Habitat Management and Monitoring Plan

For use with

Small Sites Metric

(Statutory Biodiversity Metric)

Site Name:	Land at Broadgate Nursery, Broadgate, Gedney, Lincolnshire PE12 0DG
Date:	15th December 2025
Version:	2025_788/3 V1
Small Sites Criteria Met	The site fulfils the criteria for use of the Small Sites Metric (Statutory Biodiversity Metric) calculation tool. Yes ☒ No ☐ If 'No' use the Main HMMP Template for the full statutory biodiversity metric instead of this one.



Author: Ms Louise Brown

Client: Mr Luke Connolly

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Checklist of Contents SM-T01

Checklist of Contents Completed		Sections completed (please tick)
1.	Project Background	
1a	Project Information	☒
1b	Planning Condition	☒
1c	Roles and Responsibilities	☒
1d	Site Boundary Plan	☒
1e	Land Use Summary	☒
1f	Site Photos	☒
1g	Site Proposals Plan	☒
2.	Management Plan Aims and Objectives	
2a	Site Aims and Objectives	☒
2b	Retained and Enhanced Habitats Protection Measures	☒
2c	Habitat Management Proposals	☒
3.	Establishment and Management	
3a	Creation, Enhancement and Management Targets and Prescriptions	☒
4.	Monitoring	
4a	Monitoring Strategy for Each Habitat, Hedgerow and Watercourse Present On-Site	☒

Version Control SM-T02

Version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is adapted throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
Version 1	FINAL	Louise Brown MCIEEM	Shaun Baker MCIEEM / 15th December 2025

Document Details

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Authorship Details SM-B01

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1. Project Background

Summarise the key aspects of your management plan in this section. Tables can be extended to suit the specific needs of individual projects.

Project information SM-T01	
Project type	Proposed new pond and associated landscaping
Development Name and Address	Land at Broadgate Nursery, Broadgate, Gedney, Lincolnshire PE12 0DG
Author	Ms Louise Brown MCIEEM (Torc Ecology Ltd)
Landowner	Mr Luke Connolly
Land Management Organisation	CAS Groundworks
Period covered by this management plan	30 years
Planning authority	South Holland District Council
Planning reference	H06-0711-25
Central OS grid reference	TF 39985 21511
Total Site Area	5989.9m²

Planning Condition

Details of Planning Conditions to be Discharged by this Document SM-B02

Condition 4 of planning consent states:

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.

H) Reporting on the delivery of on-site gains on years 1, 2, 5, 10, 20 and 30 following the implementation of the habitats in accordance with the above details.

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.

Roles and Responsibilities

Author Responsible for Preparing HMMP SM-B03			
Name or Initials / Role	Ms Louise Brown MCIEEM		
Organisation	Torc Ecology Ltd		
Responsibility Start Date	April 2025	End Date	TBC
Statement of Competency			

Louise Brown was instructed to undertake an initial Preliminary Ecological Appraisal and Biodiversity Net Gain assessment of the site in April 2025. Louise contributed to the post-development landscaping scheme and undertook the preparation of all documentation necessary to inform discharge of the mandatory BNG planning condition.

Statement of Competency

Louise Brown, BSc (Hons) MSc, MCIEEM, Consultant Ecologist and co-Director of Torc Ecology Ltd.

Ms Brown has been involved in ecological consultancy since 2004 and has been a Full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) since 2005.

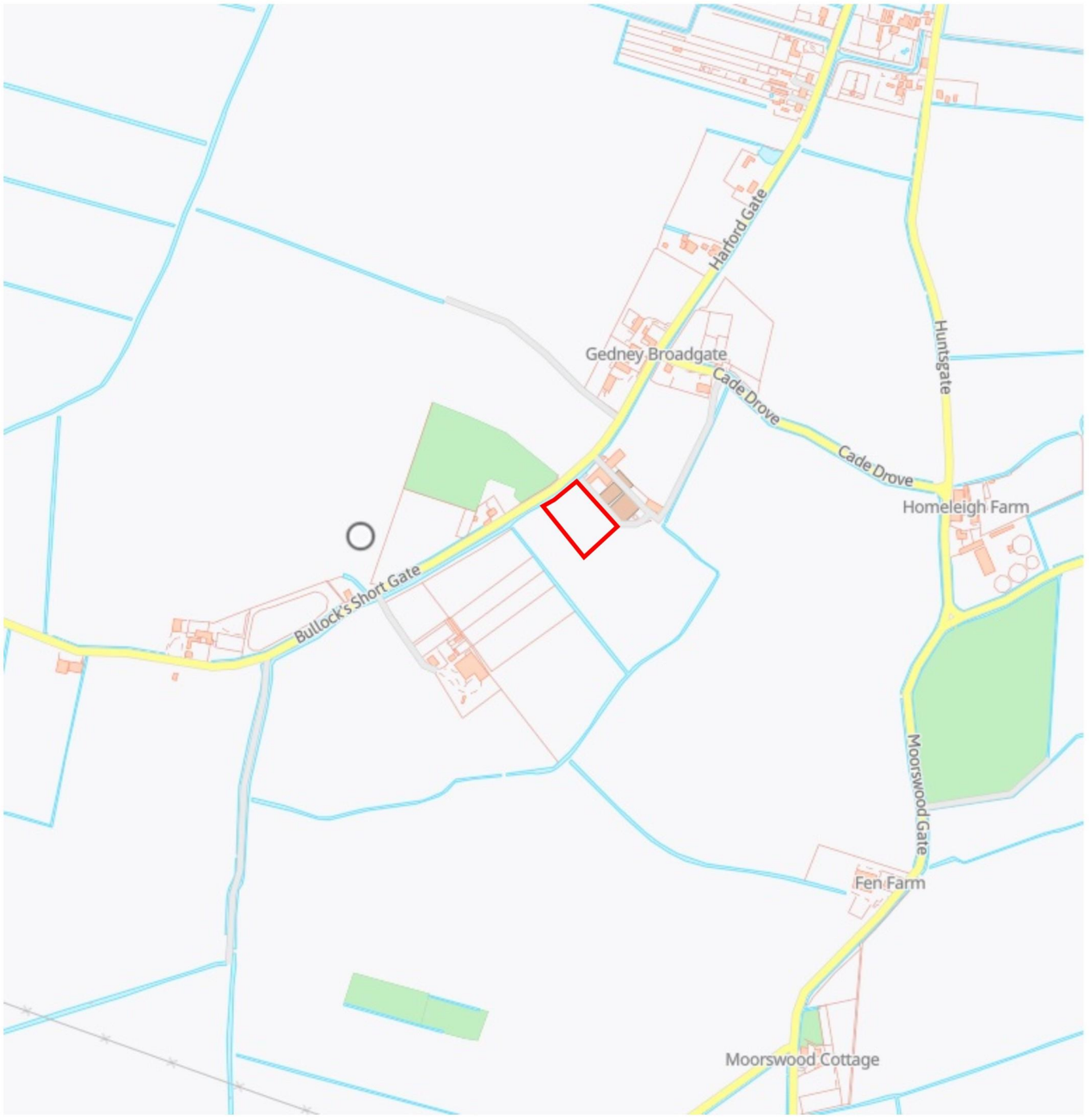
Ms Brown is an experienced ecologist of over twenty-years' experience holding Natural England survey licences for bats (Ref: 2016-20937-CLS-CLS); great crested newts (Ref: 2016_27348-CLS-CLS) and barn owls (Ref: CL29/00224) as well as being a Registered Consultant (RC062) on the Bat Mitigation Class Licence. She provides specialist advice to landowners, developers, designers and planners with respect ecology mitigation, compensation and enhancement.

Ms Brown has attended a number of CIEEM approved courses in relation to biodiversity net gain, including: 'UK Habitat Classification for Biodiversity Net Gain', 'Statutory Biodiversity Metric Training', and 'QGIS for Ecologists and Conservation Practitioners'. She has been undertaking Biodiversity Net Gain assessment for the past 18 months including mapping, onsite and offsite net gain, habitat creation and enhancement, and coordinating the supply of offsite biodiversity Units.

Landowner / Management Organisation Responsible for Delivering HMMP SM-B04			
Name or Initials / Role	Mr Luke Connolly (landowner)		
Organisation	CAS Groundworks		
Responsibility Start Date	Late winter/early spring 2026	End Date	2057
Statement of Competency			

I am the owner of CAS Groundworks. As a groundworks contracting company we are more than competent with dealing with all seeding, planting and maintenance of all habitats.

Site Boundary Plan SM-F01



Base map provided by © MAGIC

Scale = 1:7836

N

Legend

	Site boundary

Baseline habitats were classified, mapped and condition assessed by Torc Ecology Ltd as part of a Preliminary Ecological Appraisal survey on 15th May 2025.

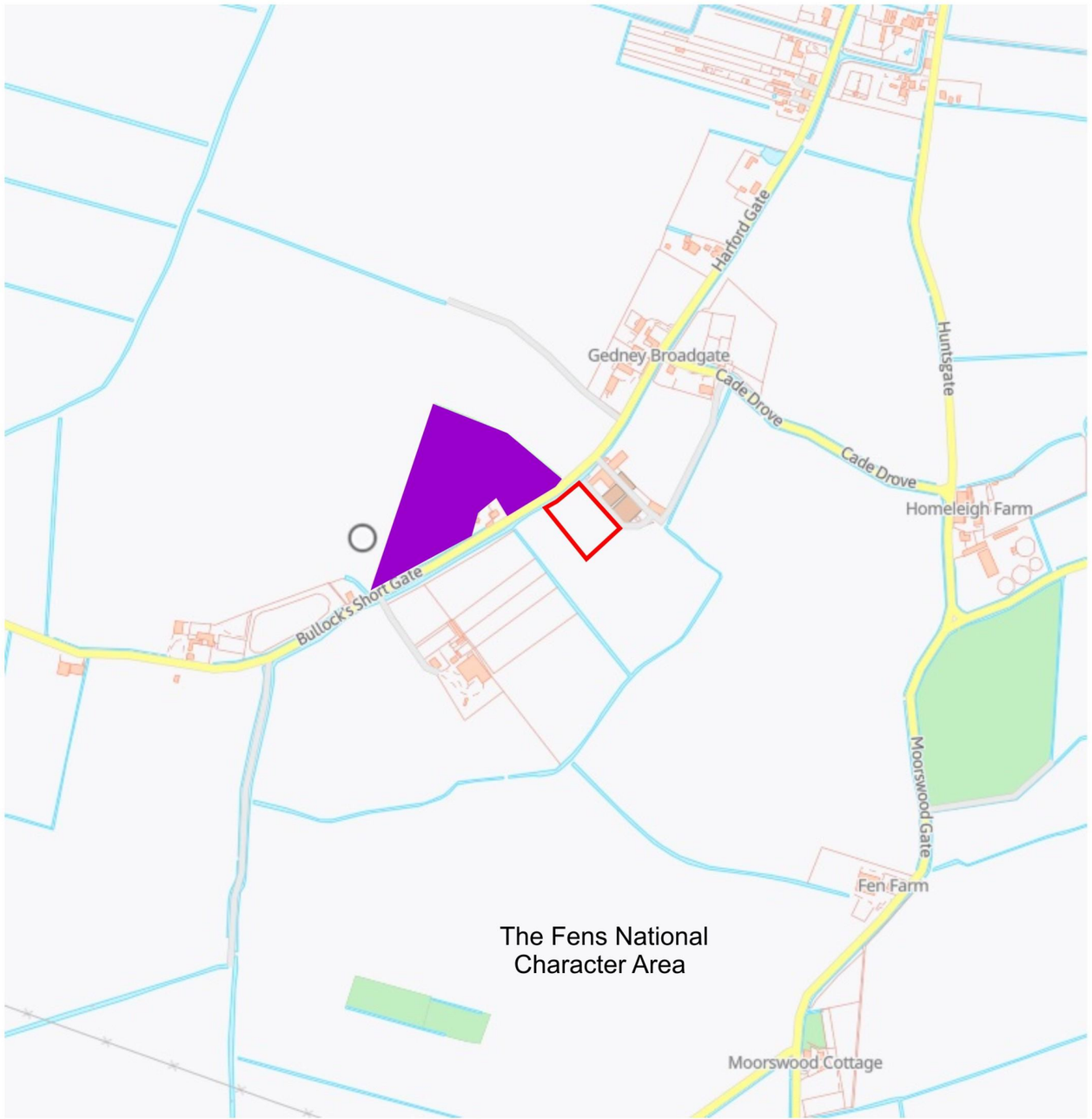
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Project	Land at Broadgate Nursery
Title	Site Boundary Plan
Client	Luke Connolly
Date	December 2025
Dwg. Ref.	TE/2025_788/03/E

Site Context Plan SM-F02



Base map provided by © MAGIC

Scale = 1:7836

N

Legend

	Site boundary
	Traditional orchard (UK & LBAP)

The site is located in the county of Lincolnshire and The Fens National Character Area. There is no Local Nature Recovery Strategy for Southeast Lincolnshire. Strategic Significance was assigned using local planning policy and the Local Biodiversity Action Plan (LBAP).

There are no designated wildlife sites within a 2km radius of the site, i.e. within the Zone of Influence.

There are no Priority Habitats within a 2km radius with the exception of the Traditional orchard.

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Project	Land at Broadgate Nursery
Title	Site Context Plan
Client	Luke Connolly
Date	December 2025
Dwg. Ref.	TE/2025_788/04/E

Land Use

Description of Site Use - Baseline SM-B05

The site comprised a rye grass cover which had become established following the last crop removal (date unknown). The grass on site extended offsite to the south and west was subject to regular cutting. To the north and east upon the site (field) boundaries was a newly planted double row of hedgerow saplings.

Description of Site Use - Proposed SM-B06

A pond will be built (non-priority) for private fishing use by the landowner. There will be a 10m buffer from the edge of the pond to comprise specialist seed mixes along with native hedgerow and tree planting. The remaining rye grass cover within the red line boundary will be retained and managed with regular cutting.

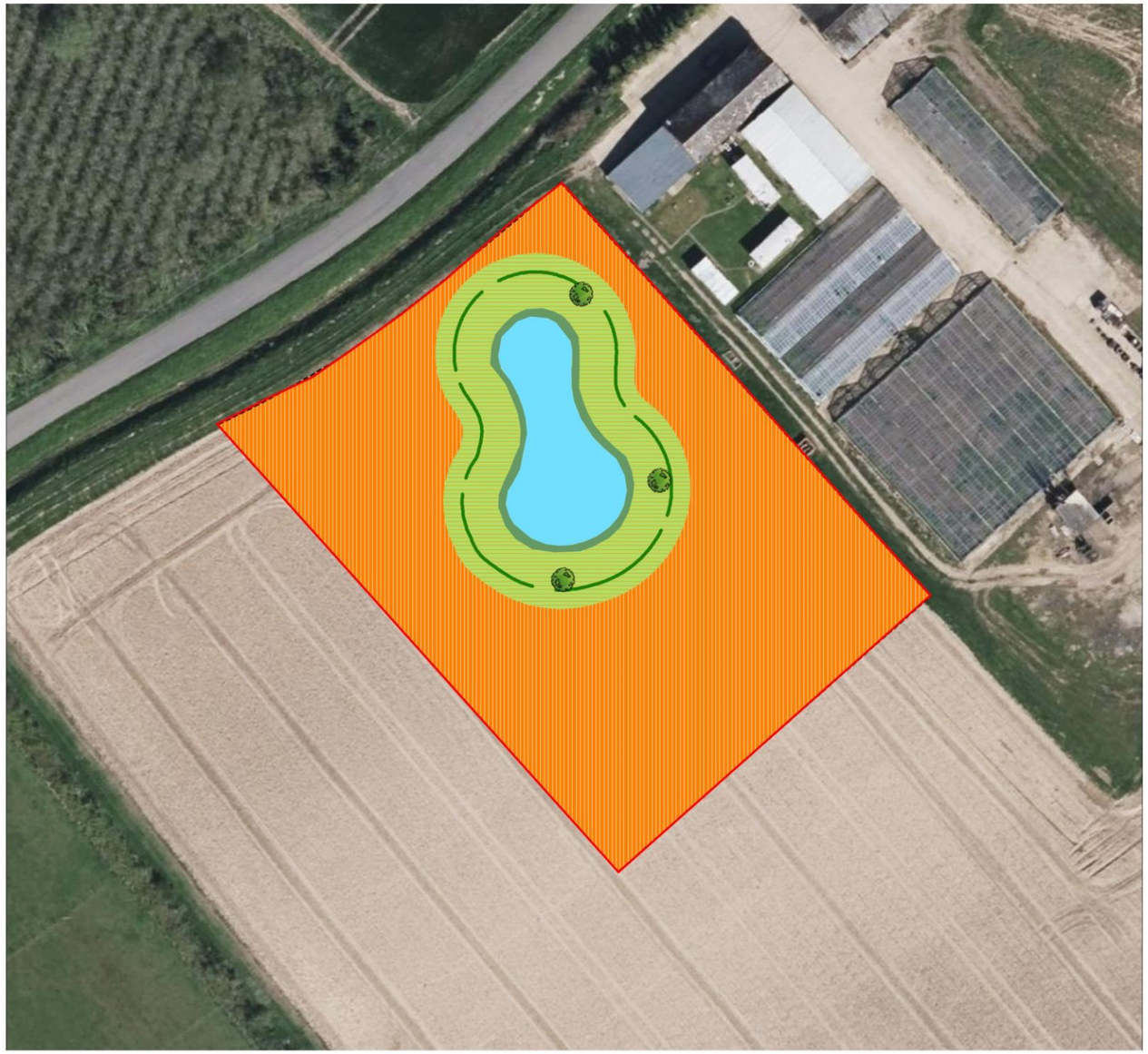
Site Photos SM-F03

Photos 1 and 2 showing a view of the site from the southwest, and a view of the newly planted hedgerow on the north and east boundaries.





Site Proposals Plan SM-F04



N

Legend

	Application boundary
	Retained rye grass cover (c1b5)
	Fishing pond (non-priority pond)
	Pond edge mixture 1m width around the perimetre of pond
	Meadow mixture 9m width around the perimetre of pond
	Native hedgerows
	Native tree

With the exception of the retained rye grass, all habitats will be newly created on site.

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Title	Site Proposal Plan
Client	Luke Connolly
Date	December 2025
Dwg. Ref.	TE/2025_788/05/E

2. Management Plan Aims and Objectives

Overview of Proposed Habitat Aims and Objectives SM-B07

A fishing pond will be installed within existing rye grassland. The pond will be a non-priority pond and will be profiled to a maximum depth of 2m with a submerged shelf of 1m around the perimeter of the pond. There will be a 10m width pond edge mix/meadow mix buffer around the pond along with hedgerow and tree planting. The pond will initially be filled from rainwater harvested from an adjacent agricultural shed, this within the same landownership.

Specialist grass and pond edge seed mixes will be sown adjacent the pond along with native hedgerow and tree planting. There will be some aquatic plant introduction into the pond.

Objective: to enhance the botanical diversity of the existing grassland around the pond; to provide connectivity within an exposed fen landscape by planting hedgerows and trees within proximity to the offsite Traditional orchard to the north; and the pond to provide a new feature that will attract wildlife associated with aquatic habitats.

Existing rye grassland surrounding the pond will be retained and subject to the same management regime as existing, i.e. regular cutting.

Retained and Enhanced Habitats Protection Measures SM-B08

Newly planted hedgerows upon the north and east boundaries will be protected during the pond construction phase. There may be some temporary loss of rye grassland and ground compaction from pond construction machinery.

Summary of Adaptive Management Approaches SM-B09

Monitoring surveys will be used to adapt the management strategy, which is subject to change over the thirty-year period. Day to day observations are possible from the landowner and will also be fed back to management so decline is quickly recorded, outside of the standard methodology.

The results of the monitoring surveys will be passed on to the land manager to inform the habitat management approached. If any adaptions to the management strategy are identified as being required, this will be recorded within the report. Any significant deviations from this management plan will be reported to the LPA before being implemented. The management strategy will be adapted as necessary to ensure the habitats meet their target condition, as outlined within this document.

The land manager is responsible for upholding the management and maintenance programme as outlined within this HMMP.

Habitat Management Proposals

Habitat Baseline Description SM-B10

Onsite baseline habitats comprise a temporary rye grass cover (5989.9m2). Native hedgerow whips were present upon the north and east boundaries and included hazel *Corylus avellana*, field maple *Acer campestre* and hawthorn *Crataegus monogyna*. The hedgerow saplings were newly planted and were not yet functioning as a hedgerow.

Retained Habitats SM-B11

A large proportion of rye grassland will be retained and subject to regular cutting as per the existing management.

Enhanced Habitats SM-B12

N/a

Created Habitats SM-B13

Habitats to be created within the site and which are considered to provide a significant contribution towards the site's biodiversity gain are the provision of a pond (non-priority and albeit a fishing pond), enhanced modified grassland, native hedgerows and individual trees.

Modified grassland (1275.5m2) will be relatively species rich and will be managed to attain a moderate condition.

The Native Hedgerow (118.7m) and three native trees will be managed to attain a moderate condition.

The pond (452.5m2) will be managed to attain a Poor condition, this due to the stocking of fish.

3. Creation, Enhancement and Management

Creation, Enhancement and Management Targets and Prescriptions SM-T02

☐ Reference: Click or tap here to enter text.

Habitat/Feature Type	Target Condition	Parcel/ Feature Ref	Habitat Creation or Enhancement and Management Prescriptions
Pond (non-priority)	Poor		Pond construction likely to commence February – April 2026 but the pond can be constructed at any time. Pre-construction: mark out the following: The outline of the pond; areas where heavy machinery can move; and an area allocated for the placement of topsoil and spoil (this must be at least 10m from the pond). Construction: Work the pond from the centre outwards. Ensure the pond is profiled and a maximum depth of 2m with a shelf at 1m. Use excavated spoil (not topsoil) to make hummocks, spits, underwater bars or shallower slopes in the pond, as necessary. Once constructed the pond will be filled by rainwater harvested from an offsite but nearby agricultural shed. Install wildlife ramp - A small ramp should be installed at the pond edge, no narrower than 10cm and no steeper than 45 degrees, to allow wildlife easier access into or out of the pond. This will not impact the quality of the pond itself but will help to prevent injury or mortality of hedgehogs and other ground-dwelling species that might make use of the newly enhanced grassland on site. The ramp could comprise a purpose-made wildlife ramp or could be created on-site using a narrow plank of wood or log. Management: To avoid nutrient enrichment problems, do not store or dispose of topsoil in any areas where it can be washed into the pond (refer to pre-construction prescription.
Pond (non-priority)	Poor		To attain the target condition the pond will need to pass between 1-5 criteria. May onwards – Limited aquatic planting to be undertaken including floating lilies but the pond will naturally colonise with aquatic/water tolerant plant species over time. Any introduced plants to be sourced from a reputable supplier. No invasive species to be added. There should be no composting of cut grass within proximity to the pond to avoid nutrient enrichment from cuttings that could be blown into the pond.
Modified Grassland	Moderate		1m width Emorsgate Pond Edge Mixture EP1 - likely to be sown autumn 2026 Soil preparation: Ensure sufficient depth of quality topsoil. Plough or dig to bury the surface vegetation, i.e. the rye grass, and then harrow or rake to produce a medium tilth. Sowing: Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed. Management: The new grassland will be subject to regular maintenance and mowing. Pay particular attention to the suppliers aftercare instructions (https://wildseed.co.uk/product/mixtures/complete-mixtures/special-habitat-mixtures/pond-edge-mixture/). In the first year, annual weed growth may be cut back to encourage the development of a good perennial ground cover. Future management of the pond should aim to create variation with minimum disturbance to animal populations. Variation in structure can be achieved by cutting back and removing short sections of vegetation every 2-3 years in rotation. Aim to remove vegetation as a wedge, like removing a slice of cake. Dense stands of single species (e.g. yellow iris) may benefit from selective thinning. Vegetation removal causes the least disruption to wildlife when carried out between September and November. Any machinery use to manage the pond mixture should be used with care to avoid damage to soil and vegetation.

Modified Grassland	Moderate		9m width Emorsgate EM2 Standard General Purpose Meadow Mixture - likely to be sown autumn 2026 Soil preparation: Ensure sufficient depth of quality topsoil. Plough or dig to bury the surface vegetation, i.e. the rye grass, and then harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface. Sowing: Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact. Management: The new grassland will be subject to regular maintenance and mowing. Pay particular attention to the suppliers aftercare instructions (https://wildseed.co.uk/product/mixtures/complete-mixtures/general-purpose-meadow-mixtures/standard-general-purpose-meadow-mixture/). In the first year there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings and will die before the year is out. Resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle. Then cut, remove and compost (at least 10m from the pond). Early August is a good time. This will reveal the young meadow, which can then be kept short by mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks. In the second and subsequent years EM2 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing. Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed, removing the cuttings immediately.
Modified Grassland	Moderate		Emorsgate Pond Edge Mixture EP1 and Emorsgate EM2 Standard General Purpose Meadow Mixture To attain the target condition the grassland will need to pass 4-5 criteria. Management by the correct timing of cutting and removal of cuttings (as prescribed above) will encourage a diverse sward. Regular management actions will be taken to prevent the occurrence of bracken, scrub and non-native invasive plant species. There should be no physical damage, e.g. from vehicles/machinery.
Native hedgerows	Moderate		Hedgerows likely to be planted autumn 2026. Pre-pond construction: Protect hedgerow whips on north and east boundaries. Use stakes, fence posts with rope or hazard tape, or orange safety net fencing to demark the hedgerows. New planted shrubs respond best if planted during the period when they are dormant i.e., from November to March. Hedgerows will therefore be marked out on the ground prior to commencement to ensure they are correctly placed. Planting out: Whips will be staggered in a 60cm wide double row with 5 plants per m2 and notch planted with all of the roots spread out in the notch to a depth of the root collar. The notch to be firmly closed with the heel and with the shrub secured. Biodegradable spiral guards, secured with softwood stakes or canes, will be used to protect the whips from browsing pressure. Newly planted shrubs will be given a 10cm layer of mulch to supress weed growth and to retain moisture within the soil. Management: Years 1 to 5. During the first 4 to 5 years of growth top up mulch cover where necessary. Where necessary, supress competition from adjacent vegetation by mowing a 0.5 to 1m strip either side of the hedge. Any whips that fail should be replaced. Years 2 and 3. On the second and third years the hedge will be pruned (November to March) to encourage dense bushy growth. Year round - Inspections of hedgerows and vigilance for changes in hedgerow health and condition will be a routine consideration for any personnel involved with the day to day management of the land. Signs of poor condition can be detected at any time of year; however, signs of disease are most likely visible during the seasons when shrubs should be in full leaf, i.e. April to October.

			September to February (every 3 to 5 years). Trim hedge sides and tops on alternate years. Avoid cutting all hedgerows in the same year so that heavily fruiting hedgerows are always present. As a guide, only cut 10 to 30% of the hedgerows during any one year. Replant any gaps with native hedgerow shrubs, protect, mulch and water newly planted specimens as necessary. Maintain at least 1.5height and 1.5 width. If necessary, incrementally increase hedge height and width by c. 10 cm every 3rd cut. August to September (approximately once every five years). Mow, or top, the vegetation at the base of hedgerows on a rotational basis to check encroachment of scrub and to maintain a buffer comprising tussocky grassland.
Native hedgerows	Moderate		To attain the target condition the hedgerow must have at least 80% native woody species; to achieve at least 1.5m height and/or 1.5m width; have undisturbed ground on at least one side of the hedgerow for at least 1m measured from the edge of the hedgerow's growth; no gaps in the canopy or lower part of the hedgerow; and an absence of invasive non-native species.
Individual trees (Rural)	Moderate		Individual trees likely to be planted autumn 2026. Pre-planting: Specific details for the delivery/collection/storage of trees is to be determined between the landowner and the nursery supplier. Once trees are with the landowner they will need to be stored in a frost free and dry environment and kept in their plastic bags until they are transferred into the day's planting sacks. No trees must be left on the ground or out of their storage bags. Bags should remain tied to restrict dry out, they should be watered sparingly, left for 5 minutes and any excess water poured out and the bags retied. The trees should be stored in damp but not wet conditions. Ground preparation: Prior to planting, clear any surface vegetation in the planting area and keep bare root plants covered and damp to avoid desiccation of the roots. Tree pits to be dug no more than two days before planting and will be at least 1.5 times wider than the size of the root ball but no deeper. Remove any material from the pit which may inhibit root development (i.e. large stones, debris etc.) and loosen the bottom and sides of the pit to encourage root establishment. The bottom of the pit will be made up with 400mm of sandy loam topsoil to BS 3882 over 600mm of imported sub-soil to BS 8601. Planting: Once planted each tree will be held in position by a support appropriate for its size e.g., double stake and crossbar arrangement. Immediately after planting, surrounding soil will be firmed and watered thoroughly. During the first 4 to 5 years of growth top up mulch cover where necessary to 10cm depth. Management: In the first five years, if there are prolonged periods of drought, then the trees should be watered to ensure that they successfully establish. If tree checks identify a tree(s) has failed, where possible identify the cause (damage/disease/drought) and then replace the tree (s). Monitor trees for any damage - if damage has occurred then carry out remedial works to allow the tree(s) to recover but establish the cause and take immediate appropriate remedial action (as required), i.e. review of localised management practices to adjacent habitats. Carry out monitoring inspection as to the condition of the tree(s) and any potential disease impacting on the tree(s). There should be a visual inspection after extreme weather events to ensure any trees or stakes have not been blown over/ loosed by the weather.
Individual trees (Rural)	Moderate		To attain the target condition individual trees will need to pass between 3-4 criteria. Trees should be native and assessed for their integrity, firmness in the ground, foliage health and for the presence of fungi or signs of disease. There should be no adverse impacts from human activities. The trees should be left to grow and not pruned excessively. However any diseased or rotten wood (including the removal of main stem and limbs) will be pruned back to living wood during the course of the management plan. Pruning should be conducted in accordance with sound horticultural practices, pruning back to a node, shoot or bud. Wildlife-friendly features such as deadwood or ivy should be retained where possible. To avoid impact to nesting birds tree works should be undertaken between September and February or following a nesting bird survey carried out by a suitably qualified ecologist, if between March and August.

Risk Register and Proposed Remedial Measures SM-T03

Risk Factor	Habitat/Hedgerow/Watercourse Type	Trigger for Action	Remedial Measure
Pollution of the pond by excessive nutrient in-flow.	Pond (non-priority)	Monitoring visit records dominance of duckweed or translucent, green quality of water.	Removal of duckweed/algae using a rake or other suitable implement. Removed matter should be removed from the site or composted away from the pond to prevent nutrient flow. Management should be reviewed to identify and address any potential source of nutrient in-flow to the pond.
Periods of drought.	Pond (non-priority)	Low water levels.	Rainwater tanks will be installed upon the nearly offsite agricultural store and the pond can be topped up as necessary. There will not be any permanent fixtures linking the pond to the rainwater tanks; temporary infrastructure will be used as and when required to refill the pond.
Invasive and non-native plants become established.	Pond (non-priority)	Presence of invasive non-native plants.	Presence of invasive non-native species will be monitored and such species will be removed where they are identified.
Seed mix fails to establish as planned.	Modified grassland (Pond edge mix and meadow mix)	Monitoring visits in years 1/2 identify that more than 10% of ground area has not germinated.	Undertake a second round of sowing focussing on bare ground. Soil to be prepared as needed.
Low species diversity; dominance of few species and/or presence of ruderal species.	Modified grassland (Pond edge mix and meadow mix)	Monitoring fails to show steady increase in species richness. Species count per m^2 is less than 6 after year 4.	Review of management. Supplementary seeding where deemed necessary.
Scrub and/or bracken presence approaching 20% of the total grassland parcel area. Physical damage evident in over 5% of the total grassland parcel area. Increase in proportion of bare ground beyond 10%. The presence of invasive non-native species is recorded.	Modified grassland (Pond edge mix and meadow mix)	Monitoring visit records any of the following: • Scrub/bramble presence approaching 20% of the total grassland area; • Physical damage evident in over 5% of the total grassland area; • An increase in bare ground within grassland between monitoring visits, to above 7% of grassland area; and/or • Invasive non-native species presence within the grassland.	Review of management. Removal of scrub and bracken as appropriate; this may involve employing multiple approaches including the use of selective herbicides. Invasive non-native species management plan to be put in place to ensure eradication of INNS on site.
Width and height below minimum dimensions	Native hedgerows	Hedge is, on average < 1.5m in width and height by year 5.	Relax trimming allowing hedge to thicken and grow taller. Resume trimming and set cut to allow at least minimum width and height.
Hedge becomes gappy at base	Native hedgerows	Gap >50cm between ground and base for >90% of length by year 5.	Relax trimming, remove guards if still attached. Establish a 1m minimum buffer to allow ground flora to establish without pressure from mowing.
Hedge canopy becomes gappy	Native hedgerows	Gaps make up >10% of total length and/or Gaps in length are greater than 5m	Remove dead or diseased shrubs, plant up gaps with native hedge species at ratio similar to original planting schedule. Guard and treat new shrubs to appropriate aftercare.
Hedge becomes impacted by disturbance	Native hedgerows	Land management or use affects vegetation at the base of the hedgerow.	Establish a minimum 1m buffer at the base of the hedge. Effort should be made to understand the cause of the

			disturbance and review management prescriptions as appropriate.
Pressure from non-native invasive species	Native hedgerows	Presence of any non-native species listed under Schedule 9 of the Wildlife and Countryside Act (as amended) 1981	The occurrence of invasive non-native species will be dealt with appropriately. Spot spraying and /or physical removal may be adequate. Certain species may require the intervention of specialist contractors (e.g., Japanese knotweed). Effort should be made to understand and, where possible, deal with the source of the undesirable plant species
Loss or damage to limbs due to adverse weather	Individual trees (rural)	Damage to major branches or tree blown over.	Seek advice from a suitably qualified professional, carry out tree works only where considered necessary to retain the tree or to resolve issues of health and safety. If necessary, cover the exposed roots with soil and pile soil against the main stem close to the ground.
Loss or damage to limbs due to human activity	Individual trees (rural)	Damage to trunk or major branches	Seek advice from suitably qualified professional, carry out tree works only where considered necessary to retain the tree. Where necessary, install measures to prevent further damage. Effort should be made to understand the cause of the disturbance and review management prescriptions of localised habitats as appropriate.
Tree affected by a pest or disease	Individual trees (rural)	Monitoring visit records the tree in poor health	Seek specialist advice and carry out the necessary remedial works.

4. Monitoring

Monitoring Strategy for Each Habitat, Hedgerow and Watercourse Present On-Site SM-T04

Provide details of the methods you will use to monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Habitat/Feature Type	Monitoring Methods	Monitoring Interval and Timing
Pond (non-priority)	Suitably qualified ecologist to compare the habitat parcel to criteria within the Statutory Biodiversity Metric condition assessment sheet for ponds (non-priority).	'Poor' target conditions should be achieved for non-priority ponds at Year 1. Monitoring will be undertaken at years 1, 3 and 5, then at years 10, 20 and 30, to be undertaken at the same time as other monitoring surveys. Surveys to be completed between May and August, preferably when pond is holding water.
Modified Grassland	To be undertaken and recorded separately for both grassland parcels. Undertake quadrat sampling to identify the habitat type that is establishing recording the identity and number of species per m^2. Describe structure and estimate percentage of bare ground, bramble and bracken cover. Records of the results will be kept to inform and evidence the progress and any requirement to adapt the plan or intervene with remedial actions. Monitoring records will also serve to inform the reporting requirements of the relevant LPA or Responsible Body.	'Moderate' target conditions should be achieved for modified grassland at Year 4. Following sowing, the grassland will be monitored annually in years 1, 2, 3, 4 and 5. After a Moderate condition has been confirmed the regime will be relaxed to once every five years for the remaining period of the plan, i.e. years 10, 15, 20, 25 and 30. If condition is noted to drop then annual surveys will be reinstated until such time as the sward has responded positively to remedial actions and a Moderate condition has been recorded for two consecutive years. Surveys to be completed between May and August.
Native hedgerow	The hedgerows will be inspected against Defra's habitat condition criteria. Records of the results will be kept to inform and evidence the progress and any requirement to adapt the plan or intervene with remedial actions. Monitoring records will also serve to inform the reporting requirements of the relevant LPA or Responsible Body.	'Moderate' target conditions should be achieved for native hedgerows at Year 5. Annually from years 1-5, then every 2 years until Moderate condition has been achieved. After a Moderate condition has been confirmed the regime will be relaxed to once every five years for the remaining period of the plan, i.e. years 10, 15, 20, 25 and 30. If condition is noted to drop then annual surveys will be reinstated until such time as the hedgerow has responded positively to remedial actions and a Moderate condition has been recorded for two consecutive years. Surveys to be completed between May and August.
Individual tree (rural)	The trees will be inspected against Defra's habitat condition criteria. Records of the results will be kept to inform and evidence the progress and any requirement to adapt the plan or intervene with remedial actions. Monitoring records will also serve to inform the reporting requirements of the relevant LPA or Responsible Body.	'Moderate' target conditions should be achieved for rural trees at Year 27. Monitoring to be undertaken in years 1, 2, 3, 4, 5 and 10. Following on with 5-year interval visits in years 15, 20, then year 27 and 30. An establishment inspection will also be undertaken in year 27. Surveys to be completed between May and August when trees are in full leaf.

Monitoring Reporting SM-B14

Organisation Responsible for Submitting the Monitoring Reports	Landowner/Torc Ecology Ltd.	**Organisation Receiving and Responsible for Reviewing Reports**	South Holland District Council

Monitoring of habitat development and condition will be carried out as scheduled by an ecologist / botanist / competent person who can demonstrate they have acquired through training, qualification or experience, or a combination of these, the knowledge and skills required to competently perform this task. A competent person is also defined as someone who is a member of CIEEM or another reputable membership body for ecology professionals. The surveyor will be trained and experienced in the use of the UKHab classification system and the application of Defra's corresponding criteria for condition assessment.

Monitoring reports will follow the approved template, and accompanying excel template, for each relevant habitat type and will be submitted to the LPA or Responsible body according to the schedule outlined within the planning permission for the site, i.e. Reporting on the delivery of on-site gains in years 1, 2, 5, 10, 20 and 30 following the implementation of the habitats in accordance with the above details. Year 1 is anticipated to be 2027.

The Excel template allows you to provide the key quantitative data in a concise format, that can be efficiently collated by the relevant authority to contribute to their own reporting requirements.

Updates or variations that may be required as recommended by the project ecologist to meet changes within the site or to record deviations considered necessary as required by dynamic adaptive management. These will be added (or appended) to this document. Any revisions will be recorded in the "Version Control" table at the beginning of this plan.

Copies of the Management Plan (this document) and all completed monitoring reports will be kept on record and accessible to interested relevant parties, i.e., the landowner, the LPA or Responsible Body and the ecologist (or competent person) responsible for conducting habitat monitoring.