

Habitat Management and Monitoring Plan

Site Address:

Decoy Farm access track and internal road, Spalding Road, Crowland, Lincolnshire, PE6 0LX

Client:

Push Power (via Third Revolution Projects)

Report Date:

6th March 2026

Project:

This report is prepared to inform a planning application with South Holland District Council. The proposal is described as:

"The construction of an access road and an internal road to supplement the existing site"

Unsubmitted

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Guidelines

This assessment has been designed to meet:

- British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

This approach is enshrined in Government planning guidance, for example, paragraph 185 of the National Planning Policy Framework for England.

The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

In consequence of the scale and intensity of the proposed development, this plan-led report is considered adequate and proportionate. It communicates all relevant information necessary to determine a planning application or support the recommendations for further surveys.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Ltd were commissioned by Third Revolution Projects to produce a Habitat Management and Monitoring Plan (HMMP) for a proposed development at Decoy Farm access track and internal road, Spalding Road, Crowland, Lincolnshire, PE6 0LX (hereafter referred to as the site).

The site has been subject to extensive previous ecological assessment of relevance to this report, comprising:

- Baseline Habitat Condition Assessment (BHCA) (Arbtech Ltd, 2026)
- A Biodiversity Net Gain (BNG) Assessment (Arbtech Ltd, 2026)

1.2 Project Description

The planning application pertaining to the site (South Holland District Council Reference: Unsubmitted) is for the construction of an access road and an internal road to supplement the existing site (hereafter referred to as the proposed development). A plan showing the proposed development is provided in **Appendix 1**.

1.3 Site Context

The survey site is centred on National Grid Reference TF 2512 8771 and has an area of approximately 0.548ha. The site sits on loamy and clayey soils of coastal flats with naturally high groundwater, of moderate fertility and comprises areas of artificial unvegetated unsealed surface, sparsely vegetated urban land, modified grassland, other neutral grassland and cereal crop spread across 2 sections at the northwestern and southeastern corners of the wider site. There is a single tree within the proposed development area. The site is located within the wider commercial and agricultural site of Decoy Farm, on the outskirts of the village of Crowland, Lincolnshire. Aerial imagery shows the local landscape to have a predominantly arable character, with the busy A16 road running ~250m to the east of the site. Water bodies can be found nearby, such as the River Welland located ~1km to the west as well as a network of drainage ditches that run through the wider curtilage of the site. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles. A site location plan is provided in **Appendix 2**.

1.4 Scope of This Report

The aims of this HMMP are to provide a habitat creation and management plan to ensure the anticipated BNG is achieved over a 30-year management term to ensure the effective installation and long-term success of proposed habitat creation.

2.0 Ecological Baseline Conditions Relevant to This Report

The baseline ecological conditions of relevance to this report were determined as a result of the BHCA, which culminates the results of all previous ecological survey work at the site to date as listed within the introduction.

2.1 BNG and Proposed Habitat Creation

Landscape proposals for the site include the retention and protection of existing habitats, and creation of new habitats. Habitat coverage anticipated post-development is shown on the plan provided in **Appendix 3** and summarised below:

- **Urban: Developed land sealed surface** – N/A – Other – 0.53 ha created.
- **Grassland: Other neutral grassland (offsite)** – Moderate condition – 0.96 ha created.
- **Individual trees: Urban tree (offsite)** – Poor condition – 0.01 ha retained.

2.2 Scope for Mitigation, Compensation and Enhancement, and Management

Appropriate management of the proposed habitat creation are required to ensure the effective installation and long-term success of compensatory habitat creation and enhancement of ecological opportunities at the site. Specific management prescriptions for enhanced and newly created habitats is required to cover a 30-year management term to ensure habitats achieve their target habitat classification and condition to fulfil BNG objectives.

3.0 HMMP

3.1 Site Monitoring

Mitigation prescriptions to reduce adverse impacts to existing ecological features and biodiversity as identified through previous ecological assessment are detailed in **Table 1** below.

Table 1: Mitigation

Mitigation	Specification
Persons Responsible and Lines of Communication	A Development Biodiversity Champion will be selected for the site preparation, demolition, and construction phase of the development. The Development Biodiversity Champion will be someone with significant influence on site, such as the contract or project manager. The Development Biodiversity Champion will be responsible for ensuring all actions outlined in this document are implemented. Any queries with regards to the mitigation and enhancement prescriptions will be addressed to the project ecologist and communication will be retained between the Development Biodiversity Champion and project ecologist throughout the project. The project ecologist's contact details are located on the title page of this report. Once the development is complete, a Post-Development Biodiversity Champion will be allocated who has influence on site during the operational phase, such as a long-term maintenance contractor or landowner. The Post-Development Biodiversity Champion will be responsible for ensuring all recommended management is undertaken and any associated remedial measures are completed where necessary.
Post-Development Site Visits	Post-development site visits by a Suitably Qualified Ecologist (SQE) will be undertaken covering a 30-year management term to confirm the successful installation and management of landscaping and species-specific enhancements. Visits will be completed on years 1, 2, 5, 10, 15, 20, 25, and 30 following development occupation. A report will be produced by the SQE detailing the results of each site visit including photographs and any remediation requirements as well as progressive metrics which will be submitted to the LPA. Where remediation is necessary, additional evidence may need to be provided to ensure remediation is applied effectively. Depending on the scale of the required remediation, additional evidence may comprise an additional site visit by an SQE or photographic evidence to be provided by the Post-Development Biodiversity Champion. This requirement will be defined based on the results of each site visit. Once the SQE confirms that the biodiversity enhancements have been installed correctly, no further site visits will be necessary following the year 5 visit. The Post-Development Biodiversity Champion will then be responsible for correctly managing ecological features at the site in accordance with this HMMP alongside identifying and implementing remediation measures as part of the ongoing management of the site.

3.2 Habitat Creation and Management

Best practice habitat creation and management over a 30-year term to ensure a BNG consistent with that reported within the BNG Assessment is provided in **Table 2** below. The final BNG Habitat Plan is provided in **Appendix 3**.

Table 2: Habitat Creation and Management Prescriptions

Ecological receptor	Specification								
Habitats with N/A or pre-determined target conditions	It is noted that developed land; sealed surface, and introduced shrubs, do not require any specific management to achieve their BNG objective. Management prescriptions for these habitat types are not included in this HMMP.								
Individual trees	Overview It is proposed to retain a coverage of 0.01 ha in poor condition. The planting specifications are shown on the landscape plans provided in Appendix 3. Objectives • To create individual urban trees which achieve poor condition in line with the BNG condition assessment for individual trees. • To plant trees that will provide pollinating, foraging, and refuge opportunities for protected and/ or notable species groups including invertebrates, bats, and birds. Creation Method • Ground preparation and planting The locations for tree planting will be cleared and reduced to compacted permeable bare ground in preparation for planting. Planting substrate must comprise site won material with any deficiencies made up with imported topsoil compliant with BS 3883:2015. Each tree will be pit planted upright within the centre in accordance with BS 4428:1989, within a hole at least 500mm greater than the root system when fully spread and at a depth 250mm greater than the root system. Root balls will be soaked thoroughly in water and loosened to expose restricted roots before planting. The planted trees will then be backfilled ensuring there are no air pockets around roots or any roots protruding out of the ground. • Timing The land will be prepared during the summer ready for planting between November and March. Planting trees before the new year helps ensure better rooting and subsequent establishment including faster growth during the first growing season. • Species All tree species will be native and sourced from a nearby supplier to ensure local provenance. Management prescriptions covering a 30-year term: Table 2.1: New tree planting and existing tree management prescriptions. <table><tr><th>Management</th><th>When</th><th>Rationale</th><th>BNG condition criteria compliance</th></tr><tr><td>Prepare planting area in summer, in preparation from autumn/ winter</td><td>Year 1 – June/ July/ August</td><td>To ensure the ground is dry and workable.</td><td>n/a</td></tr></table>	Management	When	Rationale	BNG condition criteria compliance	Prepare planting area in summer, in preparation from autumn/ winter	Year 1 – June/ July/ August	To ensure the ground is dry and workable.	n/a
Management	When	Rationale	BNG condition criteria compliance						
Prepare planting area in summer, in preparation from autumn/ winter	Year 1 – June/ July/ August	To ensure the ground is dry and workable.	n/a						

	planting.			
	Plant native trees only within prepped areas in Autumn, whereby the canopy over sails vegetation	Year 1 – September/ October/ November	To ensure trees take root and establish prior to the first growing phase the following spring.	A & F
	Standard trees will be staked and tied using a 75mm diameter stake with the bark removed. The stakes will be long enough to allow for 600mm of the stake to be driven into each pit. Stakes will be fitted prior to tree planting to prevent root damage.	Year 1 – Immediately prior-to planting.	Protect roots from damage.	B & D
	Ensure the steaks and ties are not restricting growth and are not damaged. Replace where necessary.	Year 2 onwards – Checked annually for the first 5 years.	Ensure growth isn't stunted.	B & D
	Remove steaks and ties.	Year 5 in Spring – April/ May	Allow trees to grow unperturbed once established.	B & D
	Removal of spent flowers to be removed through 'deadheading'	Years 1 – 5 - Twice annually, late spring and in the Autumn.	Allows trees to place more energy into re-growth.	B & D
	At the end of each growing season all plant failures are to be 100% replaced	Year 2 onwards - Checked Annually for the 30-year term after each growing season in Autumn.	To ensure the success of planted trees.	B & D
	Remove weeds	Year 2 onwards - Checked Annually for the 30-year term after each growing season in Autumn.	Reduce competition for resources nutrients etc.by weeds	B & D
	Application of bark mulch at a depth of 50 mm	Year 2 onwards - Checked Annually for the 30-year term after each growing season in Autumn.	Reduce competition for resources nutrients etc.by weeds	B & D
	Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow	D

	Watering should be undertaken before and after planting out and as necessary for the continued thriving of all planting. Annually for the 30-year term when required following prolonged periods of draught. Ensures plants do not dry out and subsequently fail. B
	Undertake any pruning requirements outside of the nesting bird season, which is between March and September inclusive. At all times. Ensure no active bird nests are impacted by maintenance works. E
Other neutral grassland	Overview: It is proposed to create 0.96 ha of moderate condition other neutral grassland. The planting specifications are shown on the landscape plans provided in Appendix 3. Objectives: - To achieve a moderate condition or above for enhanced grassland in accordance with the Grassland – Medium, High, and Very High distinctiveness Habitat Type Condition Sheet and BNG Assessment. - To create grassland that will provide pollination, foraging, and commuting opportunities for protected and/ or notable species groups including badgers, herptiles, hedgehogs, invertebrates, bats, and birds. - To undertake landscaping works in compliance with BS 4428:1989 – The Code of Practice for General Landscape Operation. Creation Method: Ground preparation (creation) A soft strip of the current vegetation present will be undertaken and removed from the area to provide a bare soil substrate for sewing the seed mix. The bare soil will be subject to light rolling or trampling to provide a firm base for seeding. Ground preparation (enhancement) Existing grassland will be cut to a short sward no longer than 50mm in preparation for seeding. Arisings will then be removed from the sward and the creation of germination gaps will be undertaken, which will create an open substrate for seeding. Frequent openings within the sward exposing an area of approximately 10cm diameter every 0.5m² are recommended and are best created through power-harrow or light disking. Seeding Seeding is best undertaken in Spring during April/ May. Oversewing will be utilised to diversify the existing sward. Seed rates of 5-10kg/ha are recommended. Seeds can be spread more evenly in combination with an inert, bulking material such as sawdust or silver sand. Light trampling by foot within each germination opening should be completed to help bed-in the seeds. Recommended seed mix:

It is recommended that the Emorsgate EM10F 'Tussock Wildflower Mix' (or similar specification) is utilised. This seed mix includes 21no. wildflower species suitable for neutral soil conditions. Notably, the species mix includes yellow rattle which is known to suppress dominant grass species which will allow existing grasses and herbs within the seed bank to colonise whilst preventing dominance and thus increase species and structural diversity.

Recommended management prescriptions over a minimum 30-year term:

Table 2.2: Wildflower meadow creation management prescriptions.

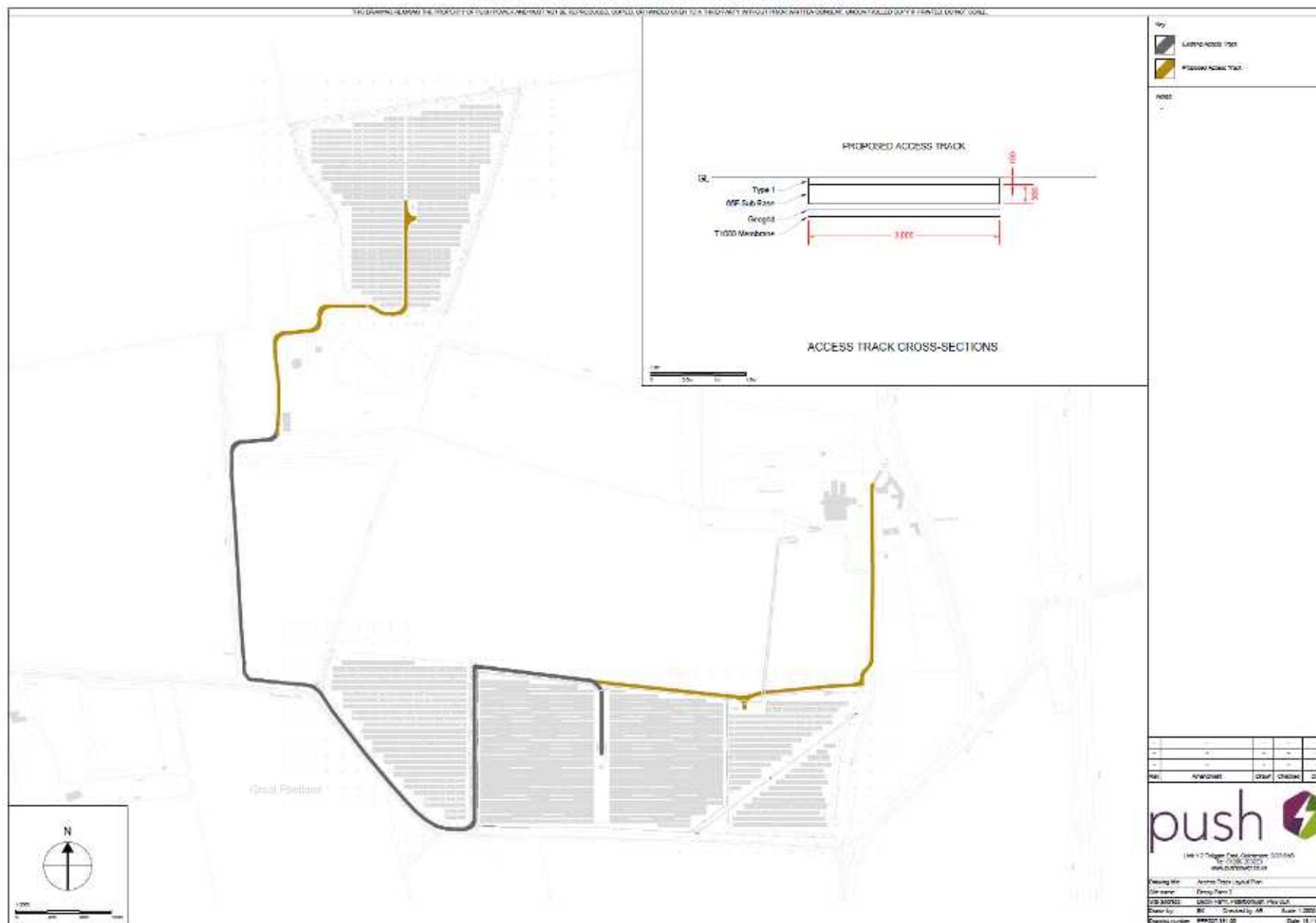
Management	When	Rationale	BNG condition criteria compliance
Cut meadow twice annually	Late March / early April and— late August/ early Sept	This ensures the meadow does not grow excessively long and become rank but allows wildflowers to set seed and invertebrates to breed. This will also allow a diverse sward of varying lengths to naturally occur in accordance with growth characteristics of each species. Cutting twice annually will also prevent encroachment of scrub and bracken.	A, B, F, & G.
Cut grass as to provide a heterogeneous habitat structure aiming to maintain at least 20% of grass <7cm and 20% >7cm. As such, each cutting phase must cut 20% of the area to ground level, 60% of the area to 15cm, and the remainder to 30cm. These areas must be rotated each year to maintain a diverse sward.	Late March / early April and— late August/ early Sept	To retain a diverse sward whilst limiting impacts to protected species potentially present at ground level and ensuring the natural germination of seeds.	B
Turn and dry the cut grass over 3-5 days before removing arisings off Site	Post cut	This allows the seeds to drop encouraging species diversity and invertebrates to relocate unharmed.	A, B, & F.

	Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow or cause large areas of bare ground due to inhospitable growing conditions,	C
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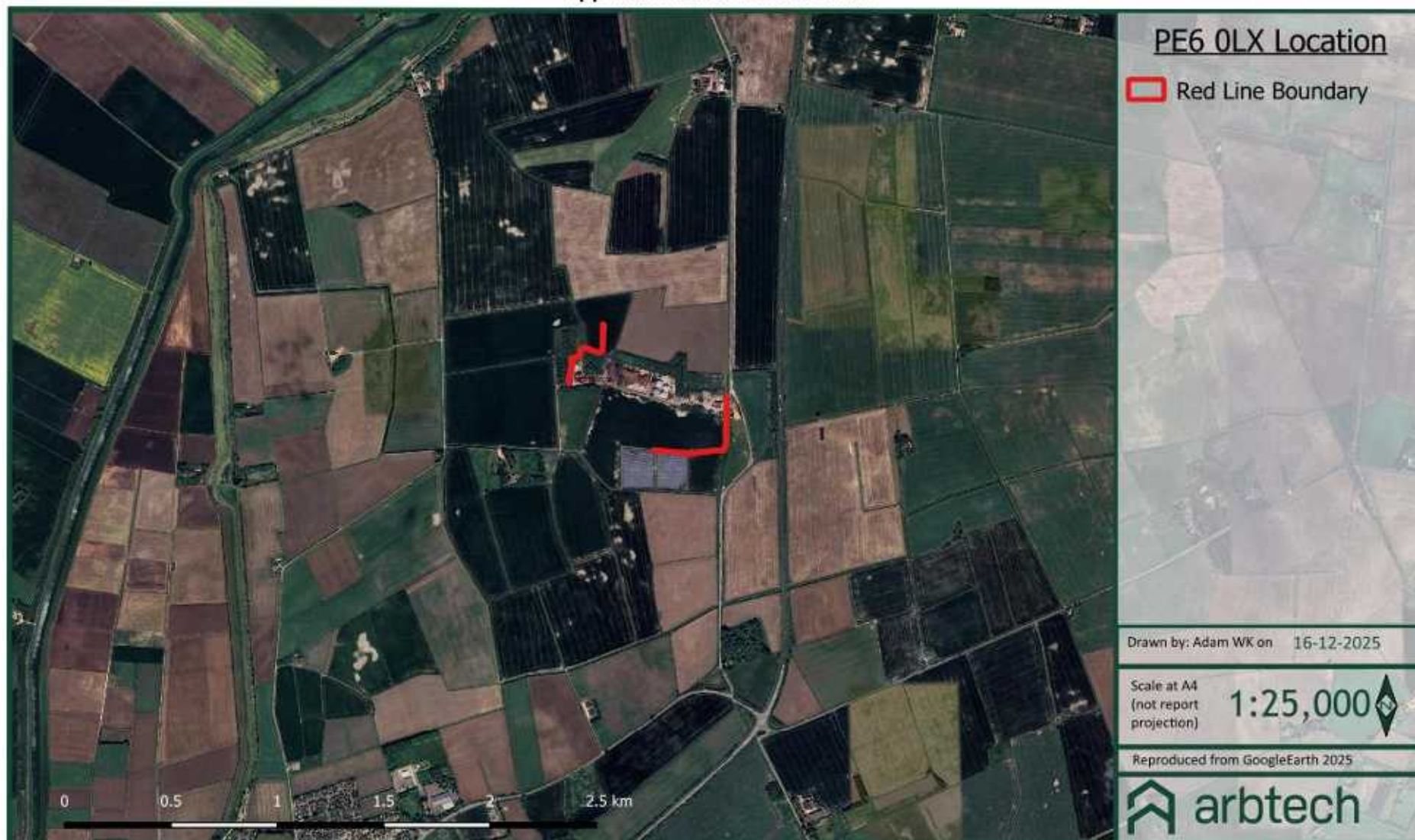
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Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan



Appendix 3a: Post Development Habitat Plan



Appendix 3b: Post Development Habitat Plan



Appendix 3c: Post Development Habitat Plan

