



HABITAT MANAGEMENT & MONITORING PLAN

**LAND AT BROW EDGE, ENDING RAKE, WHITWORTH, ROCHDALE,
OL12 0TT**

JANUARY 2026

Habitat Management and Monitoring Plan

Land at Brow Edge, Ending Rake, Whitworth, Rochdale, OL12 0TT

A report for

Rachel Hudson
May View
874a Bradshaw Road
Turton
Bolton
BL7 0HR

Report authors



PENNINE ecological
24 The Highgrove
Heaton
Bolton
BL1 5PX

Tel: 07505 172 087

email: bob@pennineecological.co.uk

web: www.pennineecological.co.uk

Report Author:

Marcus Hogg BSc (Hons) MSc QCIEEM

Reviewed by:

Robert N. Leatham B.Sc. (Hons.), P. dip.

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1. INTRODUCTION

1.1 BACKGROUND

A Biodiversity Net Gain (BNG) assessment has been undertaken for the proposed menage at land at Brow Edge, Ending Rake, Whitworth, Rochdale, OL12 0TT. The BNG metric concluded that the proposal would generate a 15.02% habitat net gain.

Rochdale Borough Council have requested a Habitat Management and Monitoring (HMMP) prior to commencement of the development (Draft Conditions: Condition 3):

“The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to, and approved in writing by, the local planning authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

- a) a non-technical summary;*
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan, including a timetable for its implementation and completion;*
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,*

The created and/or enhanced habitat specified in the approved HMMP shall be completed, managed and maintained in accordance with the approved HMMP.

Notice in writing shall be given to the Council when the:

- a) HMMP has been implemented; and*
- b) habitat creation and enhancement works as set out in the HMMP have been completed.*

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies G6 and G7 of the adopted Rochdale Core Strategy and JP-G8 of the adopted Places for Everyone Joint Development Plan.

Reason for Pre-commencement: The HMMP will be required as part of the arrangements to be approved under the statutory BNG condition which requires submission of the Biodiversity Gain Plan prior to commencement of development.”

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 will be achieved on site.

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.

2. HABITAT MANAGEMENT AND MONITORING PLAN

2.1 PROPOSED MANAGEMENT

The proposed management measures for habitats are provided in Table 2.1 below. Refer to Appendix A for Habitat Parcel References.

Table 2.1: Proposed Management Measures

Habitat Parcel Ref	Proposed Habitat	Enhanced / Created / Retained	Proposed Target Distinctiveness	Proposed Target Condition	Time Remaining to Target Condition	Management Measures Required
1	Modified grassland	Retained	Low	Moderate	0/Current	- An area of existing modified grassland which is occasionally grazed by horses will be retained. - Grazing by horses shall remain occasional and low intensity. - Grazing shall be seasonal, typically limited to autumn and winter (October–March). - Horses shall be removed during periods of waterlogged, frozen, or heavily poached ground conditions. - Supplementary feeding (e.g. hay or feed blocks) shall be avoided on the grassland to prevent localised nutrient enrichment. - Where grazing is insufficient to control sward growth, the grassland shall be mechanically topped once annually, typically in late summer (July–September). - Arisings may be left in situ, consistent with maintaining modified grassland status.

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Habitat Parcel Ref	Proposed Habitat	Enhanced / Created / Retained	Proposed Target Distinctiveness	Proposed Target Condition	Time Remaining to Target Condition	Management Measures Required
						- No fertilisers, manures, or soil amendments shall be applied. - Localised dunging areas shall be monitored and, if necessary, lightly harrowed or rested to prevent excessive nutrient build-up.
2	Other neutral grassland	Enhanced	Medium	Good	15 Years	- An area of modified grassland along the eastern boundary of the site will be enhanced to other neutral grassland. - The other neutral grassland will be separated from the modified grassland by an electric fence to prevent grazing horses from degrading the habitat. - Sow appropriate wildflower seed mix in the autumn or spring ideally. E.g. a locally appropriate neutral grassland seed mix (MG5-type), using local provenance where available, or green hay from a suitable donor site. Seed mix composition should include approximate 50/50 split between wildflowers and grass species. - Most of the sown meadow species are perennial and are 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 and un-grazed from the end of March to mid-summer, allowing the sown species to flower in June and July. After flowering, cut and

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						remove the vegetation. This may be taken off as hay, or cut and stacked nearby to rot. The meadow may then be kept mown or lightly grazed if conditions are dry enough to avoid poaching through to the end of March in the following years. - Nutrient reduction: No fertilisers, manures, or soil amendments shall be applied. All cuttings shall be removed to reduce soil fertility.

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.

Table 2.2 30 Year Work Programme

Task	Year 1	Year 2 - 30
Retained modified grassland	Annual cutting and maintenance. Managed grazing.	
Enhanced other neutral grassland	Prepare grassland and sow (Sep - Oct)	Annual cutting and maintenance. Managed grazing.

2.3 MANAGEMENT RESPONSIBILITIES

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

Note – at this stage, the contractors and companies responsible for the implementation and future management have not been appointed. This draft document will be updated with the responsible organisations once the planning approval is received.

(i) Responsible Organisation

Landscape Installation

The landowner will be responsible for preparing the grassland habitats on the site. They may appoint a landscaping contractor to assist with these works.

(ii) Funding (On site and Off site)

The future management of the site will be completed by the landowner.

(iii) Ecological Consultancy Responsible for Implementation of Plan

It is the responsibility of the landowner 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.

3.2 MONITORING REPORTING

(i) Report

The monitoring reports shall be sent to Rochdale Borough Council 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 proposed habitat.

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

(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.

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.

Pennine Ecological (2026). Land at Brow Edge_The_Statutory_Metric_Macro_Enabled_1.0.4_Enhancements

Pennine Ecological (2026). Land at Brow Edge - Biodiversity Net Gain Assessment Summary Report_V2

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

Proposed site drawing: SKMBT_C22425091707240

Appendix A – Habitat Plan (UKHab)

