



HABITAT MANAGEMENT & MONITORING PLAN

HANSON SPRINGS, ROCHDALE

AUGUST 2025

Habitat Management and Monitoring Plan

Hanson Springs, Rochdale

A report for

Hanson Springs,
Gorrells Way,
Rochdale
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Report by



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1. INTRODUCTION

1.1 BACKGROUND

A Biodiversity Net Gain (BNG) assessment has been undertaken for the proposal at Hanson Springs, Rochdale (application reference: 24/01113/FUL). The BNG concluded that the proposal would generate a 12.28% habitat unit net gain and a 21.99% hedgerow net gain.

As part of the planning conditions, Rochdale Borough Council (RBC) have requested a Habitat Management and Monitoring (HMMP), detailing the creation, management and maintenance of new or enhanced habitats included in the submitted BNG assessment. RBC have also requested a (faunal) habitat enhancement scheme. This report provides information relevant to these requests, specifically Conditions 10 and 11.

All measures outlined within this document will be undertaken in compliance with the relevant parts of 'BS42020 : 2013 Biodiversity : Code of Practice for Planning and Development'.

1.2 AIMS AND OBJECTIVES

The aim of this document is to provide sufficient detail to allow the local planning authority to have certainty that BNG can be achieved for this proposal.

The document sets out the required management and maintenance of the proposed habitats to ensure that the target condition is achieved for each of the habitats.

The document also includes the required monitoring of the site which will ensure that remedial action is implemented to avoid any habitats failing to meet the target conditions.

Habitat success will be determined based on a review of the target conditions, in line with 'The Statutory Habitat Condition Assessment' scoring sheets.

Details of a faunal habitat enhancement scheme are also set out within the report.

2. HABITAT MANAGEMENT AND MONITORING PLAN

2.1 PROPOSED MANAGEMENT

The proposed management measures for habitats are provided in Table 2.1 below.

Table 2.1: Proposed Management Measures

Habitat Compartment Ref*	Proposed Habitat	Enhanced / Created / Retained	Proposed Target Distinctiveness	Proposed Target Condition	Years Remaining to Target Condition	Management Measures Required
1	Other neutral grassland	Enhanced (previously modified grassland)	Medium	Good	15	- Area of modified grassland at site's northern boundary enhanced to good condition other neutral grassland. - Existing grassland will be deturfed, exposing top soil. - Areas of top soil cultivated to produce a medium tilth before rolling to produce a firm surface. Aim to produce a firm, weed free, medium tilth seed bed. - This process (deturfing, cultivation, rolling) will be repeated in the instance of aggressive regrowth of weeds pre-sowing, to create high quality seed bed. - Sow appropriate wildflower seed mix – ideally, in the autumn or spring. Various purveyors are available, including Emorsgate and Naturescape. Seed mix should not contain Rye-grasses or White Clover, should include more than one grass species not used in intensive agricultural production, and should have a high proportion of herbs. - Species richness of new other neutral grassland must exceed 10 species per square metre, and the seed mix

Habitat Compartment Ref*	Proposed Habitat	Enhanced / Created / Retained	Proposed Target Distinctiveness	Proposed Target Condition	Years Remaining to Target Condition	Management Measures Required
						must be sufficiently species rich to generate this. A seed mix containing minimum of 25 species (grasses and herbs) is recommended. - Seed mix composition should include approximate 50/50 split between herb and grass species – for example, Emorsgate EM34. - Any areas which fail to germinate shall be re-cultivated and re-seeded, within one month of the original seeding. - Most of the sown meadow species are perennial and will be slow to establish. Soon after sowing there will likely be a flush of annual weeds, arising from the soil seed bank. Resist cutting annual weeds until late summer. - First cut to be completed in late summer. - In the second growing season, and each year thereafter, leave the grassland areas uncut from the end of March to mid-summer, allowing the sown species to flower in June and July. After flowering, cut and remove the vegetation. This may be taken off as hay, or cut and stacked nearby to rot. The meadow may then be kept mown through to the end of March in the following year. <i>Specific management to ensure 'good' condition grassland</i> - Scrub / bracken management: encroaching scrub and bracken will be treated with a selective herbicide and / or pulled.

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Habitat Compartment Ref*	Proposed Habitat	Enhanced / Created / Retained	Proposed Target Distinctiveness	Proposed Target Condition	Years Remaining to Target Condition	Management Measures Required
						- Invasive non-native species: any invasive non-native species recorded in the grassland will be treated with a selective herbicide, pulled, and disposed of. - Varied sward height: when mowing, at least 20% of the grassland area will be left >7cm height.
2	Urban tree	Created	Medium	Moderate	27	- Two new trees to be planted within the enhanced other neutral grassland, at locations indicated in drawing no D238.003 (EatLandscape) and in Appendix A, Figure 1. - There is no specific management required for trees (i.e. non-intervention management), bar replacement of failed specimens. - Trees species as per those specified in drawing no D238.003 (EatLandscape); namely Field Maple and Alder. - All whips and transplants shall be supplied and installed with 80mm diameter green tree shelters to transplants, fixed into ground with pegs and two stakes.
3	Introduced shrub	Created	Low	Condition assessment N/A	1	- There is no specific management required for introduced shrub. - Species will be chosen such that they provide resources to faunal species making use of the site, such as flowering plants of value to pollinators (see RHS Plants for Pollinators) or fruit-bearing shrubs for birds.
4	Native hedgerow	Created	Medium	Poor	1	- New hedgerows will be double row staggered planted at a density of 1m centres.

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Habitat Compartment Ref*	Proposed Habitat	Enhanced / Created / Retained	Proposed Target Distinctiveness	Proposed Target Condition	Years Remaining to Target Condition	Management Measures Required
						- Recommended species composition as per drawing no D238.003 (EatLandscape). - Planted hedge species will be fitted with rabbit guards and allowed to establish with any failures replaced. - Once the hedge is mature enough (after approx. 10 - 15 years) it will be laid traditionally and faced up to ensure correct width and height.
5	Other woodland; broadleaved	Retained	Medium	Moderate	N/A	- No specific management required for retained woodland.
6	Modified grassland	Retained	Low	Moderate	N/A	- No specific management required for retained modified grassland.
7	Urban tree	Retained	Medium	Moderate	N/A	- No specific management required for retained tree.
See Appendix A, Fig 1 for indicative locations	Bat and Bird Boxes	N/A	N/A	N/A	N/A	- A minimum of 3no. bat boxes and 5no. bird boxes to be erected on retained buildings and woodland. - Bat boxes to be erected on woodland edge allowing open egress and ingress for individual bats. - Bat boxes erected south facing where possible, at a height between 3m and 6m. - 3no. bird nest boxes are to be erected on any of the large number of mature trees within the woodland along the north boundary of the site, or the retained tree at a height of 3-6m; see Appendix A.

Habitat Compartment Ref*	Proposed Habitat	Enhanced / Created / Retained	Proposed Target Distinctiveness	Proposed Target Condition	Years Remaining to Target Condition	Management Measures Required
						- 2no. externally fixed swift nest boxes to be erected on northeast face of retained building. Swift nest boxes to be fitted beneath the eaves (or equivalent of the retained building); see Appendix A. - There are a number of bat and bird boxes available. Any bat box that is suitable for crevice dwelling bats should be used. Bird boxes suitable for garden and farmland birds should be used. - Recommended box specifications: Bats: 2F Schwegler Bat Boxes Birds: Vivara Pro Seville 32mm WoodStone Nest Box & Schwegler Swift Nest Box No. 17B.

2.2 ANNUAL WORK PROGRAMME

An annual work programme to cover the initial 5-year period is provided in Table 2.2 below. Year 1 is triggered as soon as any work commences on site.

In general, most habitat interventions will require more intensive management and monitoring for the first 5 years post-intervention establishment period. Thereafter, habitat management may settle into a rolling programme of repeat tasks or may require further intervention if monitoring results suggest it to be necessary. As such, there is a focus within this HMMP of the tasks required during the first 5 years establishment period, as subsequent tasks will be informed by these preliminary interventions and monitoring results.

A work schedule for the habitat management prescriptions (years 1 – 5) is set out in this report. This HMMP is intended to be used as a live document and should be amended when monitoring results suggest it to be necessary. An indicative work programme for years 6 - 30 has been provided. This will be finalised following years 2 and 4 monitoring.

Table 2.2 Initial 5 Year Work Programme

Task	Year 1	Year 2	Year 3	Year 4	Year 5
Modified grassland enhancement / other neutral grassland creation	Prepare grassland (deturfing, cultivation, rolling) and sow (Sep - Oct)	Cut grassland – leaving >20% area >7cm in height (Aug - Mar). No cutting, leave grassland to flower (Apr-Jul). Pull / treat with herbicide scrub, bracken and invasive non-native species (as needed). Re-cultivate and re-sow any failed areas (as needed).			
Individual tree planting	Tree planting (Autumn preferable)	Replacement of failed individuals (as required).			
Hedgerow creation	Hedge planting (Sep-Oct)	Site pruning (as required). Not anticipated in first 5 years. Replacement of failed individuals (as required).			
Introduced shrub creation	Shrub planting (Autumn preferable)	No further management required.			
Bat and Bird Boxes	Erect immediately following completion of works	Replace when failed / damaged (as required)			

Table 2.3 Indicative Years 6 - 30 Work Programme

Task	Year 6 - 30
Grassland creation	Cut grassland – leaving >20% area >7cm in height (Aug - Mar). No cutting, leave grassland to flower (Apr-Jul) Continued pulling / herbicide treatment of scrub / bracken / invasive non-natives (as needed). Continued re-cultivation and re-sowing of any failed areas (as needed) – persistent failure may need further diagnosis to ascertain cause.
Individual tree planting	Replacement of failed individuals (as required).
Hedgerow creation	Site pruning (as required). Replacement of failed individuals (as required). Lay hedgerow using traditional methods (Nov-Feb, approx. year 10 – year 15).
Bat and Bird Boxes	Replace when failed / damaged (as required)

2.3 MANAGEMENT RESPONSIBILITIES

The roles and responsibilities associated with this management plan are outlined below.

(i) Responsible Organisation

Hanson Springs Ltd.

Hanson
Gorrells
Rochdale,
Lancashire,
OL11

Place,
Way,

2PX

Rod Slater

Email - rod.slater@hanson-springs.co.uk

All communications in relation to this document should be directed to the above personnel in the first instance.

(ii) Funding (On site and Off site)

All funding associated with this management plan, including future monitoring and maintenance will be provided by Hanson Springs Ltd.

(iii) Ecological Consultancy Responsible for Implementation of Plan

It is the responsibility of Hanson Springs Ltd. to appoint a suitably qualified ecologist who will ensure:

- The implementation of this management plan.
- Provide progress report following years 1 and 5 to ensure appropriate implementation of this plan.
- Provide habitat monitoring reports in years 2, 4 (this report to include year 6 – 30 management plan), 6, 10, 15, 20, 25 and 30 as a minimum.

3. FUTURE MONITORING

3.1 MONITORING PROGRAMME

This HMMP will therefore cover the 30-year monitoring period, however this will need to be reviewed every five years and amended as necessary to confirm no new constraints on the site have occurred, and ensuring there is effective management on the site. A report will be created post-monitoring on years 2, 4, 6, 10, 15, 20, 25 and 30 as a minimum, with biodiversity calculations completed at each stage.

Future management plans (years 6 – 30) will be produced as part of the year 4 monitoring report. It is not possible to provide an appropriate management plan beyond year 5, at this stage.

3.2 MONITORING REPORTING

(i) Report

The monitoring reports shall be sent to the Local Planning Authority (LPA), and be provided by a qualified ecological consultant.

The document will report on progress of the annual works programme (Section 4.2) and confirmation of required actions for the next 12-month period.

The year 2 monitoring report will need to record a baseline from which the future monitoring surveys are based on.

Data collected should follow the UKHabs survey guidance and each habitat condition assessed using the Statutory Biodiversity Metric Condition Assessment Sheets. Habitat condition assessments should be recorded and reported for each of the habitat parcels (see Appendix A, Figure 1).

The report should also provide confirmation that the requirements of the UKHab classification for each proposed habitat are achieved and remain unchanged throughout the life of the scheme

The year 4 monitoring report will need to include an updated management plan for years 6 – 30.

(ii) Habitat Management & Monitoring Plan (this document)

This document will be reviewed and updated every 5 years and any subsequent changes to be implemented for perpetuity.

The ongoing habitat monitoring surveys would form the basis of any subsequent changes required. Any changes are likely to be as a result of habitats not achieving their target condition.

3.3 REMEDIAL ACTION

Any habitats failing to achieve the target conditions, or habitats being altered or removed from the sites, will require remedial action. Any remedial action required would be advised by the qualified ecological consultant and reported within the relevant monitoring reports.

Habitat will be re-established as needed as per the requirements of the approved planning application drawings (unless otherwise agreed with the planning authority).

The responsibility of implementing (funding) any remedial action falls with the landowner (section 2.3).

REFERENCES

Baker, J. Hoskin, R. Butterworth, T. (2019) *Biodiversity Net Gain. Good practice principles for development. Part A: A practical guide.*

Department for Environment, Food & Rural Affairs (DEFRA) (2023) *The Statutory Biodiversity Metric: User Guide.* Date: July 2024.

EatLandscape (2024) *Planting Plan - Grassland Area and Screen Planting (Drawing No.: D238.003A).*

EatLandscape (2024) *Planting Plan - Visitor Entrance Area (Drawing No.: D238.002A).*

Hawthorn Design Partnership (2024) *Block Masterplan. (Drawing No.: 188-PLN-L-10-B).*

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UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://ukhab.org/>).

Appendix A: Figure 1 – Habitat Compartment and Faunal Enhancement Map

