

sharman architecture

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Project:	Land at Blackbird Close, Crowland.
Planning:	Planning conditions.
Date:	2 nd October 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



Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

19/08/2026

1.2 Planning application reference number

H02-0128-26

1.3 Local planning authority (LPA)

SOUTH HOLLAND DISTRICT COUNCIL

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

LAND AT BLACKBIRD CLOSE, CROWLAND

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

ERECTION OF 3 DWELLINGS WITH A DOUBLE GARAGE TO PLOT 3

2. Developer details

2.1 Applicant name

MARK BLACKBIRD

2.2 Company name

N/A

2.3 Address

11 BLACKBIRD CLOSE. CROWLAND. PETERBOROUGH

2.4 Email address

mbpipeservicesltd@outlook.com

2.5 Telephone number

NOT FOR PUBLIC ISSUE DUE TO POSSIBLE DATA BREACH

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

PAUL SHARMAN

2.8 Date

19/08/2026

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

PAUL SHARMAN

3.2 Company name

sharman architecture

3.3 Address

OAK BARN. BOROUGH FEN. PETERBOROUGH.

3.4 Email address

paulsharman1@btinternet.com

3.5 Telephone number

NOT FOR PUBLIC ISSUE DUE TO POSSIBLE DATA BREACH

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

PAUL SHARMAN

3.8 Date

19/08/2026

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☒ Yes

☐ No

4.2 If no, what earlier date did you agree with the LPA?

N/A

4.3 How have you met the guidance on 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

WE HAVENT YET BUT WILL PLANT THREE TREES AS PER THE RECCOMENDATIONS / REQUIREMENTS IN THE BNG METRIC

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

THERE ARE NONE

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

☐ Yes

☒ No

4.6 How will you achieve the target net gain percentage?

☒ On-site

☐ Off-site

☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

[Find out what counts as a significant on-site enhancement.](#)

☒ Yes

☐ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

WE WILL BE PLANTING THREE TREES as per the BNG RECOMMENDATIONS

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

NIL

4.10 Explain why you're using off-site biodiversity units

You do not need to answer this question if you're:

- only planning to use on-site biodiversity units or statutory credits
- using off-site units for a small ('minor') development that is not already [exempt from BNG](#)

(250 words)

NOT APPLICABLE

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

NOT APPLICABLE

4.12 Do you have a habitat management and monitoring plan?

☒ Yes

☐ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

THEY ALREADY HAVE IT AS IT WAS SENT WITH THE PLANNING APPLICATION

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

BNG METRIC WHICH CONTAINS ALL OF THE INFORMATION
WAS SENT WITH THE PLANNING APPLICATION AND IS WITH
THE LPA

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

THE BNG METRIC WHICH CONTAINS ALL OF THE
INFORMATION WAS SENT WITH THE PLANNING APPLICATION
AND IS WITH THE LPA

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

THE BNG METRIC WHICH CONTAINS ALL OF THE
INFORMATION WAS SENT WITH THE PLANNING
APPLICATION.AND IS WITH THE LPA

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☒ No

Consenting body

Reference number

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes

☒ No

5.2 Have you submitted an approved compensation plan?

☐ Yes

☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

10/11/2025

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

NIL

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.15

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.16

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.02

Area habitat biodiversity units % change

10.52

Hedgerow biodiversity units

0

Hedgerow biodiversity units % change

0

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

3 NUMBER TREES AS RECOMMENDED BY THE BNG METRIC WITH REARDS TO BIODIVERSITY UNITS/REQUIREMENTS WILL BE LOCATED ON SITE

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

7.2 Biodiversity gain site register reference number

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

0

High

0

Medium

0

Low

0

We met the trading rules for all distinctiveness groups, because no habitat units were lost

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☐ Yes

☒ No

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
-

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.
-

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.
-

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.