



Habitat Management and Monitoring Plan (HMMP)

26_ECO_01_59

James Rd, Crowland, Peterborough PE6, 0LD

Planning Reference: Condition 7 (Habitat Management and Maintenance Plan)

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Date: 29/01/2026

1. Introduction

This Habitat Management and Maintenance Plan (HMMP) has been prepared to support the approved planning application for the proposed cemetery, amenity building, associated parking and landscaping at land off James Road, Crowland. The Local Planning Authority (South Holland District Council) has imposed **Condition 7**, which requires the submission of a written **30-year Habitat Management and Maintenance Plan** to cover all on-site biodiversity enhancements delivered as part of the mandatory Biodiversity Net Gain (BNG) requirements.

This HMMP demonstrates how the approved biodiversity gains will be implemented, managed, monitored and maintained for a minimum of 30 years, in accordance with:

- The Environment Act 2021 (mandatory Biodiversity Net Gain legislation);
- Schedule 7A of the Town and Country Planning Act 1990 (as amended);
- The National Planning Policy Framework (NPPF, December 2024);
- DEFRA Statutory Biodiversity Metric guidance (2023); and
- Policy 28 of the South East Lincolnshire Local Plan (2019).

This HMMP addresses all post-development biodiversity enhancements identified within the approved Biodiversity Net Gain Statement, including the creation and management of cemetery grassland, other neutral grassland, modified grassland, native hedgerows and retained individual trees. The plan outlines the habitat management prescriptions, monitoring regime, remedial actions and reporting procedures required to secure the approved **10% habitat net gain and 163.19% hedgerow net gain**.

2. Site Description

- **Location:** Land off James Road, Crowland, Lincolnshire
 - **Grid Reference:** Approx. TF 2444 4099
 - **Site Area:** Approx. 0.94 ha (post-development)
 - **Current Use (pre-development):** Arable land comprising cereal and non-cereal crops with modified grassland margins, native hedgerow and individual trees.
 - **Designations:** No statutory or non-statutory nature conservation designations within the site boundary.
 - **Habitat Baseline:** Cropland, modified grassland, native hedgerow and individual trees, generating a baseline of 2.30 habitat units and 0.57 hedgerow units.
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3. Management Objectives

- Deliver and maintain a minimum 10% net gain in habitat units and 163.19% net gain in hedgerow units
 - Establish and maintain cemetery grassland and other neutral grassland habitats at moderate condition
 - Retain and manage all individual trees shown on the approved Proposed Site Plan (SP02 Rev A)
 - Retain and enhance native hedgerows to achieve moderate condition
 - Ensure all habitats are maintained at their target condition for a minimum of 30 years.
 - Monitor habitat condition regularly and implement adaptive management where necessary.
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4. Habitat Creation, Enhancement, and Management

4.1 Habitat Types and Target Condition

Habitat Type	Baseline Condition	Target Condition	Proposed Management
Cemeteries and churchyards	Arable	Good / Poor (as per metric parcels)	Low-input grass management
Other neutral grassland	Arable	Moderate	Cut-and-lift grassland regime
Modified grassland	Arable / margin	Moderate	Structural diversity management
Native hedgerow	Moderate	Moderate	Retention, gapping-up, rotational cutting
Individual trees	Moderate	Moderate	Retention and inspection

4.2 Specific Management Actions

Grassland Establishment (Year 1):

- Prepare ground following construction using low-disturbance methods.
- Allow natural regeneration or seed with an appropriate low-fertility grass mix where required.
- No fertilisers or soil enrichment to be used.
- Water only where necessary during prolonged dry periods in the first year.

Annual Grassland Management:

- Years 1–5: Two cuts per year (spring and late summer). All arisings removed.
- Years 6–30: One cut per year in late summer or early autumn. Arisings removed.
- Spot treatment of injurious weeds if required.

Cemetery Grassland:

- Maintain a short to medium sward suitable for cemetery use.
- Avoid excessive mowing frequency.
- Retain occasional uncut margins where operationally feasible to enhance biodiversity.

Tree Management:

- Retain all individual trees identified on the Proposed Site Plan.
- Annual visual inspections for health and safety.
- Pruning only where required for safety or access.

- Replace any lost trees with ecologically equivalent native species within the next planting season.

Hedgerow Management:

- Retain all native hedgerows.
- Gapping-up with native species (e.g. hawthorn, dog rose) where required.
- Trimming on a 2–3 year rotation, outside the bird nesting season (March–August).

5. Monitoring and Reporting

5.1 Monitoring Schedule

Year	Monitoring Activity	Responsible Party	Outcome
2	Habitat condition survey	Qualified Ecologist	Confirm establishment
5	BNG compliance audit	Qualified Ecologist	Assess condition and structure
10	Mid-term BNG review	Qualified Ecologist	Identify remedial needs
15+	Five-yearly surveys to Year 30	Qualified Ecologist	Confirm long-term success

5.2 Monitoring Methods

- Fixed-point photography
- DEFRA habitat condition assessments
- Hedgerow condition checks
- Tree health inspections
- Ecological walkover surveys at five-year intervals

5.3 Reporting

- Monitoring reports to be submitted to the Local Planning Authority at Years 2, 5, 10, 15, 20, 25, and 30.
 - Each report will include:
 - Habitat condition assessments.
 - Confirmation of BNG compliance.
 - Photographic records.
 - Summary of management actions and any remedial measures undertaken.
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6. Remedial Actions and Adaptive Management

- Failure of grassland establishment: Re-seeding or altered cutting regime
 - High weed cover: Targeted spot treatment and increased cutting frequency
 - Tree loss or decline: Replacement planting in the next planting season
 - Hedgerow decline or gaps: Additional native planting
 - Failure to meet target condition: Revised management prescriptions following ecological advice
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7. Legal and Funding Mechanisms

- This HMMP is secured by Condition 7 of planning permission H02-0257-25.
 - Responsibility for implementation and long-term management rests with Crowland Parish Council or any successor in title.
 - All management actions shall comply with:
 - The Environment Act 2021.
 - Schedule 7A of the Town and Country Planning Act 1990 (as amended).
 - National and local planning policy.
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8. Conclusion

- The proposed management of grassland, hedgerows and trees will deliver and maintain the approved on-site Biodiversity Net Gain.
 - The management measures are proportionate to the scale of development and compatible with cemetery use and flood risk constraints.
 - A 30-year management and monitoring programme will ensure the long-term delivery of biodiversity benefits and full compliance with planning Condition 7.
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Appendices

- **Appendix A:** Site location and habitat plans.
- **Appendix B:** Biodiversity Net Gain metric calculations
- **Appendix C:** Species list and survey data.

Appendix A: Site location and habitat plans.



Figure A1.1: Extract from Google Maps showing the site location, James Road, Crowland. (Google, 2026).

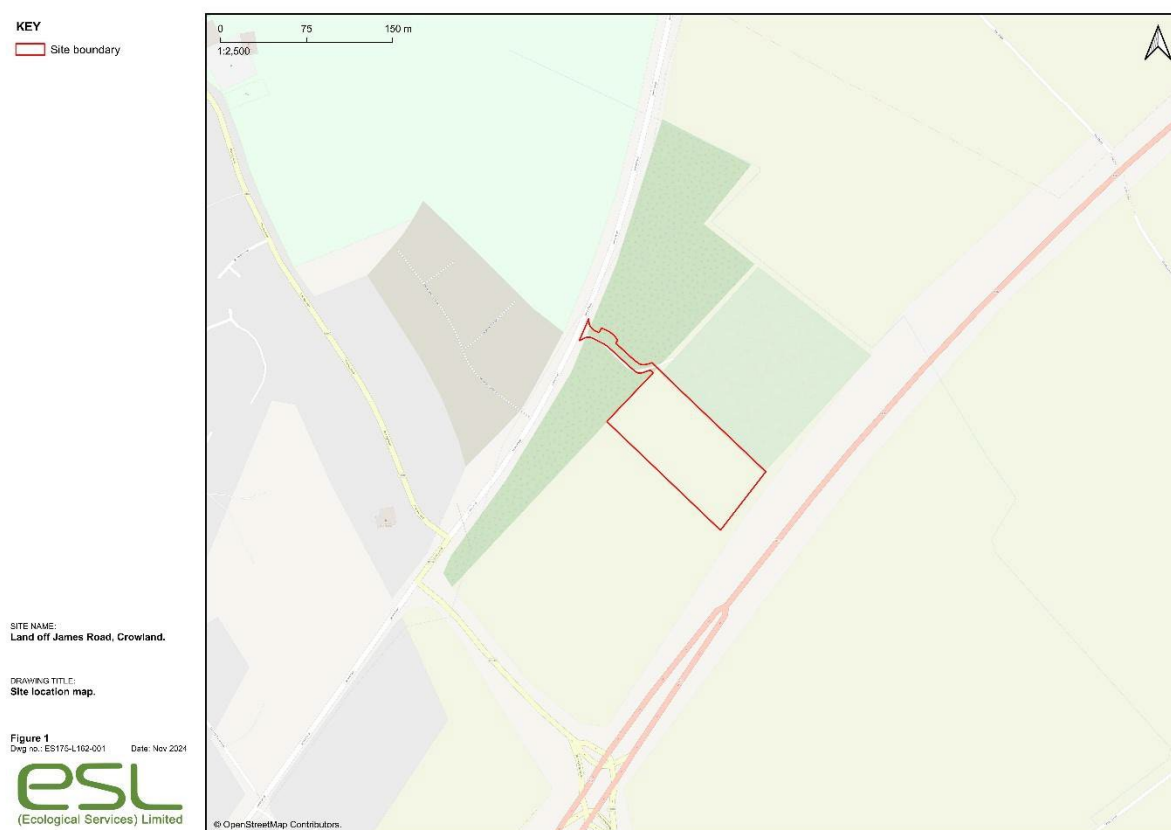


Figure A1.2: Extract from Ecological Appraisal and Biodiversity Net Gain Statement Land off James Road, Crowland.pdf showing the assessment boundary.

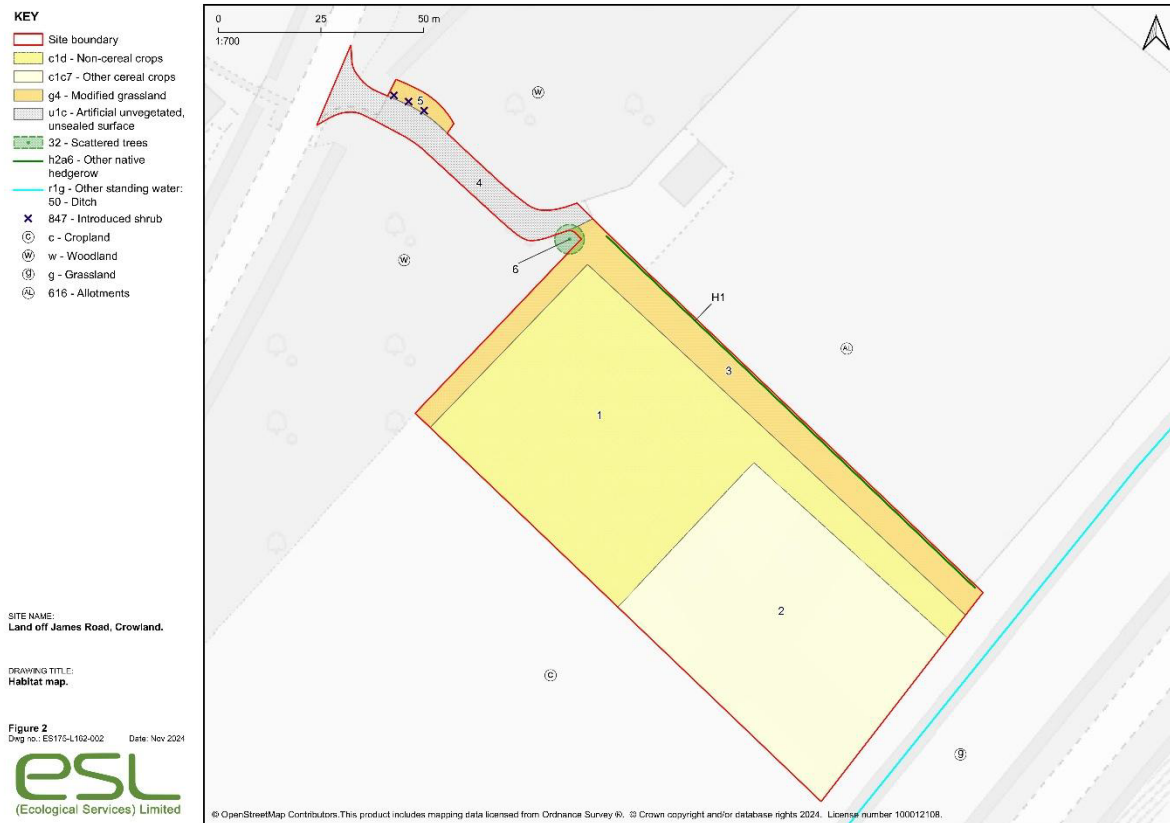


Figure A1.3: Habitat Map - Baseline

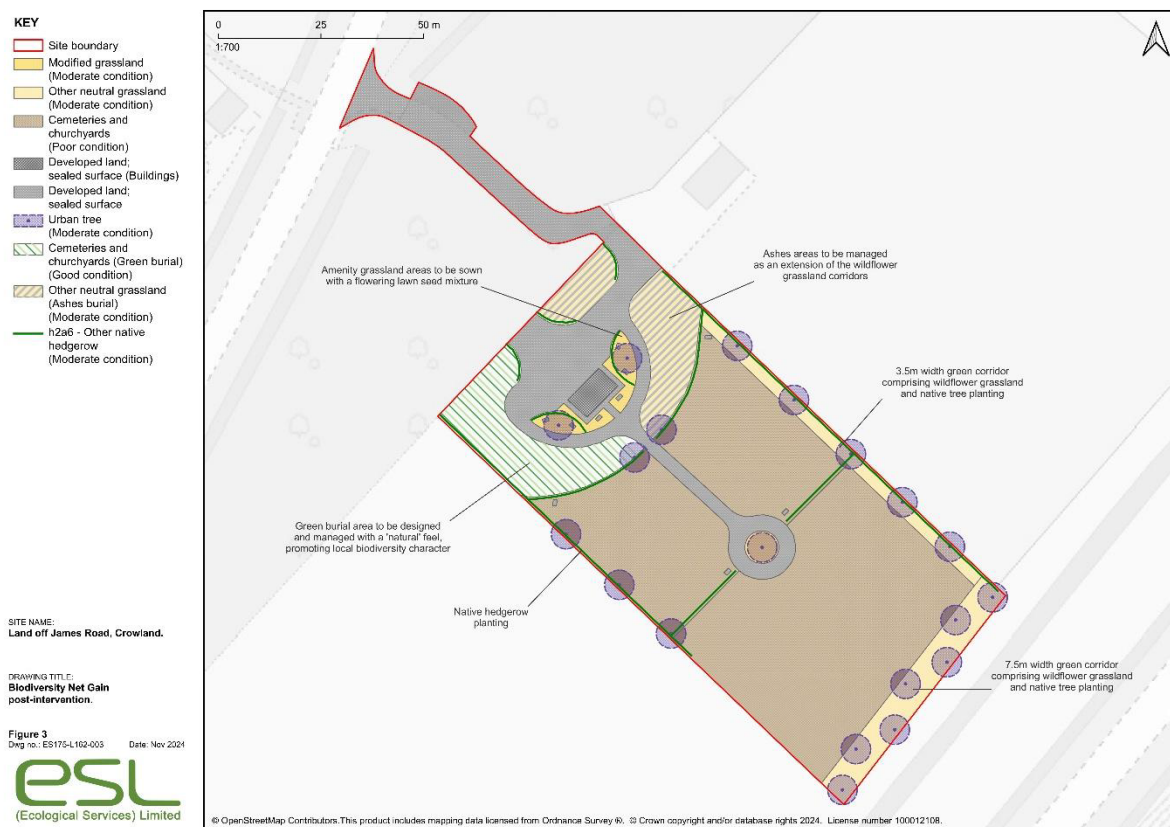


Figure A1.4: Habitat Map – Proposed

Appendix B: BNG metric calculations extracted from Ecological Appraisal and Biodiversity Net Gain Statement Land off James Road, Crowland.pdf

Broad habitat Category	Habitat Type	Condition	Area (ha)	Habitat BU
Cropland	Non-cereal crops	N/A	0.3993	0.80
	Cereal crops	N/A	0.3273	0.65
Grassland	Modified grassland	Good	0.133	0.80
		Poor	0.0073	0.01
Individual trees	Rural tree	Moderate	0.0041	0.04
Urban	Artificial surface unvegetated, unsealed	N/A	0.0538	0.00
Total			0.92*	2.30

* Excluding area of Individual trees.

Table 1: Summary baseline of habitats present on-Site and their contributing values.

Broad habitat Category	Hedgerow Type	Condition	Length (km)	Hedgerow BU
Hedgerow	Native hedgerow	Moderate	0.1243	0.57
Total			0.12	0.57

Table 2: Summary baseline of hedgerows present of on-Site and their contributing values.

Broad habitat Category	Habitat Type	Condition	Area (ha)	Habitat BU
Urban	Developed land; sealed surface	N/A	0.1836	0.00
	Cemeteries and churchyards	Good	0.0666	0.26
		Poor	0.5049	0.95
Grassland	Other neutral grassland	Moderate	0.1438	0.96
	Modified grassland	Moderate	0.0216	0.07
Individual trees	Urban tree	Moderate	0.0814	0.29
Total			0.94*	2.53

* Excluding area of Individual trees.

Table 3: Summary post-intervention scenario of on-Site habitats and their contributing values.

Broad habitat Category	Hedgerow Type	Condition	Length (km)	Hedgerow BU
Hedgerow	Native hedgerow	Moderate	0.3689	1.51
Total			0.37	1.51

Table 4: Summary post-intervention scenario of on-Site hedgerows and their contributing values.

Appendix C: Species survey data.

1. Habitat Descriptions

- **Cropland – Non-cereal crops (UKHab: c1d):**
Recently ploughed arable land forming the northern part of the Site. At the time of survey, the habitat was largely bare with limited botanical interest and no features of ecological significance for protected species.
 - **Cropland – Cereal crops (UKHab: c1c7):**
Arable land forming the southern part of the Site, supporting a standing cereal crop. The habitat is intensively managed and of low ecological value, offering limited foraging potential for common farmland species.
 - **Modified Grassland (UKHab: g4):**
Margins along the north-western and north-eastern boundaries comprising perennial rye-grass *Lolium perenne* and Yorkshire fog *Holcus lanatus*, with frequent common ragwort *Senecio jacobaea* and bristly oxtongue *Helminthotheca echioides*. Sections of tall-sward grassland support creeping thistle *Cirsium arvense*, great willowherb *Epilobium hirsutum* and common nettle *Urtica dioica*. Assessed as good condition modified grassland.
 - **Native Hedgerow (UKHab: h2a6):**
A species-poor native hedgerow forming the north-eastern boundary of the Site, separating it from adjacent allotments. Dominated by hawthorn *Crataegus monogyna* and dog rose *Rosa canina*, with frequent domestic plum *Prunus domestica*. Structurally intact and assessed as moderate condition.
 - **Artificial Unvegetated, Unsealed Surface (UKHab: u1c):**
A gravel access track off James Road providing access to nearby allotments. The surface is regularly disturbed and supports no vegetation.
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2. Notable Species

- **Mammals:**
No evidence of use by protected mammals was recorded during the survey. Although desk study data indicate the presence of species such as hedgehog *Erinaceus europaeus* and badger *Meles meles* in the wider area, the Site itself offers limited habitat suitability. Mammals were scoped out as a material consideration.

- **Bats:**

No trees or structures within the Site were assessed as having bat roost potential. The open arable habitats are of negligible value for roosting bats, though boundary hedgerows may offer low-value commuting or foraging opportunities for common species.

- **Amphibians:**

One waterbody within 250 m of the Site was assessed as having excellent suitability for great crested newt *Triturus cristatus*; however, eDNA testing returned a negative result. No further survey or mitigation is required.

- **Birds:**

A typical assemblage of common and widespread bird species was recorded using boundary features. The native hedgerow provides suitable nesting and foraging habitat. No Schedule 1 or priority bird species were recorded. Vegetation clearance timing restrictions apply in accordance with the Wildlife and Countryside Act 1981 (as amended).

3. Key Vegetation

Trees (adjacent and boundary features):

- Pedunculate oak (*Quercus robur*)
- Hawthorn (*Crataegus monogyna*)
- Domestic plum (*Prunus domestica*)

Shrubs and Ground Flora:

- Dog rose (*Rosa canina*)
- Perennial rye-grass (*Lolium perenne*)
- Yorkshire fog (*Holcus lanatus*)
- Common ragwort (*Senecio jacobaea*)
- Bristly oxtongue (*Helminthotheca echioides*)
- Creeping thistle (*Cirsium arvense*)
- Great willowherb (*Epilobium hirsutum*)
- Common nettle (*Urtica dioica*)
- Creeping buttercup (*Ranunculus repens*)