owner, Mr Spillard will be responsible for implementation of the proposals and management of the habitats.

Statement of Competency

Verity Webster is a Chartered Ecologist and a full member of the Chartered Institute of Ecology and Environmental Management.

Verity has worked as an ecological consultant since 2007. She has undertaken Ecological Assessments and protected species surveys for a large variety of projects and schemes, producing the required impact assessment and subsequent mitigation, management and monitoring schemes when necessary. She is a specialist in botanical survey.

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		Mr Spillard		
Organisation		NA; site owner		
Responsibility	Start Date:	October 2025	End Date:	NA

Land Use Summary

Overview of Baseline Site Use PB-B13

Modified grassland: The existing site comprises species poor modified grassland. This is unmanaged.

Native species hedgerow: There is a short stretch of native hedgerow along the eastern boundary.

Tree line (leylandii): A line of leylandii has previously been removed.

Overview of Proposed Site Use PB-B14

Created habitats

Native hedgerow along the western boundary of the site. This replaces the linear leylandii habitat with native linear habitat of benefit to wildlife. Hedgerows are also a Habitat of Principal Importance under the NERC Act, 2006.

Rural trees. Twenty-two small native broadleaved trees will be planted around the site. This will create vegetative structure and provide habitat for wildlife including invertebrates, birds and mammals such as bats.

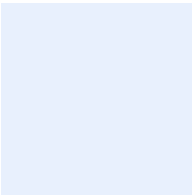
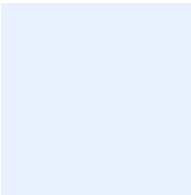
Site Context Photos PB-F03



Showing the modified grassland and the native hedgerow along the roadside

Baseline and Environmental Information

At baseline the site supports common and widespread habitat types. The site has limited suitability for protected species or species or habitats of conservation interest. There are no designated sites within 500m of the site. Habitats of Principal Importance under the NERC Act, 2006 are present (native hedgerow), but these will be compensated for by planting of additional hedgerow.



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

Aim: to create habitats that will support and improve existing ecological functionality but are also easy to maintain.

The objectives below will allow the aim to be achieved.

Objectives:

- 1: To create standing broadleaved trees in grassland that provide habitat for a range of wildlife in the future.
- 2: To create a native species hedgerow that provides connective linear habitat as a corridor for wildlife as well as providing foraging and nesting opportunities.
- 3: To create a biodiverse landscape within the limits of planting.

Achievement of objectives.

- 1 – Planting of native broadleaved trees and hedgerow that will provide structural enhancement to the site and wider landscape. Mature broadleaved trees and mature hedgerow will provide habitat for a range of wildlife.
- 2 – Planting of a range of species will ensure improvement of species diversity on site.

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 site is located on the boundary between an urban area and agricultural landscape that is relatively open.

Planting a range of broadleaved trees will provide structure to the landscape for the long-term

Trees, once established are easy to maintain, making the improvement in biodiversity achievable.

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
Individual trees	Urban Trees	Scattered tree planting.	NA	Moderate	27	Moderate condition will be targeted by achieving a pass in criteria A, B, D and F	Twenty-two small native species trees will be planted.
Native hedgerow	Native hedgerow	Planting along the western boundary	NA	Moderate	5	Moderate condition will be targeted by achieving criteria A1, A2, B1, B2, D1, D2	The hedgerow will be planted with three native species.

Creation, Enhancement and Management Targets and Prescriptions

Habitat Creation 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:						
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	All 22 urban trees	Planting small trees on site.		
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	All 22 urban trees	Planting small trees on site.		
C	The tree is mature (or more than 50% within the block are mature).	No				
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	All 22 urban trees	Planting small trees on site.		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No				
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	All 22 urban trees	Planting small trees on site within areas of retained sparsely vegetated ground, allowing vegetation to naturally develop.		

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
Plant small trees	All 22 urban trees	October – Mid-March	Remove existing ground vegetation and hardcore/debris where trees are to be planted Dig over the soil Ensure newly planted hedgerows are protected from trampling by people and machinery by using fencing Use mulch around and between the base of new plants to prevent growth of competitive grasses. Sourcing plants Ideally, plants should be sourced from local garden centres within 20km of the site. Trees should be bought in at least 5L pots and will be at least 7.5cm DBH. Pots are recommended over bare root-produce, as bare roots require planting immediately.
YEAR 1 Suppress weeds and replace trees where necessary.	All 22 urban trees	April - September	Where required clear away long grass and weeds to allow growth of trees. Replace trees if they have died.

Individual Trees Species Lists (UT-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance (no.)	Comments
Elm	Ulmus sp.	3	
Rowan	Sorbus aucuparia	5	
Wild Cherry	Prunus avium	4	
Hazel	Corylus avellana	4	
Alder	Alnus glutinosa	2	
Holly	Ilex aquifolium	4	

Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 8. Hedgerow

Target Hedgerow Type:				
Condition Assessment Criteria		Targeted?	Relevant Features	Creation Approach
A1	Height >1.5m average along length.	Yes		Height of over 1.5m will be encouraged and maintained.
A2	Width >1.5m average along length.	Yes		Height of over 1.5m will be encouraged and maintained.
B3	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes		This will be encouraged with appropriate management. Protection of the base of the new shrubs with longer grassland will enable this.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes		This will be created with planting and maintained in perpetuity.
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		There are currently no invasive non-native species present on site. This will be maintained.
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes		Damage will be avoided, with trimming under management regime only.

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

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

Action	Relevant Features	Timing	Prescriptions
Plant sapling shrubs	Hedgerow 1	Mid-November – Mid-March	Remove existing ground vegetation where trees/shrubs are to be planted Dig over the soil Ensure newly planted hedgerows are protected from trampling by people and machinery by using fencing Use mulch around and between the base of new plants to prevent growth of competitive grasses. Hedgerow whips should be planted in a double staggered row 30-40cm apart, with the two rows 50cm apart. There should be approximately 7 plants per meter. Sourcing plants Ideally, plants should be sourced from local garden centres within 20km of the site. Shrubs and trees should be bought in 5L pots and will be 60-80cm in height. Pots are recommended over bare root-produce, as bare roots require planting immediately.
YEAR 1 Suppress weeds and replace saplings where necessary.	Hedgerow 1	April - September	Where required clear away long grass and weeds to allow growth of saplings. Replace saplings if they have died. Mature hedgerow shrubs (existing hedgerow) can be pruned as required, but to ensure a height of 1.5m. Ideally each side of the existing hedgerow should be pruned in alternative years to allow growth and protection of wildlife. The top of the hedgerow can be trimmed annually. Pruning should take place in autumn to avoid bird-nesting season unless it is evident (for example when plants are very young) that no birds are nesting or if a nesting bird check has been undertaken by a suitably qualified individual.
YEAR 2 Prune back new growth	Hedgerow 1	Late-September/October	Prune back new growth of saplings 50% Replace saplings if they have died. Pruning should take place in autumn to avoid bird-nesting season unless it is evident (for example when plants are very young) that no birds are nesting or if a nesting bird check has been undertaken by a suitably qualified individual.

YEAR 3 Prune back new growth	Hedgerow 1	Late-September/October	Prune back new growth of saplings 50% Replace saplings if they have died. Mature hedgerow shrubs (existing hedgerow) can be pruned as required, but to ensure a height of 1.5m. Ideally each side of the existing hedgerow should be pruned in alternative years to allow growth and protection of wildlife. The top of the hedgerow can be trimmed annually. Pruning should take place in autumn to avoid bird-nesting season unless it is evident (for example when plants are very young) that no birds are nesting or if a nesting bird check has been undertaken by a suitably qualified individual.
YEAR 4 Avoid pruning	Hedgerow 1	Late-September/October	Only prune saplings if absolutely necessary. Mature hedgerow shrubs (existing hedgerow) can be pruned as required, but to ensure a height of 1.5m. Ideally each side of the existing hedgerow should be pruned in alternative years to allow growth and protection of wildlife. The top of the hedgerow can be trimmed annually.
YEAR 5 and onwards	Hedgerow 1	Late-September/October	Prune one side of the hedgerow only. Ensure a height of 1.5m and encourage a width of over 1.5m Ideally each side of the existing hedgerow should be pruned in alternative years to allow growth and protection of wildlife. The top of the hedgerow can be trimmed annually. Pruning should take place in autumn to avoid bird-nesting season unless it is evident (for example when plants are very young) that no birds are nesting or if a nesting bird check has been undertaken by a suitably qualified individual.

Hedgerow Species Lists (HD-T03)

Provide a detailed species list for the habitat to be created

Common Name	Scientific Name	Abundance / %	Comments
Hawthorn	Crataegus monogyna	80%	
Holly	Ilex aquifolium	10%	
Dogwood	Cornus sanguinus	10%	

Other Supporting Information

What Does Success Look Like? (HD-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
September 2025/2026	Urban trees	Newly planted trees failing to establish	Any single tree dead in years 1-3	Re-plant with small tree on a like-for-like basis
September 2025/2026	Hedgerow	Newly planted trees failing to establish	5% of trees dead in years 1-2	Re-plant with saplings on a like-for-like basis

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)	
Urban trees:	This will be a subjective assessment based on the Statutory Metric Habitat Condition Criteria.
Hedgerow:	This will be a subjective assessment based on the Statutory Metric Habitat Condition Criteria.

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
Urban trees	Check of species health (alive/diseased) Record % gaps in canopy Record any damage	In year 1, year 3, year 5 then every 5 years.
Hedgerow (species rich)	Measure height of hedgerow Measure width of hedgerow Record percentage of whips/saplings alive/dead Check for gaps or damage Record undisturbed ground vegetation within 1m of the base of the hedgerow on each side with indication of species Record presence or absence of invasive non-native species Record any damage.	In year 1, year 3, year 5 then every 5 years.

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
Mr Spillard	NA

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	Report on health of newly planted urban trees and hedgerow shrubs.
Y3	September	September or October	Report on health of newly planted trees and hedgerow shrubs and condition of hedgerow under new management.
Y5	September	September or October	Report on condition of newly planted trees and hedgerow.
Every 5 years	September	September or October	Report on condition of newly planted trees and hedgerow

Adaptive Management

Adaptive Management Approach (MS-B02)

The regular monitoring, and reporting will allow identification of issues early on. Remedial actions, if necessary, can then be undertaken. Any changes must be recorded in this management plan.