

Habitat Management and Monitoring Plan

30-Year Habitat Management and Monitoring Plan

SITE

Land Adj. Sanderi, Winslow Gate, Holbeach, Spalding, PE12 8LS

PROJECT NUMBER

26_HMMP_08_63

PREPARED FOR

Joe Clarke

PREPARED BY

Tom Johnson



Document Control

Project Number	26_HMMP_08_63
Report Type	Habitat Management and Monitoring Plan (HMMP)
Site Address	Land Adjacent to Sanderi, Winslow Gate, Holbeach, Spalding, Lincolnshire, PE12 8LS
Period Covered	Years 1-30, commencing on completion of the off-site habitat creation works (anticipated within 12 months of commencement of the permitted development)
Prepared In Accordance With	Natural England Habitat Management and Monitoring Plan Template (JP058) and Companion Document v2 (June 2025)

Project Personnel

Role	Name	Position
Client	Joe Clarke	N/A
Prepared By	Tom Johnson	Ecologist
Checked By	Antony Aslam	Senior Ecologist

Version Control

Date	Version	Summary of Changes
24/08/26	0.1	First Draft
26/08/26	1.0	First Issue

Acknowledgements

The structure of this plan is derived from the Habitat Management and Monitoring Plan Template (JP058), its Companion Document (version 2, June 2025) and HMMPT Checklist (version 2.0), © Natural England, published under the Open Government Licence v3.0. Save for material so derived, the content of this document remains the copyright of ROAVR Group.

Contents

Document Control..... 2
 Project Personnel.....2
 Version Control..... 2
 Acknowledgements..... 2
Contents.....2
1 Project Background..... 3
 1.1 Site Overview (PB-B01).....3
 1.2 Summary of Management Plan.....3
 1.3 Site Boundary Plan (PB-F01).....4
 1.4 Site Context Plan (PB-F02).....5
 1.5 Phasing Strategy.....6
 1.6 Roles and Responsibilities.....6
 1.7 Land Use Summary.....6
 1.8 Site Context Photos (PB-F03).....7
 1.9 Site Baseline, Environmental Information and Associated Impacts Checklist (PB-T01).....8
2 Planned Management Activities..... 9
 2.1 Management Plan Aims and Objectives (PM-B01).....9
 2.2 Principles Informed by Design Stage.....9
 2.3 Habitat Retention.....9
 2.4 Habitat and Condition Targets (PM-T01).....9
 2.5 Habitat Retention Plan (PM-F01).....10
 2.6 Creation, Enhancement and Management Targets and Prescriptions.....11
 Other Neutral Grassland (g3c).....12
 Individual Trees - Rural Tree (u112).....13
 Ditch (f2d).....14
 2.7 Habitat Creation and Management — Risk Register and Remedial Measures (PM-T02).....15
3 Monitoring Schedule.....16
 3.1 Monitoring Strategy (MS-B01).....16
 3.2 Monitoring Methods and Intervals (MS-T01).....16
 3.3 Monitoring Reports.....16
 3.4 Adaptive Management.....16
4 Limitations and Liability.....17
5 References.....17

1 Project Background

1.1 Site Overview (PB-B01)

Project Type	Off-site gains delivered on the developer’s own adjoining land
Development Name and Address	Proposed agricultural barn and access roadway, Land Adjacent to Sanderi, Winslow Gate, Holbeach, Spalding, Lincolnshire, PE12 8LS
BNG Project Name and Address	Off-site BNG gain area at the eastern end of the applicant’s landholding at Foxburrow Farm, Winslow Gate, Holbeach, Spalding PE12 8LS, immediately adjoining the development site
Author Organisation	ROAVR Group (Woodland Solutions Northern Limited)
Landowner	Joe Clarke (Foxburrow Farm Services)
Land Manager	Joe Clarke (Foxburrow Farm Services)
Responsible Person / Organisation for Creating or Enhancing the Habitat	Joe Clarke (Foxburrow Farm Services), with ecological oversight by ROAVR Group
Period Covered by This Management Plan	Years 1-30 from completion of the habitat creation and enhancement works
Planning Authority	South Holland District Council
Planning Reference (if applicable)	H05-0456-26
BNG Register Reference (if applicable)	To be confirmed - the gain site will be registered on the Biodiversity Gain Site Register before the Biodiversity Gain Plan (26_BNGP_08_62) is approved
Central OS Grid Reference	TF 39091 25527 (development site); the gain area lies at the eastern end of the same landholding, centred at approximately TF 39390 25520
Metric Revision / Title	Statutory Biodiversity Metric v1.0.4 - SBMCT - J001261_Spalding, Fleet, Winslow Gate, Foxburrow Farm v.0002 (8 May 2026)
Are Any Irreplaceable Habitats Present On Site?	No

1.2 Summary of Management Plan

Habitats to be Retained, Created and Enhanced (PB-B02)

1.2.1 On the development site itself, no habitats are created or enhanced; the retained boundary ditch (Poor condition) is protected during construction (Section 2.3). On the adjoining off-site gain area, three measures are delivered: approximately 600 m2 of arable land converted to other neutral grassland (target Moderate condition); two rural trees (crab apple) planted within the new grassland (target Moderate condition); and 45 m of boundary ditch enhanced from Poor to Moderate condition.

Timescales for Actions (PB-B03)

1.2.2 The habitat works will be completed in the first suitable season following commencement of the development: ground preparation and grassland sowing in the first autumn (or spring), with tree planting and aquatic planting in the same planting season. Target conditions fall due at year 4 (ditch), year 5 (grassland) and year 27 (trees), with management continuing throughout the 30-year period of this plan.

Monitoring Requirements (PB-B04)

1.2.3 Condition monitoring by a suitably qualified ecologist annually in years 1-5 and in years 10, 15, 20, 25 and 30, assessed against the statutory metric condition sheets. A monitoring report is submitted to South Holland District Council after each visit, and this plan is reviewed following each report (Section 3).

Required Consents and Licences (PB-B05)

1.2.4 No felling licence or protected species licence is anticipated. Vegetation works will follow the nesting-bird timing set out in the Preliminary Ecological Appraisal (secured by Condition 6). Desilting or any works affecting the drainage function of the ditch will be agreed with the South Holland Internal Drainage Board and byelaw consent obtained where required.

Funding (PB-B06)

1.2.5 The works and the 30-year management will be funded privately by the landowner as part of the ordinary operation of the holding. Monitoring visits will be commissioned from the retained ecologist.

Legal Agreement (PB-B07)

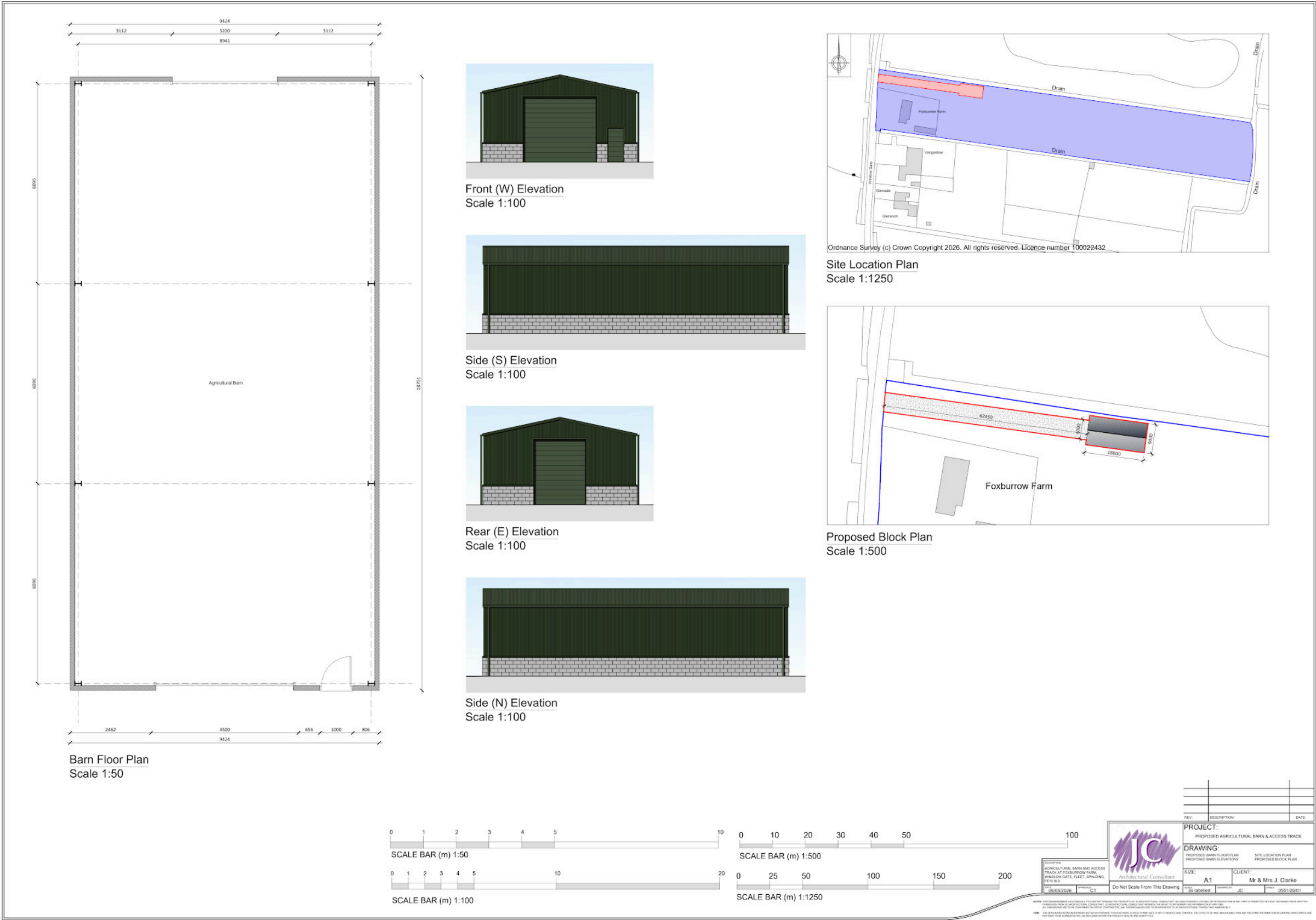
1.2.6 The off-site gains will be secured for 30 years by a planning obligation under Section 106 of the Town and Country Planning Act 1990 with South Holland District Council, or by a conservation covenant with a responsible body, together with registration of the gain area on the Biodiversity Gain Site Register and allocation of the resulting units to permission H05-0456-26 (see Biodiversity Gain Plan 26_BNGP_08_62, Section 7).

1.3 Site Boundary Plan (PB-F01)



- 1.3.1
- 1.3.2 Figure PB-F01: Site boundary plan. Development site (red) and landownership (blue) boundaries (Greenwillows Associates Ltd, April 2026).

1.4 Site Context Plan (PB-F02)



1.4.1
1.4.2 Figure PB-F02: Site context - approved development (drawing 0551/26/01, JC Architectural Consultant).

1.5 Phasing Strategy

Will the Proposed Work Measures be Delivered in Phases? (PB-B08)	No. The habitat creation and enhancement works will be delivered in a single phase in the first suitable season following commencement of the development, followed by 30 years of management and monitoring under this plan.
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1.6 Roles and Responsibilities

Ecologist or Other Professional Responsible for the HMMP (PB-B09)

Name or Initials	Tom Johnson (TJ)
Organisation	ROAVR Group (Woodland Solutions Northern Limited)
Responsibility	Preparation of this HMMP; ecological oversight of implementation; condition assessments and monitoring reports; recommending adaptive management measures
Start Date	Year 1
End Date	Year 30 (or such time as a successor suitably qualified ecologist is appointed by the landowner)
Statement of Competency	Professional ecologist with ROAVR Group experienced in UK Habitat Classification survey, statutory biodiversity metric condition assessment and the design and monitoring of BNG habitat creation and enhancement schemes, working to CIEEM professional standards and Code of Professional Conduct.

Landowner or Land Manager (PB-B10)

Name or Initials	Joe Clarke (JC)
Organisation	Foxburrow Farm Services
Responsibility	Landowner and day-to-day land manager; delivery of the habitat creation works and the annual management prescriptions in Section 2.6; maintaining site records; reporting observations that may trigger adaptive management
Start Date	Year 1
End Date	Year 30 (obligations transfer with the land on any change of ownership under the legal agreement)
Statement of Competency	Working farmer and landowner with long-standing practical experience of grassland, ditch and boundary management on the holding, operating under the written prescriptions of this plan with ecological oversight from ROAVR Group.

Management Organisation(s) Responsible for Implementing the HMMP (PB-B11)

Name or Initials	JC / TJ
Organisation	Foxburrow Farm Services (works); ROAVR Group (ecological oversight and monitoring)
Responsibility	Foxburrow Farm Services will implement the creation, enhancement and management prescriptions using farm labour and machinery, engaging agricultural or arboricultural contractors where required. ROAVR Group will advise on specification and timing and will undertake the monitoring set out in Section 3.
Start Date	Year 1
End Date	Year 30
Statement of Competency	As set out for PB-B09 and PB-B10 above.

LPA or Responsible Body for Reviewing the HMMP (PB-B12)

Name or Initials	Planning and ecology officers
Organisation	South Holland District Council
Responsibility	Review and approval of this HMMP (Condition 5 of permission H05-0456-26); review of the monitoring reports submitted under Section 3.3; agreement of any material changes to this plan
Start Date	Year 1
End Date	Year 30

1.7 Land Use Summary

Overview of Baseline Site Use (PB-B13)

- 1.7.1
- The landholding is a small agricultural holding on reclaimed fenland east of Winslow Gate. The development site comprises modified grassland and non-cereal arable land beside the existing farm access; the gain area at the eastern end of the holding is in arable use (non-cereal crops), bounded to the east by an agricultural drainage ditch.

Overview of Proposed Site Use (PB-B14)

- 1.7.2
- The development site will accommodate the permitted agricultural barn and access track. The gain area will be taken out of cultivation and managed for at least 30 years as species-rich neutral grassland with two rural trees, alongside the enhanced ditch, under this plan. The remainder of the holding continues in normal agricultural use.

1.8 Site Context Photos (PB-F03)



Biodiversity Net Gain Statement

4. Baseline Habitats

4.1. Baseline Habitats

Primary habitats identified during the UKHab Survey include:

- f2d – Aquatic marginal vegetation (50 – ditch)³
- c1 – Arable and horticulture

4.1.1. Destroyed or Degraded Habitats

- g4 – Modified grassland

In addition to the above, based on Google Streetview and Google Satellite imagery, it appears a significant proportion of the site was g4 – Modified grassland until a short time prior to the survey when it appears to have been destroyed by agricultural action.

In line with Schedule 7A of the Town and Country Planning Act 1990 (as amended by The Environment Act 2001), where habitat has been destroyed prior to the survey, the surveyor must use best available evidence and judgement to ascertain the likely habitat type and highest likely condition. As a Habitat Condition Assessment could not be undertaken, it is assumed that habitat was in Good condition prior to degradation – Biodiversity Metric calculations have been undertaken on this basis.



Google Maps / Streetview Screenshots of g4 – Modified grassland prior to degradation.

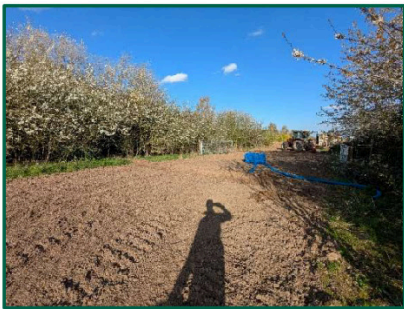


Photo 1: Area of land previously g4 – Modified grassland following degradation (survey photograph).

Habitats are shown on **Figure 3**. Habitat condition assessment sheets are provided in **Appendix A**. Baseline metric calculations are given in **Appendix B**.

³ Within 5m of the site boundary.

- 1.8.1
- 1.8.2 Figure PB-F03: Site context photograph - the development site at the time of the April 2026 survey (from BNGS - J001261).

1.9 Site Baseline, Environmental Information and Associated Impacts Checklist (PB-T01)

Delete as applicable in the Included column, and give the document reference or the reason where a factor is not included

Baseline and Environmental Information	Prompts for When These May be Relevant	Included	Document Reference or Reason if Not Included
Statutory / Non-Statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	No	The works are small-scale agricultural habitat improvements on farmland; no pathways for direct or indirect effects on any designated site were identified.
Protected and Notable Species	Does the presence or proximity of species on or near the site present constraints or opportunities to design or management?	Yes	Preliminary Ecological Appraisal Report (13 April 2026), secured by Condition 6 of H05-0456-26. Its precautionary working methods (including nesting-bird timing) apply to the habitat works in this plan.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	No	No INNS were recorded during the 2 April 2026 survey. Vigilance for INNS is maintained through the risk register (Table PM-T02) and monitoring.
Biological Records Plan — Sites and Species	Does the presence of designated sites or species on or near the site present constraints or opportunities?	No	Species constraints are addressed through the PEA above.
Baseline Habitats Survey	Is this information held in a separate document? If so, provide the reference.	Yes	Biodiversity Net Gain Statement, BNGS - J001261, Greenwillows Associates Ltd, 8 May 2026 (UK Habitat Classification survey of 2 April 2026).
Public Access	Has public access, or a proposal to allow it, influenced the management prescriptions?	No	The gain area is private farmland with no public access, and none is proposed.
Climate	Are local climate conditions or climate change likely to affect target habitat retention, creation or enhancement?	Yes	Increasingly dry springs and summers in south Lincolnshire present an establishment risk to the new grassland and trees; addressed in Table PM-T02 (drought risk) and the watering prescriptions in Section 2.6.
Geology and Topography	Any geological or topographical constraints or opportunities?	No	Flat, low-lying reclaimed fenland; no geological or topographical constraints identified.

Baseline and Environmental Information	Prompts for When These May be Relevant	Included	Document Reference or Reason if Not Included
Agricultural Land Status	Does the site support land favourable for agricultural management? Could this affect the proposals?	Yes	High-grade fenland arable soils. Residual fertility constrains wildflower establishment and is addressed by the nutrient-reduction prescriptions in Section 2.6.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	Yes	Nutrient-rich arable soils, as above; managed through cessation of inputs, cut-and-remove management and, where necessary, topsoil removal.
Contaminated Land	If there is any contaminated land, will this present any constraints?	No	No contaminated land identified on or adjoining the gain area.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	Yes	The gain area adjoins an agricultural drainage ditch within the South Holland Internal Drainage District. Water-level management rests with the IDB and adjoining landowners; IDB byelaw consent will be obtained where required for desilting works (see PB-B05).
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	Yes	The wider site lies within a fenland flood risk area (Condition 7 of the permission sets finished floor levels for the barn). Occasional inundation presents a low risk to established grassland and the ditch habitat, and is noted in Table PM-T02.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	No	Open fenland arable landscape; the small-scale grassland, tree and ditch works are consistent with local landscape character. No landscape designations apply.
Historic Land Use	Does the historic land use present any constraints or opportunities?	No	Long-standing agricultural use; no constraints identified.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	No	No historic environment designations on or adjoining the gain area.
Other — Please Specify		No	Not applicable.

2 Planned Management Activities

2.1 Management Plan Aims and Objectives (PM-B01)

- 2.1.1 Aim: to deliver and maintain the off-site habitats that secure the biodiversity net gain for planning permission H05-0456-26, providing at least 0.4266 area habitat units and 0.2924 watercourse units as calculated in the statutory metric (SBMCT - J001261 v.0002).
- 2.1.2 Objective 1: establish approximately 600 m2 of other neutral grassland in Moderate condition by year 5, and maintain it in at least that condition to year 30.
- 2.1.3 Objective 2: establish two crab apple rural trees, achieving Moderate condition as the trees mature over the 27-year time to target, with any losses replaced.
- 2.1.4 Objective 3: enhance the 45 m boundary ditch from Poor to Moderate condition by year 4, and maintain it in at least that condition to year 30.
- 2.1.5 Objective 4: monitor all three habitats against the statutory metric condition criteria and report to South Holland District Council in accordance with Section 3, applying adaptive management wherever a habitat is off-track against its target.

2.2 Principles Informed by Design Stage

Design Principles Informed by Baseline Information (PM-B02)

- 2.2.1 The design responds directly to the baseline information in Table PB-T01. The gain area was selected because it adjoins the ditch (so that taking the arable margin out of cultivation delivers the ditch enhancement as well as the grassland creation), it is the furthest corner of the holding from the working yard, and it can be permanently fenced from agricultural operations.
- 2.2.2 The prescriptions address the two principal site constraints: residual arable soil fertility (nutrient reduction before sowing, followed by cut-and-remove management) and the fenland drainage context (IDB consent for channel works, and aquatic species chosen to tolerate managed water levels). All planting is native and of local provenance, characteristic of Lincolnshire fenland margins.

2.3 Habitat Retention

Measures to be Implemented to Protect Retained Habitats (PM-B03)

- 2.3.1 The only retained habitat is the on-site boundary ditch (Poor condition) within 5 m of the permitted works, which remains unchanged in the metric. It will be protected throughout construction of the barn and access track, after which no ongoing works affect it.

Specification of Protective Measures to be Used (PM-B04)

- 2.3.2 Before construction begins, the top of the ditch bank within the development site will be fenced off with temporary post-and-mesh fencing set at least 2 m back from the bank edge. No storage of materials or spoil, machinery wash-down or refuelling will take place within this zone, and silt fencing will be used where excavations expose loose soil adjacent to the ditch.
- 2.3.3 On the gain area, permanent timber post-and-rail fencing along the western edge will protect the new grassland, trees and enhanced ditch from agricultural operations for the life of this plan.

2.4 Habitat and Condition Targets (PM-T01)

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Cropland - Non-cereal crops (c1)	Grassland - Other neutral grassland (g3c)	c1.1	Condition Assessment N/A (cropland)	Moderate	5	Grassland (Medium Distinctiveness) criteria A, B, C, D and E achieved (Sheet 6)	Creation: approx. 600 m² (0.06 ha) of arable converted to species-rich neutral grassland at the eastern end of the landholding
Cropland - Non-cereal crops (c1)	Individual trees - Rural tree (u112)	c1.1	Not applicable (new planting)	Moderate	27	Individual Trees criteria A, B, D and F achieved (Sheet 9); trees maturing towards criterion C	Creation: two crab apple standards planted within the new grassland (canopy area 0.0081 ha at maturity)
Ditches (f2d)	Ditches (f2d)	f2d.2	Poor	Moderate	4	Ditch criteria A, B, C, D, E, F, G and H achieved (Sheet 4)	Enhancement: 45 m boundary ditch; riparian encroachment reduced from both banks to one bank by the adjoining grassland creation

2.5 Habitat Retention Plan (PM-F01)

2.5.1

2.5.2



Figure PM-F01: Baseline habitats, including the retained on-site ditch (from BNGS - J001261, Figure 3).

2.6 Creation, Enhancement and Management Targets and Prescriptions

2.6.1 Templates are available for area habitats, hedgerows and watercourses. The relevant templates are taken from the Companion Document, which provides a template for each habitat condition criterion as given in the statutory biodiversity metric tool and its condition assessments.

Plan(s) Page

2.6.2 The plan below shows the locations of the habitat creation, enhancement and management measures to be delivered by this HMMP.



2.6.3

2.6.4 Habitat creation, enhancement and management plan: post-development habitats, showing the gain area at the eastern end of the landholding (from BNGS - J001261, Figure 4).

Tabulated Templates

Other Neutral Grassland (g3c)

Target Habitat	Grassland - Other neutral grassland (g3c); 0.06 ha (approx. 600 m2); off-site parcel c1.1
Condition Assessment Sheet	Statutory Biodiversity Metric condition assessment Sheet 6 - Grassland (Medium, High and Very High Distinctiveness)
Targeted Condition	Moderate - criteria A, B, C, D and E achieved (criterion F, required for Good only, is not targeted)

Condition Assessment Criteria	Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A - The parcel is a good example of its habitat type, with a consistently high proportion of characteristic indicator species (essential for Moderate condition).	Yes	c1.1	Reduce soil fertility (cease all inputs; where needed, strip nutrient-rich topsoil or take repeated cuts with removal). Prepare a fine, firm seedbed and sow a native neutral-grassland mix of local provenance (approx. 80:20 grass:wildflower, e.g. Emorsgate EM3 or equivalent) in autumn or spring.	N/A	Annual late-summer hay cut (July-September) with all arisings removed; overseed failed or sparse patches in the first two autumns.
B - Sward height is varied (at least 20% of the sward under 7 cm and at least 20% over 7 cm), creating microclimates for insects, birds and small mammals.	Yes	c1.1	As A - diverse mix establishes varied structure.	N/A	Vary the cutting regime; leave an uncut margin strip on rotation each year so both short and tall sward are always present.
C - Cover of bare ground between 1% and 5%, including localised areas.	Yes	c1.1	Sowing onto a cultivated seedbed provides initial bare ground.	N/A	Light chain-harrowing or scarification in autumn where thatch closes the sward.
D - Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	Yes	c1.1	No bracken or scrub present at establishment.	N/A	Spot-control encroaching scrub and bramble during the annual cut.
E - Combined cover of species indicative of suboptimal condition and physical damage below 5% of total area; automatic fail if any Schedule 9 invasive non-native species present.	Yes	c1.1	Post-and-rail fencing along the western edge excludes machinery and stock damage from the outset.	N/A	Spot-treat injurious weeds (docks, creeping thistle, ragwort) by hand-pulling or targeted herbicide; remove any INNS immediately (Table PM-T02).
F - Ten or more vascular plant species per m2, including forbs characteristic of the habitat (essential for Good condition only).	No - not targeted	c1.1	-	-	Not required for the Moderate target; sward diversity will nonetheless be encouraged by the management above.

Individual Trees - Rural Tree (u112)

Target Habitat	Individual trees - Rural tree (u112); two crab apple <i>Malus sylvestris</i> standards within the new grassland; canopy area 0.0081 ha at maturity; off-site parcel c1.1
Condition Assessment Sheet	Statutory Biodiversity Metric condition assessment Sheet 9 - Individual Trees
Targeted Condition	Moderate - criteria A, B, D and F achieved from establishment; criteria C (maturity) and E (ecological niches) develop over the 27-year time to target

Condition Assessment Criteria	Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A - The tree is a native species.	Yes	c1.1	Plant two UK-grown, biosecure crab apple (<i>Malus sylvestris</i>) standards (12-14 cm girth) in the dormant season (November-March).	N/A	Replace any losses with the same species and specification in the next dormant season.
B - Canopy predominantly continuous (individual trees automatically pass this criterion).	Yes (automatic pass)	c1.1	-	-	-
C - The tree is mature.	Develops with age	c1.1	Standards planted to give the best start towards maturity.	N/A	Long-term retention; the 27-year time to target in the metric reflects the maturation period. Assessed at the later monitoring visits.
D - Little or no evidence of adverse impact on tree health by human activities, and no regular pruning regime (trees retain over 75% of expected canopy).	Yes	c1.1	Stake, tie, guard and mulch at planting.	N/A	Water in dry spells during the first 2-3 growing seasons; check and adjust ties and guards annually; formative pruning only where needed in early years, no regular pruning regime thereafter.
E - Natural ecological niches present (deadwood, cavities, ivy or loose bark).	Develops with age	c1.1	-	N/A	Retain deadwood, cavities and epiphytes as they develop; no removal for tidiness.
F - More than 20% of the canopy area oversails vegetation beneath.	Yes	c1.1	Trees stand within the new species-rich grassland, so the whole canopy oversails vegetation by design.	N/A	Maintained by the grassland management above.

Ditch (f2d)

Target Habitat	Ditches (f2d) - 45 m agricultural drainage ditch bounding the eastern end of the gain area; off-site parcel f2d.2
Condition Assessment Sheet	Statutory Biodiversity Metric condition assessment Sheet 4 - Ditch
Targeted Condition	Moderate by year 4 (enhancement from Poor); criteria A-H targeted. Riparian encroachment reduces from both banks (Major/Major) to one bank (Major/No Encroachment) through the adjoining grassland creation. Moderate requires 6 of the 8 criteria; all 8 are targeted to provide resilience against short-term fluctuations.

Condition Assessment Criteria	Targeted	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A - Good water quality, with clear water (low turbidity) and no obvious signs of pollution.	Yes	f2d.2	N/A - existing ditch	The new grassland buffer removes cultivation, spray and fertiliser drift from the western bank, reducing nutrient and sediment inputs.	No fertiliser, manure or pesticide application within the gain area; water quality checked at each monitoring visit.
B - A range of emergent, submerged and floating-leaved plants present (guide: more than 10 species in a 20 m length).	Yes	f2d.2	N/A	Plant plug- or pot-grown native aquatic and marginal species in spring: water mint, brooklime, water forget-me-not, soft rush, jointed rush, common spike-rush, reed sweet-grass, lesser pond-sedge, amphibious bistort and marsh marigold, supplementing the existing common reed.	Top up planting where establishment fails in the first two years.
C - Less than 10% cover of filamentous algae and/or duckweed.	Yes	f2d.2	N/A	Reduced nutrient inputs under criterion A.	Hand-remove duckweed or algal mats if cover approaches 10%.
D - A fringe of marginal vegetation along more than 75% of the ditch.	Yes	f2d.2	N/A	Achieved through the planting under criterion B along the full 45 m.	Cut marginal vegetation on an annual or biennial rotation, treating no more than 50% of the length in any one year, with arisings removed.
E - Physical damage evident along less than 5% of the ditch.	Yes	f2d.2	N/A	The buffer and post-and-rail fencing exclude machinery and poaching from the enhanced bank.	Bank condition checked at each monitoring visit.
F - Sufficient water levels maintained (guide: minimum summer depth of approx. 50 cm in minor ditches).	Yes	f2d.2	N/A	Water levels sit within the South Holland Internal Drainage Board drainage regime.	Desilt in sections every 5-10 years, in autumn-winter, with IDB byelaw consent where required, to maintain open-water depth.
G - Less than 10% of the ditch heavily shaded.	Yes	f2d.2	N/A	The ditch is open with no bankside trees.	The two new trees are set back within the grassland so their canopy will not overshadow the channel.
H - Absence of non-native plant and animal species.	Yes	f2d.2	N/A	None present at baseline.	Checked at each monitoring visit; any INNS removed promptly with appropriate biosecurity (Table PM-T02).

2.7 **Habitat Creation and Management – Risk Register and Remedial Measures (PM-T02)**

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
At plan adoption	Other neutral grassland	Drought during establishment	Poor germination or die-back in the sowing year	Re-seed failed areas the following season; water the young sward in prolonged dry spells; move sowing to autumn if spring conditions are dry
At plan adoption	Other neutral grassland	Residual soil fertility - coarse grasses and injurious weeds dominate	Dock, thistle or rank grass exceeding 5% cover, or the sward failing criterion A at any assessment	Increase to 2-3 cuts per year with arisings removed until fertility falls; spot-treat injurious weeds; locally strip topsoil and re-seed if dominance persists
At plan adoption	Rural trees	Tree failure through drought, disease, browsing or vandalism	A tree found dead, dying or badly damaged at any inspection	Replace in the next dormant season with the same species and specification; maintain guards, ties and mulch
At plan adoption	Ditch	Nutrient enrichment or pollution from adjoining agricultural land	Turbid water, algal or duckweed cover approaching 10%, or criterion A failing	Trace and address the source with the adjoining land manager and IDB; hand-remove mats; reinforce buffer management
At plan adoption	Ditch	Aquatic planting failure or loss to water-level change	Marginal fringe below 75%, or fewer than 10 species at the year-2 check	Replant failed sections in spring; adjust the species mix to the observed water levels
At plan adoption	All habitats	Colonisation by invasive non-native species	Any Schedule 9 species recorded during monitoring or by the land manager	Immediate eradication using an appropriate method and biosecurity; record and report in the next monitoring report

3 Monitoring Schedule

3.1 Monitoring Strategy (MS-B01)

- 3.1.1
- Monitoring assesses each habitat against the statutory biodiversity metric condition sheets used in the metric calculation (Sheets 4, 6 and 9), so that results read directly against the targets in Table PM-T01. Visits are annual during establishment (years 1-5, when intervention is most likely to be needed) and five-yearly thereafter (years 10, 15, 20, 25 and 30), timed in the May-September window when grassland and aquatic flora can be assessed.
- 3.1.2
- Each visit re-walks fixed photo points, completes the relevant condition sheets, checks the trigger points in the risk register (Table PM-T02) and records any invasive non-native species. Results are reported to South Holland District Council using the Natural England Monitoring Report Template, as set out in Section 3.3.

3.2 Monitoring Methods and Intervals (MS-T01)

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other neutral grassland	Statutory metric condition assessment (Sheet 6) by walkover with species and sward-structure recording; fixed photo points	Annually in May-July, years 1-5; then years 10, 15, 20, 25 and 30
Rural trees	Condition assessment (Sheet 9): establishment, health, canopy, guards and ties	With each grassland monitoring visit
Ditch	Condition assessment (Sheet 4): water quality, aquatic and marginal flora, fringe extent, shading, physical damage, INNS	Annually in May-September, years 1-4; then with each subsequent monitoring visit
All habitats	Land manager walkover against the risk-register triggers, with observations recorded in a site diary	At least twice yearly throughout the 30-year period

3.3 Monitoring Reports

Organisation Responsible for Submitting the Monitoring Reports	ROAVR Group (Woodland Solutions Northern Limited), or a successor suitably qualified ecologist appointed by the landowner
Organisation Receiving and Responsible for Reviewing Reports	South Holland District Council

- 3.3.1
- A monitoring report, using the Natural England Monitoring Report Template, will be submitted to South Holland District Council within one month of each monitoring visit set out in Table MS-T01, and this plan will be reviewed and revised where necessary, within one month of each report. Target conditions fall due at year 4 (ditch, Moderate) and year 5 (grassland, Moderate); tree maturity (criterion C) is assessed as the trees approach the 27-year time to target.

3.4 Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

- 3.4.1
- Adaptive management operates through the trigger points in Table PM-T02. Where a monitoring visit, or the land manager’s day-to-day observations, show a habitat off-track against its Table PM-T01 target - including through unforeseen influences such as extreme weather, pollution events or pest and disease outbreaks - the retained ecologist will specify remedial measures, drawing on Table PM-T02 in the first instance.
- 3.4.2
- Minor adjustments that remain within the intent of the existing prescriptions (for example re-seeding rates, cutting dates or replacement planting) may be implemented directly and recorded in the next monitoring report. Material changes - to the target habitats or conditions, the monitoring schedule, or the responsible parties - must be agreed in writing with South Holland District Council before implementation. All agreed changes are incorporated into a revised issue of this plan and recorded in the Version Control table.

4 Limitations and Liability

- 4.1 This Habitat Management and Monitoring Plan has been prepared by ROAVR Group for the sole use of the client named within this document, in accordance with the agreed scope of works and our terms of business. No responsibility is accepted to any third party unless prior written consent has been obtained from ROAVR Group.
- 4.2 This plan is a live document intended to operate for a minimum of 30 years. It is prepared based on the site conditions, development proposals and metric outputs current at the date of issue recorded in the Version Control table. It must be reviewed and reissued at the intervals set out in Section 3.3, and following any material change to the development proposals, the approved metric, the habitats present, or the ownership or management of the land.
- 4.3 The habitat condition targets in this plan reconcile to the Statutory Biodiversity Metric submitted with the planning application, at the version recorded in Section 1.1. Where the statutory metric is subsequently revised, unit values and condition criteria in this plan may require review.
- 4.4 Responsibility for implementing this plan, for compliance with wildlife legislation, and for retaining records sufficient to evidence compliance rests with the parties identified in Section 1.6.
- 4.5 Habitat creation and enhancement outcomes are influenced by factors outside the control of ROAVR Group, including weather, hydrology, herbivore pressure and third-party actions. Attainment of target condition within the stated time to target period cannot be guaranteed; the risk register at Table PM-T02 and the adaptive management provisions at Section 3.4 exist to manage this.
- 4.6 Third-party data has been used in good faith and should be considered indicative only.
- 4.7 This plan has been prepared with reference to the Habitat Management and Monitoring Plan Template (JP058) and Companion Document published by Natural England, © Natural England, licensed under the Open Government Licence v3.0. Save for material so derived, all content remains the copyright of ROAVR Group and may not be reproduced without prior written permission.

Tom Johnson

Ecologist

ROAVR Group

Thomas Johnson



Prepared by: Tom Johnson BSc

Checked by: Antony Aslam MSci QCIEEM

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