

HABITAT MANAGEMENT AND MONITORING PLAN

Planning Permission: H09-1109-25

Site: Land Adjacent Ravensgate Lodge, Ravens Gate, Holbeach St Johns, Spalding, PE12 8RD

Applicant: Mr Lee Gray

Prepared by: Alexandra Design

Date: July 2026

1. Introduction

This Habitat Management and Monitoring Plan (HMMP) has been prepared in accordance with Condition 10 attached to Planning Permission H09-1109-25.

The purpose of this document is to provide a long-term strategy for the management and monitoring of the ecological enhancements associated with the approved development.

The approved Biodiversity Net Gain is achieved primarily through the purchase and allocation of statutory biodiversity units from an off-site habitat bank. This document therefore relates principally to the management of the on-site ecological features approved as part of the planning permission.

2. Planning Background

Planning permission was granted for the retrospective use of the site as a single Gypsy Traveller pitch together with a dayroom.

The approved documents include:

- Biodiversity Statement
- Statutory Biodiversity Metric
- Flood Risk Assessment

Condition 10 requires the submission of a 30-year Habitat Management and Monitoring Plan.

3. Biodiversity Net Gain

The approved Biodiversity Gain is secured through an allocated off-site habitat bank.

The off-site allocation comprises:

- Habitat Bank: **High Fen Habitat Bank**
- Habitat Bank Reference: **BGS-200225001**
- Habitat Units Allocated: **0.452879 habitat units**

The off-site habitat is subject to its own legally secured Habitat Management and Monitoring Plan and is managed independently by the habitat bank provider.

Accordingly, this document relates only to the ecological features retained and installed within the application site.

4. Ecological Features to be Managed

The following features will be retained and maintained throughout the 30-year management period:

- Native grassed areas
- Native shrubs
- Boundary planting
- Hedgerow planting
- Bat boxes approved under Condition 11
- Existing retained vegetation

No additional habitat creation is proposed beyond that already approved.

5. Management Objectives

The objectives are to:

- maintain healthy native planting;
- preserve the visual screening of the site;
- provide continued opportunities for wildlife;
- ensure bat boxes remain available for roosting;
- prevent deterioration of planted habitats;
- support the delivery of the approved biodiversity enhancements.

6. Management Prescriptions

Grassed Areas

Grass shall be maintained in a tidy but wildlife-friendly condition.

Management shall comprise:

- periodic mowing as necessary;
- removal of excessive scrub;
- no unnecessary herbicide use;

- replacement of damaged grass through reseeded where required.
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Trees and Shrubs

Native planting shall be inspected annually.

Any failures occurring within the first five years shall be replaced during the next available planting season with the same species or another agreed native species.

Trees shall receive formative pruning where necessary.

Dead or diseased specimens shall be replaced where appropriate.

Hedgerows

Hedgerows shall be maintained by trimming outside the bird nesting season.

Flowering and berry production shall be encouraged through sympathetic management.

Any gaps shall be replanted.

Bat Boxes

Bat boxes shall:

- remain permanently installed;
 - be replaced if damaged;
 - remain free from obstruction;
 - not be illuminated by external lighting.
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7. Monitoring

Routine inspections shall be undertaken by the landowner.

Formal monitoring reports shall be prepared in accordance with Condition 10 during:

- Year 1
- Year 2
- Year 5
- Year 10
- Year 20
- Year 30

Each report shall include:

- dated photographs;
 - confirmation that planting remains healthy;
 - confirmation bat boxes remain installed;
 - details of any replacement planting;
 - details of maintenance undertaken;
 - recommendations where appropriate.
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8. Adaptive Management

Should monitoring identify that ecological features are failing, the following measures shall be implemented:

- replacement planting;
- additional watering during establishment;
- removal of invasive species;
- repair or replacement of bat boxes;
- supplementary planting where necessary.

The objective shall always be to maintain the approved ecological enhancements throughout the management period.

9. Responsibilities

The landowner shall remain responsible for implementing this Management Plan.

Maintenance may be undertaken by contractors appointed by the landowner.

Any specialist ecological advice required shall be obtained from a suitably qualified ecologist.

10. Reporting

Monitoring reports shall only be submitted at the intervals required by Condition 10:

- Year 1
- Year 2
- Year 5
- Year 10
- Year 20
- Year 30

Outside these reporting periods, no further reports shall be required unless specifically requested by the Local Planning Authority.

11. Conclusion

The statutory Biodiversity Net Gain associated with Planning Permission H09-1109-25 is secured through the approved off-site habitat bank.

This Habitat Management and Monitoring Plan provides an appropriate and proportionate framework for the management of the ecological enhancements retained within the application site over the required 30-year period.

The measures identified will ensure the continued maintenance of planting, wildlife features and ecological enhancements in accordance with the approved planning permission and the requirements of Condition 10.