1. Introduction

South Holland District Council have granted planning permission (ref. H02-0182-25 dated 14th July 2025) for the "proposed temporary siting of portacabin building to provide additional consulting rooms" at Crowland Health Centre Thorney Road Crowland Peterborough.

Condition 5 of the planning permission requires:

"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 timescales 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.

Reason: To meet the requirements in delivering the Mandatory Biodiversity Net Gain and to ensure net gain in biodiversity is provided on site. This Condition is imposed in accordance with Schedule 7A of the Town and Country Planning Act (1990, as amended) and Policy 28 of the South East Lincolnshire Local Plan, 2019."

The proportionate details and information contained on this plan seek to respond to the condition requirements.

2. Habitat Creation and Management

The proportionate details below outline the creation of the enhanced grassland area, associated aims, objectives and indicative works schedule.

The relevant Biodiversity Net Gain (BNG) appraisal for the Approved Development outlined the retention of amenity and short perennial habitats to be managed as existing and the enhancement of 10m2 of amenity grassland to wildflower area as a habitat creation area (Native Wildflower Area).

The Native Wildflower Area will comprise the overseeding of 10m2 of amenity grassland areas with a proprietary wildflower seed mix (100%) such as 'Emorsgate EM2F Standard General Purpose Wild Flowers' or other suitable agreed. The indicative species mix is shown at xxx.

The target condition for the enhanced native wildflower area is Moderate in line with the approved Biodiversity Metric.

Phasing and Implementation

The proposed Native Wildflower Area will be suitably demarcated and subject to cuts to the existing amenity grass and maintained to 10mm in height, during the construction period and prior to overseeding. The area will be manually weeded (or subject to herbicide treatment if appropriate).

Upon completion of construction, two plots up to 1m2 in area will be cleared of turves prior to seeding, to encourage a seed bank to form.

Sowing

The seed mixture will be sown in late autumn or early spring (at the earliest suitable period post-construction) at a general rate of 1.5g/m2 (increased to 4g/m2 over cleared plots). Following sowing the area may be rolled with a manual Cambridge-style roller to improve seed soil contact and the area will be well-watered.

Management

General access and trafficking over the Native Wildflower Area will be discouraged during the initial establishment period. Where excessive trafficking is predicted or become apparent the area will be appropriately demarcated and excluded to general access by a low (circa 1.2m high) post and wire fence.

Year 1 Maintenance - Continue cuts and maintain to a height of 30-50mm following sowing over winter and/or early Spring. Cuts to cease from April to August. In August do a single cut with a mower or strimmer to 50mm in height leaving arisings in place for up to one week (to allow seeds to fall out), then collect arisings and remove from Site.

Year 2 onwards Management - Manage akin to meadow grassland , comprising an early spring cut to 30-50mm and a late August cut via mower or strimmer following flowering, leaving arisings in place for up to one week (to allow seeds to fall out), then collect arisings and remove from Site. Follow up cuts in late autumn and winter down to 50mm to manage regrowth and weeds as may be required.

The total management period under the HMMP will be 30 years.

Throughout the management period, weeds will be subject removal and hand pulling. Any noxious or injurious weeds will be subject to selective herbicide treatment if required.

Any areas of seed failures or where existing amenity grassland remains dominant may be subject to reseeding as necessary during the management period.

3. Monitoring and Remediation

The habitat condition will be inspected at Years 1, 2, 5, 10 and 20 (ideally in late summer prior to cutting) by the appointed Ecologist. They will appropriately inspect the Native Wildflower Area in line with target conditions, including recording species within a quadrat. Following inspection, the appointed Ecologist shall make any proportionate recommendations to the Applicant, as necessary to achieve target condition.

Adaptive management and remedial action may include varying the cutting regime in terms of timing or cut height, or reseeding of failed areas. Any fencing to deter trafficking will only be removed where such trafficking will not harm the integrity of the habitat. Use of fertilisers will be avoided throughout the management period unless advised. Herbicide use will be avoided, unless recommended in relation to specific weed growth.



Illustrative Wildflower Mix (based on Emorsgate EM2F, or similar)

Latin Name	Common Name	% Composition
Achillea millefolium	Yarrow	5.00%
Betonica officinalis	Betony	5.00%
Centurea nigra	Common Knapweed	15.00%
Daucus carota	Wild Carrot	10.00%
Galium verum	Lady's Bedstraw	2.50%
Geranium pratense	Meadow Crane's-bill	2.50%
Leucanthemum vulgare	Oxeye Daisy	9.00%
Plantago lanceolata	Ribwort Plantain	10.00%

Latin Name	Common Name	% Composition
Poterium sanguisorba ssp sanguisorba	Salad Burnet	10.00%
Primula veris	Cowslip	7.00%
Prunella vulgaris	Selfheal	7.50%
Ranunculus acris	Meadow Buttercup	8.00%
Ranunculus bulbosus	Bulbous Buttercup	1.00%
Rumex acetosa	Common Sorrel	2.50%
Silene vulgaris	Bladder Campion	5.00%

Legend:

- Approx. Site Boundary
- Native Wildflower Area (10m2) e.g. 'Emorsgate EM2F Standard General Purpose Wild Flowers' or similar
- Post and Wire fencing - if required (refer to notes)

Note: Existing grassland areas displaced through temporary installation of Portakabin unit, to be reinstated once building is removed.

© Crown Copyright 2025. All rights reserved.
Licence number 0100031673

All Dimensions to be checked on site and not scaled from this drawing.
This drawing is not for construction
This drawing is for planning only
All services to be checked on site and not scaled from this drawing

0m 2m 5m

1:100

Copyright, 2025
Arthian Ltd

Revisions

NO.	DATE	DESCRIPTION	DRN	CHK	APP

Arthian
Mabbett House,
11 Sandyford Place
Glasgow
G3 7NB
Telephone: +44(0) 141 227 2300
Fax: +44(0) 141 227 2301
Website: www.arthian.com
Email: info@arthian.com

Portakabin

Outline Habitat Management and Maintenance Plan

DRAWN	SCALE		DRAWING NUMBER
AC	1:100		
CHECKED	UNITS		LAAADW02
KJ	M		
APPROVED	SIZE	v1.0	
-	A2		PROJECT NUMBER
SHEET	DATE		
-	22 Aug 2025		318822