

# Habitat Management and Monitoring Plan

|                   |                            |
|-------------------|----------------------------|
| <b>Site Name:</b> | Bleakholt Animal Sanctuary |
| <b>Date:</b>      | 23/01/2026                 |
| <b>Version:</b>   | A                          |



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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<br>23/01/2026 |                    |
|         |              |                              |                    |
|         |              |                              |                    |
|         |              |                              |                    |

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Authorship Details

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# 1. Project Background

| Site Overview PB-B01                                                  |                                                                                                                                                                                               |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project type                                                          | On-site                                                                                                                                                                                       |
| Development Name and Address                                          | Land at Bleakholt Animal Sanctuary, Bury Old Road, Edenfield, Ramsbottom, Bury, BL0 0RX                                                                                                       |
| BNG Project Name and Address                                          | As Above                                                                                                                                                                                      |
| Author Organisation                                                   | Verity Webster Ltd                                                                                                                                                                            |
| Landowner                                                             | Bleakholt Animal Sanctuary                                                                                                                                                                    |
| Land Manager                                                          | Bleakholt Animal Sanctuary                                                                                                                                                                    |
| Responsible person/organisation for creating or enhancing the habitat | Bleakholt Animal Sanctuary                                                                                                                                                                    |
| Period covered by this management plan                                | March 2025 – March 2055<br>Annual monitoring will take place in years 1, 3 and 5 (2027, 2029, 2031). Subsequently 5-year monitoring checks will take place in 2036, 2041, 2046, 2051 and 2056 |
| Planning authority                                                    | Bury Metropolitan Borough Council                                                                                                                                                             |
| Planning reference (if applicable)                                    |                                                                                                                                                                                               |
| BNG register reference (if applicable)                                | NA                                                                                                                                                                                            |
| Central OS grid reference                                             | SD8057 1828                                                                                                                                                                                   |
| Metric revision/title                                                 | Statutory Biodiversity Metric. Version 23/07/2025. Calculation Iteration B, 21/01/2026.                                                                                                       |
| Are any Irreplaceable Habitats present onsite                         | Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>                                                                                                                         |

## Summary of Management Plan

| Habitats to be Retained, Created and Enhanced PB-B02                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The survey site comprises developed land; sealed surface (footpath)), artificially unvegetated unsealed surface (gravel) modified grassland, sparsely vegetated urban land, tall forb and small rural trees.</p> <p>The proposals to construct the new isolation and intake cattery will result in the loss of 0.0124ha of modified grassland. To achieve biodiversity net gain, 6 small native trees will be planted.</p> |
| Timescales for Actions PB-B03                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Habitat creation will take place in spring of 2026.</p> <p>In year 1, 3 and 5 the establishment of the newly planted small trees will be reviewed.</p>                                                                                                                                                                                                                                                                     |
| Monitoring Requirements PB-B04                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>Monitoring will take place every five years. This will comprise condition assessment of the tree.</p>                                                                                                                                                                                                                                                                                                                      |
| Required Consents and Licences PB-B05                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>Planning permission</p>                                                                                                                                                                                                                                                                                                                                                                                                    |
| Funding PB-B06                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>Bleakholt Animal Sanctuary will fund the management of the planting.</p>                                                                                                                                                                                                                                                                                                                                                   |
| Legal Agreement PB-B07                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>The HMMP will form part of a planning condition.</p>                                                                                                                                                                                                                                                                                                                                                                       |



- Survey Area
- g4 200 small rural trees
- Habitat Types
  - g4 108 Modified grassland; regularly mown
  - g4 16 Tall Forb
  - u1b6 Developed land; sealed surface
  - u1c Artificial unvegetated unsealed surface
  - u1f Sparsely vegetated urban land
- Google Satellite



Phasing strategy

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

Yes: ☐ No: ☒

Habitat creation will take place in Spring 2026.

6 small trees will be planted. These will be native species including rowan (*Sorbus aucuparia*), hazel (*Corylus avellana*), crab apple (*Malus sylvestris*), cherry (*Prunus avium*) or birch (*Betula pendula*).

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

|                  |             |                           |           |              |
|------------------|-------------|---------------------------|-----------|--------------|
| Name or Initials |             | Ms Karen Weed             |           |              |
| Organisation     |             | Bleaholt Animal Sanctuary |           |              |
| Responsibility   | Start Date: | January 2026              | End Date: | January 2056 |

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: | January 2026              | End Date: | February 2026 |

The ecologist Verity Webster BSc MSc CEcol MCIEEM produced the HMMP. She will not be responsible for implementation of the proposals. Bleakholt Animal Sanctuary 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.

Land Use Summary

| Overview of Baseline Site Use PB-B13                                                                                                                                                                   |                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>Modified grassland:</b> The existing modified grassland is regularly mown and for amenity purposes only.                                                                                            |                                                      |
| <b>Developed land; sealed surface:</b> This comprises the access pathway                                                                                                                               |                                                      |
| <b>Artificially unvegetated unsealed surface:</b> This is an access surface and used for storage.                                                                                                      |                                                      |
| Sparsely vegetated urban land: Unmanaged ground.                                                                                                                                                       |                                                      |
| <b>Rural trees:</b> Ornamental                                                                                                                                                                         | <i>Showing the regularly mown modified grassland</i> |
| <b>Tall forb:</b> Unkempt beneath the east boundary sycamores                                                                                                                                          |                                                      |
| Overview of Proposed Site Use PB-B14                                                                                                                                                                   |                                                      |
| <b><u>Created habitats</u></b>                                                                                                                                                                         |                                                      |
| <b>Rural trees.</b> Six 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 regularly mown modified grassland



Showing the developed land; sealed surface, sparsely vegetated ground, modified grassland and sycamore trees with tall forb beneath

Baseline and Environmental Information

At baseline survey was undertaken on 15<sup>th</sup> May 2025. This included a habitat survey and Preliminary Ecological Appraisal. The vegetation on site has negligible suitability for protected species or species of conservation interest. The habitats are common and widespread. Habitats of Principal Importance under the NERC Act, 2006 are present within 500m, but no direct or indirect impacts are anticipated. Reasonable avoidance measures were proposed for hedgehog, common toads and nesting birds.

## 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 trees 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.

### 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

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 trees      | Rural Trees         | Site                  | NA                 | Moderate           | 27                          | Moderate condition will be targeted by achieving a pass in criteria A, B, D and F | Six small native species tree will be planted. |

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                                                      | Management                                                                  |
| A                             | The tree is a native species (or more than 70% within the block are native species).                                                                                                                                                                                                    | Yes      | Native trees      | Planting small native trees.                                           | Plant in Spring or 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      | Native trees      | Planting small native trees.                                           | 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      | Native trees      | Planting small native trees.                                           | 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      | Native trees      | 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                                        | Six native trees  | February – March or September-October | <p>Remove existing ground vegetation where trees are to be planted.</p> <p>Dig over the soil.</p> <p>Ensure newly planted trees are protected from trampling by people and machinery by using fencing.</p> <p>Use mulch around and between the base of sapling to prevent growth of competitive grasses.</p> <p>Sourcing plants</p> <p>Ideally, trees should be sourced from local garden centres within 20km of the site.</p> <p>Trees should be bought in at least 5L pots and will be at least 7.5cm DBH.</p> <p>Pots are recommended over bare root-produce, as bare roots require planting immediately.</p> |
| YEAR 1<br><br>Suppress weeds and replace trees where necessary. | Six native trees  | April - September                     | <p>Where required clear away long grass and weeds to allow growth of trees.</p> <p>Replace tree if it has died.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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     | 2               | Alternative native species may be planted if appropriate |
| Rowan       | Sorbus aucuparia | 2               |                                                          |
| Hazel       | Corylus avellana | 1               |                                                          |
| Birch       | Betula pendula   | 1               |                                                          |

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 2026<br>March 2027 | Rural 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 |

### 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)

Rural 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.

#### 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                                                            |
|--------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Rural trees  | Check of species health (alive/diseased)<br><br>Record % gaps in canopy | In year 1, 3, 5, then every 5 years. To be undertaken between June – August when in leaf. |

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 |
|----------------------------------------------------------------|--------------------------------------------------------------|
| Bleakholt Animal Sanctuary                                     | 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 rural trees                                          |
| Y3            | September                    | September or October                 | Report on health of newly planted rural trees                                          |
| Y5            | September                    | September or October                 | Report on health of newly planted rural trees                                          |
| Every 5 years | September                    | September or October                 | Report on health of trees, canopy density and extent of surrounding ground vegetation. |

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.