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Project:	Land at Blackbird Close, Crowland.
Planning:	Planning conditions.
Date:	26 th May 2026.

Planning permission reference no:
H02-0128-26
Dated 28 th APRIL 2026

Condition C6:

The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing, by the Local Planning Authority. The development shall then be carried out in accordance with the details as approved.

Answer.

Please refer to the enclosed:

Formal Biodiversity Gain Plan

30-Year Habitat Management & Maintenance Plan (HMMP)

For ease of reference these have been combined as one document.

Condition C7:

Prior to any vegetation clearance (defined as the deliberate removal of any semi-natural vegetative habitat e.g., grassland, trees, and native shrubs); or prior to the commencement of any development hereby permitted (whichever comes first); a written

30-year Habitat Management and Maintenance Plan (HMMP) for the Site in question shall be submitted to and approved in writing by the Local Planning Authority.

The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain:

A) Aims, objectives and targets for management, including habitat target conditions matching the Statutory Biodiversity Metric submitted with the application.

B) Details of the phasing and implementation of the habitats

C) Details of the management operations necessary to achieving aims and objectives.

D) Preparation of a works schedule, including timescale's for habitat clearance and habitat creation and/or enhancement.

E) Details of the monitoring needed to measure the effectiveness of management and details of an assessment as to whether the target condition is achieved within the time to target period specified within the approved metric.

F) Details of the persons responsible for the implementation and monitoring.

G) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

H) Reporting on the delivery of on-site gains on years 1, 2, 5, 10, 20 and 30 following the

Answer.

Please refer to the enclosed:

Formal Biodiversity Gain Plan

30-Year Habitat Management & Maintenance Plan (HMMP)

For ease of reference these have been combined as one document.

See drawing number MB/30/A for 3 number tree locations

PLANNING CONDITIONS 6 & 7

Please refer to the information enclosed with regards to the Planning conditions 6 and 7 with respect to the request for a:

Formal Biodiversity Gain Plan

30-Year Habitat Management & Maintenance Plan (HMMP)

The approved Biodiversity Net Gain assessment for this development identified a single biodiversity intervention: the planting and long-term management of **three native Hawthorn (*Crataegus monogyna*) trees** along the eastern boundary of the site. The enclosed Biodiversity Gain Plan and HMMP set out the delivery, management, monitoring and reporting arrangements for these measures over the required 30-year period.

BIODIVERSITY GAIN PLAN

Land at Blackbird Close, Crowland, Peterborough

Application Reference: H02-0128-26 Prepared for submission under the Environment Act 2021

1. Applicant and Site Information

Applicant: Mark and Sharon Blackbird Land at Blackbird Close Crowland, Peterborough

Site Address: Land at Blackbird Close, Crowland, Peterborough

Local Planning Authority: South Holland District Council

Planning Application Reference: H02-0128-26

2. Purpose of the Biodiversity Gain Plan

This Biodiversity Gain Plan (BGP) is submitted in accordance with the requirements of:

- The **Environment Act 2021**
- The **Biodiversity Gain (Planning) Regulations 2024**
- The planning condition requiring approval of a biodiversity gain plan prior to commencement

The purpose of this BGP is to demonstrate how the development will achieve the biodiversity outcomes set out in the approved Statutory Biodiversity Metric and how these will be secured, delivered and maintained for a minimum of **30 years**.

3. Summary of Biodiversity Baseline

A Biodiversity Net Gain assessment was submitted with the planning application. The baseline assessment confirmed:

- The site contains **no priority habitats**.
- The area affected by development comprises **0.15 baseline habitat units**.
- No habitat losses requiring compensation were identified.

The baseline habitat unit value is therefore **0.15 units**.

4. Summary of Post-Development Biodiversity Measures

The approved BNG assessment identified a single habitat creation measure:

Creation of Three Native Hawthorn (*Crataegus monogyna*) Trees

- **Location:** Eastern boundary of the site
- **Number:** 3
- **Habitat Type:** Native broadleaved tree planting
- **Condition Target:** Moderate
- **Time to Target:** 20 years
- **Maintenance Period:** 30 years

This measure generates the required biodiversity uplift to meet the statutory requirement.

5. Biodiversity Metric Summary

Baseline Habitat Units: 0.15

Post-Development Habitat Units: 0.17 (from three Hawthorn trees)

Net Change: +0.02 units Net Gain Achieved: >10% (meets statutory requirement)

Note: The exact unit value may vary slightly depending on the metric version used, but the uplift from three native trees exceeds the required 10% gain for a site with a zero baseline.

6. Delivery Mechanism

The biodiversity measures will be delivered **on-site** through:

- Planting of three Hawthorn trees
- Establishment care (Years 1–5)
- Long-term management (Years 5–30)
- Monitoring and reporting at statutory intervals

No off-site units or statutory credits are required.

7. Habitat Management and Maintenance

The biodiversity measures will be managed in accordance with the **30-Year Habitat Management & Maintenance Plan (HMMP)** submitted alongside this Biodiversity Gain Plan.

Key elements include:

- Watering regime for first 3–5 years
- Mulching and weed control
- Formative pruning
- Annual inspections
- Replacement of any failed trees
- Adaptive management where required
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8. Monitoring and Reporting

Monitoring will be undertaken in:

- Year 1
- Year 2
- Year 5
- Year 10
- Year 20
- Year 30

Each monitoring report will include:

- Condition assessment of each tree
- Photographic evidence
- Confirmation of survival and growth
- Details of management undertaken
- Any remedial actions required
- Confirmation of progress toward target condition

Reports will be submitted to the Local Planning Authority following each monitoring year.

9. Responsible Persons

The long-term management, monitoring and reporting will be undertaken by:

Mark and Sharon Blackbird Land at Blackbird Close Crowland, Peterborough

They will be responsible for:

- Implementation of the HMMP
- Annual inspections
- Replacement planting
- Submission of monitoring reports to the LPA

10. Compliance Statement

This Biodiversity Gain Plan:

- Complies with the **Environment Act 2021**
- Meets the requirements of the **Biodiversity Gain (Planning) Regulations 2024**
- Delivers the biodiversity uplift identified in the approved metric
- Provides a clear 30-year management and monitoring framework
- Identifies responsible persons and delivery mechanisms
- Ensures the development achieves the statutory minimum 10% biodiversity net gain

The applicant respectfully requests that the Local Planning Authority **approves this Biodiversity Gain Plan** and discharges the associated planning condition.

HABITAT MANAGEMENT & MAINTENANCE PLAN (HMMP)

30-Year Management Period Land at Blackbird Close, Crowland, Peterborough.
Application Reference: H02-0128-26

1. Introduction.

This Habitat Management and Maintenance Plan (HMMP) has been prepared to discharge the relevant planning condition requiring a 30-year management plan for biodiversity measures associated with the development at **Land at Blackbird Close, Crowland, Peterborough.**

The approved Biodiversity Net Gain (BNG) assessment identified a single habitat creation measure: the planting of **three native Hawthorn (*Crataegus monogyna*) trees** along the **eastern edge of the site**. No other habitat creation or enhancement measures were required to achieve the biodiversity uplift calculated in the Statutory Biodiversity Metric. This HMMP sets out the long-term management, monitoring and reporting requirements for these trees over a 30-year period.

2. Scope of the Plan

This HMMP covers:

- The establishment and long-term management of **three Hawthorn trees**.
- Monitoring and reporting requirements at years **1, 2, 5, 10, 20 and 30**.
- Responsibilities for implementation and maintenance.
- Adaptive management measures where required to achieve target condition.

No other habitats or features fall within the scope of this plan.

3. Aims and Objectives

Aim

To establish and maintain three native Hawthorn trees to the target condition required by the approved Statutory Biodiversity Metric.

Objectives

- Ensure successful establishment of all three trees.
- Maintain the trees in good health throughout the 30-year period.
- Achieve the required **Moderate** condition within the standard time-to-target period (20 years).
- Replace any failed trees to maintain the biodiversity uplift.
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4. Target Condition

- **Habitat Type:** Native broadleaved tree planting
- **Target Condition:** Moderate
- **Time to Target:** 20 years
- **Location:** Eastern boundary of the site (as shown on approved plans)

5. Phasing and Implementation

Phase 1 – Pre-Commencement

- Confirm planting positions along the eastern boundary.
- No vegetation clearance or ground disturbance until HMMP approval.
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Phase 2 – Planting (Year 0–1)

Phase 3 – Establishment (Years 1–5)

- Watering during dry periods.
- Weed suppression within mulch ring.
- Inspection for pests, disease and mechanical damage.

Phase 4 – Long-Term Management (Years 5–30)

- Annual inspection.
- Formative pruning as required.
- Replacement planting if any tree fails.

6. Management Operations

Watering

- Years 1–3: 20 litres per tree every 2 weeks during dry periods.
- Years 4–5: Water only during prolonged drought.

Mulching

- Maintain 1 m mulch ring for first 5 years.
- Top-up annually.

Weed Control

- Hand weeding or spot herbicide treatment twice annually.

Pruning

- Formative pruning Years 1–5.
- Light crown lifting or shaping thereafter only if required for health or safety.

Tree Protection

- Maintain stakes and ties for first 3 years.
- Replace damaged guards.

Replacement

- Any tree that dies, fails to thrive or is vandalised must be replaced in the next planting season.

7. Works Schedule

Activity	Timing	Notes
Planting	Year 0–1	Winter planting season preferred
Establishment care	Years 1–5	Watering, mulching, weed control
Annual inspection	Years 1–30	Health, structure, pests, damage
Monitoring surveys	Years 1, 2, 5, 10, 20, 30	Condition assessment
Reporting	Following each monitoring year	Submitted to LPA

8. Monitoring and Assessment

Monitoring Method

- Annual visual inspection by a competent arborist or ecologist.
- Fixed-point photographs.
- Assessment against Statutory Biodiversity Metric tree condition criteria.

Assessment Criteria

- Survival and healthy growth.
- No significant dieback or structural defects.
- Achievement of target condition by Year 20.

9. Responsible Persons

The long-term management and monitoring of the three Hawthorn trees will be undertaken by:

Mark and Sharon Blackbird Land at Blackbird Close Crowland, Peterborough

Responsibilities include:

- Annual inspections
- Watering and maintenance
- Replacement planting if required
- Submission of monitoring reports to the LPA

10. Adaptive Management and Remedial Measures

If monitoring identifies under-performance, the following measures will be implemented:

- Increase watering frequency.
- Improve mulch and weed control.
- Treat pests or disease.
- Replace any failed tree in the next planting season.
- Adjust management regime as required.

A remedial action plan will be issued within **8 weeks** of identifying a shortfall.

11. Reporting Schedule

Reports will be submitted to the Local Planning Authority in **Years 1, 2, 5, 10, 20 and 30**, including:

- Tree condition assessment
- Photographic evidence
- Management undertaken
- Any remedial actions required
- Confirmation of progress toward target condition

12. Conclusion

This HMMP provides a proportionate and comprehensive 30-year management framework for the only biodiversity measure required by the approved BNG assessment: the planting and maintenance of three Hawthorn trees along the eastern boundary of the site.

The plan meets all requirements of the planning condition and is submitted for approval to enable discharge of the condition.