

Habitat Management and Monitoring Plan

Site Name:	Land off at Meadow View
Date:	24/09/2025
Version:	A



Author: Verity Webster BSc Client: Mr Healey
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 24/09/2025	

Document Details

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Authorship Details

This document is for use by Mr Healey Only.



Verity Webster

Ecology and Protected Species Consultancy

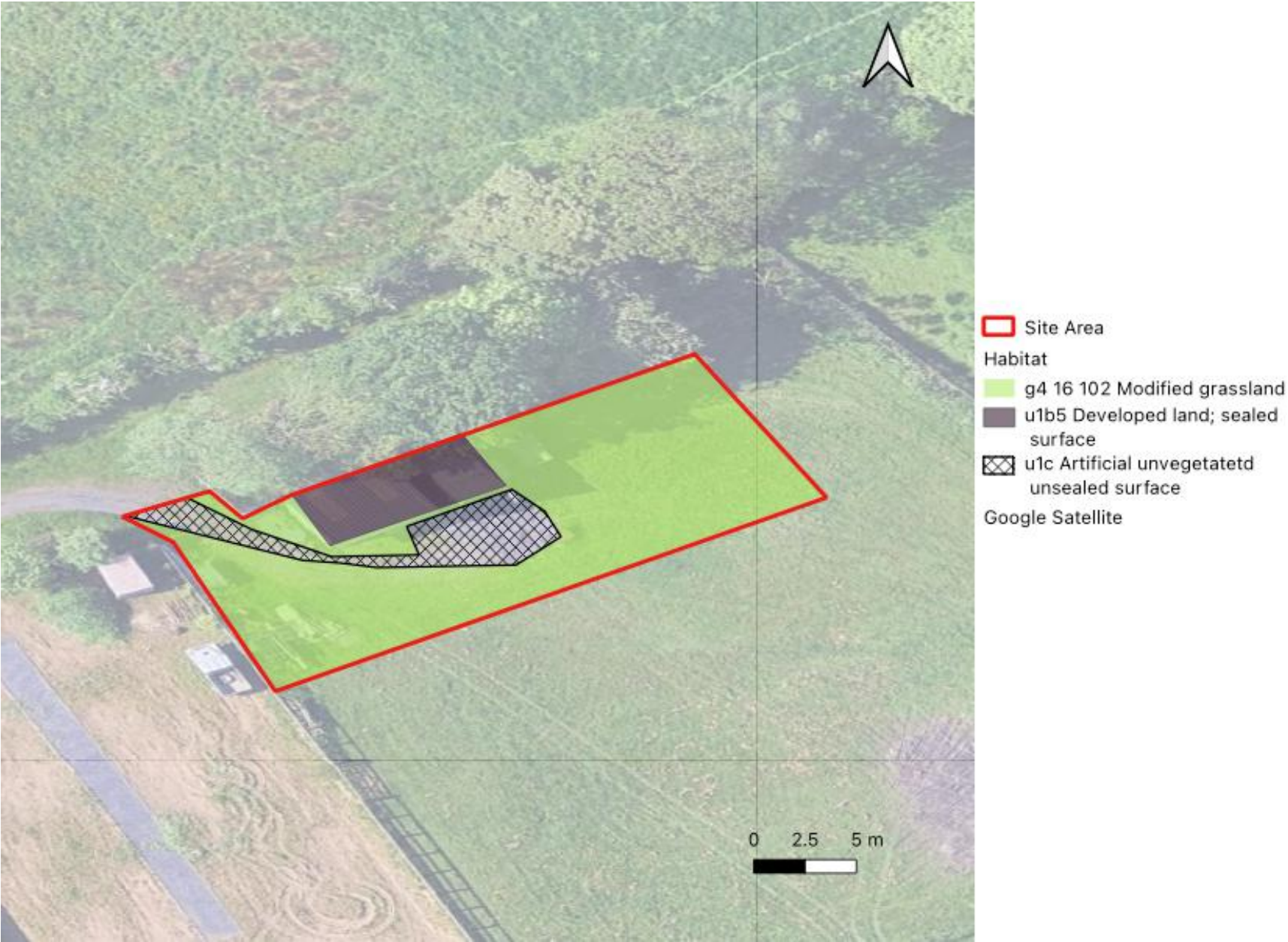
Chorley, Lancashire; www.ecologyconsultant.co.uk; tel: 07917 852 401; Email: info@ecologyconsultant.co.uk

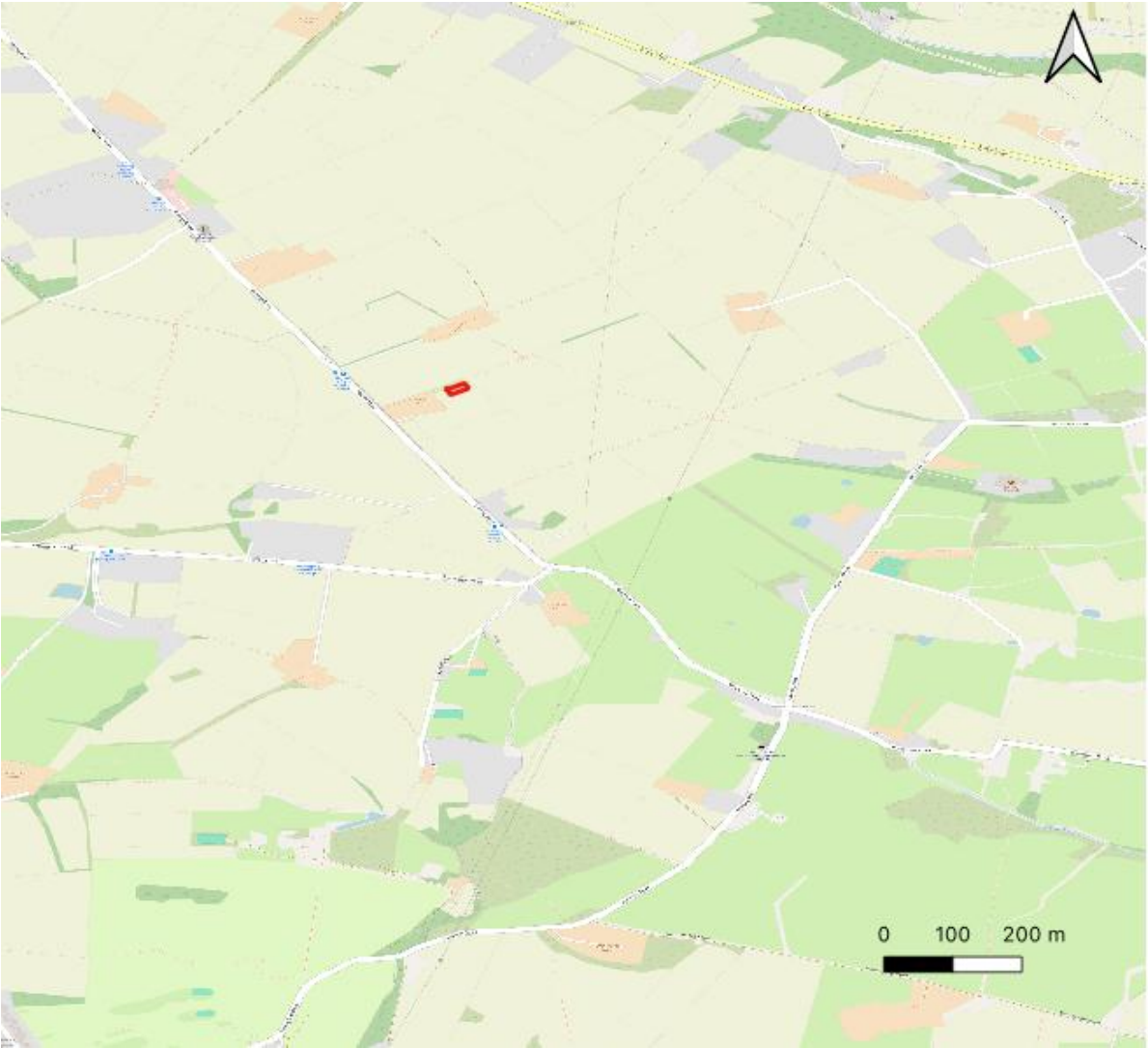
1. Project Background

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Land at Meadow View, Watling Street, Bury
BNG Project Name and Address	As Above
Author Organisation	Verity Webster Ltd
Landowner	Mr Healey
Land Manager	Mr Healey
Responsible person/organisation for creating or enhancing the habitat	Mr Healey
Period covered by this management plan	March 2025 – March 2055 Annual monitoring will take place in years 1-3 (2026,2027,2028). Subsequently 5-year monitoring checks will take place in 2033, 2038, 2043, 2048 and 2053
Planning authority	Bury Metropolitan Borough Council
Planning reference (if applicable)	Application no. 72149
BNG register reference (if applicable)	NA
Central OS grid reference	SD7593 1313
Metric revision/title	Statutory Biodiversity Metric. Version 23/07/2025. Calculation Iteration A, 4/07/2025.
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 developed land; sealed surface (existing buildings), artificially unvegetated unsealed surface and modified grassland. There are three small and two medium trees on site. The proposals to construct the agricultural building will result in the loss of 0.007ha of modified grassland. To achieve biodiversity net gain, 1 small native trees will be planted and 64m2 of modified grassland will be created.
Timescales for Actions PB-B03
Habitat creation will take place in autumn of 2025 an spring of 2026. In year 1, 3 and 5 the establishment of the newly planted small tree and the modified grassland will be reviewed.
Monitoring Requirements PB-B04
Monitoring will take place every five years. This will comprise condition assessment of the tree.
Required Consents and Licences PB-B05
Planning permission
Funding PB-B06
The owner of the site Mr Healey will fund the management of the planting.
Legal Agreement PB-B07
The HMMP will form part of a planning condition.





Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08		Yes: ☐ No: ☒	
Habitat creation will take place in Autumn 2025 and Spring 2026. 1 small trees will be planted in Autumn 2025. This will be a wild cherry (<i>Prunus avium</i>). Modified grassland will be created with the use of a native species seed mix: dual purpose seed mix from Landlife Wildflowers LWXM 70/30. This mix includes native wildflowers as well as native grasses, allowing for potential development of a good native species mix over time.			

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:	3/07/2025	End Date:	30/09/2025
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 Healey 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 healey		
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 modified grassland is sheep grazed and is part of a wider sheep field.

Developed land; sealed surface: This comprises the hard standing beneath the shed and shipping container.

Artificially Unvegetated Unsealed Surface: This is the access surface.

Overview of Proposed Site Use PB-B14

Created habitats

Modified grassland recreated will be for amenity purposes

Urban trees. A single small native broadleaved tree will be planted. This will create vegetative structure and provide habitat for wildlife including invertebrates, birds and mammals such as bats.

Site Context Photos PB-F03



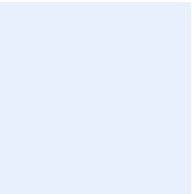
Showing the structures (developed land; sealed surface) with modified grassland.



Showing the artificial unvegetated unsealed surface of the access.

Baseline and Environmental Information

At baseline survey was undertaken on 3rd July 2025. This included a habitat survey and Preliminary Roost Assessment for bats. The vegetation on site has negligible suitability for protected species or species of conservation interest. The habitats are common and widespread. There are no designated sites within 500m of the site. Habitats of Principal Importance under the NERC Act, 2006 are present within 500m, but no direct or indirect impacts are anticipated. The structures on site are considered to have no suitability for bats.



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 a standing broadleaved tree within a native modified grassland that provide habitat for a range of wildlife in the future.
- 2: To create a biodiverse landscape within the limits of planting.

Achievement of objectives.

- 1 – Planting of a native broadleaved tree will provide structural enhancement to the site and wider landscape. Mature broadleaved trees will provide habitat for a range of wildlife.
- 2 – Planting of grassland supporting a high species richness 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.

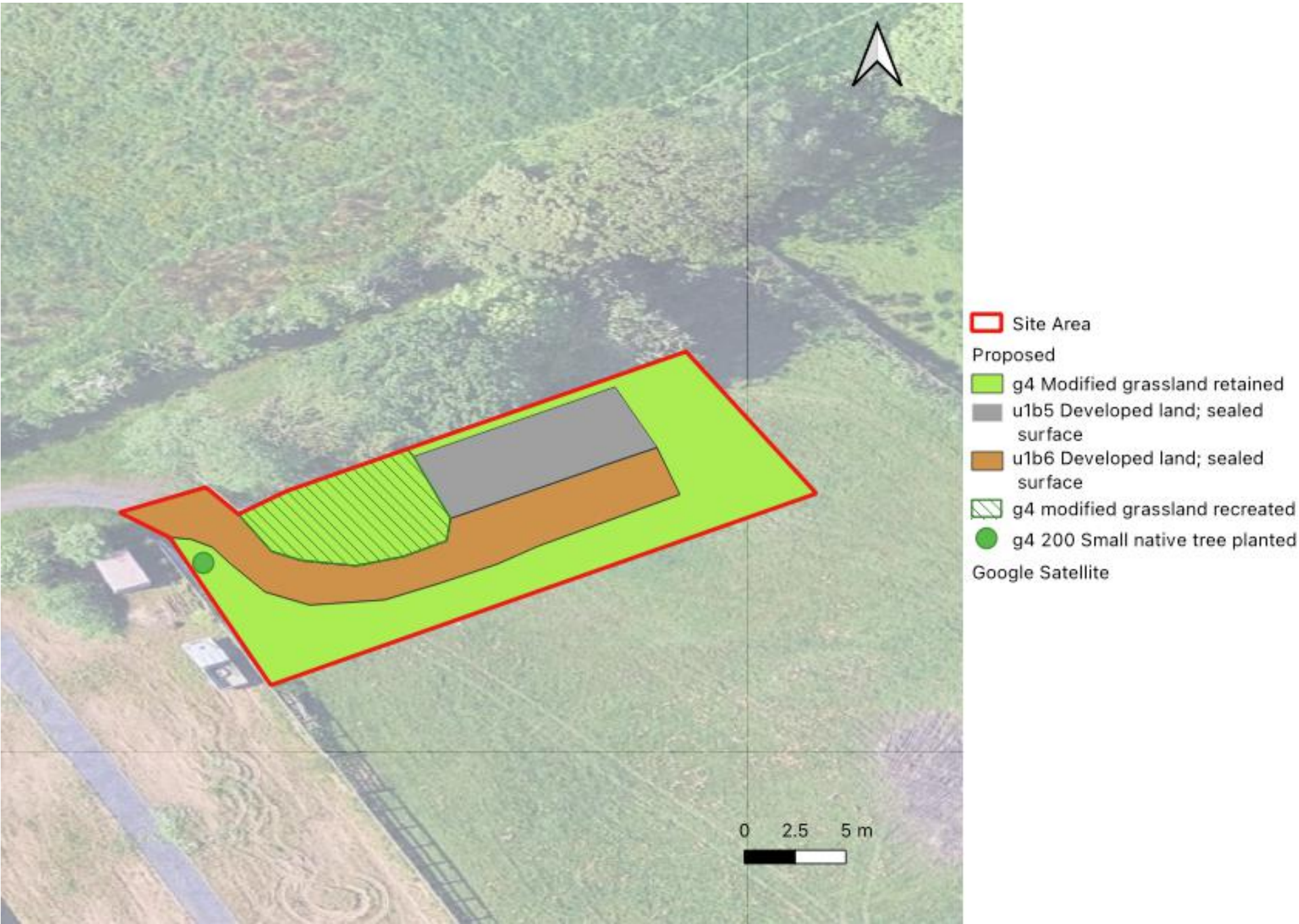
Design Principles Informed by Baseline Information PM-B02

The site is located on the edge of open pasture with a tree line to the north.
Planting a broadleaved tree 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 tree	Urban Trees	Site	NA	Moderate	27	Moderate condition will be targeted by achieving a pass in criteria A, B, D and F	A single small native species tree will be planted.
Grassland	Modified grassland	Replacement grassland on site.	NA	Poor	4	Moderate condition will be targeted by achieving a pass in criteria C, D, F and G.	A native species wildflower mix will be used to sow the grassland, but due to potential enrichment of the soils, modified grassland, with a species richness of under 6spp per m2 is proposed for creation. This ensures habitat creation is achievable. The grassland will be managed to prevent encroachment of bramble or bracken and invasive species.



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	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	Single native tree	Planting small native tree.	Plant in Autumn to allow good establishment. Protect from damage.
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	Single native tree	Planting small native tree.	Do not trim for first two years.
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	Single native tree	Planting small native tree.	Protect from damage.
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	Single native tree	Planting small native tree on site within areas of retained grassland.	

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 native trees	Single native tree	Mid-November – Mid-March	Remove existing ground vegetation where trees are to be planted. Dig over the soil. Ensure newly planted tree is protected from trampling by people and machinery by using fencing. Use mulch around and between the base of sapling 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.	Single native tree	April - September	Where required clear away long grass and weeds to allow growth of trees. Replace tree if it has 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
Wild Cherry	Prunus avium	1	

Grassland (Low Distinctiveness)

Creation, Enhancement and Management Summary (GL-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 5. Grassland Low

Target Habitat:					
Condition Assessment Criteria		Targeted	Relevant Parcels	Creation Approach	Management Approach
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. 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, please review the full UKHab description to assess whether the grassland should 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.	No	NA		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	NA		
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.	Yes	Site boundaries	A native species seed mix, the dual purpose Wildflower Seeds LWXM 70/30 from Landlife Wildflowers will be sown across scoured or cleared grassland to encourage biodiversity. Seed is best sown in autumn or spring. Scrub will be managed to prevent encroachment cover over 20%	Cut back scrub that is present.

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.	Yes	Site boundaries	The grassland will not be subject to regular disturbance.	Avoidance of damage of the site boundaries. Planting with trees will reduce the risk of damage to the grassland areas.
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No	NA		
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.	Yes	Site boundaries	Bracken will be managed to prevent encroachment cover over 20%	
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes	Site boundaries	Invasive non-native species will be subject to treatment and eradication if discovered on site.	Checks will take place each year to determine the presence/absence of invasive non-native species, in particular Himalayan balsam.

Grassland (Low Distinctiveness)

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

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

Action	Relevant Parcels	Timing	Prescriptions
Clear ground and sow seed	Grassland	Autumn (September/October) Or Spring (late-March/ April)	1kg covers 200sq/m LWXM Dual Purpose Wildflower Meadow seed mixture performs best in low nutrient soils, which haven't been heavily fertilised in the past. Given that the site boundaries are likely to be nutrient rich, for best results sow into bare soil after clearing all existing plants and weeds from the area. Cultivate the ground to a depth of 10cm to relieve compaction and create a fine level tilth, free from obstructions (to allow for mowing at a later stage). Finish the seedbed by treading or lightly rolling the area, so that it is firm enough to stand on without leaving indentations. Distribute seed with a handheld or pedestrian spreader, at the recommended sowing rate of 5g/sqm. Mix the wildflower seeds with an inert carrier (such as sharp sand), at a ratio of four parts sand to one part seed (by weight). This makes it easier to achieve an even distribution and also provides a visual marker, making it easier to see any missed patches and avoid seeding areas twice. Regularly mix the seed when sowing, as seeds will naturally separate due to variations in size and weight. Once sown, ensure good 'seed to soil' contact by lightly raking to a depth of 0.5cm or rolling the area.
Weed control	Grassland	May - August	During the first year and subsequent remove any unwanted weeds such as creeping thistle or common nettle which grow before they run to seed, either by topping, mowing or by hand for smaller areas. Weed growth is common due to the action of disturbing the ground (rather than being caused by contaminated seed mixtures).
Top Cut	Grassland	May	Cut first grasses and remove all clippings to ensure the grass canopy doesn't interfere with the germination and spring growth of the wildflowers.
Short grassland zones	Grassland	June – August as required.	Cut with mower as required. Presence of trees planted will dictate where grassland can be maintained at a shorter length. If a mosaic of length is desired, cut the long-grassland areas to 10cm using a scythe, strimmer or mower, leaving the cuttings for up to a week before removing. This allows them to dry and shed seeds back into the soil. Mow or graze the re-growth through autumn/ winter and again in early spring if needed.

Grassland (Low Distinctiveness) Species Lists (GL-T03)

Provide a detailed species list for the habitat to be created.

Common Name	Scientific Name	Abundance / %	Comments
Bedstraw, Lady's	Galium verum	1.26%	
Black Medick	Medicago lupulina	1.47%	
Burnet, Salad	Sanguisorba minor	1.68%	
Buttercup, Meadow	Ranunculus acris	1.26%	
Campion, Red	Silene dioica	1.26%	
Campion, White	Silene alba	1.05%	
Carrot, Wild	Daucus carota	0.84%	
Catchfly, Night-Flowering	Silene noctiflora	1.05%	
Chamomile, Corn	Anthemis arvensis	1.35%	
Clary, Wild	Salvia verbenaca	1.05%	
Corn Cockle	Agrostemma githago	4.05%	
Cornflower	Centaurea cyanus	1.8%	
Cowslip	Primula veris	0.21%	
Daisy, Ox-eye	Leucanthemum vulgare	0.63%	
Forget-me-not, Field	Myosotis arvensis	0.84%	
Foxglove, Wild	Digitalis purpurea	0.84%	
Goatsbeard	Aruncus dioicus	0.84%	
Knapweed, Common	Centaurea nigra	1.26%	
Knapweed, Greater	Centaurea scabiosa	0.84%	
Marigold, Corn	Chrysanthemum segetum	1.35%	
Musk Mallow	Malva moschata	0.63%	
Poppy, Common	Papaver rhoeas	0.45%	

Self-heal	Prunella vulgaris	1.05%	
Sorrel, Common	Rumex acetosa	1.05%	
St John's-wort, Common	Hypericum perforatum	0.42%	
Yarrow	Achillea millefolium	0.42%	
Yellow Rattle	Rhinanthus minor	1.05%	
Bent, Common	Agrostis castellana	3.5%	
Crested Dogtail	Cynosurus cristatus	17.5%	
Fescue, Sheeps	Festuca ovina	14%	
Fescue, Slender Creeping Red	Festuca rubra, litoralis	21%	
Timothy, Small Leaved	Phleum pratense ssp Bertolinii	8.4%	
Meadow Grass, Smooth Stalked	Poa pratensis	5.6%	

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 tree failing to establish	Any single tree dead in years 1-3	Re-plant with small tree on a like-for-like basis
July/August 2025-2028	Modified grassland	Weeds overtaking	High density, or over 10% unfavourable weeds including creeping thistle and common nettle during years 1-4.	Weed out unfavourable species in spring and summer months.
July/August 2025-2055	Modified grassland	Bramble or bracken	High density, or over 10% of bramble or bracken developing over time.	Cut back bramble or pull bracken when over 10% cover.
July/August 2025-2055	Modified grassland	Invasive non-native species	Presence of non-native invasive species including Himalayan balsam (<i>Impatiens grandulifera</i>), giant hogweed (<i>Heracleum mantegazzinum</i>) or Japanese knotweed (<i>Fallopia japonica</i>).	Regular checks for invasive non-native species. If found present treatment and removal will be necessary specific to the species.

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 of the health and condition of the tree based on the Statutory Biodiversity Metric Condition Assessment Sheet 9A. Modified grassland: Condition assessment will be based upon the Statutory Biodiversity Metric Condition Assessment Sheet 5B.

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	In year 1, 3, 5, then every 5 years. To be undertaken between June – August when in leaf.
Modified grassland	To be undertaken on recreated grass area on site. Estimate percentage height of grasses in each boundary strip. Estimate percentage bare ground, bramble and bracken across each boundary strip. Determine presence or absence of invasive non-native species in each boundary strip.	In year 1, 3, 5, then every 5 years. Surveys to be completed between mid-May and mid-August each year.

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 Owen	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
Y1	September	September or October	Report on results of initial modified grassland creation and establishment.
Y3	September	September or October	Report on results of initial modified grassland creation and establishment, grassland structure, presence of invasive species, density of bramble/bracken.
Y5	September	September or October	Report on health of trees, canopy density and extent of surrounding ground vegetation.

Every 5 years	September		Report on health of trees, canopy density and extent of surrounding ground vegetation.
		September or October	Report on grassland condition.

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.