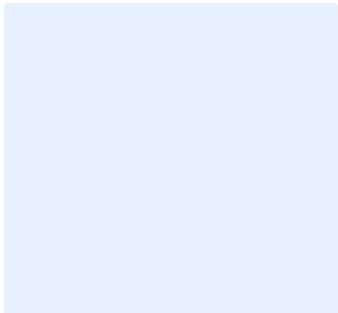


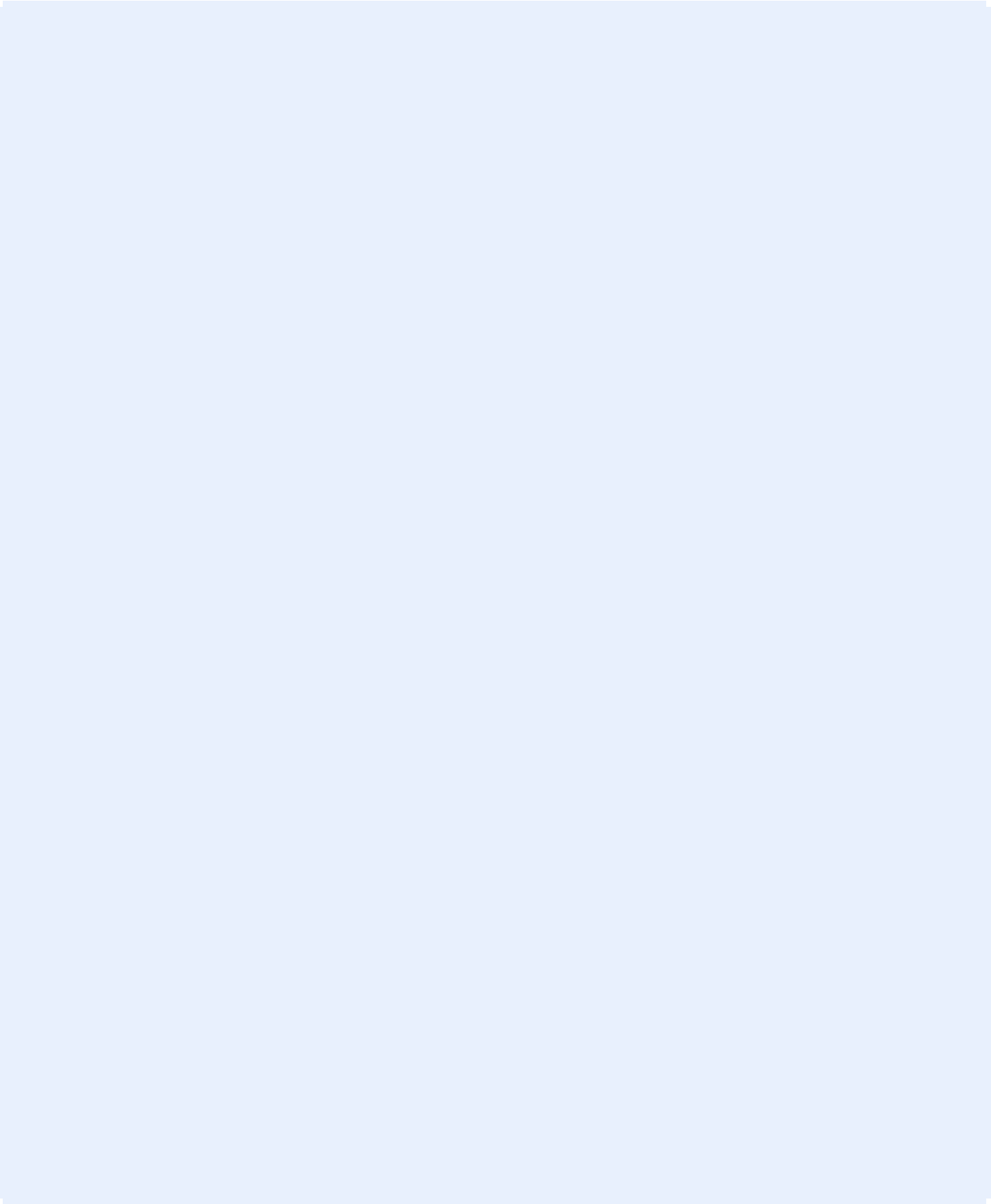
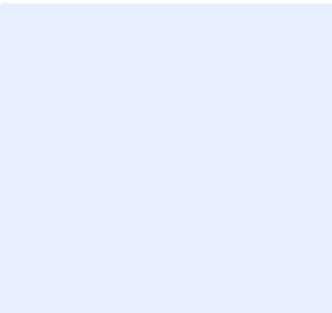
Habitat Management and Monitoring Plan

Site Name:	Bury
Date:	06/05/2025
Version:	V5

Author: Simon Brain



Client: EHC



Template Document User Guide

Please delete this guidance page upon completion.

Template User Guide

You can use the Habitat Management and Monitoring Plan Template (HMMPT) for on-site or off-site biodiversity net gain projects. It is suitable for sites of varying sizes and complexity, from small and simple to large and complex. It provides a series of tables, figures and textboxes. Complete these to demonstrate how habitat creation, enhancement and management will be undertaken. Not every box will be relevant to every project. Omit those considered not relevant to your project, applying professional judgement.

Companion Document

The Companion Document contains templates for each broad habitat type used in the statutory biodiversity metric. It also assists authors in completing the ‘Environmental Information’, ‘Creation, Enhancement and Management’ and ‘Monitoring’ sections. To tailor the plan for your site, insert the relevant standardised forms from the Companion Document into your main HMMPT.

Site Baseline and Environmental Information

Considering the site's characteristics, choose the relevant baseline site conditions and background environmental information to include in your management plan. This is essential in informing the design of your project and shows the reviewer you have considered these in the proposals for the site. These include the proposed habitat creation and enhancement. Also, what is appropriate to include or exclude, or to point the reviewer to relevant information that has provided elsewhere as part of the application. Use the ‘Baseline and Environmental Checklist PB-T01’ to record relevant references, or reasons if not included.

HMMP Checklist (separate document)

This checklist is a summary of the HMMP Template headings. Author and reviewer can scan the list to check which HMMP details to include, or that have been included, in the submitted plan. You can also list and link to relevant supporting documents to accompany the templated details if required. This helps avoid duplication of information. The reviewer can then easily check which information to expect to see in the HMMPT and which to review in an alternative linked document.

Formatting

The HMMPT format is intended as a guide. The Template uses standard Microsoft Word formatting that has not be locked for editing. You can therefore adjust it to tailor your HMMP as required for the specific site and according to your preferences. For example, you can change text box sizes to reduce blank space in the template.

There are opportunities to provide and reference additional photographs and plans as separate appendices if required. Provide the reference number of the appropriate appendix, or location if included in a separate report, using the appropriate box within the template.

Text in grey is provided as a prompt. Replace grey text with your own words. Remember to change to black text then delete any remaining grey ‘prompt’ text.

You can delete blue text as this is for guidance purposes only.

Each text box in this HMMPT has a unique ID to assist reviewers. Do not change the reference code of any Boxes or Tables.

Supporting documents

- [HMMPT Companion Document](#)
- [Statutory Biodiversity Metric tools and guides](#)
- [Biodiversity Net Gain Guidance](#)

Using the Companion Document

The Companion Document includes additional boxes and tables that must be manually copied into this template using the copy-and-paste function. To streamline the copying and pasting process, you can minimise the heading by selecting the arrow on the left. Once the arrow is selected, when you copy, you will also copy any accompanying boxes or tables.

It is the author's responsibility to decide what additional information is appropriate to include.

Template published by Natural England.

We acknowledge the significant input from the HMMPT user-testers and production on Natural England’s behalf by FPCR Environment and Design.

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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
4	Issued 06.05.2025	Simon Brain	

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
Simon Brain Amenity Tree Care.

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	mixed on-site and off-site / Habitat Bank
Development Name and Address	Former Bury Police Office HQ, Irwell Street, Bury, BL9 0HE
BNG Project Name and Address	As above
Author Organisation	Simon Brain
Landowner	EHC
Land Manager	N/A
Responsible person/organisation for creating or enhancing the habitat	EHC
Period covered by this management plan	Start 2025 and a 30 year period thereafter
Planning authority	Bury
Planning reference (if applicable)	70565
BNG register reference (if applicable)	
Central OS grid reference	SD 80076 10707
Metric revision/title	statutory biodiversity metric “acceptable overall metric”
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

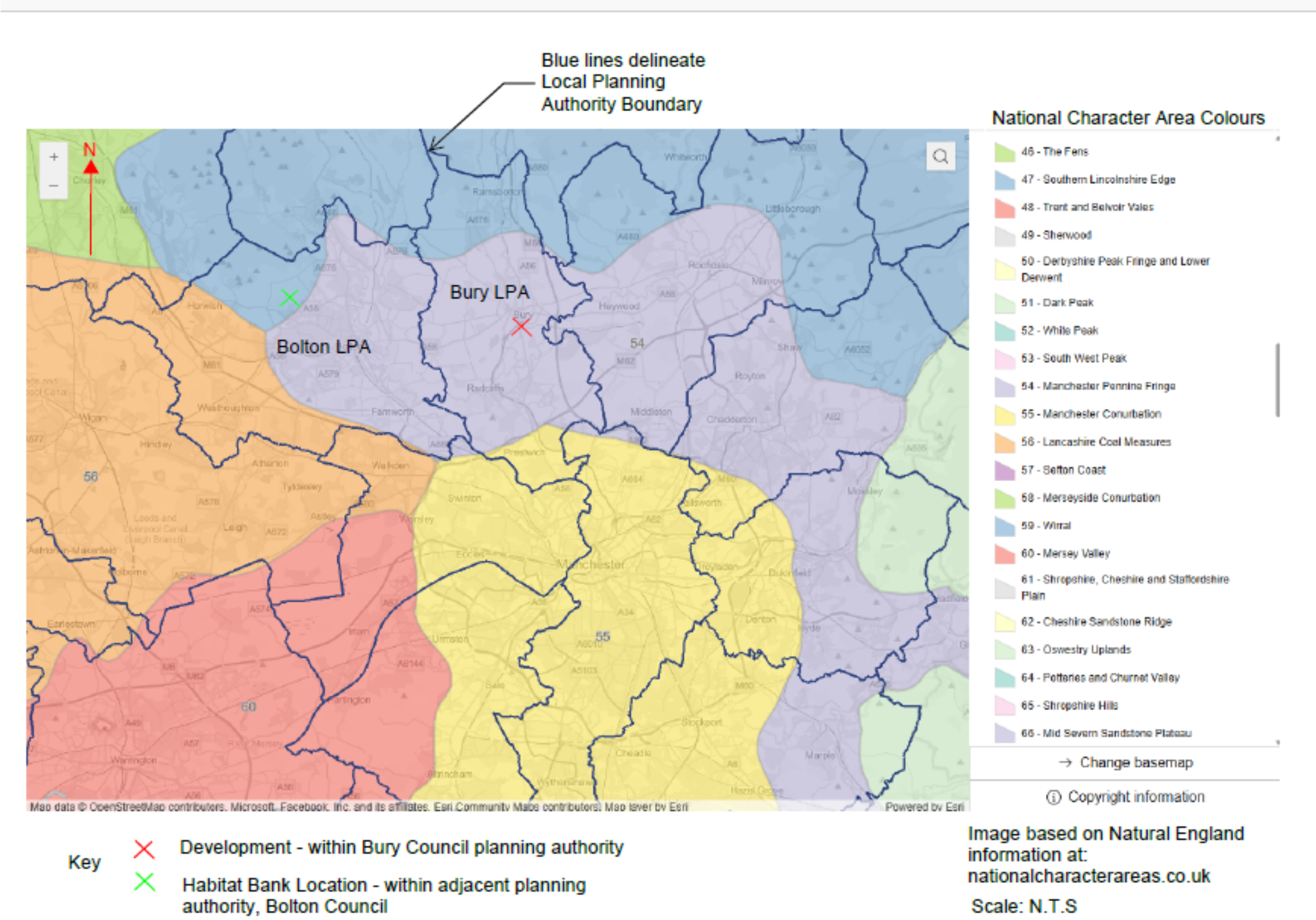
Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Habitats to be retained include urban trees (0.0814Ha) Habitats to be created include 0.1669 Urban tree, 0.1065 other neutral grassland, 0.0165 modified grassland, 0.0415 introduced shrub and 0.16Km of native hedgerow There are no enhanced habitats
Timescales for Actions PB-B03
Establishment period estimated 0-5 years HMMP Plan period minimum 30 years
Monitoring Requirements PB-B04
Habitat condition will be monitored against UK Habitat criteria in years 1, 3, 5, 10, 15, 18, 20, 25, 30
Required Consents and Licences PB-B05
NA
Funding PB-B06
This is to be provided by EHC
Legal Agreement PB-B07
The shortfall of biodiversity units will be secured through the purchase of biodiversity credits from the BD+. The off-site units are secured through a conservation covenant with RSK Biocensus (the responsible body).



Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08					Yes: ☒ No: ☐				
The on site habitat creation will be phased between phase 1 and phase 2. Phase 1 has started and the date of commencement for phase 2 is not yet known.									
this will be tracked and monitored to achieve the BNG targets on the ground over the 30 year period.									

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		Simon Brain		
Organisation		Amenity Tree		
Responsibility	Start Date:	07.05.2025	End Date:	2055
The relevant responsibilities of the Ecologist for the HMMP, both in terms of the production and implementation of this HMMP are to discharge the statutory planning condition, oversee habitat installation and monitor habitats using the DEFRA condition assessment sheets.				
Statement of Competency				
Simon Brain is the Managing Director at Amenity having over 15 years as a professional ecologist holding a PGCE in biological recording..				

Landowner or Land Manager PB-B10				
Name or Initials		Steve Rigby		
Organisation		EHC		
Responsibility	Start Date:	07.05.2025	End Date:	2055
The relevant responsibilities of the landowner in the production and, or, implementation of this HMMP are to fund both production and implementation and monitoring over the 30 year period.				
Statement of Competency				
Demonstrate management and monitoring competency and, or, relevant site knowledge and skills through relevant training, qualifications or experience, or a combination of these.				
Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		NA		
Organisation				
Responsibility	Start Date:		End Date:	
Summarise the relevant responsibilities of the Management Organisation(s) in the production and, or, implementation of this HMMP.				
Statement of Competency				
Demonstrate the knowledge, skills and, or, experience to manage the habitats to achieve the BNG requirements, through relevant training, qualifications, experience, or combination of these.				
LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		Helen Pressley		
Organisation		Bury		
Responsibility	Start Date:	2025	End Date:	2055
Summarise the agreed relevant responsibilities of the LPA or Responsible Body in the review, auditing and, or, long-term involvement in the implementation of this HMMP (if applicable)				

Land Use Summary

Overview of Baseline Site Use PB-B13

The site contains ruderal / ephemeral covering 0.6525 and 0.1832 of urban trees. The site is vacant and not use and no specific management or land uses apply

Overview of Proposed Site Use PB-B14

A total of 0.0814 of the total of urban trees on the site (0.1832) are due to be retained. The following habitats are created urban tree 0.1699, other neutral grassland (0.1605), modified grassland (0.0165), introduced shrub (0.0415).

Summarise the site's anticipated uses, including proposed habitats, management regimes and intended land uses.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices
☐ **Reference:** Click or tap here to enter text.



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

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

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

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☐	None present
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☐	None present
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☐	None present
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☐	None present
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☐	Within HMMP
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	NA
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	This is not considered to apply
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	NA
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	NA
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	NA
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	NA
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	NA
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	NA
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	No
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	No
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	No
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	

Baseline and Environmental Information

See the Companion Document pages 3-20 for the baseline and environmental information insert forms.

The HMMPT Companion Document contains a template for each environmental information category. Use these templates to set out how you have considered relevant constraints and opportunities as part of the design process, to promote the success of this management plan. Copy in the relevant templates from the Companion Document for each environmental information category to be included. Optional: Include these sheets at the end of your plan or as an appendix, referencing the location in Table PB-T01 above.

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The overarching aims of the project are to:

- Create habitat types across the site;
- Increase habitat and botanical diversity on-site;
- Create habitats to obtain higher unit scores;

The following objectives are designed to achieve these aims:

- Ensure species / mix selection is appropriate for the location / type it is intended;
- Ensure appropriate planting/ seeding for successful establishment of the habitat types proposed;
- Ensure the successful management and maintenance of all habitat’s types throughout the course of the plan in line with that set out in this document including the condition sheets ; and
- Provide adequate monitoring to ensure that those habitats are managed appropriately.

To meet these aims and objectives the following measures will be undertaken.

- Ensure the correct ground preparation for the habitat type intended. This includes:
- Deep soil ripping/rotavating and removal of arisings as required.
- The creation of a tilth suitable for seeding / overseeding.
- Seed grasslands in autumn or spring
- Planting of trees, hedgerows in autumn/winter months followed by regular watering during establishment. All whips to be fitted with canes and protective guards until clear growth above guard (likely 1-2years).
- New hedgerows trimmed as necessary during establishment. Afterwards hedgerows to be managed to a max 3m high A-shape on a 3-year rotation, with only one side cut per year. Cutting done in January/February.
- **Monitoring to ensure successful establishment of habitats and advise on any changes to the management measures (annually years 1 to 5 then every 5 years following)**
- **Grasslands to be overseeded as required.**
- **Any plant failure above what is stipulated in the condition sheets for each habitat to be replaced like for like.**

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

Baseline surveys were undertaken for the site which produced baseline conditions for each habitat type which recorded a low value baseline of ruderal / ephemeral.

Desk based research was undertaken looking at any constraints and opportunities within the landscape.

The combination of the baseline, topography and existing site informed the best locations and specification of habitat types, mixes and species for the different areas within the site.

Biodiversity Net Gain (BNG) Version 6 13.02.2025 confirmed Are/compensation not in local strategy.

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
Example: Cereal crops	Other neutral grassland	1,2,3,5,8,9,10	N/A	Moderate	Standard time to target condition from the statutory biodiversity metric.	Provide the passes and fails of the metric condition assessment criteria that will be targeted for the proposed habitat target condition score. For example: Moderate condition will be targeted by achieving a pass in criteria B, C, D and E. Criterion A will not be targeted-	
Urban trees	Urban trees	Site-refer to landscape plans	Moderate	Moderate	0	Retained trees shall remain as moderate condition	
Sparsely vegetated land	Other neutral grassland	Site-refer to landscape plans	NA	Moderate	Standard time to target condition from the statutory biodiversity metric	Moderate condition will be targeted by achieving a pass in criteria A,B,D and E. Criterion C will not be targeted	
Sparsely vegetated land	Modified grassland	Site-refer to landscape plans	NA	Moderate	Standard time to target condition from the statutory biodiversity metric	Moderate condition will be targeted by achieving a pass in criteria A,D,E,F,G. Criterion B and C will not be targeted	
Sparsely vegetated land	Introduced shrub	Site-refer to landscape plans	NA	NA	1 Year	NA	
Sparsely vegetated land	Urban trees	Site-refer to landscape plans	NA	Moderate	Standard time to target condition from the statutory biodiversity metric	Moderate condition will be targeted by achieving a pass in criteria A,C,D and F. Criterion B and E will not be targeted	

Habitat and Condition Targets Further Comments

Use this section to provide further details relevant to achieving the habitat and condition targets set out above. Also, include any additional objectives that are relevant to the proposals but outside of the scope of the statutory biodiversity metric calculations.

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

From a total area of 0.1832 a total of 0.0814 of urban trees shall be retained.

Protective measures will be implemented in accordance with BS5837 Trees in relation to construction and the tree protection plan

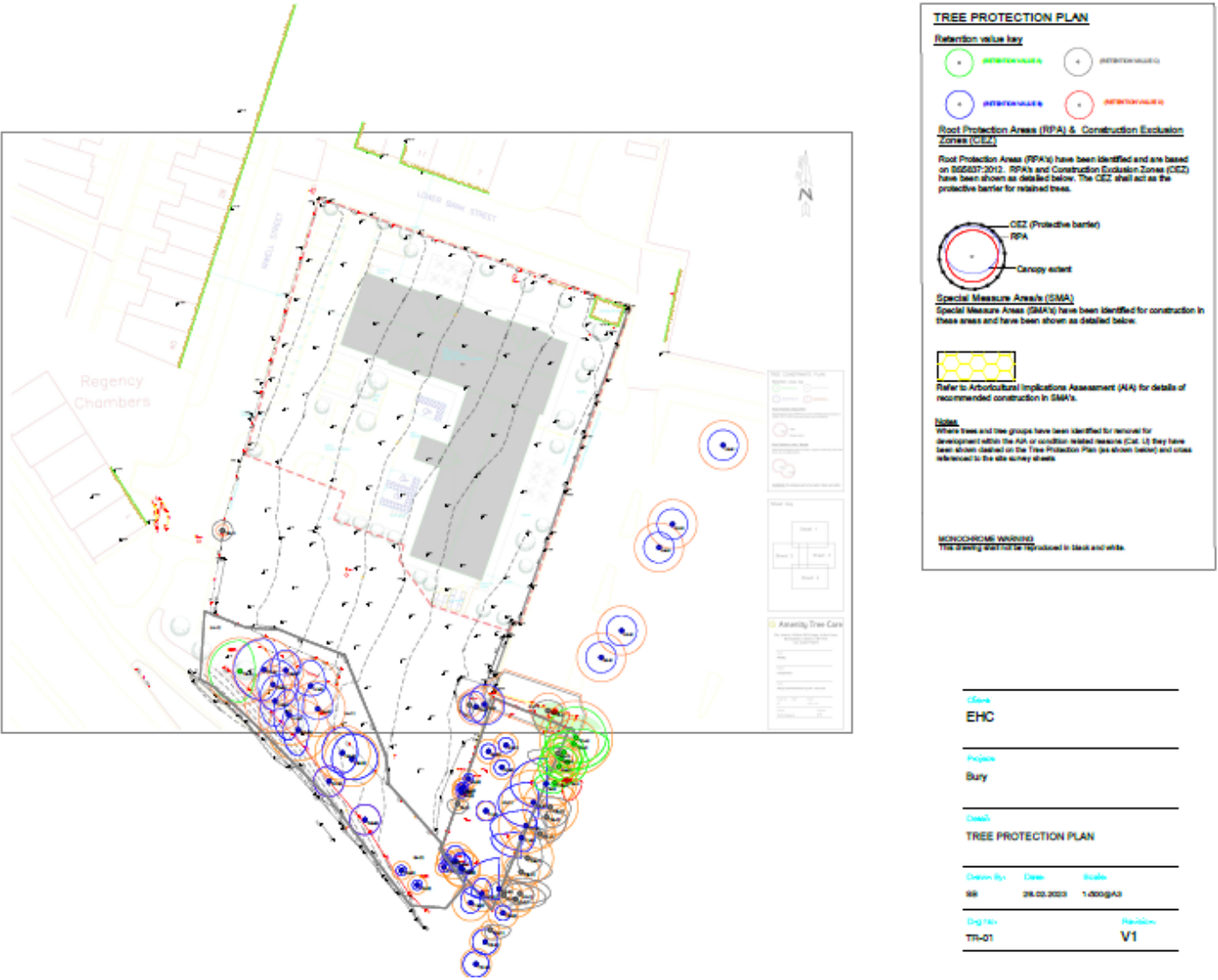
No management measures that may be required to maintain or enhance their baseline condition.

Specification of Protective Measures to be Used PM-04

The fencing shall consist of hears panels securely staked to the ground

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: [Click or tap here to enter text.](#)



Creation, Enhancement and Management Targets and Prescriptions

Templates are available for Area Habitats, Hedgerows and Watercourses

See the HMMPT companion document pages 21-125 for the habitat creation, enhancement and management targets and prescription templates. The Companion Document contains a template for each habitat condition criteria as provided in the statutory biodiversity metric tool and Condition Assessments.

Use these templates to set out the creation, enhancement and management targets and prescriptions for each habitat on your site.

- i)

Plan(s) page

Page 22 includes a blank template for including a plan showing the locations of the habitat creation, enhancement and management measures to be delivered by the HMMP. You can either present a single site-wide masterplan showing the locations of all habitats to be delivered and, or, you can provide individual plans for each of the habitats to be delivered, showing only the locations of the relevant habitats. Use your professional judgement to determine whether individual plans for each habitat are required.
- ii)

Tabulated Templates

For each habitat type provided as part of your proposals, copy and paste the relevant templates from the Companion Document into this section of the HMMPT. Use your professional judgement on how to include these. You can

 - include a single table for each different habitat type to be delivered by stating which parcels each criterion is relevant to

and, or

 - use multiple versions of the same habitat template. This may be more useful if you are targeting different conditions in different parts of the site or if differing baseline conditions across your site may affect the management of certain parcels. You can provide a separate set of tables for each different condition requirement of the same habitat by re-copying the same blank template into the HMMPT.

Delete the blue text on this page before copying across sections from the Companion Document.

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.

This is a pre-emptive list. The list of potential risks should be as comprehensive as possible to provide confidence in the delivery of the management plan objectives. Complete each habitat's management targets and prescriptions first, then consider the likelihood of the risk occurring and what impacts it may have if it was to occur. Consider how these may feed back into monitoring requirements.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
06.05.2025	Urban trees	Failure of establishment	Signs of very poor health or dead tree.	Replanting as and where required
06.05.2025	Retained urban trees	Failure to protect during construction	Signs of very poor health or dead tree.	Adequate monitoring when construction exclusion zone is installed and during development.
06.05.2025	Neutral grassland	Poor establishment of grassland with either a dominance of competitive grasses, or large areas of bare ground	Greater than 5% bare ground in any one parcel	Overseeding with additional seed mix.
06.05.2025	Neutral grassland	Dominant species	Less than 10 species per m2	Overseeding with additional seed mix.
06.05.2025	Modified grassland	Poor establishment of grassland with either a dominance of competitive grasses, or large areas of bare ground	Greater than 5% bare ground in any one parcel / less than 6-8 species per m2.	Overseeding with additional seed mix.
06.05.2025	Introduced shrub	Establishment failure	Poor health	Replacements where necessary
06.05.2025	Native hedgerow	Establishment failure	Poor health	Replacements where necessary

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)

Monitoring of enhanced habitats will include before-and-after photos, condition assessments species monitoring. Monitoring of new habitat creation will include site visits to identify failed establishment of habitats and where habitats do not meet criteria in the condition sheets. Inspections will also identify where habitats are establishing successfully and meeting 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.

Monitoring methods and frequency need to be considered according to habitat type. The text below is only for illustrative purposes. Plan according to your own project and habitat requirements.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland	To be undertaken as per landscape plan Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m ² . Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August
Individual trees	To be completed for all newly created woodland areas. - Record tree species - Check canopy - Check for adverse impact on tree health by human activities and there is no current regular pruning regime. - Check / record height and spread. - Record if natural ecological niches for vertebrates and invertebrates are present. - Check percentage of canopy oversail	Annually from years 1-5, then every 5 years. Autumn to allow for any works over winter.
New native hedges	To be completed for all newly created hedgerow areas	Annually from years 1-5, then every 5 years.

	• Check for failed / dead specimens and any general impact on plant health. • Check height and width of hedgerow during establishment to ensure it is establishing as required. • Check and record height and width once established relative to the criterion in the condition sheet. • Record presence of any gaps and gap between ground and base of canopy. • Record species list to include abundance of species indicative of nutrient enrichment in ground flora. • Identify the presence of any non-native invasive species.	April and September.

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
Amenity Tree Environmental Planning Consultants	Responsible Body: RSK Wilding

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
Years 1-5 then every 5 years thereafter	September or October	September or October	Report on the results of habitat creation/enhancement towards achieving target condition. The report is to include any remedial actions or required updates to the management regime.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

The robust monitoring schedule will evaluate the effectiveness of management through monitoring the progression towards the target habitat type and targeted condition over time. This information may require remedial actions or alteration to the management regime. Any updates to the management regime will be detailed in a revised HMMP and agreed with Bury Council as part of the regular monitoring and reporting commitments.